



**Empire State  
Development**

# **RESTORE New York Communities Initiative**

## **Municipal Grant Program**

### **Round 4**

**Proposal Due Date: 3:00 p.m. – Monday, October 3, 2016**

6/14/2016

# Overview

- Financial assistance for revitalization of urban centers through the elimination and redevelopment of blighted structures
- Attract residents and businesses by redeveloping residential, commercial and mixed use properties
- The “Project” application can only be submitted by a town, village or city
- Municipalities can sub-grant the funds to a private entity

# Eligibility

## Buildings that are:

Vacant

Abandoned

Condemned

Surplus

## Can be:

Demolished

Rehabilitated

Deconstructed

Reconstructed

Funds can be used for site development and infrastructure needs related to the project

# Eligibility

## Projects should be either:

- Architecturally consistent with nearby and adjacent properties,

or

- Consistent with the municipality's local revitalization or urban development plan

# Ineligible Activities

Redevelopment of properties for municipal use such as state offices, fire departments, DMV, local government facilities, etc.

Projects at locations classified as greenfield development sites

# Goals and Scoring

## Goals

- Revitalize urban centers and induce commercial investment
- Improve the local housing stock
- Increase the tax base

## Scoring Emphasis

- Projects in economically distressed communities
- Projects that leverage other state or federal redevelopment funds
- Project feasibility and readiness

# Funding Limits

Project must have at least **10%** in matching funds of total project cost

Cash and in-kind contributions are allowed

<b>Applicant Funding and Project Limits</b>	<b># Project</b>	<b>Funding Per Project</b>
Cities over 100,000 population based on the last census	1 Project	\$2 million
Cities and villages between 40,000 and 99,999 population based on the last census	1 Project	\$1 million
All other municipalities	1 Project	\$500,000

<b>Residential Property</b>	<b>Per Unit Maximum Allowance</b>
Demolition/Deconstruction	\$20,000
Rehabilitation/Reconstruction	\$100,000

# Funding Limits

On page 9 & 10 of the guidelines, municipalities can find the square foot allowance of the following for each region:

<b>Maximum Commercial Building DEMOLITION Allowance Per Square Foot</b> <small>Source: Marshall Valuation Service</small>														
<b>Maximum Commercial Building CONSTRUCTION Allowance Per Square Foot</b> <small>Source: Marshall Valuation Service</small>														
<b>Maximum Allowance Where Certain HAZARDOUS MATERIALS are Present in the Demolition or Reconstruction Per Square Foot</b> <small>Source: Marshall Valuation Service</small>														
ESD	Class A	<table border="1"> <thead> <tr> <th>ESD Region</th> <th>Asbestos Abatement</th> <th>Lead Removal</th> </tr> </thead> <tbody> <tr> <td>Capital Region</td> <td>\$37.67</td> <td>\$14.47</td> </tr> <tr> <td>Capital Region</td> <td>\$39.05</td> <td>\$15.00</td> </tr> <tr> <td>Central NY</td> <td>\$38.71</td> <td>\$14.86</td> </tr> </tbody> </table>	ESD Region	Asbestos Abatement	Lead Removal	Capital Region	\$37.67	\$14.47	Capital Region	\$39.05	\$15.00	Central NY	\$38.71	\$14.86
ESD Region	Asbestos Abatement	Lead Removal												
Capital Region	\$37.67	\$14.47												
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Central NY	\$38.71	\$14.86												
Capit														
Cent	Structura													
Finge	Steel													
	ESD Region													
	Capital Region	\$154.6												
	Central													

# PACE Financing

## (Property Assessed Clean Energy)

- PACE can be used to satisfy Restore NY's 10% match requirement.\*
- PACE finances the up-front costs of energy efficiency improvements, up to 10% of the value of the improved building.
- Typically, many of the types of improvements that will be made as part of a Restore NY building rehabilitation project will be eligible for PACE.

\*PACE must be enabled in the local jurisdiction in which the property is located.

# PACE

## A wide range of building improvements can be financed by PACE

To be eligible, an improvement must:

- reduce the energy consumption in the building,
- be permanently affixed to the property, and
- be approved through a NYSERDA or utility incentive program.

In addition to efficiency measures, PACE also can finance renewable energy systems.

# PACE

## Examples of improvements that can be financed by PACE

- HVAC systems, chillers
- Boilers, furnaces
- Lighting, smart controls
- Insulation and air sealing
- Roofs, windows, doors
- Pumps, motors, battery storage
- Combined Heat & Power
- Solar, wind, geothermal systems

PACE point of contact:

### **Vincent Ravaschiere**

Senior Vice President, Energy  
and Incentives

**Empire State Development**

212-803-3674

Vincent.Ravaschiere@esd.ny.gov

# Intent to Apply

**Intent to Apply** form must be submitted providing:

- A description of the project
- Total number of buildings/properties to be included
- Square footage of building(s)
- Reuse purpose and how project fits local development plans

Must be received by Empire State Development by  
**Wednesday July 13**

Applications from municipalities that do not submit the Intent to Apply form will not be accepted

# Intent to Apply - cont'd

Intent to Apply Form provided by Empire State Development available at:

<http://esd.ny.gov/BusinessPrograms/RestoreNY.html>

Or

Your ESD Regional Office

Municipal Name	
Street Address (not PO Box)	
City, State, Zip	
County	
Contact Name	
Title	
Phone Number	
E-Mail Address	
NYS Unemployment Insurance Tax #	
Type of Municipality	City <input type="checkbox"/> Town <input type="checkbox"/> Village <input type="checkbox"/>
Senate District #(s) and Name(s) <small>(If multiple, list all. Attach additional page if necessary.)</small>	#
Assembly District #(s) and Name(s) <small>(If multiple, list all. Attach additional page if necessary.)</small>	#

Name of Project	
Estimated Project Costs	
Estimated RestoreNY Request	
Briefly describe Project	

Signature		
Title		Date



# Application Packet

After ESD receives Intent to Apply Form, applicants will receive the Application Packet (also on website)

The Application Packet contains documents that will be needed for the official online application

Actual application process will occur through the CFA

# Application Packet – cont'd

## Application Checklist- Restore NY Communities Initiative

Municipal Name
Item
5 years operating pro formas
Application fee payable to Empire State Development
Property Assessment List
Project Site Map
Individual Property Packet for all properties
Up to 2 Façade Photos for all properties
Letters from local planning/zoning official
Written commitment(s) for project financing
3 <sup>rd</sup> Party Project Estimates
Credentials of individuals and/or lead entity
Non-municipal entity Project Proposal
SEQR Environmental Assessment Form (E

### Property Assessment List

Municipal Name	
Project Name	

List and sequentially number all properties submitted for this project. Properties with both a demolition/deconstruction phase AND a rehabilitation/ reconstruction phase must use separate lines to define EACH project phase. **This list must be published in a local daily newspaper for three consecutive days and be the subject of a public hearing.**

#	Site Name /Address	Sq.Ft.	R-Residential C-Commercial	DM-Demolition DC-Deconstruction RH-Rehabilitation RC-Reconstruction	V-Vacant A-Abandoned C-Condemned S-Surplus

# Individual Property Packet - cont'd

**Individual Property Data Sheet (Please complete a separate packet for each property)**

Municipal Name \_\_\_\_\_  
Project Name \_\_\_\_\_

Complete an Individual Property Budget in the space provided on this Site Control Affidavit form.

Site Name/Address \_\_\_\_\_  
ESD Region \_\_\_\_\_  
Total Square Feet (SF) \_\_\_\_\_

Size (in square feet): \_\_\_\_\_

Is the municipality the \_\_\_\_\_

**Individual Property Budget – Sources and Uses Statement**

Municipal Name \_\_\_\_\_  
Project Name \_\_\_\_\_

Site Name/Address \_\_\_\_\_

Uses of Funds	Total	Sources of Funds				
		Restore	Muni	Equity*	Bank*	Other 1*
<b>Acquisition</b>						
▪ Land						
▪ Building						
Subtotal						
<b>General Construction</b>						
▪ New Construction						
▪ Renovation						
Subtotal						
<b>Infrastructure / Site Preparation</b>						

**Individual Property Budget**

Municipal Name \_\_\_\_\_  
Project Name \_\_\_\_\_

Site Name/Address \_\_\_\_\_  
ESD Region \_\_\_\_\_  
Total Square Feet (SF) \_\_\_\_\_

Check One in Each Column

Building Type *	Type of Construction (commercial/mixed-use only)	Building	Building
Residential <input type="checkbox"/>	Office – Class A <input type="checkbox"/>	Vacant <input type="checkbox"/>	Demolition <input type="checkbox"/>
Commercial <input type="checkbox"/>	Office – Class B <input type="checkbox"/>	Abandoned <input type="checkbox"/>	Deconstruction <input type="checkbox"/>
Mixed-Use <input type="checkbox"/>	Office – Class C <input type="checkbox"/>	Surplus <input type="checkbox"/>	Rehabilitation <input type="checkbox"/>
	Office – Class D <input type="checkbox"/>	Condemned <input type="checkbox"/>	Reconstruction <input type="checkbox"/>

**Site Control Affidavit for Non-Municipally Owned Properties**

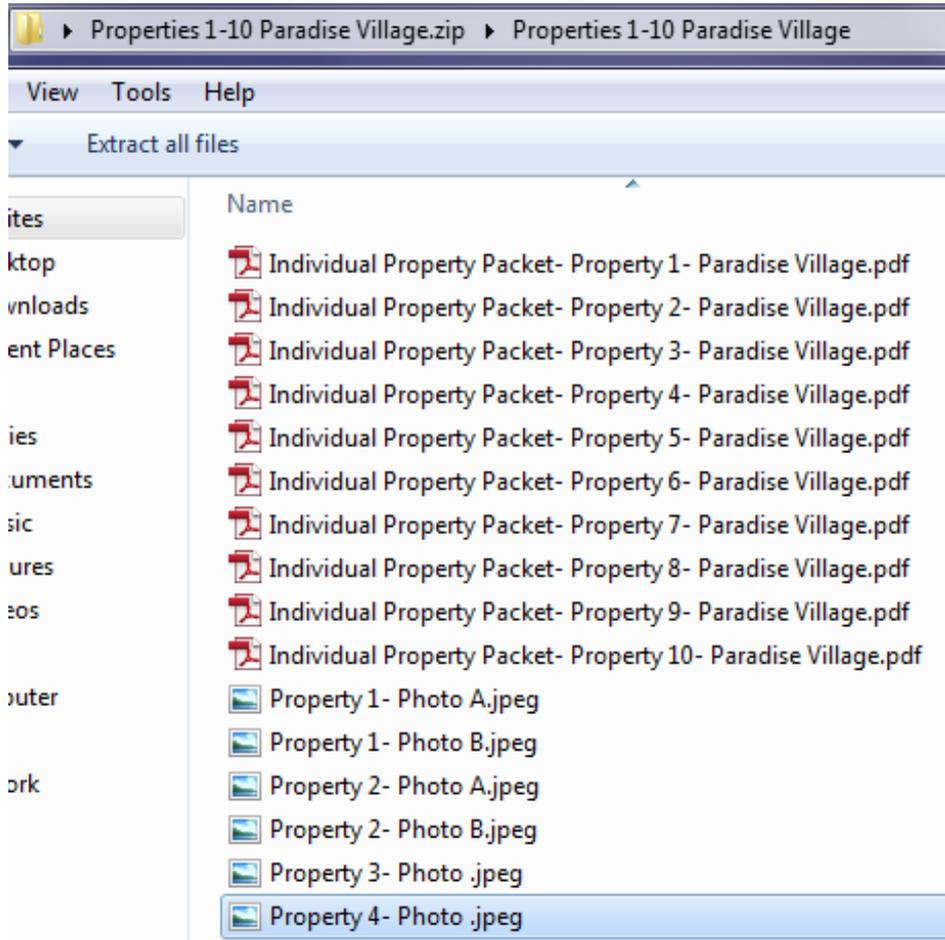
Municipal Name \_\_\_\_\_  
Project Name \_\_\_\_\_

It is my/our understanding that \_\_\_\_\_ (MUNICIPAL NAME) will submit a Restore NY grant proposal to Empire State Development Corporation requesting funds to revitalize urban centers, induce commercial investment and improve the local housing stock.

I/we further understand that the Restore NY program provides grants for up to 90% of the costs to demolish, deconstruct, rehabilitate and reconstruct residential and commercial properties, subject to applicable program grant limits.

I/we further understand that the \_\_\_\_\_ (MUNICIPAL NAME) is proposing to use these funds to demolish, deconstruct, rehabilitate and/or reconstruct my property at \_\_\_\_\_

All four documents must be completed and saved as one .pdf file



# Individual Property Packet - cont'd

- Name each IPP file and facade photos in the shown format
- Ten IPP's per .zip folder
- Up to two façade photos per property
- Folders will be uploaded into Application



# Individual Property Packet - cont'd



It's OK. The process is further detailed in the Guidelines from pages 6 to 8

# Consolidated Funding Application (CFA)

The CFA is New York State's online application portal

- The CFA can accept attachments in **.pdf**, **.jpg** and **.zip** formats
- Each CFA question can only accept one attachment.
  - ✓ Multiple documents must be scanned together and made into one **.pdf** document or one **.zip** folder
- One Master Hard Copy application **MUST** be sent to the Albany ESD Office

# Documents for Application

- Written commitment(s) of matching funds
- Proof of Notice of Public Hearing
- Proof of Publication of the Property Assessment List, must be published in local daily newspaper for three consecutive days (photocopies of newspaper or receipt from newspaper acceptable)
- A true and complete copy of the Municipal Resolution
- Five years operating pro forma

# Documents for Application - cont'd



- Site Map labeling all properties



- Letter from local planning/zoning officials stating project compliance

# Documents for Application - cont'd

- Proposal from Developer (if not muni)
- Credentials/Qualifications/Resume of Developer
- 3<sup>rd</sup> Party Estimates of Project Costs



**STATE ENVIRONMENTAL QUALITY REVIEW  
NEGATIVE DECLARATION  
Notice of Determination of Nonsignificance**

- If completed: Environmental Assessment Form (EAF), Negative Declaration or Impact Statement

# Application Fee

A non-refundable check payable to *Empire State Development Corporation* in the amount of:

- \$1,000 for cities over 100,000 population
- \$500 for cities and villages of 40,000-99,999 population
- \$250 for municipalities under 39,999 population

Application fee must be submitted with the Master Hardcopy Application to the ESD Office at 625 Broadway, Albany, NY 12245

# Commitment Fee

Upon approval of a Project by the ESDC Board of Directors a .1% (“point 1 percent”) Commitment Fee, of the award amount, will assessed to the applicant and due immediately

Commitment Fee will be a minimum of \$100

ESDC reserves the right to award different amounts to similar projects based on geographic representation across the state and other scoring criteria

# Scoring Criteria

Points	Criteria	Scale
Up to 15	Economic Distress	15 – High 10 – Moderate 5 – Slight
Up to 25	Other Statutory Priorities	5 – Mostly in an Empire Zone – Investment Zone –or– 5 – Mostly in a Brownfield Opportunity Area Up to 20 – Leverage of other State and Federal Programs
Up to 40	Program Goals	Up to 20 – Induce Commercial Investment Up to 10 – Revitalize an Urban Center Up to 10 – Improve Local Housing
Up to 20	Project Readiness / Feasibility	Up to 20
Up to 15	President/CEO Commissioner Discretion	Up to 15
Maximum 115		

# State Historic Preservation Office (SHPO)

State funded activities that have the potential to affect historic properties, either directly or indirectly, must be evaluated by the State Historic Preservation Office (SHPO)

Review process does not need to be completed prior to submitting application, but must be completed prior to ESDC Board approval

If your project falls under the purview of SHPO you will be required to submit the necessary information in their Cultural Resource Information System (CRIS) portal, which can be found at:

<http://nysparks.com/shpo/online-tools/>

# State Environmental Quality Review (SEQR)

SEQR requires all state and local government agencies to consider environmental impacts during discretionary decision-making

If SEQR consultation is needed for a project the applicant will need to submit either the Negative Declaration or the Environmental Impact Statement (EIS) before ESDC Board Approval

For more information on the SEQR process visit their website at:  
[www.dec.ny.gov](http://www.dec.ny.gov)

# IMPORTANT DATES

## **Received by 5:00PM July 13 – Intent to Apply Deadline**

May be mailed to Attention Brad DiPietro Restore NY, Empire State Development, 625 Broadway, Albany, NY 12245 or e-mail a signed pdf copy to [RNY4Intent@esd.ny.gov](mailto:RNY4Intent@esd.ny.gov)

## **Received by 3:00PM October 3 – Application Deadline**

Must have CFA completed and hardcopy received by Brad DiPietro Restore NY, Empire State Development, 625 Broadway, Albany, NY 12245