

November 21, 2024

Update:

2024 Restore NY Round 9 Grant Application

West Webster Hamlet Revitalization

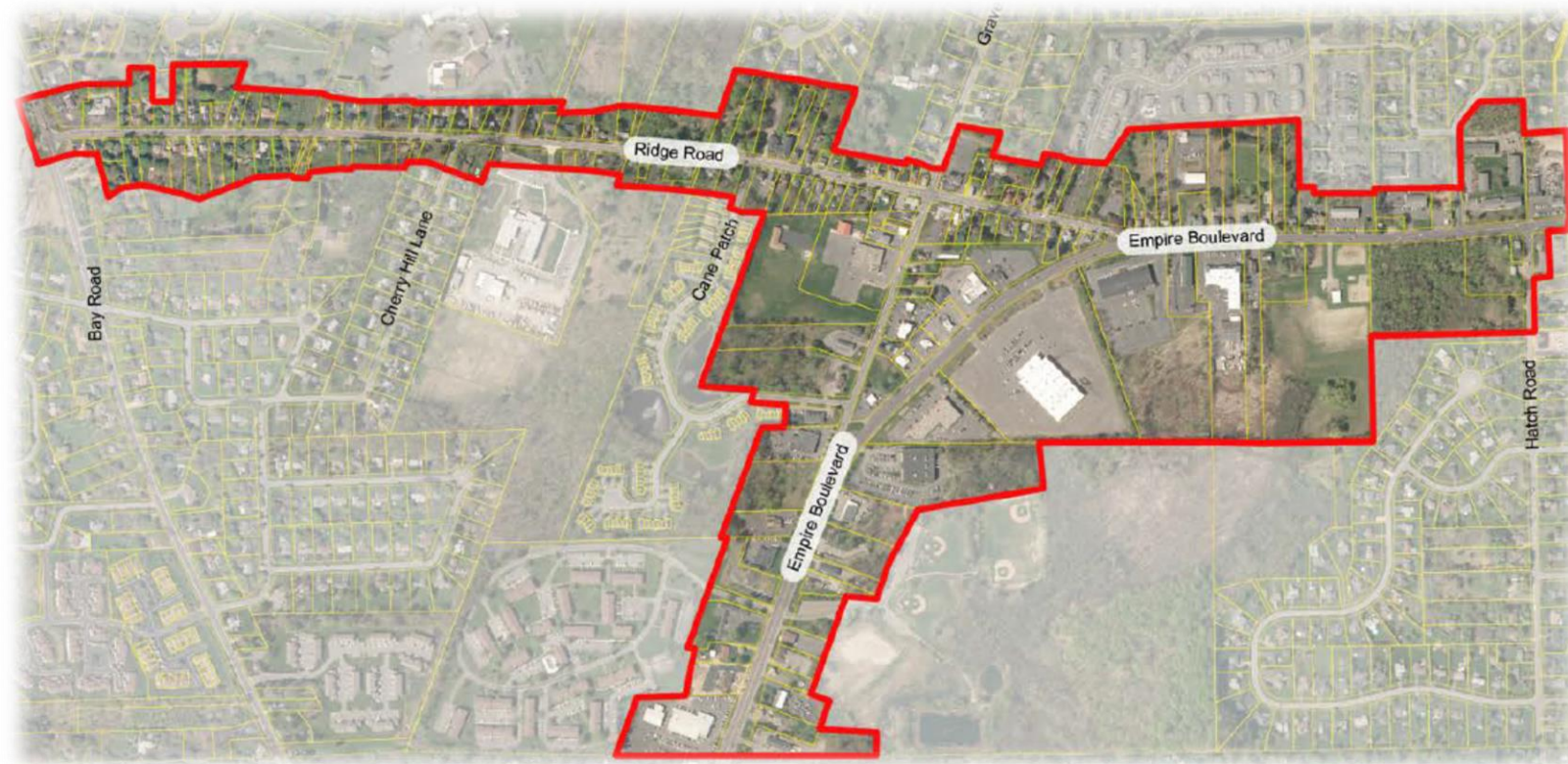


Town of Webster, NY
Department of Community Development



WEBSTER
ECONOMIC DEVELOPMENT ALLIANCE

West Webster Hamlet Revitalization Study Area Map

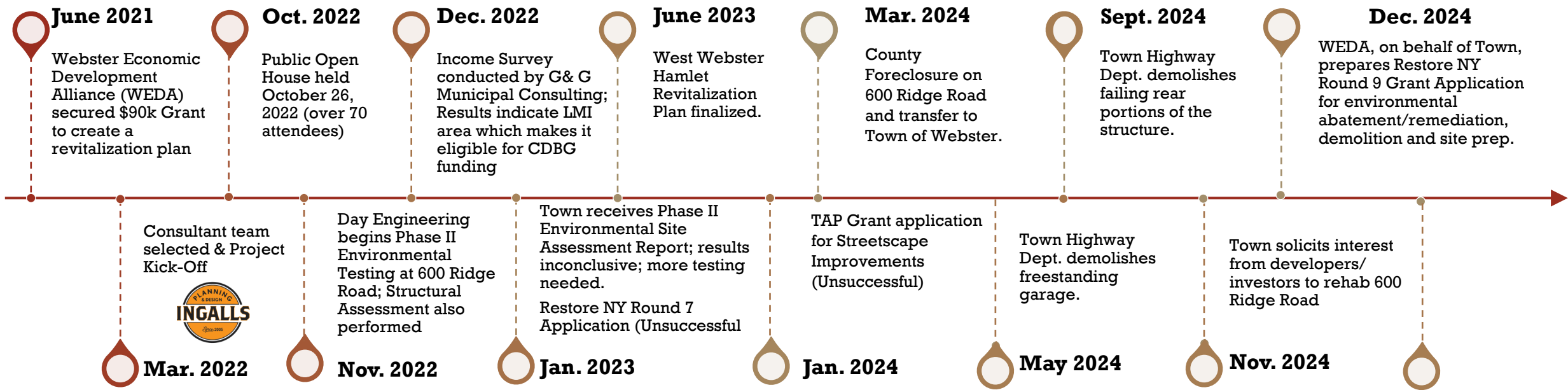


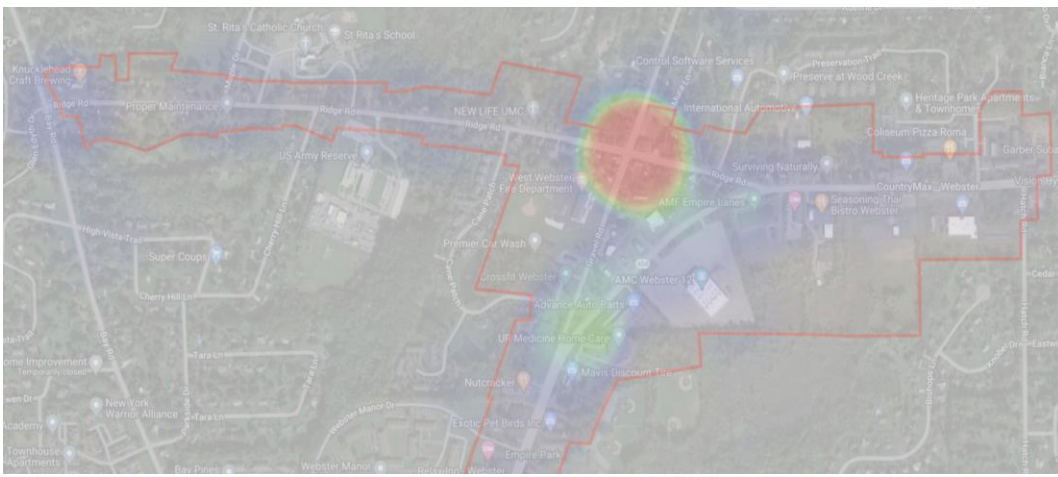
PRESENTATION OVERVIEW:

- Review of revitalization efforts to date & priority plan recommendations
- Restore NY Grant Program Intent and Eligibility
- Proposed Project Scope of Work & Cost Estimates
- Next Steps / Q & A / Board Discussion



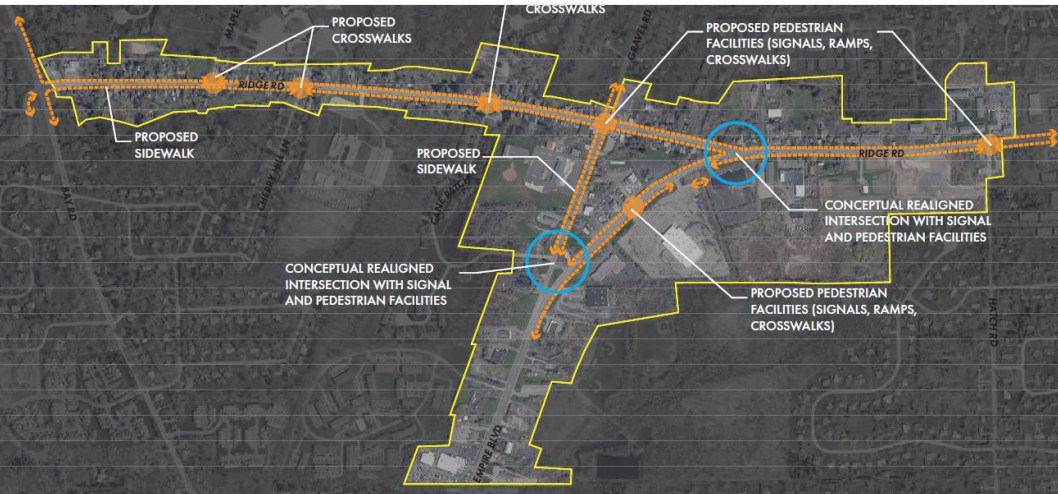
WEST WEBSTER HAMLET REVITALIZATION EFFORTS:





PRIORITY REVITALIZATION RECOMMENDATIONS:

- Intersection of Old Ridge and Gravel Roads was identified as the highest priority area based on community feedback.
- Sidewalks and associated pedestrian amenities / safety enhancements are strongly desired in this area.
- Community demand to see the blighting impacts of 600 and 602 Ridge Road mitigated.





600 RIDGE ROAD SOLICITATION: NOVEMBER 2024

BE A PART OF THE REVITALIZATION

Solicitation for Letters of Interest for the Rehabilitation of 600 Ridge Road

Deadline: November 1, 2024

Contact: Josh Artuso, Director of Community Development
planning-zoning@websterny.gov
585-872-7028

Learn more at websterny.gov

Business Opportunity: 600 Ridge Road

...al partners in the redevelopment/rehabilitation of 600 Ridge ...ers building) to accompany the Town's pending application for ... New York State, due December 20, 2024.

... is a reimbursement program and approved rehabilitation ... r to obtaining State assistance funding.

... ver

... address, e-mail, and phone)

... pment experience

... age, and finance rehabilitation of 600 Ridge Road

... [road and the West Webster Hamlet Revitalization](#)

... day, November 1, 2024, at 4:30 p.m. and may be emailed to planning-zoning@websterny.gov, RE: 600 Ridge Road.

... applicants only, please.

... mpanying resumes, the Department of Community ... nomic Development Alliance will select those ... at experience and capacity to undertake such a project ... Road. All tours shall be by invitation only, tentatively set ... **passing on the property prior to a formal tour**

... formal proposals from remaining interested ... p exclusive negotiations with a preferred developer no

... ty and the Town will rapidly identify a scope of work ... n and/or rehabilitation of the building for submission ... ng request, due December 20, 2024.

... websterny.gov

- Town of Webster sought potential partners in the redevelopment/rehabilitation of 600 Ridge Road
- Need for experience and capacity with similar projects
- Financial capacity to self-fund rehab efforts
- Underwhelming response from development community
- Size of site makes for difficult investment proposition



2024 RESTORE NY PROGRAM (ROUND 9)

- Financial assistance for revitalization of communities through the elimination and redevelopment of blighted structures.
- Goal is to attract residents and businesses by redeveloping residential, commercial, and mixed-use properties.
- The “Project” Application can be submitted by a County, Town, Village, or City, and Municipalities can sub-grant the funds to a private entity.
- Max request is 90% of project, up to \$1M. Typically less than 50%.
- Local match minimum of 10% in cash. Application fee is \$500.
- Funds cover design/engineering, demolition, construction, environmental remediation.
- **Reimbursement Program: project completed and then funds dispersed.**



2024 RESTORE NY PROGRAM (ROUND 9)

- September 20, 2024: Round 9 Announced
- October 18, 2024: Town submits its Letter of Intent to Apply
- November 1, 2024: Town seeks interest for 600 Ridge Rehab
- December 20, 2024: Application Deadline
- Q1/Q2 2025: Anticipated Award Notification (expense eligibility date)
- Q3/Q4 2025: Contracting Period with State
- 2025-2026: Town to Complete Environ. Investigation/Remedial/Demo activities
- Late 2026: Town to close out project and seek reimbursement from ESD



2024 RESTORE NY PROGRAM (ROUND 9)

WHY NOW?

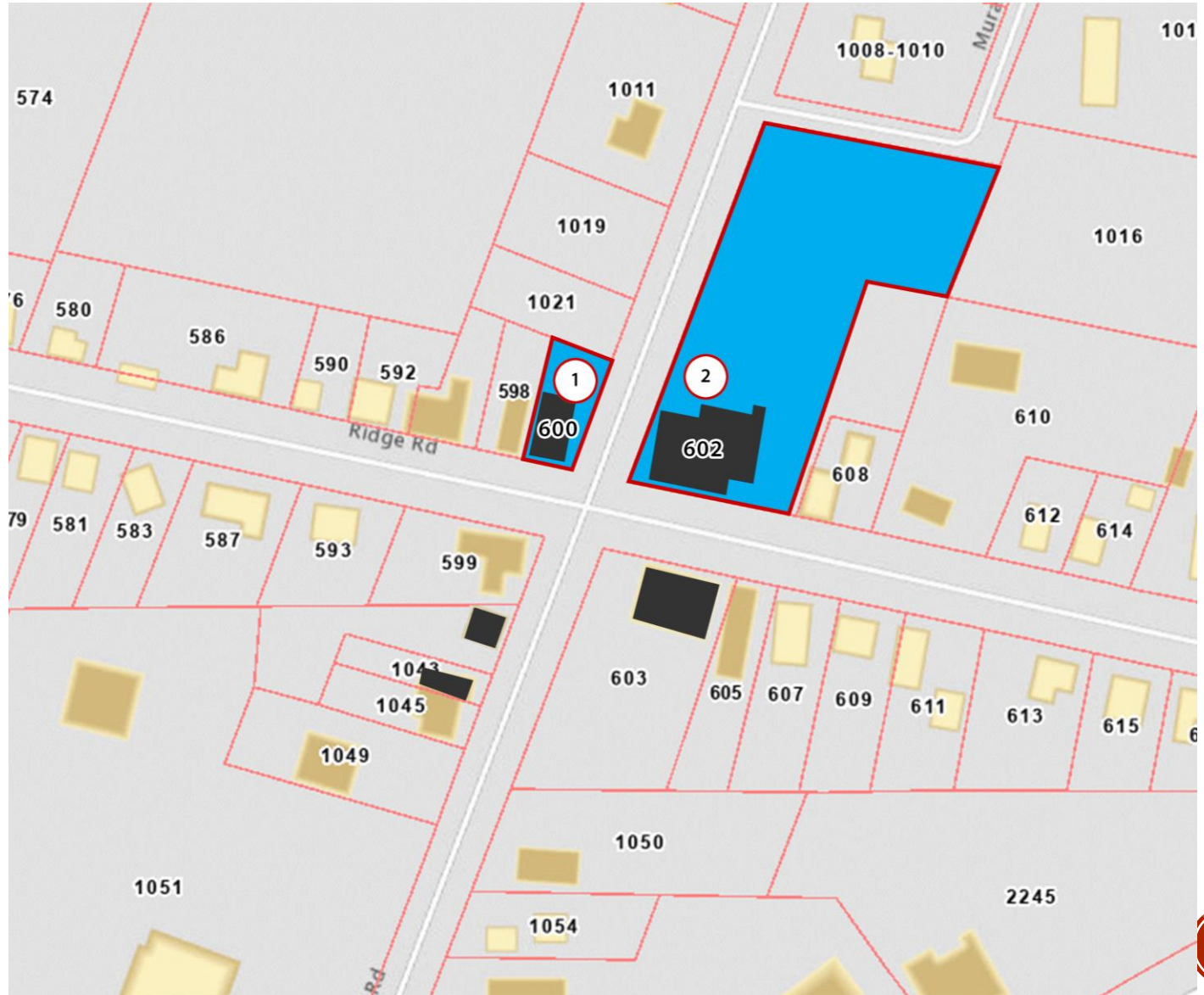
- Sustained Momentum from Hamlet Master Planning Project
- Town now in control of building, yet also responsible for maintenance
- Broad Public Support for mitigation of 600 Ridge Road
- Private Sector is looking to Public Sector for revitalization commitment
- In 2023 and 2024, Restore NY funds have had 2 rounds per year



2024 RESTORE NY PROGRAM (ROUND 9)

Site 1: Owner – Town of Webster
600 Ridge Road
SBL – 78.20-1-11

Site 2: Owner – Louis Buddy Inc
602 Ridge Road
SBL – 78.20-1-16



2024 RESTORE NY PROGRAM (ROUND 9)

Site 1: Owner – Town of Webster
600 Ridge Road
SBL – 78.20-1-11

Status: Abandoned, Contaminated
Proposed Action: Demo/Remediation

Anticipated Cost: \$275,000

- \$150,000 – Demo, Site, Utilities, Abatement
- \$50,000 – Soft Costs, Investigations
- \$75,000 – Contingencies

Anticipated Restore NY Request:
\$250,000



2024 RESTORE NY PROGRAM (ROUND 9)

Site 1: 600 Ridge Road
SBL – 78.20-1-11



2024 RESTORE NY PROGRAM (ROUND 9)

Site 2: Owner – Louis Buddy, Inc
602 Ridge Road
SBL – 78.20-1-16

Status: Vacant

Proposed Action: Rehabilitation

Anticipated Cost: \$2,275,000

- \$1,250,000 – Building Rehabilitation
- \$530,000 – Demo, Site, Abatement
- \$220,000 – Soft Costs, Investigations
- \$275,000 – Contingencies

**Anticipated Restore NY Request:
\$700,000**



2024 RESTORE NY PROGRAM (ROUND 9)

Site 2: 602 Ridge Road
SBL – 78.20-1-16





NEXT STEPS

- **Planning Study Implementation:**

- Formally Adopt Revitalization Plan
- Pursue recommended zoning changes
- Increased Code Enforcement

- **Streetscape Improvements:**

- Future TAP Grant Application
- Highway boundary survey (\$50-\$60k)

- **600 Ridge Road**

- Add. Phase 2 Investigations (\$25-\$35k)



PROPOSED PHASE I STREETScape IMPROVEMENTS:

OLD RIDGE ROAD BETWEEN GRAVEL ROAD AND EMPIRE BOULEVARD (LOOKING WEST)



POTENTIAL FUNDING SOURCES FOR PROJECT:

- 2025-2027 Town Budgets
- Use of American Rescue Plan Act (ARPA) Funds
- Private Investment

- Potential additional grant awards from other sources
 - Federal EPA
 - HUD/CDBG?



Present Day:



Future Vision:



QUESTIONS?

- To stay informed on West Webster Hamlet Revitalization progress, visit:

<https://www.websterny.gov/611/West-Webster-Hamlet>

