

City of Batavia Revolving Loan Fund- Grant Request

TO: BDC BOARD of Directors
FROM: Rachael Tabelski, Director of Economic Development
RE: Grant Application
DATE: July 18, 2019

Applicant: Stephen Valle and Carrie & John Lawrence
Location: 242 Ellicott St., Batavia, NY 14020
Capital Investment: \$73,500
Grant Request: \$20,000
Application Complete: Yes
Proof of Financing: Bank letter/ cash on hand
RLF Grant Funds Available: Yes Currently \$248,000 in cash available in the fund

Stephen Valle and Carrie & John Lawrence own 242 Ellicott in the City of Batavia. They are currently working with the Batavia Development Corporation on a renovation project of their 3,400 Sq. Ft. building. They applied for the Downtown Revitalization Initiative (DRI) in 2018 but were not selected as a finalist. In 2019 they were selected to receive \$22,050 (30% of project cost) in grant funds from the Batavia DRI- Building Improvement Fund.

The building dates back to 1880 and has a current assessed value of \$99,000. It is located in the BID district, the Rt. 63 redevelopment corridor, and is in a flood zone area. The owners will be making significant investment in the building with a new awning, paint, trim, repair masonry, continue façade work to back of the building, and rehabilitating a dated circa 1970's apartment.

With additional grant funding from the City they are committed to completing the entire façade and apartment renovation for the project and adhere to the New York State Main Street Guidelines, and the local program design guidelines.

The BDC received a full application, with a non-refundable deposit of \$250, the deed to the property and proof of financing. Pictures of current conditions, a rendering and cost estimate was included with the application.

Project # _____
Date Received: _____
Date Reviewed by BDC: _____

City of Batavia Revolving Loan Fund - Grant Scoring

1. Readiness- proposals should provide proof of readiness such as proof of ownership or lease agreement, documentation that 100% of the financing for the project is in place. P&L statements and lease-up documents can be provided at time of application to strengthen the application (up to 20 points).

SCORE: _____

2. City Priorities- projects that advance the priorities of Batavia including the DRI Investment Strategy, the BOA Strategy, and are located in either investment area, or in an Opportunity Zone Census Tract are eligible for additional points in this category (up to 20 points).

SCORE: _____

3. Visual Impact- projects that are visually prominent, have historic value, are in danger of being lost, in-part or totally to disrepair and damage (up to 20 points).

SCORE: _____

4. Encourage Downtown Living- projects that include renovation of upper floor residential units (up to 20 points).

SCORE: _____

5. Economic Impact- projects leveraging grant funds with private investment that with the assistance of grant funds, will reduce blight, contribute to the economic recovery of the City of Batavia, or realize a stabilization or expansion of the tax base, businesses and/or jobs (up to 20 points).

SCORE: _____

Total Individual Score (add each section): _____

TOTAL AVERAGE SCORE (add each individual score and divide by number of judges): _____

Project Approved by City Council? YES NO Other _____

Grant Amount Awarded: _____

Date Property Owner Notified: _____ Date: _____

Grant Agreement Executed: _____ Date: _____

BUILDING IMPROVEMENTS

BATAVIA DRI BUILDING IMPROVEMENT FUND



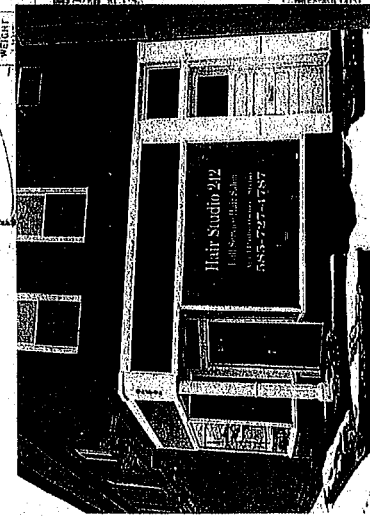
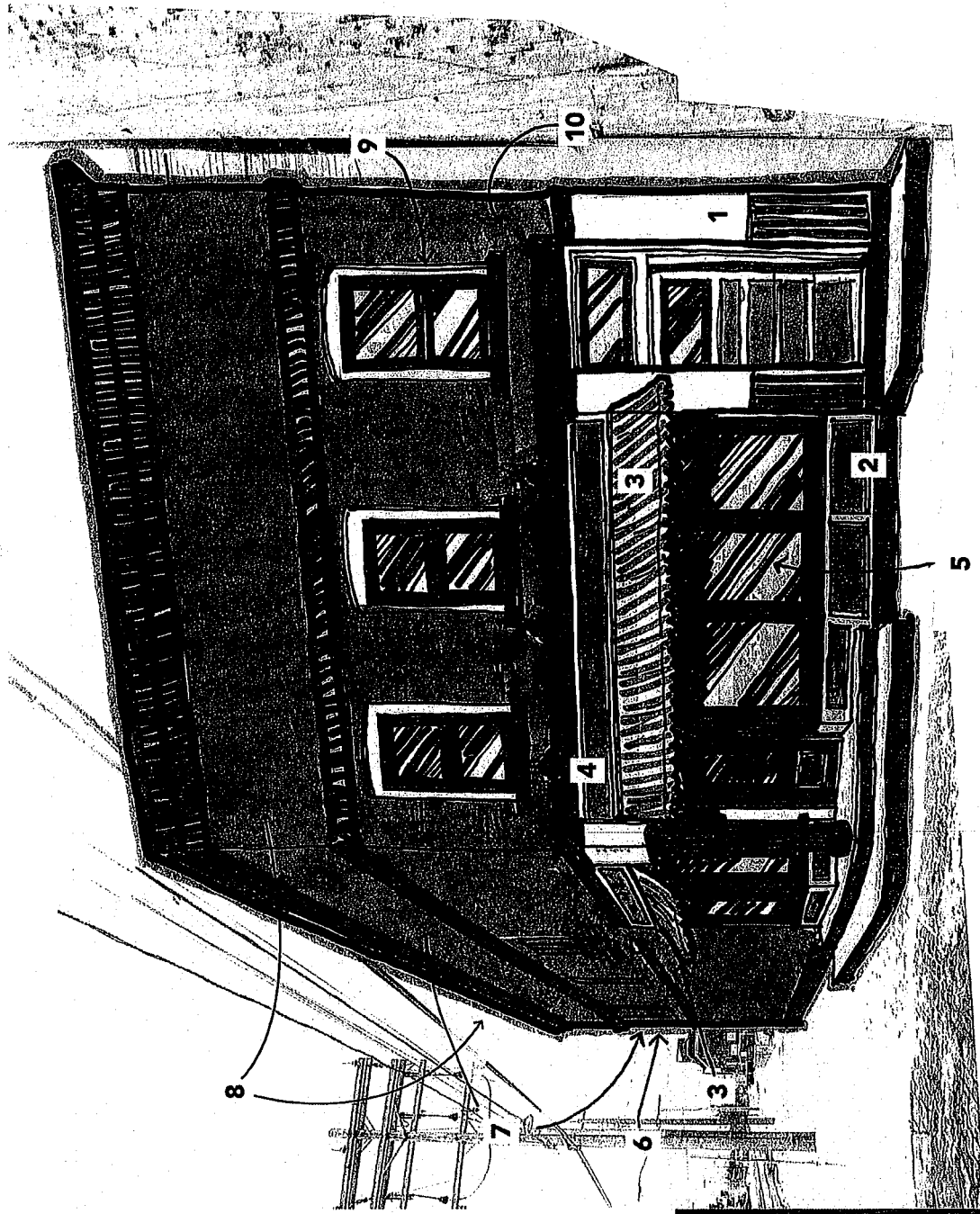
242 Ellicott Street
Steve Valle

EXTERIOR ITEMIZED SCOPE: (~\$33,500)

1. New Paint on the columns, trim and panel knee wall, window framing, doors, etc. (includes labor and materials)
2. New Fiber cement infill panels on knee wall + around new windows
3. 2 fixed awnings
4. Individual raised lettering on the signboard
5. 6 New window sections to replace the storefront (3 on side, 3 on front with installation)
6. 2 new LED lighting fixtures at the rear parking lot
7. Masonry repair as needed in rear/side
8. Wrap stucco finish around rear of building (to match front)
9. New upper floor window in existing opening (to match)
10. 15% contingency

INTERIOR ITEMIZED SCOPE (1 apartment): (~\$40,000)

- New drywall in interior apartment
- Remove drop down ceiling
- New floor and ceiling trim
- Refinish existing kitchen cupboards/cabinets
- New kitchen fixtures
- New interior lighting
- New interior doors
- New bathroom fixtures
- New composite flooring on interior
- TOTAL PROJECT COST: \$73,500



EXISTING CONDITIONS PHOTOGRAPH

Hair Studio 242

Full Service Hair Salon

April Paille-Owner / Stylist

585-727-4787

BOOTH
For Rent

Open

By Appointment



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Grant Amount Awarded: _____

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City of Batavia Revolving Loan Fund- Grant Request

TO: BDC Board of Directors
FROM: Rachael Tabelski, Director of Economic Development
RE: Grant Application
DATE: July 18, 2019

Applicant: Guy Clark
Location: 111 Cedar St., Batavia, NY 14020
Capital Investment: \$165,000
Grant Request: \$20,000
Application Complete: Yes
Proof of Financing: Bank letter/ P&L statements
RLF Grant Funds Available: Yes Currently \$248,000 cash available in the fund

Guy Clark of Cedar Street Sales & Rentals (Mucher & Clark LLC) is requesting a \$20,000 grant from the City of Batavia Revolving Fund Grant Program to support a 6,000 Sq. Ft. new build. With grant support he will be able to add an attractive and functional front porch façade to his new building on his growing campus located on Cedar Street.

The project is located within a designated Opportunity Zone. The Genesee County Economic Development Center (GCEDC) has supported the project with tax incentives including a PILOT. As the new building pays on their Payment in Lieu of Taxes (PILOT) they will add \$28,251 in new revenue to the Batavia Pathway to Prosperity (BP2) fund over the next 10 years.

The project will help retain 10 current employees and is estimated to add 1 to 2 new employee's in addition to generating an estimated \$16,000 in additional sales tax revenue.

The BDC received a full application, with a non-refundable deposit of \$250, the deed to the property and proof of financing. A rendering was included with the application.

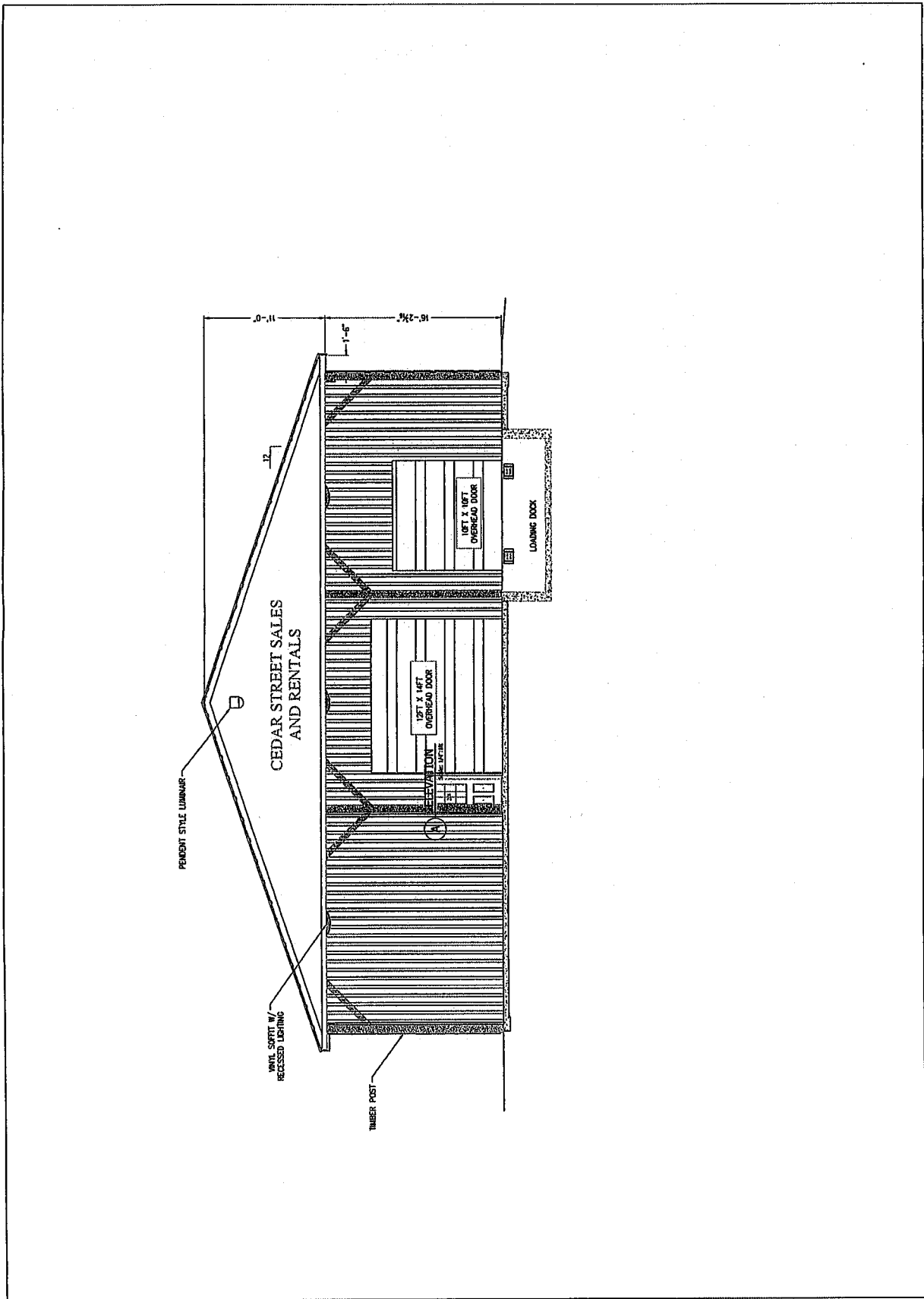
PROJECT NO.	000-2019
DATE	7.13.19
SCALE	AS NOTED
DESIGNED BY	ADS
CHECKED BY	ADS
DATE	7.13.19
PROJECT NO.	000-2019
DATE	7.13.19
SCALE	AS NOTED
DESIGNED BY	ADS
CHECKED BY	ADS
DATE	7.13.19

PROJECT TITLE: CANOPY ELEVATION
 STORAGE / RETAIL BUILDING
 111 CEDAR ST. BRIDGE, NY
 CEDAR STREET SALES
 151 CEDAR STREET, BRIDGE, NY

ANDREW SCHMIDT, P.E.
 11142 ALEXANDER ROAD, ALTON, NY
 (505) 287-3552



NO.	DATE	REVISION
1		
2		
3		



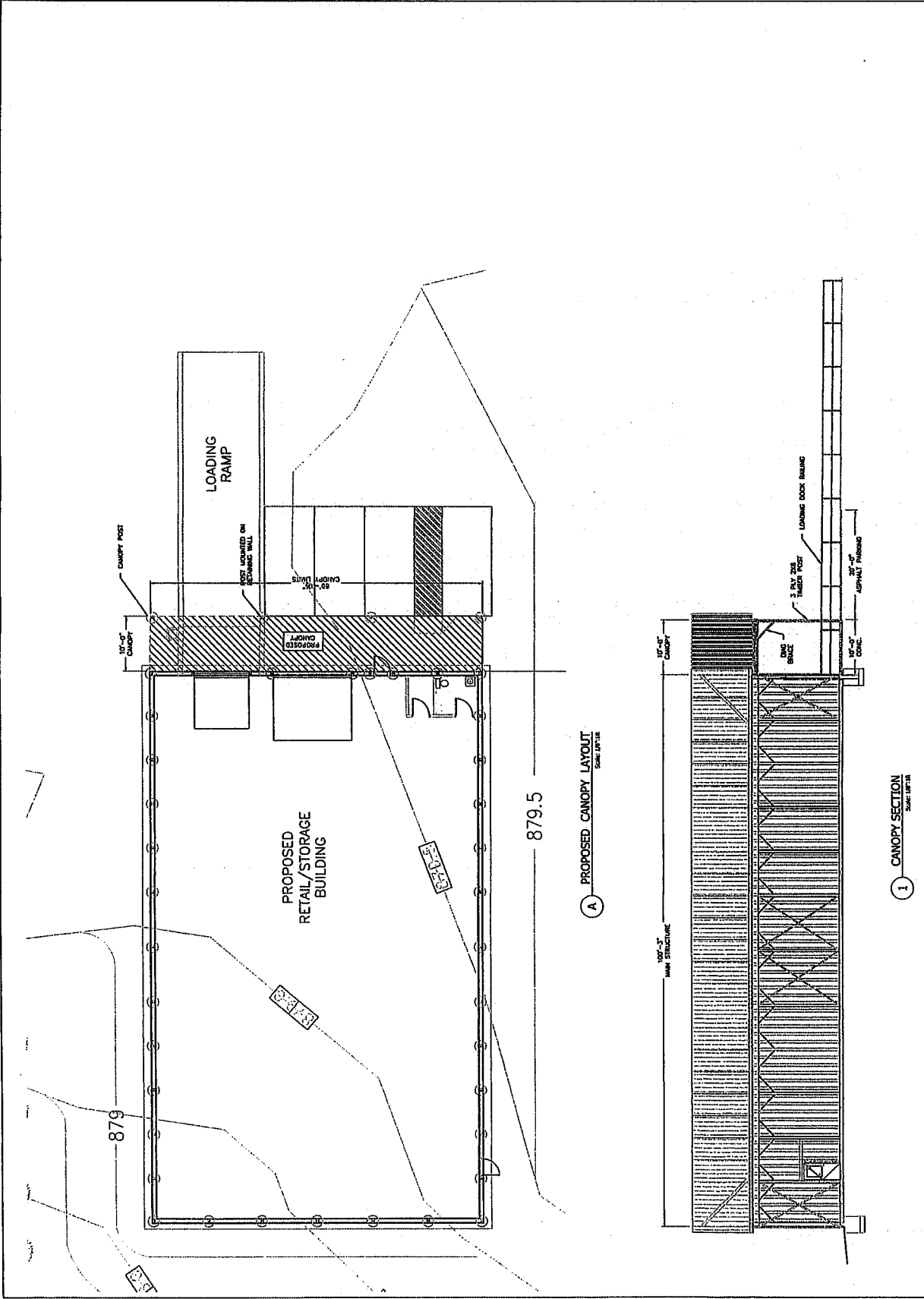
REVISIONS	NO.	DATE	DESCRIPTION
	1		
	2		
	3		



ANDREW SCHMIEDER, P.E.
 11142 ALEXANDER ROAD, ATTICA, NY
 (985) 297-3952

PROPOSED CANOPY LAYOUT
 STORAGE / RETAIL BUILDING
 CEDAR STREET SALES
 101 CEDAR STREET, BAINBRIDGE, NY

PROJECT NO.	000-2000
DATE	11-13-19
AS NOTED	AS NOTED
DATE	11-13-19
SCALE	AS NOTED
PROJECT	AS NOTED
DATE	11-13-19
PROJECT	AS NOTED





July 17, 2019

Pier Cipollone, President
Batavia Development Corp.
One Batavia City Centre
Batavia, NY 14020

**RE: Proposal for Services
Assistance with DRI BIF Administration**

Dear Pier:

As a follow-up to our discussions, I am submitting this letter form of proposal/agreement to assist the BDC with administering the DRI Building Improvement Fund. It is our understanding the BDC needs assistance during a transition period.

We propose to provide services at \$120/hour with a not to exceed fee of \$10,000 for the services included on the following page. If the fee is approaching \$10,000, and the BDC still needs additional services, LaBella can submit a proposal for additional hours.

If the proposal is acceptable please sign and date the acceptance below and return a copy to me. If you have questions or would like to discuss details associated with this engagement, please call me at your earliest convenience. I look forward to assisting the BDC with the program.

Sincerely,

Accepted by the BDC

Edward Flynn, AICP
Director of Planning
LABELLA ASSOCIATES, D.P.C.

By: _____

Date: _____



Administration Services Provided

General Program Management

- Assist the BDC in complying with all applicable State and local rules and regulations including:
 - City Codes and Regulations
 - Minority and Women Business Enterprise Solicitation.
 - Environmental Checklist Compliance including State Historic Preservation Review, site disturbance, flood regulations, lead paint compliance and asbestos regulation compliance.
- Maintain communications with State officials to ensure effective administration of the grant.
- Assist with Project Setup, Disbursement and Project Completion Forms for individual projects.
- Maintain Project Commitment Log
- Assist with preparation of program amendments as necessary.
- Facilitate compliance with the DRI BIF Administrative Plan and other DRI contract requirements.
- Assist with disbursement requests and payment to owners.
- If necessary, attendance at project review meetings.

Administration of Individual Building Projects

- Prepare application forms, contract documents and related materials.
- Assist applicant with participation in the program.
- Work with owner and design professionals to identify needed improvements, review of work write ups and solicitation of bids.
- Assist in preparation of project summaries for the BDC and recommendations of awards.
- Assist with preparation and execution of grant agreements, contractor agreements and other required documents.
- Coordinate inspection of properties with City's Code Enforcement Department.
- Assist with close-out of projects, including inspections and final payments.

