



OPEN CALL FOR PROJECT PROPOSALS

AMSTERDAM DOWNTOWN REVITALIZATION INITIATIVE

The Amsterdam Downtown Revitalization Initiative (DRI) is a comprehensive approach to revive Downtown Amsterdam into a thriving regional destination, where people of all ages and backgrounds will want to live, work and play.

This ten-million dollar (\$10,000,000) financial incentive program is funded by the State of New York and is guided by the Amsterdam Local Planning Committee (LPC). The LPC is comprised of local stakeholders from diverse backgrounds, industries and sectors. They are responsible for overseeing the development of the Amsterdam DRI Strategic Investment Plan, which identifies, describes and recommends transformative public and private projects for potential DRI funding.

This open call is seeking project proposals from private or not-for-profit sponsors for transformative downtown revitalization projects on privately owned sites. This may include projects involving new development, redevelopment, or rehabilitation of real property for mixed-use, commercial, residential, or public uses or branding and marketing projects.

Proposed projects must meet the State and City Downtown Revitalization Initiative goals and advance the City of Amsterdam's vision to strategically build a new diverse and sustainable downtown, which includes both sides of the Mohawk River and complements the retail aspect while incorporating crucial mixed-use components including transportation, housing, recreation, education, employment, and true community facilities.

This Open Call for Project Proposals is one of the methods the LPC will be using to identify projects to be considered for inclusion in the Strategic Investment Plan. Public improvement projects will be solicited at public engagement workshops.

Projects submissions will be evaluated based on the criteria defined in this Open Call document. Please note that the inclusion of a project in the Strategic Investment Plan does not guarantee funding through the DRI Program. The State will select projects to be funded through the DRI from those proposed in the Strategic Investment Plan.

IMPORTANT DATES

DEADLINE FOR PROPOSALS IS **DECEMBER 21ST 2018 AT 4PM**

INFORMATION SESSION WILL BE HELD ON **DECEMBER 4TH 2018 5PM-7PM** AT THE **AMSTERDAM HOUSING AUTHORITY BUILDING**
52 DIVISION STREET, AMSTERDAM, NY

Eligible Project Area

Proposed projects must be located within the proposed Amsterdam DRI boundary (see map below) to be eligible for consideration.

The LPC may consider minor adjustments to Amsterdam’s proposed DRI boundary in order to capitalize on new opportunities while ensuring the boundary remains compact and focused on the downtown. If a proposed project is located outside the proposed boundary, a justification statement explaining why the LPC should consider the boundary change must be provided as noted in the Project Submission Form section of this document.



Project Eligibility

Eligible Project Types

The following project types are eligible for this solicitation:

New Development, Redevelopment, and/or Rehabilitation of Existing Buildings: Projects involving the development, redevelopment, or rehabilitation of real property for mixed-use, commercial, residential, or public uses.

Branding and Marketing: Projects that improve downtown wayfinding and legibility and foster a sense of place for residents, investors, developers, tourists, and/or visitors. Eligible activities for this project type include one-time expenses, such as the development of materials and signage. Ongoing operational costs, such as funding a downtown manager or maintaining website, are not eligible.

Ineligible Activities for DRI Funding

Projects proposing the following activities must identify an alternative funding source for the listed activities, as these are NOT eligible for DRI funding.

Planning Activities. DRI funds are intended to be used for projects that directly implement the Strategic Investment Plan and cannot be used to fund additional planning.

Operations and Maintenance. DRI funds cannot be used for on-going or routine expenses, such as staff salaries, rent, and property maintenance.

Pre-Award Costs. Costs incurred before funding awards are announced by the State cannot be reimbursed using DRI funds.

Property Acquisition. DRI funds cannot be used to purchase real property

Training and Other Program Expenses. DRI funds cannot be used to fund continuous costs for programs that would cease to exist once DRI funds have been expended.

Expenses Related to Existing Programs. DRI funds cannot be used to supplement existing programs or replace existing resources.

Evaluation Criteria

Every project proposal will be evaluated by the LPC based on how well it meets the following criteria:

Alignment with the Goals of the DRI

The project is aligned with and advances local and state DRI goals.

Amsterdam DRI Goals:

- Improve traffic circulation, pedestrian enhancements, streetscape improvements
- Integrate the Mohawk Valley Gateway Overlook Pedestrian Bridge
- Integrate the Chuctanunda Creek trail and greenway in the downtown area
- Overhaul zoning and regulatory code to support mixed-use revitalization
- Develop a strategy for marketing Amsterdam to businesses, tourists and potential residents
- Establish a mixed-use downtown setting
- Addition of small parks and greenspace in the urban core
- Pursuit of a strategic investment and significant infill projects

State DRI Goals:

- Create an active, desirable downtown with a strong sense of place
- Attract new businesses, high-paying jobs, skilled workers
- Enhance public spaces for arts and cultural events
- Build a diverse population with residents and workers supported by different housing and employment opportunities
- Grow the local property tax base
- Provide amenities to support and enhance downtown living and quality of life

Catalytic Potential

The project will likely have a significant positive impact on downtown Amsterdam by attracting other public and private investment and creating momentum to downtown revitalization.

Project Readiness

The project has a realistic timeline and is poised to proceed with implementation in the near-term. Challenges related to site control, environmental constraints, or regulatory issues are clearly defined and feasible solutions are proposed.

Co-Benefits

The project will generate benefits not only for the project sponsor, but also for the Amsterdam community. Specifically, the project will generate additional economic activity, grow the local property tax base, and improve the quality of life in the downtown.

Cost Effectiveness and Feasibility

The project represents an effective and efficient investment of public DRI funds by leveraging additional sources of public and/or private funding and generating broad benefits for the community. The estimated cost of the project is feasible and realistic. The applicant and/or subject property are current on local taxes.

Capacity to Implement and Sustain the Project

The project sponsor clearly demonstrates the capacity and expertise to implement and sustain the project in the long-term through strategic partnerships and past experience.

Submission Instructions

This section describes the submission procedures, deadlines, and required information for all responses to the solicitation. Project proposals that do not meet these requirements will not be considered.

Submission Deadline

All submissions are due no later than **Friday December 21st at 4PM**

Submission Procedures

Project proposals may be submitted either electronically or as a hard copy. Applicants can access the project application by navigating to the last page of this document or following this link:

<https://www.amsterdamny.gov/downloads/community-and-economic-development>

Electronic Submissions:

Please submit your project application using the fillable PDF form. Project application and any supplemental information can be sent by hitting the "Submit" button at the bottom of the form. They may also be emailed directly to:

Daniel Windsor, AICP, PP LEED AP
AECOM
daniel.windsor@aecom.com

Hard Copy Submissions:

Please mail or hand deliver hard copies of the project proposal using the fillable PDF form. Project application and any supplemental information can be sent to:

ATTN: Amanda Bearcroft
Director of Community & Economic Development
61 Church St
Amsterdam, NY 12010

Information Session:

An open-house session will be held to provide background information on the Open Call for Project Proposals and answer any questions.

December 4th, 2018
5-7pm
Amsterdam Housing Authority, 52 Division Street, Amsterdam, NY 12010

please RSVP to: daniel.windsor@aecom.com

Questions:

Questions regarding this open call for proposals may also be submitted to:

Daniel Windsor, AICP, PP LEED AP
AECOM
daniel.windsor@aecom.com

Project Submission Form

Please use this form to submit your project proposal. Please address each topic thoroughly and completely. The LPC will use this information as they consider projects to be included in the Amsterdam Strategic Investment Plan.

Project Sponsor

Provide the contact information for the Project Sponsor.

Name:

Title:

Organization:

Address:

Phone:

Email:

Project Location

Please indicate the location of the proposed project.

The LPC may consider minor adjustments to Amsterdam's proposed DRI boundary in order to capitalize on new opportunities while ensuring the boundary remains compact and focused on the downtown. If the project is outside of Amsterdam's proposed DRI boundary, please provide a brief description of how the project relates to the downtown and supports the stated goals of the DRI.

Project Type

Using the following categories, please indicate your project type. See the call for project proposals for more information on each type.

New Development, Redevelopment, and/or Rehabilitation of Existing Building

Branding and Marketing

Project Title and Description

Please provide a description of the proposed project's scope of work. Project descriptions should include the following information:

- Describe the project site's existing conditions
- Indicate the size of the proposed project (e.g. square footage, number of floors, acreage, etc)
- Describe how the project will positively impact Downtown Amsterdam
- Describe the future uses of the property

Property Ownership

Are you the owner of the property? If not, identify the owner of the property on which the proposed project would be implemented. The property owner must have the legal authority to execute contracts with the State and oversee the project.

If the property acquisition is a component of the proposed project, describe the need for acquiring land. Property acquisition is not eligible for DRI funds.

Responsible Parties

Identify who will be responsible for the long-term implementation of the proposed project. Clearly address the capacity of the responsible party(ies) to implement and sustain the project.

Preliminary Funding Estimate

DRI funds are often structured as reimbursable grants. Therefore, if DRI funds are awarded, the grant recipient may need to finance the total project cost using a bridge loan, owner equity, or another financing mechanism. In this situation, grant funds will be released once the project is completed per the contracted scope of work.

State the total estimated project cost and the amount of DRI funds requested. Please also provide a breakdown of the total project costs, sources of potential funding and financing, and the status of those funds, using the table below:

ACTION	COST	FUNDING SOURCE	STATUS OF FUNDS
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TOTAL DRI FUNDING REQUEST
TOTAL FUNDS FROM OTHER SOURCES
TOTAL PROJECT COST

If a proposed project has not yet developed cost estimates or identified sources of funding, please provide as much detail as possible at his stage.

It is important to note that all applicants and/or subject properties must be current on local taxes.

Timeframe for Implementation and Project Readiness

Provide a general timeline for implementation of the project. Describe any work that has already been completed to advance the project, such as feasibility studies, market studies, preliminary site design, permits obtained, and/or funding or financing that has been secured. Append any studies, preliminary designs, legal agreements, permits, documentation of site control and conditions, and/or documentation of funding secured as supplemental materials.

Describe any known challenges, such as regulatory issues and environmental constraints, and explain how these challenges will be addressed in a timely manner.

Anticipated Revitalization Benefits

Describe benefits associated with the proposed project. Benefits may be both direct and quantitative (e.g., number of full time jobs created) and qualitative (e.g., beautification, quality of life improvements).

Supplemental Information

If available, indicate the types of supplemental information that will be provided with this application:

- Images of the existing project site
- Images/renderings of the proposed project
- Documentation of project readiness
- Other (please specify)

Supplemental project information may be submitted either electronically or as a hard copy. Include the project title and project sponsor contact information on each page of supplemental information.

Electronic Submissions:

Please submit electronic copies of any supplemental information via email to:

Daniel Windsor, AICP, PP LEED AP
AECOM
daniel.windsor@aecom.com

Hard Copy Submissions:

Please mail or hand deliver hard copies of any supplemental information to:

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