

Citizens' Advisory Committee for Re-Use

Meeting Summary

March 6, 2019

5:00 PM

Present: Lou DiPalma Marty Bamonto
Mary LaRowe Loretta Slaton Torain
Mike Hughes Steve Rees
Nate Aldrich Rebecca Yanus
Mayor Rosas

Absent: Shaun Heenan Tom Panasci
Christine Schuyler Diane Hannum
Virginia Horvath, PhD

Call to Order

L. DiPalma called the meeting to order.

Update on Hospital Planning

M. LaRowe provided a brief overview of the recently held community leader meetings and the hospital's intent to continue to share information with the public through media opportunities and Op Ed pieces that provide facts related to the building project and reuse process.

Press Release

The press release announcing the newly created link on the hospital's website for sharing reuse ideas was distributed. It is expected to be published in the next few days.

City of Dunkirk Comprehensive Plan

Mayor Rosas indicated that his participation on this advisory committee is to ensure that the reuse of the hospital site fit within the City's Comprehensive Plan. R. Yanus then provided an overview of the process utilized in the development of the plan and the inclusion of the reuse process in the recent workshops held in the Dunkirk community. A summary of the comments

were provided. R. Yanus indicated that the common themes for reuse were health care (specifically urgent care), senior housing, early child care, and retail.

A draft of the Comprehensive Plan is expected by the end of April with approval anticipated early summer.

Feedback on Kaleida RFPs

M. Hughes asked for feedback on the sample (Kaleida) RFPs provided at the last meeting, noting that the format could be similar for this process. The discussion included the option to use a Request for Interest (RFI) which would, potentially, provide insight on interest of developers on such a project.

RFI

The use of an RFI process was considered to be a valuable tool and one that should be utilized. Members were asked to assist in creating a list of developers (local, NY, and PA) and not for profits that could be targeted in the RFI process. The goal is to create a template for the RFI for review at the next meeting. M. LaRowe shared a draft document that would serve as the introduction to the RFI (hospital pictures, aerial map, and floor plan).

It was also suggested that additional vacant properties near the hospital be added to RFI in an effort to attract additional developers. In keeping with the City's terminology, the RFI will be called the EOI or Expression of Interest.

Additional information required for completion of the EOI will be needed including, but not limited to history of the buildings, infrastructure details, environmental studies, and information on the local market (available parcels).

Feedback for Membership

Since the press release identifying the membership of the CAC, S. Rees indicated he had a few (three) phone calls and referred them to Administration. M. LaRowe indicated that she had received a few phone calls about suggestions and they followed the same pattern as that shared by R. Yanus: urgent care and/or some form of health care services.

Adjournment

Having no further business, the meeting adjourned noting the next meeting as Wednesday, April 3, 2019.