

LPC Meeting #4

January 14, 2019 at 5:00 PM

MEETING SUMMARY

A list of Local Planning Committee (LPC) attendees and public attendees is attached.

Welcome and Introductions

Chris Bauer (DOS) welcomed and thanked LPC members for their attendance. Chris reminded LPC members of the required recusal forms for any projects in which members may have a conflict of interest. Mayor Michelle Roman, LPC co-chair, introduced herself to the LPC and public in her new role as the Mayor of Lockport.

Kimberly Baptiste (Bergmann) began the formal presentation by welcoming members. She also explained that this meeting would be a working session for the LPC and time would be reserved for public remarks/comments at the end of the meeting.

General Project Updates

Kimberly discussed general project updates in the Lockport DRI since the December LPC meeting. She explained that in January the proposed DRI projects will be further developed as project profiles and finalized by the consultant team in February. By the end of March 2019, the final strategic investment plan will be submitted to the State with all LPC recommended projects for funding.

Public engagement for the DRI will continue through March 2019. Kimberly explained that the second public workshop will take place following this LPC meeting. Bergmann will be presenting to four classes in Lockport High School on January 16th to gain student input on the Lockport DRI and proposed projects. In addition, two additional LPC meetings are scheduled for February 11th and March 11th. Kimberly explained that additional LPC meetings could be scheduled, if necessary.

Kimberly also reminded LPC members of the minor boundary amendment made to the Lockport DRI boundary to include the entirety of the Union Station (95 Union Street) parcel.

Preliminary Project List

During the Open Call for Projects, the consultant team received 17 submittals. These projects were discussed at the last LPC meeting. Out of these projects, two were eliminated due to their location outside of the DRI boundary, four were recommended for the Small Project Grant Fund, and 11 were recommended for further development.

In total, there are 25 projects requesting approximately \$24,700,000 in DRI funds. The goal of this LPC meeting is to review these 25 projects and to evaluate the projects to be recommended for DRI funding. Kimberly explained the project evaluation criteria that should be taken into consideration when reviewing the 25 projects in tonight's meeting.

1. New Development, Redevelopment & Rehabilitation Projects

Spalding Mill and Historic Mill Race

- Scope of work and cost estimates have been developed over the last few weeks resulting in increased total project costs for needed improvements
- Two main components; rooftop improvements for increased community access and site improvements (parking lot improvements, ADA-accessibility and grade modifications)
- \$100,000 in match funding committed. Potential \$200,000 match possibly provided by local community foundation
- LPC Questions/Answers:
 - How will security be monitored? *Site security will be fleshed out as project scope and details are further developed*
 - Is property owned by Canal Corporation? *No, it is owned by the City of Lockport*
 - What is the general rule for project match percentage? *Public improvement projects can request up to 100%. At the last LPC meeting, a match goal for private sponsors was targeted for 50%. Private for-profit sponsors are viewed differently by the state as compared to private not-for-profit sponsors*

Downtown Hotel

- No project changes since the last LPC meeting
- Approximately 800 publicly-available parking spaces within five-minute walking distance of proposed site
- Hotel Demand Analysis performed by Camoin Associates.
 - Demand analysis focused on mid to upper scale hotels in the area
 - Friday/Saturday nights as well as summer month demand for hotel rooms suggest a leisure-driven hotel market
- LPC Questions/Answers:
 - What are the City's hotel occupancy rates? *For mid to upper scale hotels – 59%. For all other hotels – 56%. The target occupancy rate is generally in the mid-60's.*

F&M Building

- No significant project changes since last LPC meeting
- LPC Questions/Answers:
 - How many office/rental/retail units are proposed? *Bergmann will confirm scope and program with the project sponsor*

Harrison Place

- Project includes window replacement to the southern wall and the development of a shared kitchen with a food hall incubator to service the needs of the local community
- Cornell Cooperative Extension is interested in utilizing space / assisting with operations of food incubator
- LPC Questions/Answers:
 - Are there examples of other food incubators with success in the area? *West Side Bazaar (City of Buffalo)*

YMCA

- Since the last LPC meeting, the project sponsor has changed to the GLDC
- LPC Questions/Answers:
 - Is the initial developer interested in building if asbestos was abated? *Bergmann will confirm.*

Historic Post Office

- No project changes since the last LPC meeting

Tuscarora Club

- No project changes since last LPC meeting

Historic Palace Theatre

- Scope of work now includes roof replacement and the installation of solar panels for energy efficiency

Clinton Building

- No project changes since last LPC meeting
- LPC Questions/Answers:
 - Has the project sponsor received previous grants for this property? *Bergmann will confirm.*

The Warehouse

- No project changes since last LPC meeting
- LPC Questions/Answers:
 - How many offices are proposed? *The project sponsor has not developed a detailed floor plan to date, Bergmann to confirm*

13 West Main Street

- Project sponsor is now GLDC since they are the owner of the building
- Project includes the rehabilitation of the existing building with two lower storefronts and office space on the upper floor

90 Market Street

- No changes to project scope since last LPC meeting
- LPC Questions/Answers:
 - Does the proposed rehabilitation cost estimate seem accurate? *Bergmann will vet all proposed project costs to ensure they are accurate and reasonable.*

Lake Effect: 2nd Story Apartment

- Slight budget modification since last LPC meeting
- LPC Questions/Answers:
 - Does the proposed rehabilitation cost estimate seem accurate? *Bergmann will vet all proposed project costs to ensure they are accurate and reasonable.*

2. Public Improvement Projects

Flight of Five Improvements

- No project changes since last LPC meeting

Lockport Harbor and Marine Center

- No project changes since last LPC meeting
- LPC Questions/Answers:
 - Does the proposed project include pavilions shown on the graphic? *No. The project encompasses Phase I of the larger redevelopment plan. Based on expertise provided by Bergmann's civil and water engineers, Phase I is the safety and most reasonable approach for developing and improving the site, and providing water access*

Walnut Street/South Street Corridor Improvements

- Project includes pedestrian enhancements on Walnut/South Streets and intersection improvements to Walnut Street/Transit Road
- LPC Questions/Answers:
 - Why are the project costs so high? *Cost estimates for all streetscape projects include full design and engineering costs, as well as all construction costs necessary for improvement.*
 - Are bike lanes proposed on this route? *No bike lanes are included in the conceptual graphics. If streetscape projects are funded, all projects will have to go through a public process with extensive public input to determine community desires.*

Pine Street Corridor Improvements

- Enhancements to Pine Street, Bridge and Pine Street/Lock Street intersection

Market/Locust Street Improvements

- Pedestrian enhancements and intersection improvements to Main Street/Locust Street

Main Street Corridor Improvements

- Pedestrian enhancements and intersection improvements to Main Street/Park Avenue

Parking Lot Delineation

- Landscaping and curbing delineations to Chestnut Street and Heritage Place

Off-Road Connections

- Construction of pedestrian and bicycle trails to increase downtown accessibility to the Erie Canal
- Driving force for high cost estimates is conformance to ADA-accessibility standards and the existing topography changes

Lock Tender Tribute

- No project changes since last LPC meeting

Bright Lights Lock City

- No project changes since last LPC meeting
- LPC Questions/Answers:
 - How long will lights be displayed for? *Programming still needs to be defined with the project sponsor*

- Is the project sponsor open to making light display permanent? *Project sponsor believes that transferring these lights to various properties throughout downtown will add to the excitement and increased tourism; however, Bergmann will confirm with the sponsor about potentially changing the scope of work. Bergmann will also work with the project sponsor to confirm details about the site lease and additional options for the neon swings/signs.*

Union Station

- Scope has modified slightly to include a community stage and seating area, boarding station, and general site improvements

Small Project Grant Fund

- No project changes since last LPC meeting

Next Steps

Kimberly described upcoming public engagement and project development activities, which include:

- On-going discussions with all project sponsors and development of draft project profiles
- LPC Meeting #5 – February 11th, 2019 at 5 PM at the YWCA

Public Comments

- What are the proposed rents for the apartments?
 - *All projects are proposing market-rate apartments and will be aligned to market trends and demand*
- Will the Historic Post Office comply with historic requirements?
 - *If funded, all projects will be subject to State guidelines, including historic requirements and guidelines*
- The proposed improvements to Walnut Street are not a great idea due to the amount of truck traffic on that particular route.
- The proposed kitchen at the YMCA will compete with the existing kitchen at the YWCA
- How far along are the City's streetscape plans?
 - *The plans presented tonight are highly conceptual – final design will be completed if projects are funded and when they are advanced by the City*

DRI Dollars Activity

The LPC participated in a DRI Dollar Activity where they each had a total of \$10 million to spend on the 25 proposed projects. The results of the activity will be presented at the February LPC meeting.

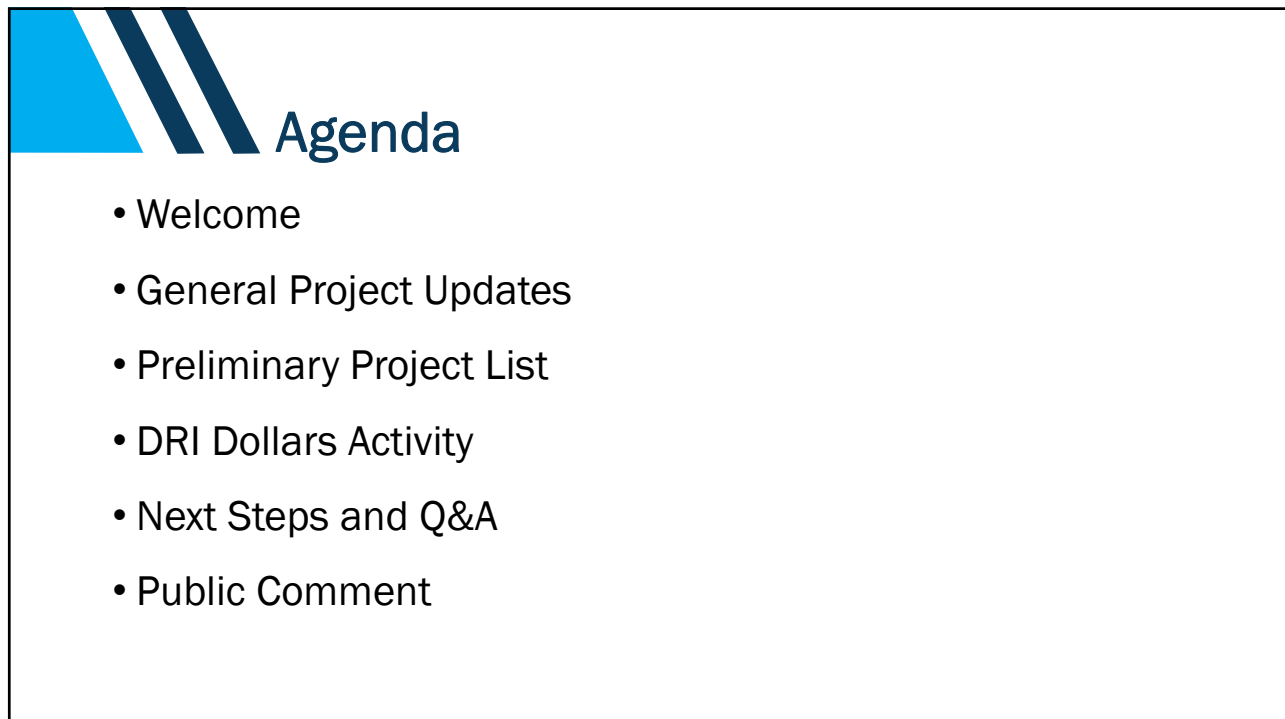
LOCAL PLANNING COMMITTEE MEETING #4 SIGN IN | LPC MEMBERS

NAME	CHECK IN
MICHELLE ROMAN, CO-CHAIR	Michelle Roman
DEANNA ALTERIO BRENNEN, CO-CHAIR	Deanna Brennen
PAUL BROWN	Paul Brown
JOAN AUL	Joan Aul
GARY BENNETT	Gary Bennett
BECKY BURNS	Becky Burns
KATHLEEN DIMILLO	Kathleen Dimillo
JESSICA DITTLY	Jessica Dittly
AMANDA FARRELL	Amanda Farrell
AMY FISK	Amy Fisk
DAVE KINYON	Dave Kinyon
TOM MANCUSO	Tom Mancuso
ANNE MCCAFFREY	Anne McCaffrey
KEVIN MCDONOUGH	Kevin McDonough
CHRIS SMITH	Chris Smith
JEFF TRACY	Jeff Tracy
SHELLEY UNOCIC	Shelley Unocic
DAVID WOHLEBEN	David Wohleben
CHRIS BAUER	Chris Bauer
LEONARD SKRILL	Leonard Skrill
ANGELA ROSSI	Angela Rossi
ADAM SASSONE	Adam Sassone
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LOCAL PLANNING COMMITTEE MEETING #4 SIGN IN | PUBLIC ATTENDEES



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Public Comment

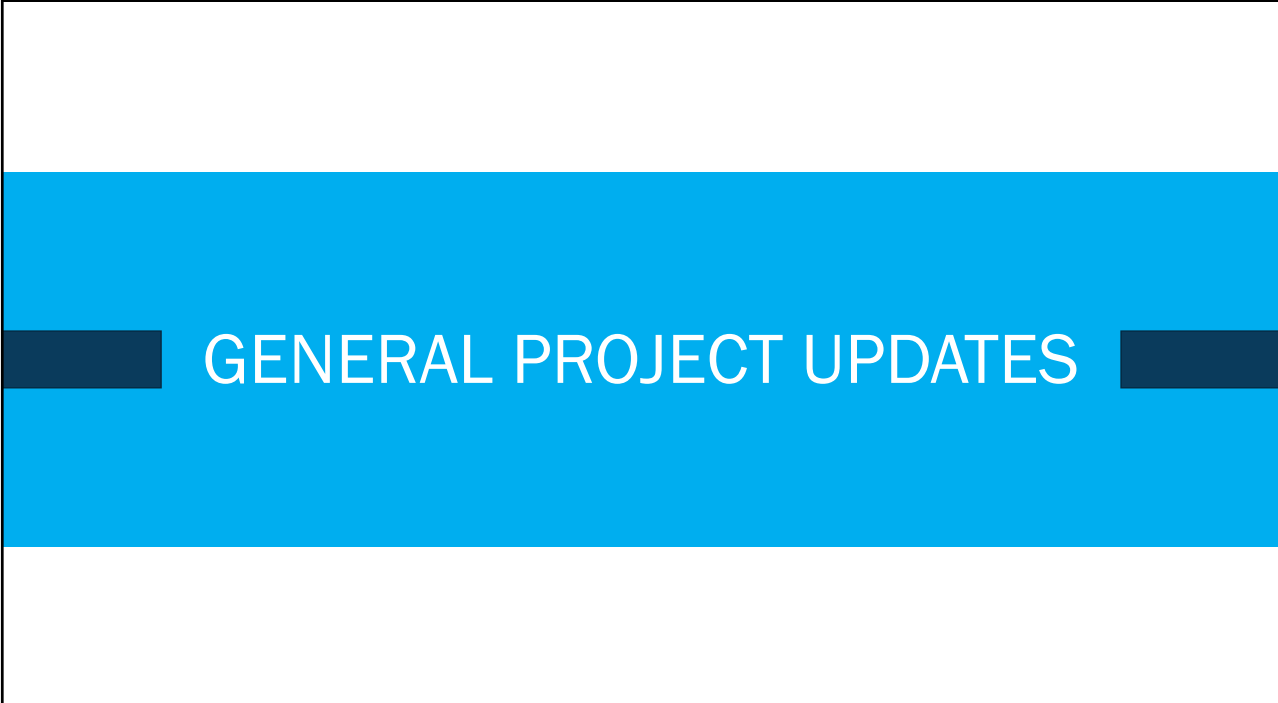
Time will be reserved for public comment at the end of the meeting.

Please reserve any comments or questions for the public comment period.

Thank you for taking the time to attend this meeting.

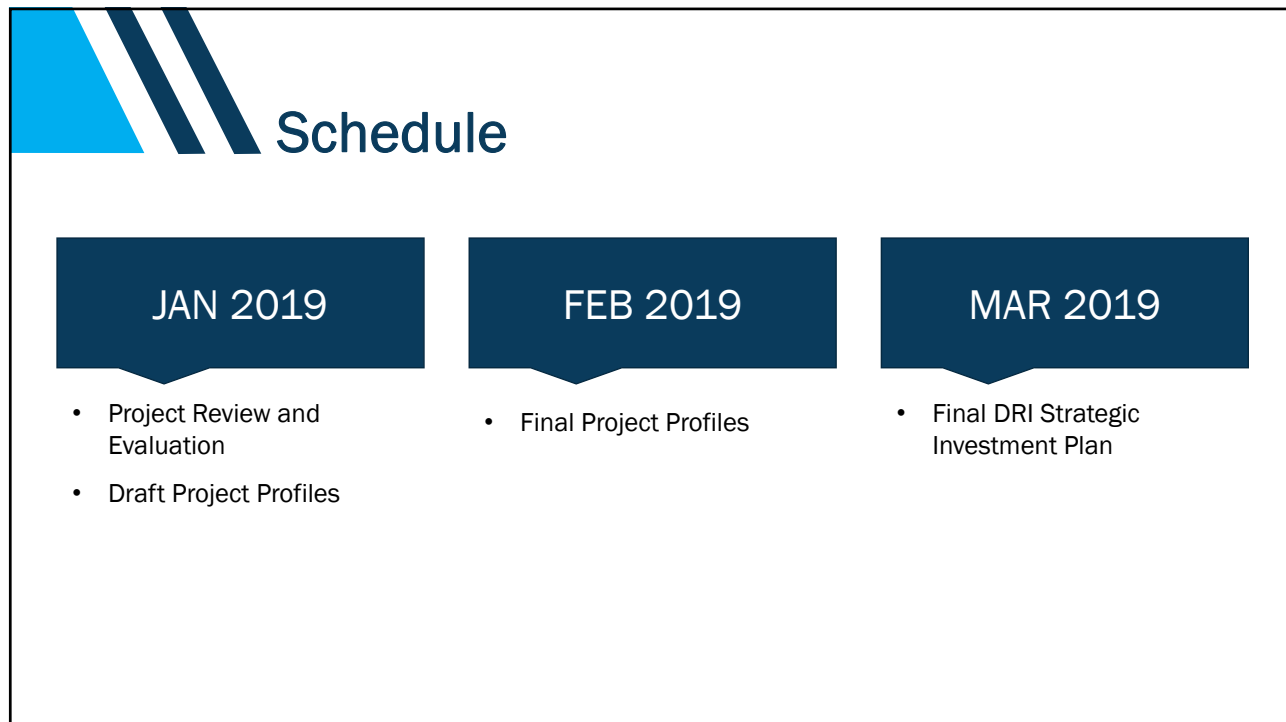
We appreciate your thoughts, comments, and feedback, and look forward to your continued participation in Lockport's DRI planning process.

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GENERAL PROJECT UPDATES

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Public Engagement

PUBLIC WORKSHOP

- Tonight at 7:30 PM!
- February 2019 – Time and Location TBD

YOUTH ENGAGEMENT

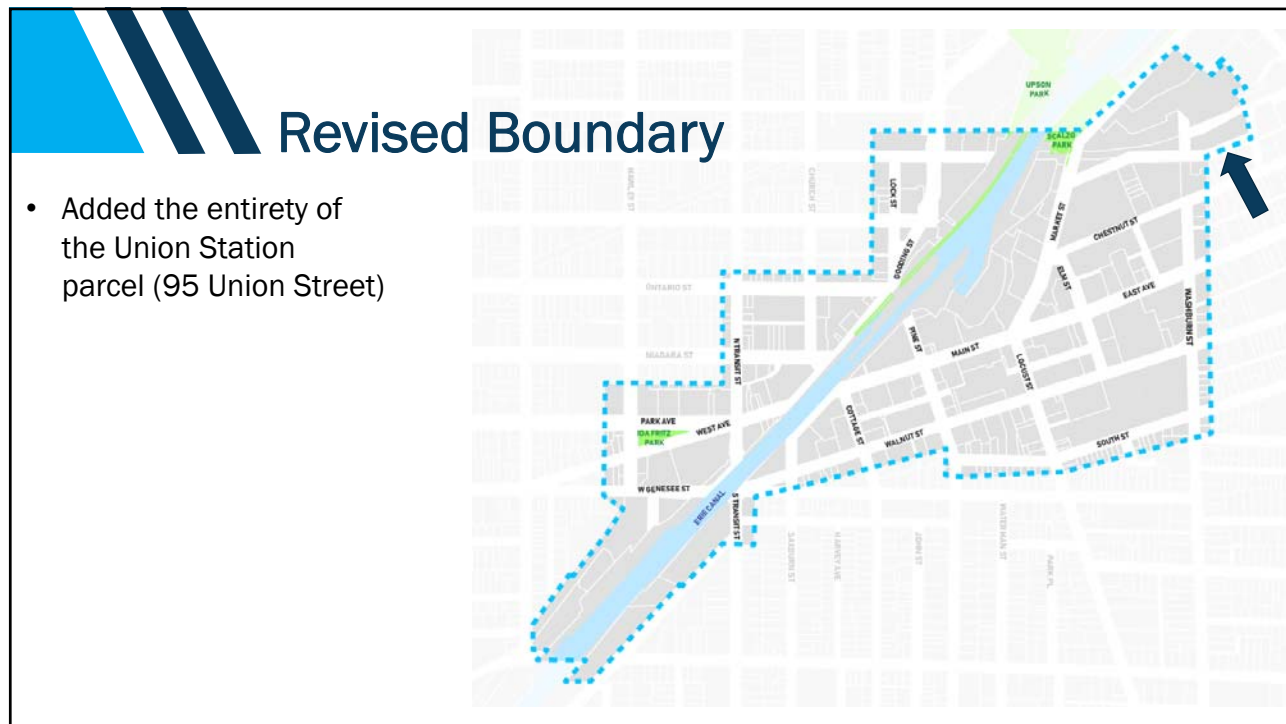
- Lockport High School – January 16th, 2019

LPC MEETINGS

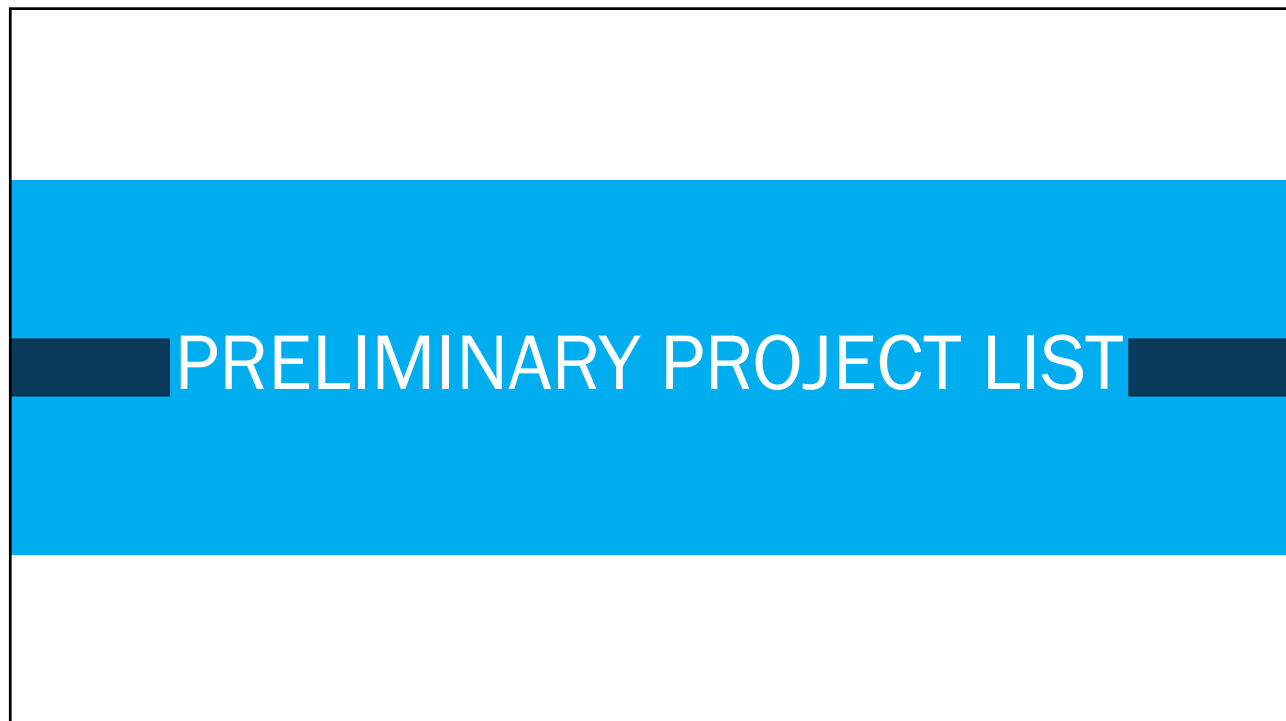
- Meeting #5– February 11th, 2019
- Meeting #6 – March 11th, 2019



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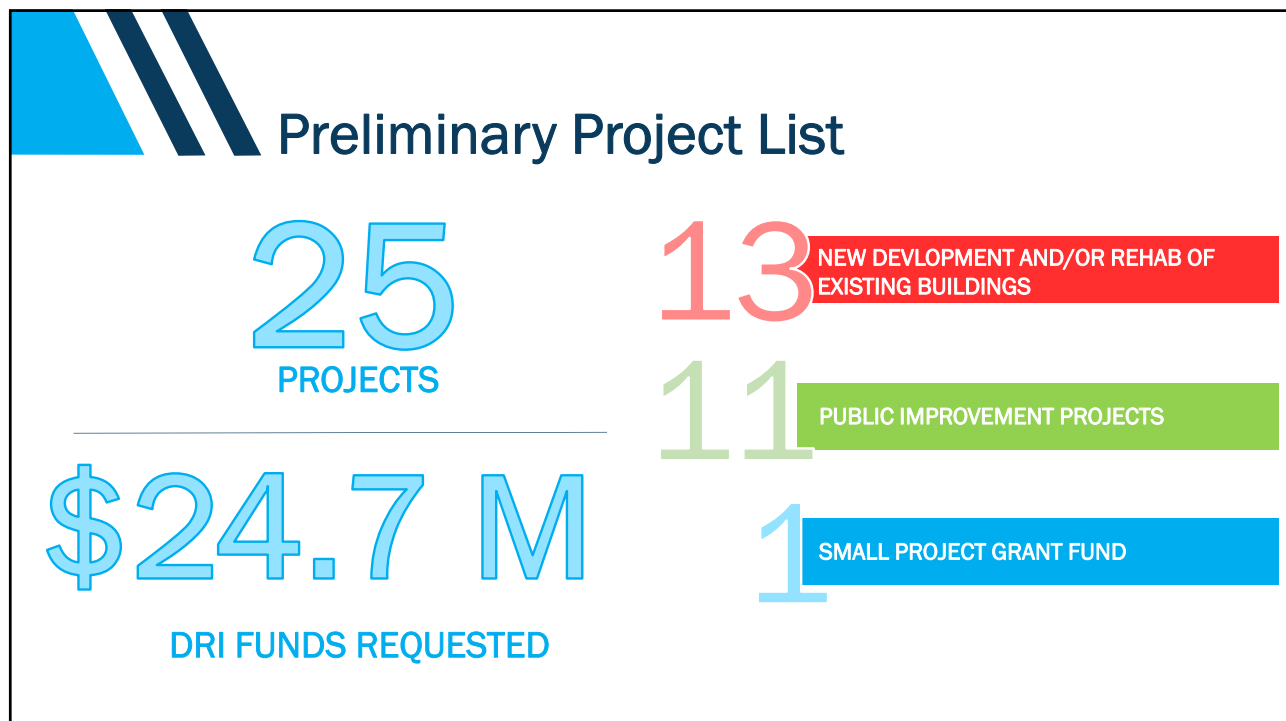
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Project Evaluation Criteria

- Alignment with DRI Vision and Goals, and existing local/regional plans
- Transformative and catalytic potential
- Market demand and economic feasibility
- Potential to leverage additional public or private funds
- Anticipated community/economic benefits
- Job growth and retention
- Community support
- Project readiness and timeframe for implementation
- Local capacity to sustain project implementation

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New Development, Redevelopment & Rehab Projects



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Spalding Mill and Historic Mill Race

PROJECT SCOPE

Create rooftop pavilion, improve ADA access and create amphitheater/gathering space

PRELIMINARY COST ESTIMATE

Total: \$2,500,000

DRI Request: \$2,200,000

Public Project: \$1,000,000

DRI Request \$1,000,000 (100%)

Private Project \$1,500,000

DRI request: \$1,200,000 (80%)



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Downtown Hotel

PROJECT SCOPE

Acquisition of City property for construction of a four-story, 60,000 SF hotel with 70-80 rooms

PRELIMINARY COST ESTIMATE

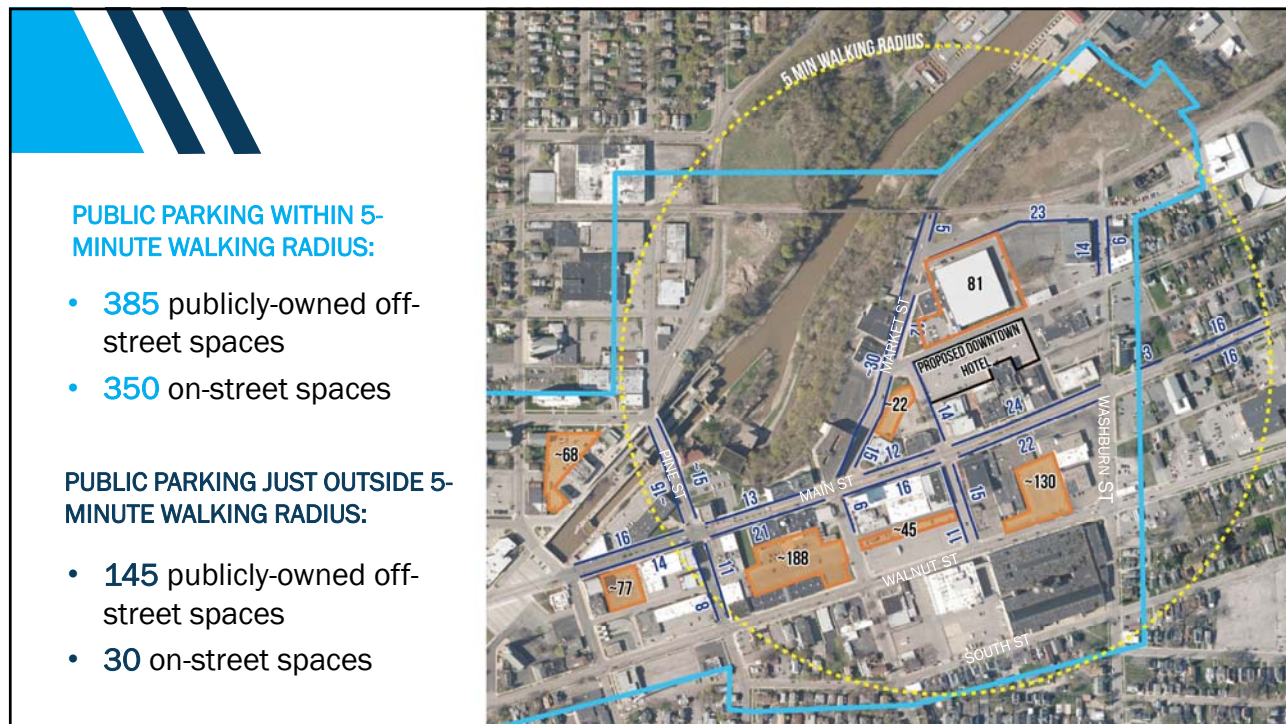
Total:	\$8,651,000
DRI request:	\$1,875,000 (22%)



Cornerstone
CFCU Arena

Canal Street

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Hotel Demand Analysis

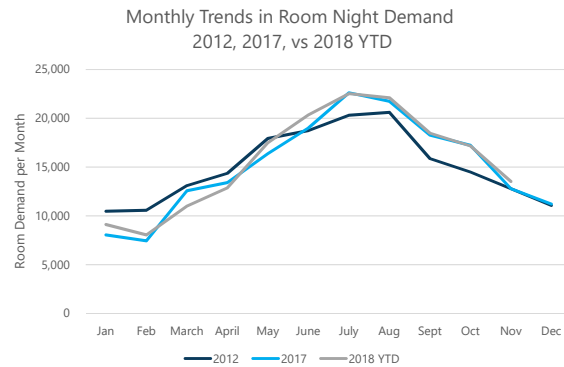
- Supply and demand
- Occupancy rates
- Room rates
- Revenue
- Traveler trends

The image shows the exterior of a Hampton Inn hotel at night. The building is illuminated with warm lights, and the Hampton Inn logo is visible on the upper part of the facade. The entrance features a large, covered canopy supported by stone pillars.

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Supply and Demand

- In the regional market, market demand was essentially flat from 2012 to 2017
- After the Hampton Inn came online, demand rebounded 8%
- Mid to upscale hotel demand increased 7% from 2012 to 2017
- Demand peaks in July



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Occupancy

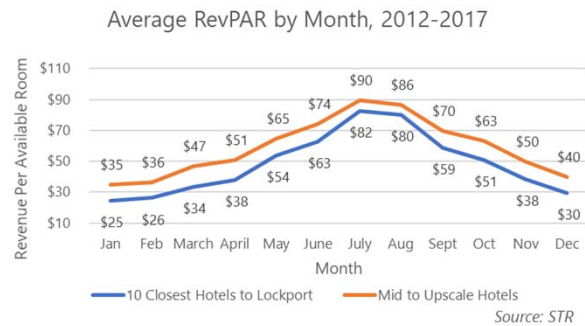
- Regionally, occupancy has declined 4.9% since 2012
- Occupancy rates peak at 83% in July



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Revenue

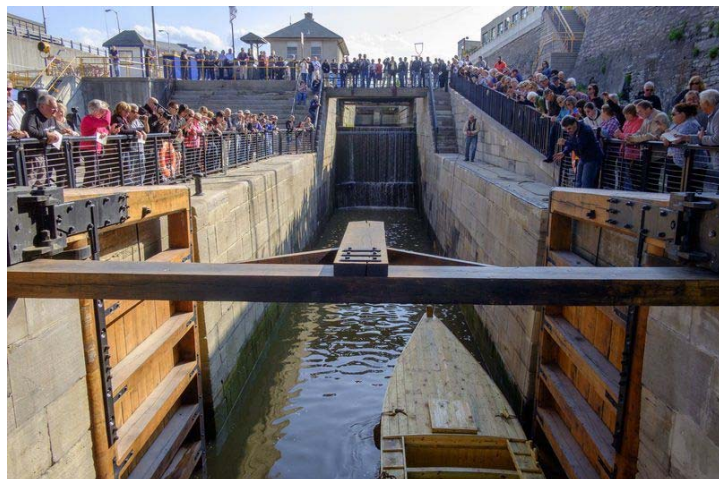
- Regionally, average daily room rates have increased from \$78 in 2012 to \$85 in 2017
- RevPAR fluctuates less for mid to upscale hotels
- But RevPAR is down due to poor occupancy trends



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Traveler Trends

- Substantially higher visitation on Fridays and Saturday nights and in July and August
- Market is more focused on leisure travel than business



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Key Hotel Demand Analysis Findings

- ***The market is in transition*** - Older, outdated, and/or lower scale establishments in the regional market are dragging occupancy, daily rates, and RevPAR down
- New hotel build was ***successful in increasing demand*** by better serving customers, this could continue
- More ***business travel*** and/or ***off-peak leisure*** demand (mid-week and shoulder season) would help improve the market
- A new hotel relies on the continuing transition of the market to ***newer, higher quality hotels***
- Leverage financing/funding to increase feasibility – use the new Opportunity Zones program

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F&M Building

PROJECT SCOPE


Acquisition and redevelopment of existing building into a mixed-use facility with covered parking

PRELIMINARY COST ESTIMATE

Total: \$5,083,560
 DRI request: \$1,270,890 (25%)



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Harrison Place

PROJECT SCOPE


Improvements to Building 3 including rebuilding the atrium clerestory, leveling the ground floor, window replacement, and development of a shared kitchen with a food hall incubator

PRELIMINARY COST ESTIMATE

Total:	\$1,205,000
DRI request:	\$995,000 (83%)



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YMCA

PROJECT SCOPE


Renovation of existing building into 21 market-rate apartments

PRELIMINARY COST ESTIMATE

Total:	\$4,500,000
DRI request:	\$1,000,000 (22%)



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Post Office

PROJECT SCOPE


Renovation of existing building for office space and an event venue; Improvements include a fire suppression system, kitchen infrastructure, restrooms, and an elevator

PRELIMINARY COST ESTIMATE

Total:	\$3,040,000
DRI request:	\$920,000 (30%)



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Tuscarora Club

PROJECT SCOPE

Renovation of existing building into wedding/event venue and 10 rental units

PRELIMINARY COST ESTIMATE

Total:	\$2,290,000
DRI request:	\$800,000 (35%)



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Historic Palace Theatre

PROJECT SCOPE

Improvements including a roof replacement, roof solar panels, installation of new stage rigging system, orchestra pit, and theatre seating

PRELIMINARY COST ESTIMATE

Total: \$1,250,000
DRI request: \$600,000 (48%)



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Clinton Building

PROJECT SCOPE

Façade improvements and rehabilitation of the 2nd floor into three apartments

PRELIMINARY COST ESTIMATE

Total: \$445,000
DRI request: \$370,000 (83%)



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The Warehouse

PROJECT SCOPE

Renovation of the upper floor for office/business space, including mechanical upgrades and parking area improvements

PRELIMINARY COST ESTIMATE

Total: \$498,000
DRI request: \$343,620 (69%)



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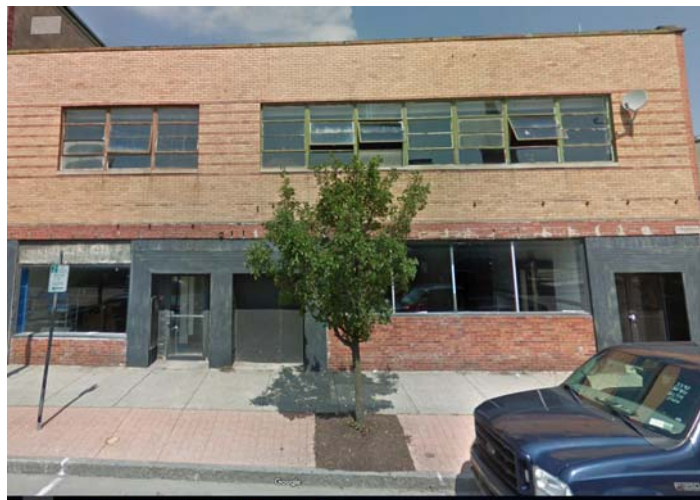
13 West Main Street

PROJECT SCOPE

Rehabilitation of existing building into a mixed-use facility with two storefronts on the lower level and office space on the upper floor (7,000 SF)

PRELIMINARY COST ESTIMATE

Total: \$504,000
DRI request: \$250,000 (50%)



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90 Market Street

PROJECT SCOPE

Rehabilitation of existing vacant building for multi-business office space

PRELIMINARY COST ESTIMATE

Total: \$231,678
DRI request: \$115,839 (50%)



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Lake Effect Ice Cream: 2nd Story Apartment

PROJECT SCOPE

Rehabilitation of the 2nd floor to add a two-bedroom, two bath apartment, including new staircase to access the 2nd floor

PRELIMINARY COST ESTIMATE

Total: \$148,000
DRI request: \$118,000 (80%)



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Flight of Five Improvements

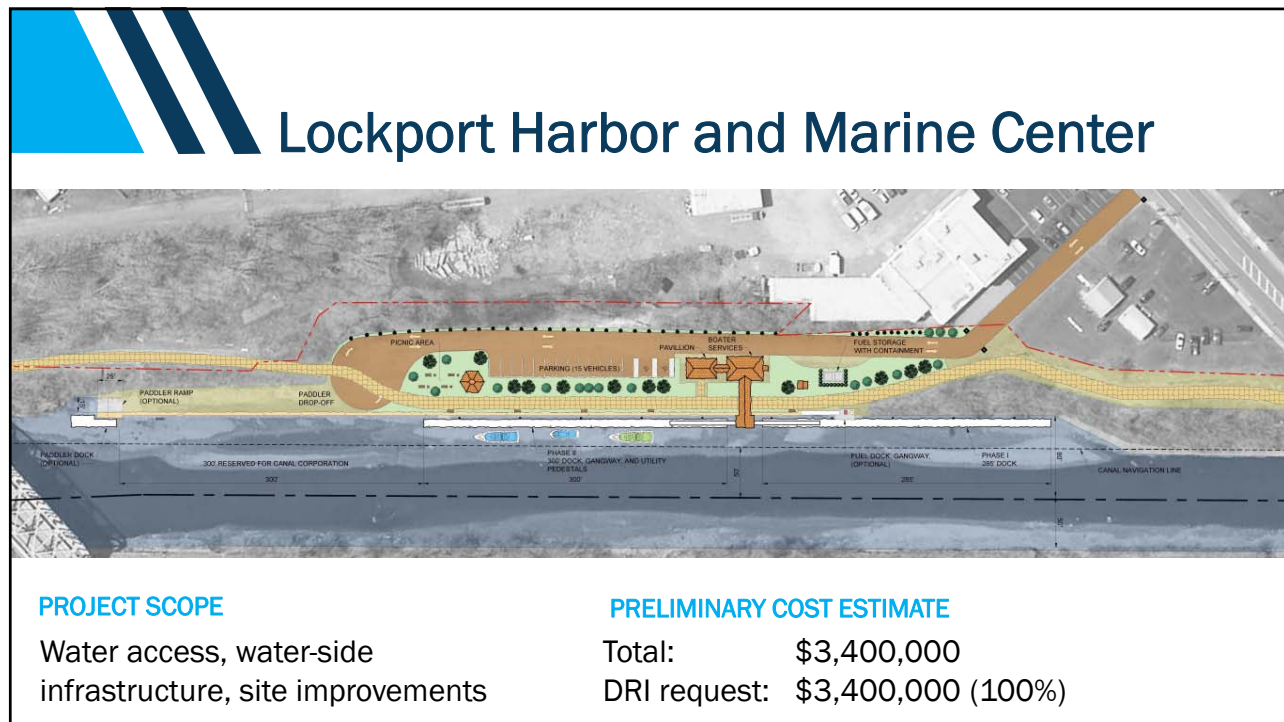
PROJECT SCOPE

Rehabilitation of Lock 67, modification to existing utility bridge (between Locks 67 and 68), installation of two sets of timber miter gates, pedestrian railing and site lighting

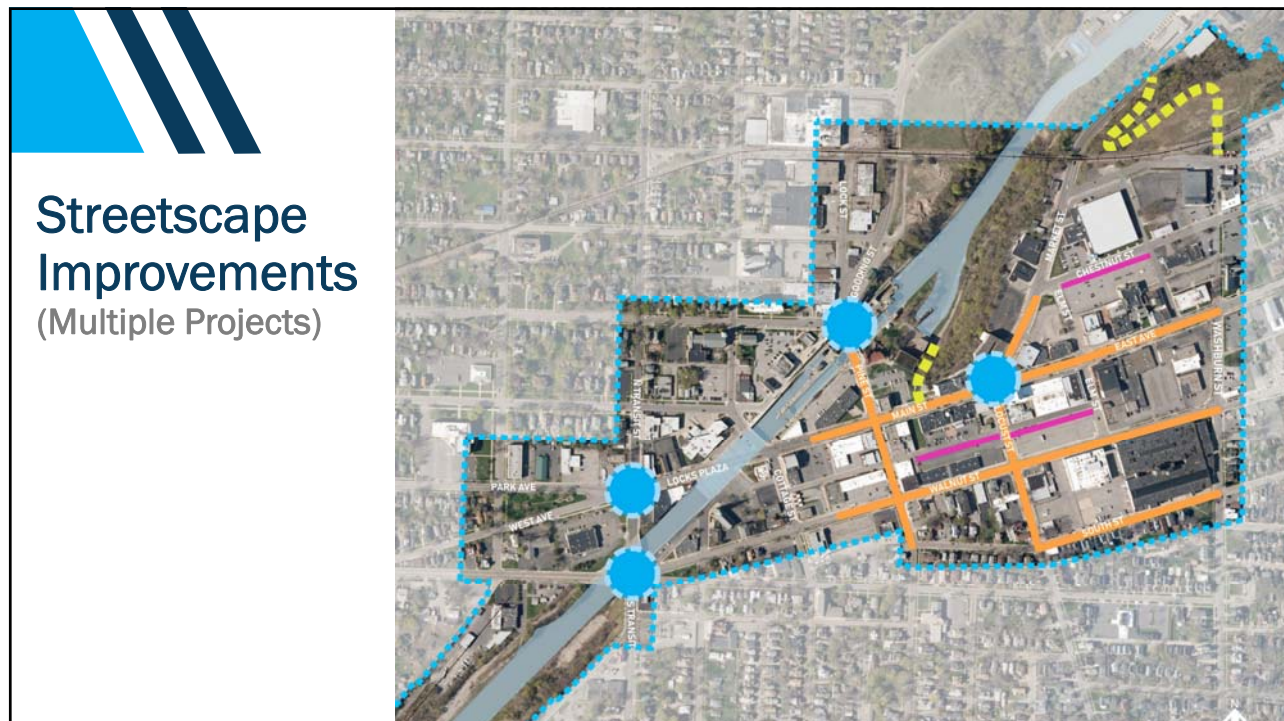
PRELIMINARY COST ESTIMATE

Total:	\$3,300,000
DRI request:	\$3,300,000 (100%)

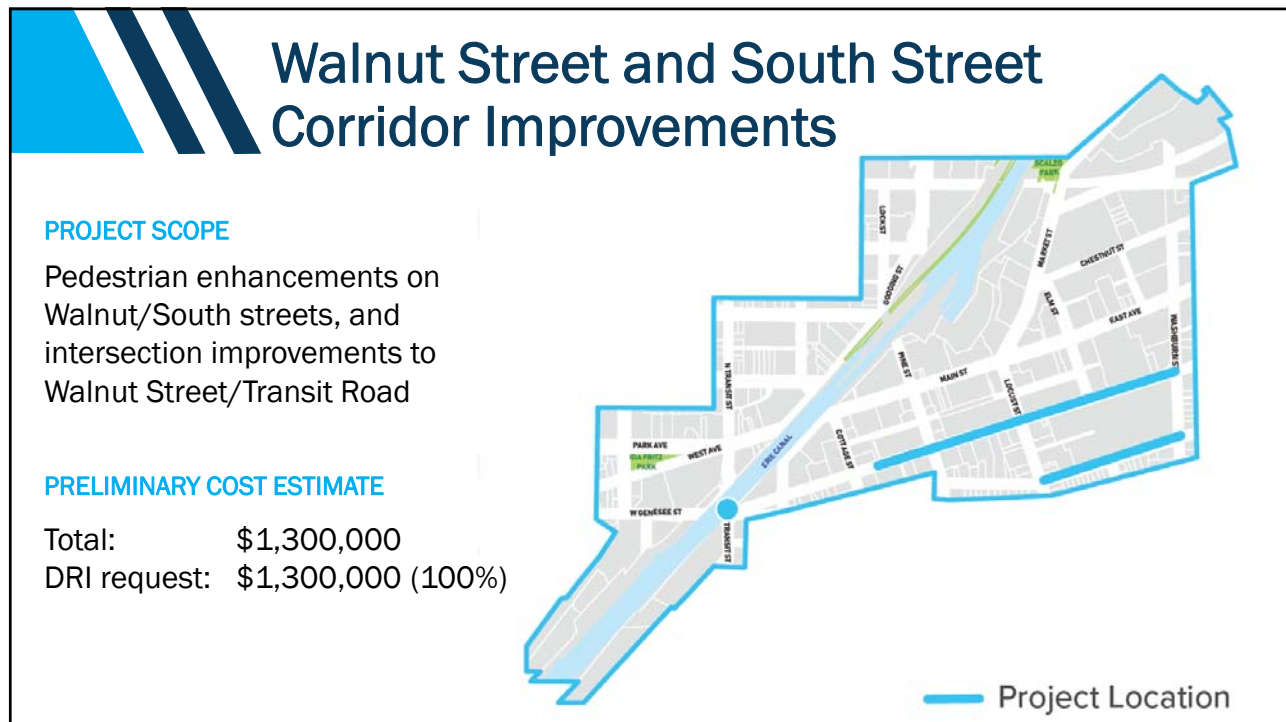
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SOUTH STREET



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Pine Street Corridor



PROJECT SCOPE

Enhancements to Pine Street Bridge, Pine Street/Lock Street intersection, and pedestrian enhancements

PRELIMINARY COST ESTIMATE

Total:	\$995,000
DRI request:	\$995,000 (100%)



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LOCK STREET/PINE STREET INTERSECTION



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Market/Locust Street Improvements

PROJECT SCOPE

Pedestrian enhancements (bumpouts, amenities) and intersection improvements to Main Street/Locust Street

PRELIMINARY COST ESTIMATE


Total:	\$700,000
DRI request:	\$700,000 (100%)



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Main / Park Improvements

PROJECT SCOPE

Pedestrian enhancements intersection improvements to Main Street/Park Avenue

PRELIMINARY COST ESTIMATE


Total:	\$700,000
DRI request:	\$700,000



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Parking Lot Delineation

PROJECT SCOPE

Landscaping and curbing delineations to Frontier Place, Heritage Court and Chestnut Street

PRELIMINARY COST ESTIMATE

Total: \$650,000

DRI request: \$650,000 (100%)

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FRONTIER PLACE




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CHESTNUT STREET



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Off-Road Connections


PROJECT SCOPE

Construction of pedestrian and bicycle trails to increase downtown accessibility to the Erie Canal

PRELIMINARY COST ESTIMATE

Total: \$1,700,000

DRI request: \$1,700,000 (100%)



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Lock Tender Tribute

PROJECT SCOPE

Public art installation on the steps of the Erie Canal (between Locks 70 and 71) to enhance sense of place and boost tourism.

PRELIMINARY COST ESTIMATE

Total: \$490,000
DRI request: \$250,000 (51%)



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Bright Lights Lock City (Public Art)

PROJECT SCOPE


Component 1 – Projection Lighting
Component 2 – Neon Signs/ LED Swings
Component 3 – Lockport Gateway Sign

PRELIMINARY COST ESTIMATE

Total: \$143,300
DRI request: \$111,300 (78%)



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Union Station

PROJECT SCOPE

Creation of a community space including a covered stage and seating area, railroad boarding station, and general site improvements

PRELIMINARY COST ESTIMATE

Total:	\$122,746
DRI request:	\$87,746 (71%)



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Small Project Grant Fund



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Small Project Grant Fund

PROJECT SCOPE

Establish a grant fund to assist downtown property owners with small projects that improve their building and site

PRELIMINARY COST ESTIMATE


Total: \$600,000
DRI request: \$600,000 (100%)



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NEXT STEPS

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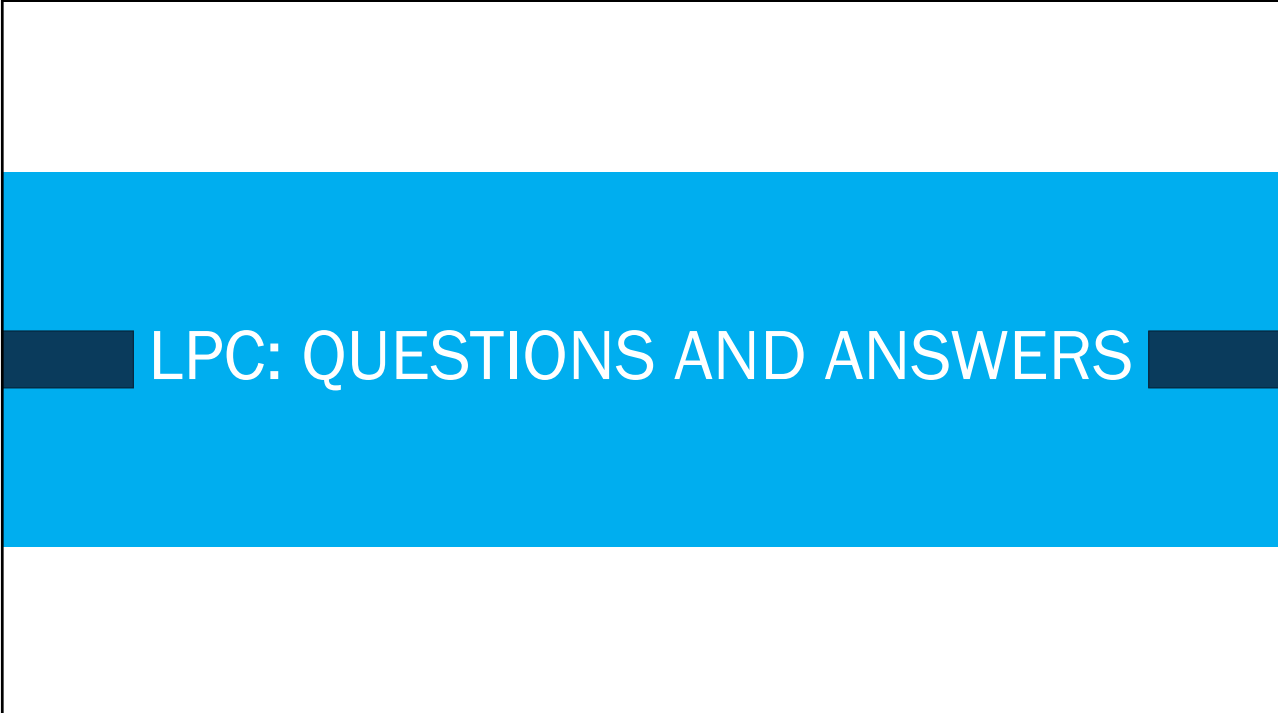


Next Steps

- Public Workshop #2 – TONIGHT!
- Refine Preliminary Project List
- Draft Project Profiles
- LPC Meeting #5 | February 11, 2019



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LPC: QUESTIONS AND ANSWERS

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PUBLIC COMMENT

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Public Comment

PLEASE BE RESPECTFUL AND FOLLOW THESE GUIDELINES:

- State your name and affiliation (as applicable)
- Please limit comments to 3 minutes

Please Note:

- The project team is available to respond to questions more in-depth at the public workshop!
- Please check the following websites for additional information and clarification
 - <https://www.lockportny.gov/lockport-downtown-revitalization-initiative-dri/>
 - <https://www.ny.gov/downtown-revitalization-initiative/western-new-york-lockport>

Thank you for taking the time to attend this meeting.

We appreciate your thoughts, comments, and feedback, and look forward to your continued participation in Lockport's DRI planning process .

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DRI DOLLARS ACTIVITY

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DRI DOLLARS ACTIVITY

Tell Us How You Want to Spend the DRI Funding!

- Spend your \$10M DRI Bucks on the projects you think are best aligned with the Lockport DRI vision + goals
- Dollar amounts placed in jars **should be equivalent** to the value of the DRI Funding Request
- If you want to change an amount, use the post-it notes to suggest revisions to DRI funding requests



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