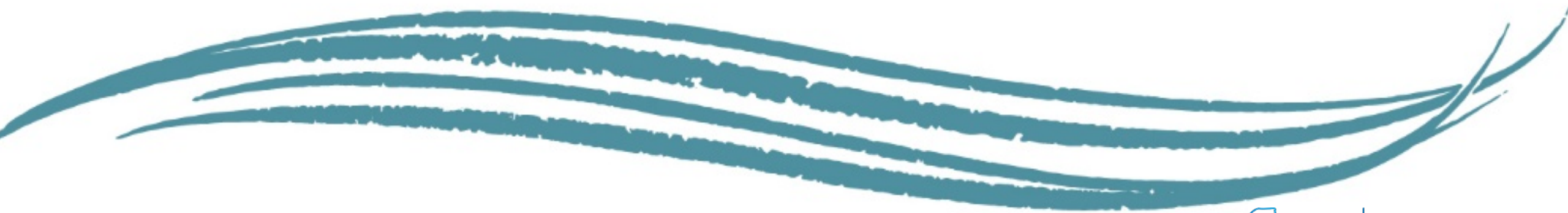


North Tonawanda



momentum



a new city is waiting, it's time to explore



**Downtown
Revitalization
Initiative**

Downtown Revitalization Initiative (DRI)

LPC Meeting #4

May 24, 2022, 3:00 PM

Questions on Code of Conduct?

Contact the NYS DOS Ethics Counsel:

Linda Baldwin, Esq.

(518) 473-3365

Linda.Baldwin@dos.ny.gov

Project List and Presenters

- Howard Roeske - North Tonawanda History Museum Upgrades
- Lauren Eastlack - Buffalo Suzuki Strings Musical Arts Center Façade Reconstruction
- DLV Properties - River Road Riverwalk
- DLV Properties - 624 River Road Apartments and Coffee Shop
- Related Affordable, Sam Sjoberg - Carousel Park Apartments & Senior Center Renovations
- Sheila Lesniowski & Lisa Langer - NT Visual Arts Mural
- Michael Attea - 235 Oliver St Façade Improvements
- Carousel Society of the NF - Carousel Museum Music Room
- Dylan Salmons (Pennrose)- Tonawanda Island Timber Shore Development
- Sandy Bodami and Frank Bodami JR - Tonawanda Island Mixed Use Development
- Barbara and Kevin Hughes - 10 Goundry Street Apartments
- Kevin and Lisa Hughes - 122 Webster Street Mixed Use Development
- Jason Shepard – 27 Main Street Revitalization
- Josh Ramos – Witters / 300 Oliver Improvements
- Bruce Becker - Railroad Museum if the NF Improvement Project
- Enterprise Lumber and Silo – 211 Main Street Development
- Victoria Krantz - River Road Sensory Garden and Trail
- John Krantz - 665 River Road Development
- Robbyn Drake Consulting - 134 Main Street Mixed-Use Redevelopment
- Deb Jaeger - Elks Lodge Development
- Kristin Derby - Carnegie Art Center Restoration and Renovations
- Matthew and Cathy Schwandt – The Clubhouse at 62 Webster Street
- Keith Marshall - 15 Webster Street Upgrades
- David Fillenwarth and Chris Mahiques – Riviera Theatre Expansion
- Keith Carlins – 230 Oliver Street

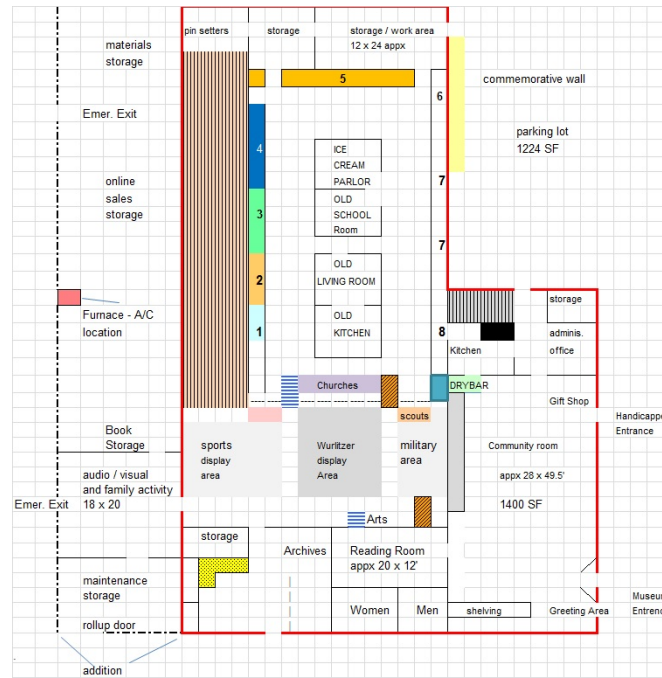
North Tonawanda History Museum

North Tonawanda History Museum Upgrade 2023

- Building addition to house Family Activity Center, artifacts, items donated for fund raising, and maintenance materials
- Replacement of old leaking windows with modern energy efficient windows that have eye-appeal
- Installation of touch screen kiosks will enable visitors to customize their tour while delivering a standardized presentation of the city's history
- Digital exterior signs will deliver programming announcements pertaining to the museums mission of providing historical and cultural education

NT History Museum Upgrade 2023

Building addition



Family Activity Center

- Furnished with chairs, tables for all ages, cabinets and shelves for related material
- Cultural, local history related hands-on activities for kids
- A/V equipped for viewing / listening the commercially and home-produced movies, DVDs and oral histories in the museum archives

NT History Museum Upgrade 2023

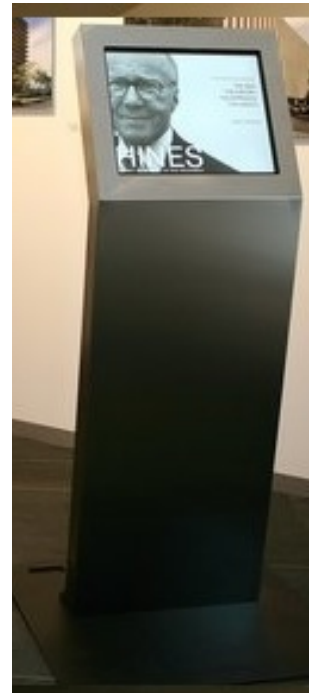
Window Replacement



NT History Museum Upgrade 2023

Touch Screen Kiosks

- Today, museum volunteers either start or give visitors a tour
 - When started, visitors are left to read storyboards interpret history from those signs while viewing the artifacts
 - No two guided tours are the same, some significant points are sometimes dropped



NT History Museum Upgrade 2023

Exterior Digital Signs



Buffalo Suzuki Strings



Who We Are

- Buffalo Suzuki Strings Inc. is a not-for-profit 501(c)(3) music education program utilizing the Suzuki Method.
- Buffalo Suzuki Strings was founded in 1969 by Mary Cay Neal, beginning with two students, studying violin, in her home in Kenmore.
- More than 50 years later, Buffalo Suzuki Strings provides exceptional music instruction for children ages 3 to 18 on the violin, viola, cello, piano, classical guitar, and harp as well as Early Childhood Education for children ages birth to 3 years old.
- Buffalo Suzuki Strings' students have provided hundreds of Community Concerts throughout Western New York and have performed with every major orchestra in Erie and Niagara Counties.

Buffalo Suzuki Strings' Musical Arts Center at 4 Webster Street



This historic site at 4 Webster Street is a cornerstone of the downtown North Tonawanda district and is located adjacent to the historic Erie Canal.

The building was gifted to Buffalo Suzuki Strings in 2001 and since then we have been a committed North Tonawanda business owner.

The interior of the building has undergone many restoration/renovation projects all aligning with the 1928 aesthetics of the building in an effort to preserve and maintain its original architectural beauty and historical significance.

The main level of the building features the restored 200 seat

Project Description for Buffalo Suzuki Strings' Musical Arts Center at 4 Webster Street

- The sandstone façade of the building is cracking and crumbling causing pieces of it to loosen, gradually separating from the building and falling to the sidewalk below.
- We are currently working with CJS Architects and Silman Structural Engineers to analyze the cause of this deterioration and make recommendations for repair and restoration.
- These experts believe the steel beams inside the sandstone exterior of the building are somehow being compromised by water resulting in moisture penetration to the inside of the building. This is causing the steel beams that are not galvanized to rust/rot, and expand the sandstone exterior causing the cracking and destruction to the façade of the building.
- The teams of CJS Architects and Silman Structural Engineers are proposing a major study of the building as a pre-requisite to construction/renovation.
- Because this building is almost 100 years old, they feel it is important to analyze all possibilities of the structure and environment of the building that may be contributing to this issue in an effort to restore the building and preserve it for decades to come.

Goals of Project

- Buffalo Suzuki Strings takes great pride in providing a beautiful environment for the students and parents of the program as well as for the North Tonawanda community and surrounding organizations that we enjoy having use our facility as often as possible.
- Maintaining and continuing to restore this historically-significant building is a priority for Buffalo Suzuki Strings which will further contribute to North Tonawanda's redevelopment efforts, and will continue to benefit the entire community.
- For the past 20 years that Buffalo Suzuki Strings has owned this building, the business has brought in approximately 200 to 300 people weekly which benefits the North Tonawanda community and its businesses.
- Buffalo Suzuki Strings appreciates and values being a part of the North Tonawanda community and we are hopeful that we can raise the funds to support this project allowing us to continue to make 4 Webster Street our home!

River Road Riverwalk



RIVER ROAD RIVER WALK

DLV Properties, LLC/VisoneCo Site Development



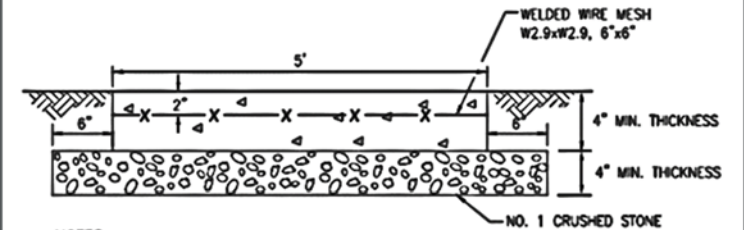
RIVER ROAD RIVER WALK

- Request: \$155,190
- Budget: \$415,497
- Brownfield
- NT MomeNTum Plan



Anticipated Start of Construction: 7/24

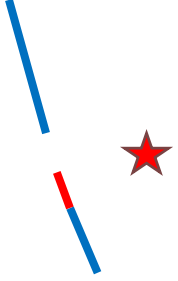
Anticipated Completion/Open for Public: 3/25



NOTES

1. CONCRETE SHALL BE NYSDOT CLASS A, 3,500 PSI, AIR ENTRAINED, MAX. SLUMP 4"
2. WELDED WIRE MESH (WWM) SHALL BE W2.9xW2.9, 6"x6".
3. INSTALL TOOLED CONTROL JOINTS @ 5' INTERVALS.
4. INSTALL CONSTRUCTION JOINTS AT 20' SPACING MINIMUM.
5. PROVIDE LIGHT BROOM FINISH WITH 1/8" R. TOOLED EDGES.
6. ALL CONCRETE PLACED AS PART OF THIS CONTRACT SHALL BE SEALED AS SOON AS POSSIBLE AFTER INSTALLATION.

SIDEWALK DETAIL
N.T.S.



THANK YOU!

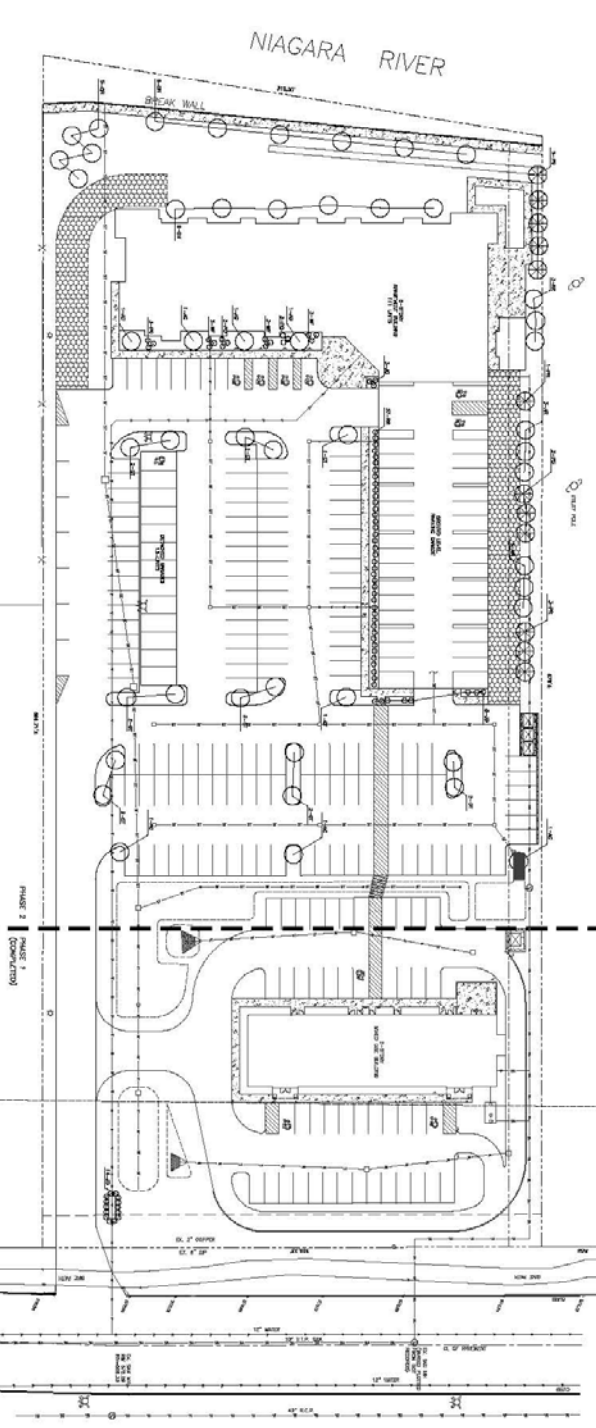


624 River Road Mixed Use Development



624 River Road: Mixed-Use Development

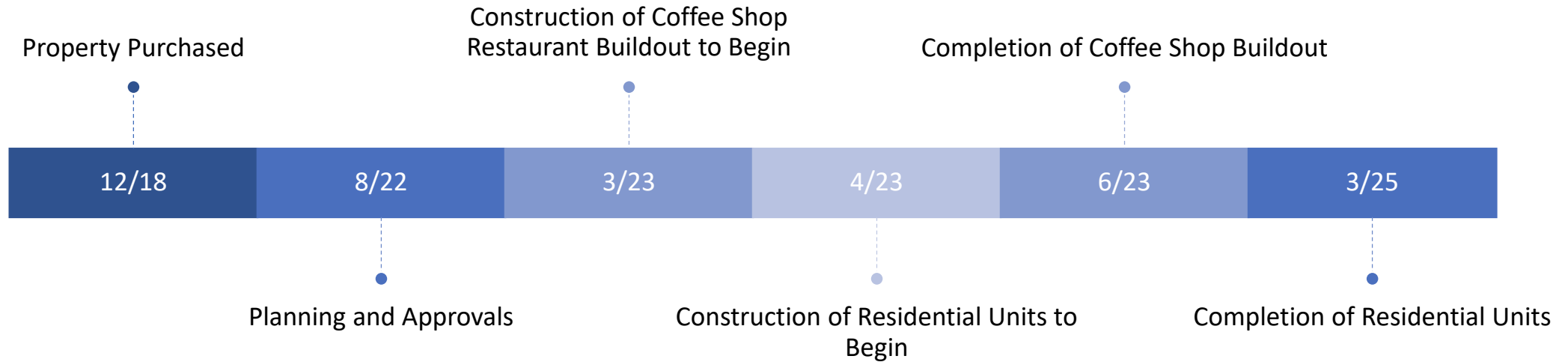
DLV Properties, LLC/VisoneCo Site Development



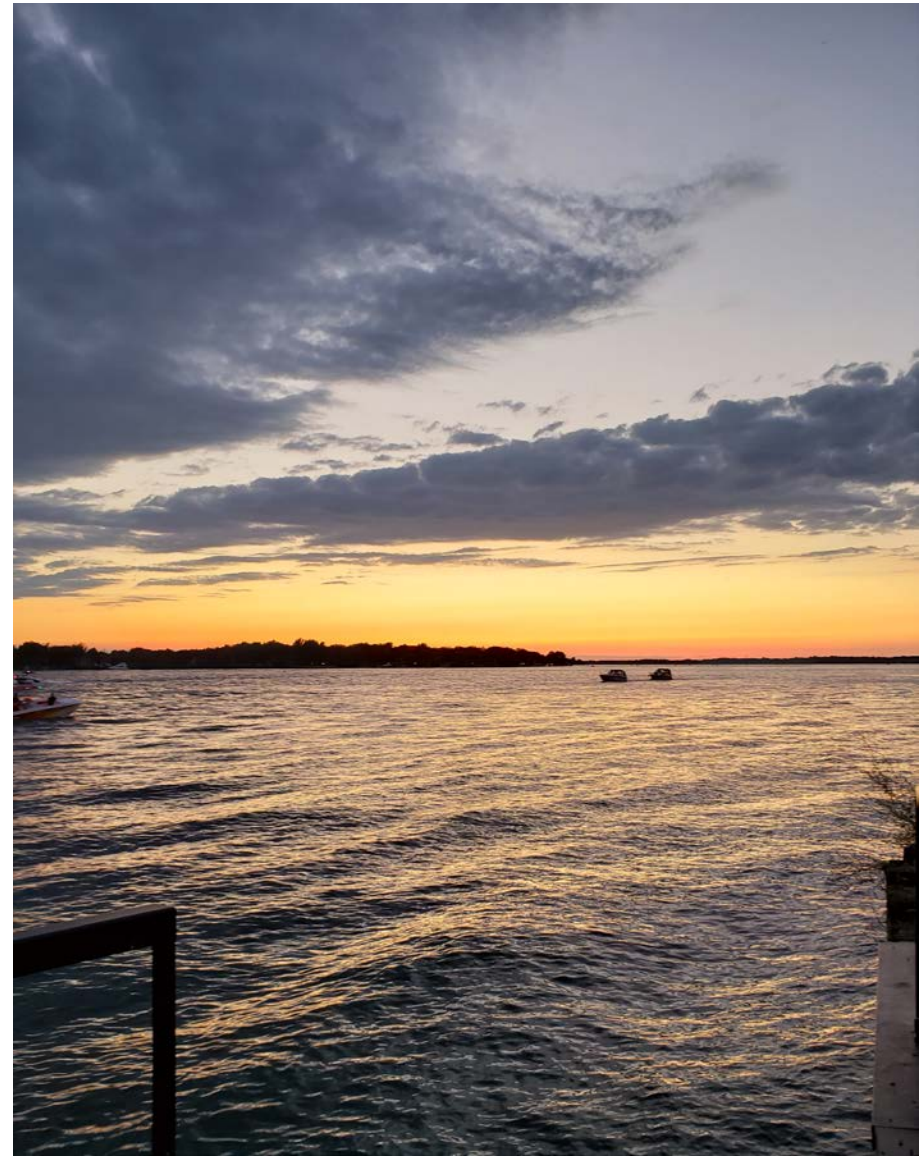
- Funding Request: \$973,155
- Total Project Costs: \$22,651,945 (does not include land purchase or remediation)



Timeline



- In line with MomeNTum plan
- Taking advantage of waterfront
- More dining options
- Opportunity for local startup
- Increased taxes generated
- Job creation
- Decarbonization component
- Bring residents into DRI



Thank you!



Renovation of Carousel Park Apartments & Senior Center

RELATED AFFORDABLE

Carousel Park Apartments

North Tonawanda, NY

Downtown Revitalization Initiative
Project Profile

Senior Vice President

Deep Katdare, 646-767-3251

Senior Associate

Sam Sjoberg, 212-801-3716

May 2022



TRANSACTION OVERVIEW

Carousel Park Apartments (the “Property” or “Carousel”)

100 Oliver Street, North Tonawanda, NY 14120

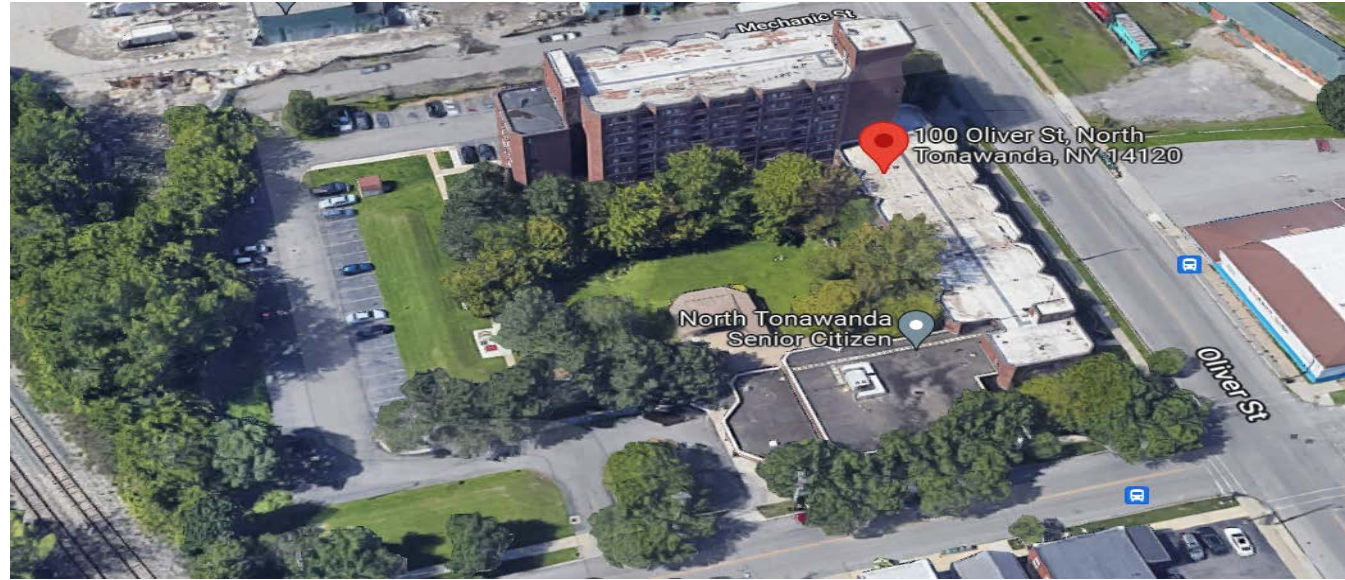
DESCRIPTION

Related Affordable (“RA”) is pleased to present a transformative affordable housing preservation opportunity to the Local Planning Committee. We are seeking a total of \$1,500,000 of Downtown Revitalization Initiative (“DRI”) funds. From the \$1,500,000 request, \$500,000 would be specifically allocated for improving the North Tonawanda Senior Citizens Center, which has served the local community since 1970.

We believe Carousel is an excellent candidate for preservation for following reasons:

- Long-term preservation of 162 units of affordable housing in a desirable location, with a new 30-year income restriction commitment.
- Modernization of the Property’s existing community spaces and amenities including Wi-Fi internet.
- Capital investment of approx. \$9M (~\$56K/unit) in needed physical improvements and upgrades to the apartment units + \$500,000 for Senior Center upgrades.
- Energy efficiency upgrades including rooftop solar.
- Improved security via interior and exterior cameras.

Site / Aerial Map



Photographs



**Carousel Park Apartments
Project Budget and Funding Sources**

Use	Project Cost	Funding Source	Status of Funds
Acquisition	6,500,000	Tax Exempt Bonds & Sale of LIHTC	Pending Application
Construction Hard Costs (incl. Contingency)	8,048,000	Tax Exempt Bonds & Sale of LIHTC	Pending Application
	1,000,000	DRI	Pending Application
Senior Center Renovation	500,000	DRI	Pending Application
Project Soft Costs (incl. Contingency)	1,781,000	Tax Exempt Bonds & Sale of LIHTC	Pending Application
Developer Legal Costs	100,000	Tax Exempt Bonds & Sale of LIHTC	Pending Application
Financing Issuance Costs	306,000	Tax Exempt Bonds & Sale of LIHTC	Pending Application
Financing Legal Costs	78,000	Tax Exempt Bonds & Sale of LIHTC	Pending Application
Reserves and Escrows	664,000	Tax Exempt Bonds & Sale of LIHTC	Pending Application
Developer Fee	2,467,000	Tax Exempt Bonds & Sale of LIHTC	Pending Application
Total DRI Funding Request			1,500,000
% Requested of Total Cost			7%
Total Funds from Other Sources			19,944,000
Total Project Cost			21,444,000

Use (Detail)	Item Cost
Construction Hard Costs (incl. Contingency)	1,000,000
<i>Window Replacement</i>	<i>300,000</i>
<i>Rooftop Solar</i>	<i>200,000</i>
<i>EnergyStar Appliances</i>	<i>200,000</i>
<i>Low Flow Toilets</i>	<i>75,000</i>
<i>LED Lighting (Unit & Common Area)</i>	<i>75,000</i>
<i>Security Upgrades</i>	<i>50,000</i>
<i>Outdoor Amenities (Gazebo, Bocce Court)</i>	<i>100,000</i>
Senior Center Renovation	500,000
<i>Flooring</i>	<i>TBD</i>
<i>Bathroom Renovation</i>	<i>TBD</i>
<i>HVAC System</i>	<i>TBD</i>
<i>Furniture & TV/Audio Equipment</i>	<i>TBD</i>

NT Visual Arts Mural

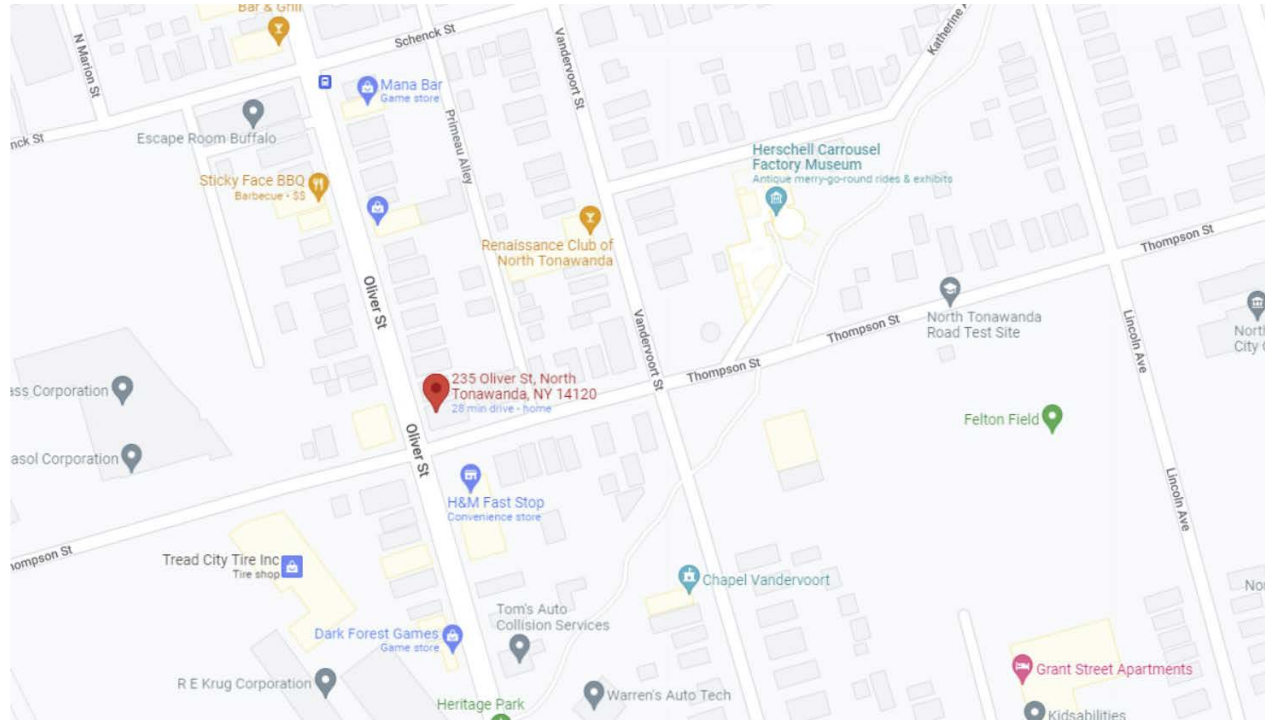
<https://www.youtube.com/watch?v=YQCK1oDzMy8>

235 & 239 Oliver Street Renovations

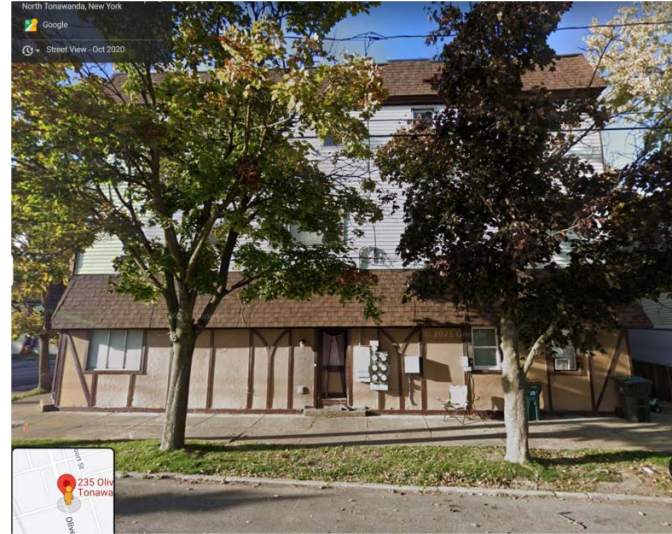


DRI Presentation

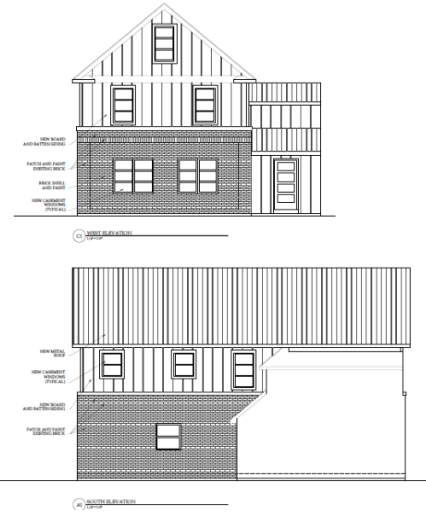
235 & 239 Oliver



The project will transform one of the larger buildings at the important and highly visible corner of Oliver & Thompson St.



Current pictures of both properties depict poorly designed facades and renovations over the years



and shall be subject to the program of the State of New York.	
239 OLIVER North Tonawanda, New York	
DATE:	
EXPERIMENTAL	REVISION
NO. DATE	NO. DATE
SCALE:	
TITLE:	
EXTERIOR ELEVATIONS	

239 Oliver

235 Oliver

- New modern exterior with contemporary elements
- New windows and doors
- Upper gable roof replaced with metal
- Lower over hang replaced with modern linear design
- Concrete upgrades or Replacement

239 Oliver

- Replace and update masonry
- New windows and doors
- New Metal Roof to tie in with metal gables next door
- Concrete upgrades or Replacement



POWER PLAY PARTNERS

Property Management & Development

235 Oliver & 239 Oliver Have
common ownership with
Management Company

Project Costs estimated to be
in excess of \$250,000

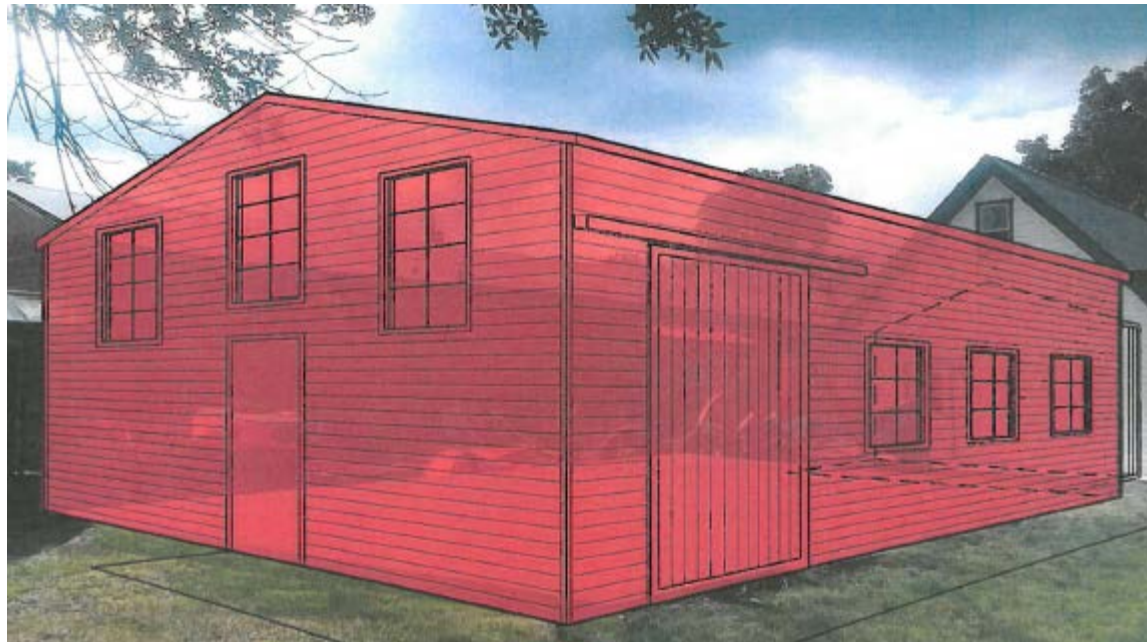
Self Financed Project

PPP manages over 1,200
apartment units in WNY and
\$100+ million in assets

Carousel Society of the NF Music Room



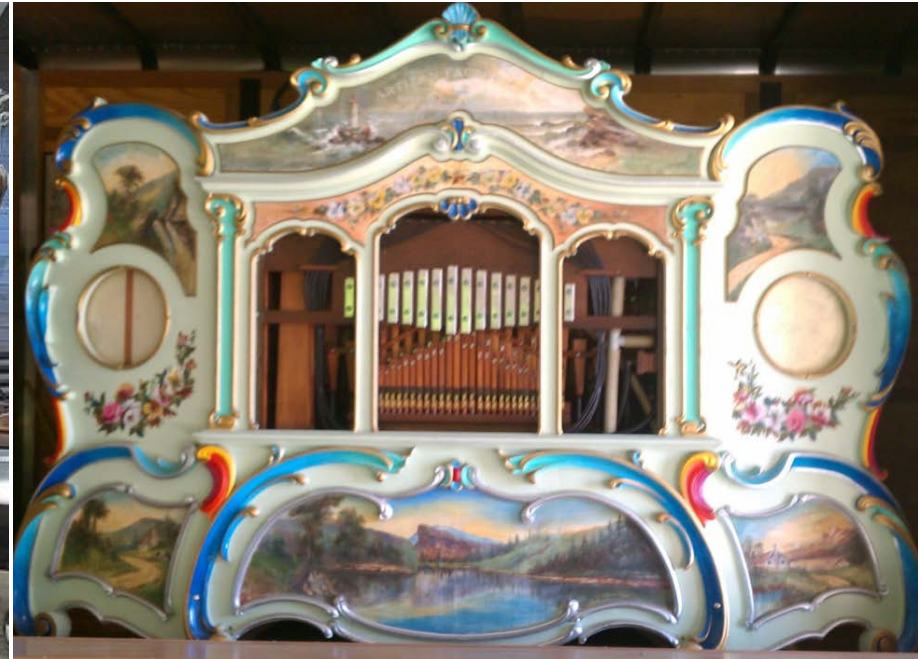
Music Room



North Tonawanda & Band Organs

Wurlitzer Style 150 – 1909

Artizan Style D – 1920s



**North Tonawanda is the only American city to produce Band Organs.
This unique history draws thousands of organ enthusiasts to HCFM yearly.**

Niagara Musical Instrument Works



Wurlitzer Caliola



Wurlitzer Music Roll Shop



Music Room Benefits

- **Enhance an authentic cultural tourist attraction**
- **Increase downtown vitality - total of 30,000 visitors for our restaurants and shops**
- **Enrich the lives of our residents by preserving our heritage, interpreting the past and exploring the future**
- **Interpret the exclusive North Tonawanda band organ manufacturing heritage through demonstrations, exhibits, and virtual programming**
- **Provide new STEM (coding) and music arrangement lessons for local students**
- **Provide a safe, climate controlled environment for these rare artifacts**

Timber Shore Development – Tonawanda Island



TIMBER SHORE

NORTH TONAWANDA DRI LOCAL PLANNING COMMITTEE

78 Bridge Street, North Tonawanda, NY

May 24, 2022

TIMBER SHORE | DEVELOPMENT TEAM

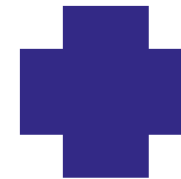
LCDC + Pennrose are jointly redeveloping the city-owned 78 Bridge Street lot.

A core team of professionals with unsurpassed qualifications, expertise, and local knowledge will support the technical and design process:

Developer	Pennrose, LLC
Architect + Landscape	SWBR
General Contractor	DiMarco
Civil Engineer	C & S
Property Manager	Pennrose Management Co.

A Joint Partnership:

LUMBER CITY
DEVELOPMENT CORPORATION



PENNROSE
Bricks & Mortar | Heart & Soul

TIMBER SHORE | DRI

TIMBER SHORE IS...

- *Multi-family Mixed-use Rental Development*
- *70 apartments ranging from 1 to 3 bedrooms*
- *1,250 sq. ft. of ground floor retail space*
- *Riverfront lifestyle for residents and visitors*
- *Range of incomes & supportive services*

DRI IMPACT

- *Facilitates the transformation of former firefighter training grounds into a vibrant community and destination connecting downtown and NT island*
- *Fully electrified building designed to Stretch Code (Enterprise Green Communities Plus+)*
- *Opportunity to scale to onsite generation when combined with Clean Energy Initiative Funding*
- *New York has set the most ambitious climate goals in the nation with the Climate Act*



New York State's goals
for Greenhouse Gas
Emissions Reductions

40% by 2030
85% by 2050

NYS
HCR

TIMBER SHORE | DRI

ALIGNMENT WITH DOWNTOWN REVITALIZATION INITIATIVE GOALS

- CATALYTIC + TRANSFORMATIVE
 - *Brings critical residential density to Tonawanda Island*
 - *Provides an inviting and welcoming presence at a key gateway*
- ALIGNS WITH LOCAL “NT MOMENTUM” GOALS
 - *Waterfront destination*
 - *Dynamic urban experience*
 - *Environmental cleanup and sustainability*
 - *Builds momentum, inclusively*
- READINESS TO IMPLEMENT IN NEAR TERM
 - *Site plan and zoning approval*
 - *SEQR negative declaration*
 - *Common Council support resolution*
- CO-BENEFITS
 - *Activates and diversifies Tonawanda Island*
 - *Grows tax base*
- COST EFFECTIVE
 - *Smartly leverages private investment, federal and state tax credit and subsidy programs*

Timber Shore will establish a precedent for environmentally and socially responsible housing that reaches far beyond the shorelines of Tonawanda Island

THANK YOU

Thank you, LPC and Community Stakeholders!



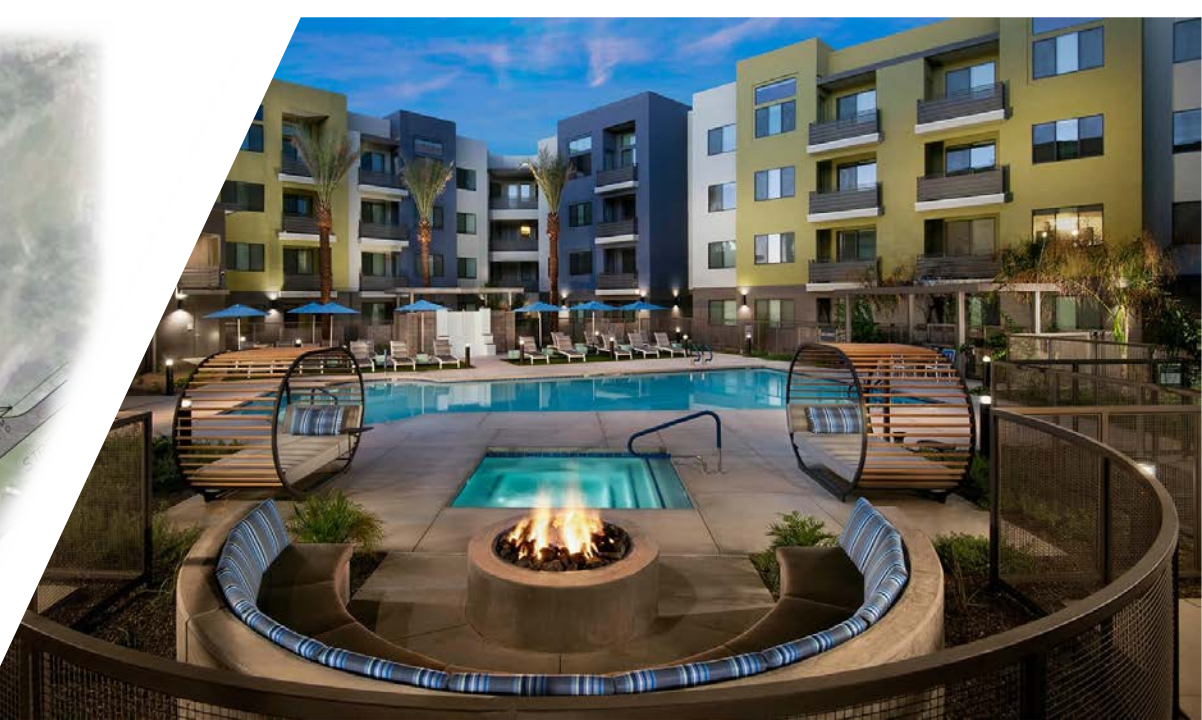
Tonawanda Island Mixed-Use Development



TONAWANDA ISLAND MIXED-USE COMMUNITY DEVELOPMENT

DEVELOPING TODAY FOR A BETTER TOMORROW





PROJECT

DESCRIPTION

Our project helps advance the NT DRI Vision and Goals by implementing a public/private mixed use community on the Tonawanda Island. Our goal is to create a sustainable environment where tenants and community members, near or far, can come to the Tonawanda Island to live, work and play.

Our 'main street' component will have amenities like restaurants, cafes, bars, a healthy food market, shops, activities, etc. that both the tenants living on site and people living near or far can visit. Additionally, will provide a public boardwalk for both private tenants and public community members to enjoy; whether it be watching a sunset over the beautiful Niagara River or taking a long stroll on the waters edge

OUR MARKET STUDY

performed by Real Property Services, LLC, and showed a need of up to 406 residential units. We have a variety of different unit types to be implemented, which include, 1b-1ba, 2b-2ba, 3b-2ba, 2b-2.5ba Townhomes and 3b-2.5ba Townhomes.

PRIOR TO CONSTRUCTION

Nostra Development's sister company , Total Wrecking & Environmental will be performing a complete brownfield remediation of the 22-acre site on The Tonawanda Island.

This will create a clean, safe and viable environment for the City of North Tonawanda including the people living on, near and around the Island. Community members will have complete confidence in knowing all hazardous waste has been remediated and disposed of.



We plan on implementing green technology to maximize sustainability and reduce our carbon footprint immensely.

DECARBONIZATION STRATEGIES AND BENEFITS

Beyond the destination itself, our goal is to create as small of a carbon footprint as possible by utilizing green-energy technologies. We plan to implement technologies such as a

- A Hydro Power station will allow us to utilize the cleanest energy possible, being that the parcel is located on the outer side of the island, this allows for direct water access to faster currents
- Solar Panels can be utilized in a variety of different areas on site (Ample rooftop square footage)
- Dedicated land for solar farm
- Electric Car Charging stations will be implemented and promoted to further push and incentivize the need for environmentally conscious cars

Other planned initiatives to promote a small carbon footprint:

- We have designed our mixed use community with walkability in mind. Our goal is to create an environment where car traffic is minimized and foot traffic is maximized. Less cars means less carbon, less emissions and promotes a viable pedestrian friendly environment
- Implement and promote the use of Bikes and Electric scooters
- Smart home features like, Water leak detection, Smart Thermostats and Energy efficient appliances/building materials will be utilized to promote an environmentally friendly and sustainable development
- Composting stations will be spread across the community to promote reuse and recycling



ANTICIPATED

REVITALIZATION BENEFITS



SHORT TERM BENEFITS

- To boost overall morale and optimism of the Citizens and Representatives in the City of North Tonawanda and surrounding areas for a new and exciting development where both the public and private can thrive.
- Create temporary jobs for local workers (Phased Construction)
- Removal of hazardous material that may cause harm to those in the surrounding area.



MIDDLE TERM BENEFITS

- Create a new atmosphere for people to live, play and work.
- Create temporary jobs for local workers (Phased Construction)
- Collaboration and excitement from the community
- Local artist to create mural, Island history memorial/museum, etc. à community members will be involved to leave the city's "mark" on the Island



LONG TERM BENEFITS

- Permeant job creation for the 'main street' section of the community. Local or non-local companies will need to hire employees to work at the restaurants, bars, markets, museum etc.
- A community where people can feel at home, while enjoying all the amenities it has to offer.
- Confidence from community members: A total brownfield remediation has been preformed on the property and all hazardous waste has been remediated and disposed of. (Environmental pollutants can create health concerns for those living near and around the area. This will no longer be a concern to the City of North Tonawanda and all its community members)
- Economic benefits for the State of New York and City of North Tonawanda
- Renewable and Green energy for a cleaner, healthier community

PRELIMINARY PROJECT

PHASING

PHASE 1

168 TOTAL UNITS
 COMMERICAL UNITS
 BOARDWALK
 POOL
 DOG PARK AND WASH
 MARKET
 MAIN STREET AMMENITIES

PHASE 2

140 TOTAL UNITS
 COMMERICAL UNITS
 BOARDWALK
 POOL
 DOG PARK AND WASH
 MARKET
 MAIN STREET AMMENITIES

PHASE 3

106 TOTAL UNITS
 COMMERICAL UNITS
 BOARDWALK
 POOL
 DOG PARK AND WASH
 MARKET
 MAIN STREET AMMENITIES

JOBS CREATED

With our preliminary plans, we estimate:

- 4 full time Residential Property managers
- 2 full time Commercial Property managers

10 full time maintenance employees -Commercial Tenants:

We cannot speak for private companies on permanent number of job retention/creation, however, they will need to employ a number of workers to provide service, maintenance and up-keep of their privately owned businesses.

Some of these privately owned businesses will include a market, restaurants, bar/brewery, a café, a salon, dessert options, a dog park, museums, indoor virtual golf and entertainment, boutiques and privately owned businesses.

If infrastructure is needed, this will create additional public and private sector jobs. The number of jobs created for this portion of the project will be determined at a later time.

ESTIMATED JOBS FROM PRIVATE BUSINESS BY TYPE:

10	Healthy Market	5	Salon
10	Restaurant	10	Dessert Options
5	Bar / Brewery	3	Dog Park
5	Cafe	3	Museum
3	Boutique	10	Private Business

10 Goundry Street Apartments

NT DRI PRESENTATION

10 Goundry Street

Sponsors: Barbara & Kevin Hughes

Webster Street Commons LLC



Current Condition



- Structure is currently uninhabitable
- Includes 1 commercial unit and 6 residential units
- Property purchased in 2018 due to concerns of illegal activity and plans for revitalization
 - Prior to purchase, numerous calls by our NT police dept were made in response to complaints and concerns of unlawful activity being conducted at this site
 - With the purchase it allowed previous owner to pay back taxes and water bills that were in arrears to the city for over 3 years

Project Description



- The currently uninhabitable structure will be demolished. In its place, a two-story 8 - 10 unit 14,952 total square-foot residential apartment complex will be constructed
- Apartments will consist of one and two bedroom apartments including an affordable component with single car garage parking & surface parking area

Project Supports Goals of DRI



- *Energize* - The addition of new housing to downtown North Tonawanda neighborhood creates increased population density that supports individuals that can live, work and support local small business within our downtown district
- *Diversity* – Enhances downtown as NT’s residential, hospitality, employment and economic center
- *Value* - Support of other historic investment made by sponsors in adjacent projects
- *Incomparable* – Leverage downtown’s unique location with new build housing options to attract residents who desire downtown living.



122 Webster Street Mixed-Use Development

NT DRI Project: 122 Webster Street

Kevin and Lisa Hughes
Lighthouse Trail LLC

Current Condition of 122 Webster Street



Future of 122 Webster Street



Revitalization Benefits

1. New Storefronts for Small Businesses
2. Job Creation and Increased Tax Revenue
3. Increase Housing to Support Downtown Development
4. A Charming Entrance Welcoming Guests to Historical Downtown North Tonawanda

27 Main Street Renovation



27 Main Street Renovation

Presented by Jason Shepard
Owner: Sunshine 5549 Holdings, LLC
Dockside Bar & Grill

27 Main Street Renovation

- The Project – Renovation of the 23,399 square foot building on Main/Sweeney Streets into a multi-tenant commercial property. The property will be occupied by Dockside Bar & Grill for a commercial prep kitchen, a seasonal ice cream stand, and up to 7 retail spaces for future lease to local businesses.
- Project Cost - \$3,276,568
- DRI Request - \$1,000,000
 - \$1,676,568 of owner equity committed
 - \$600,000 financing from NYS Office of Community Renewal awarded

27 Main Street Renovation

- Community Benefits – The completed project will support over 100 jobs on site and substantially add to the local tax base.
- Downtown Impact – The building is located at a highly visible entrance to North Tonawanda and the renovated building exterior will improve the visitor experience as tourists and patrons come over the Canal into North Tonawanda.
- Economic Impact – The employees and customers to the businesses within the building will add hundreds of daily visitors to downtown, creating spin-off investment and benefit to other downtown businesses.
- Project Readiness - \$1,600,000+ owner equity commitment, recent award of \$600,000 from NYS Office of Community Renewal to support commercial prep kitchen. Project is consistent with North Tonawanda zoning code and downtown development plans.

300 Oliver Street Improvements (Witters)



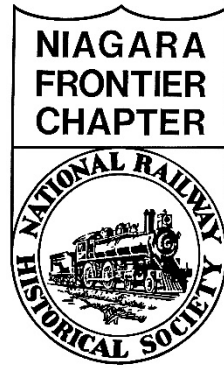


WITTER'S
Sports Bar & Grill

300

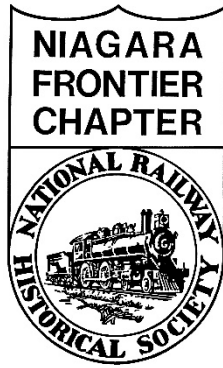


Railroad Museum of the NF Improvement Project



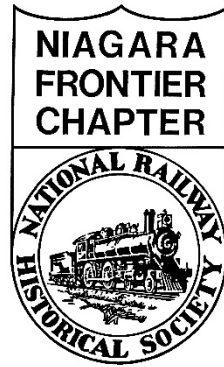
Who We Are:

- Originally founded in Buffalo in 1938, the Niagara Frontier Chapter of the National Railway Historical Society is one of the oldest railroad historical organizations in the country.
- The **Niagara Frontier Chapter – NRHS, Inc.** is an IRS recognized 501(C)3 Non-Profit Educational Organization.



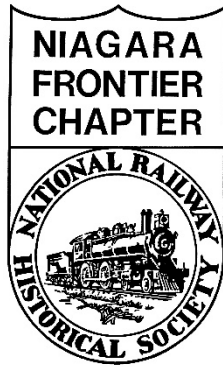
The Railroad Museum of the Niagara Frontier:

- The Chapter acquired the historic 1923 Erie Railroad Freight House on Oliver Street from Conrail in 1987.
- The adjacent historic New York Central 'EL-2' switch tower was deeded to the Chapter by the City of North Tonawanda in 1992.
- The Chapter leases the property adjacent to the Museum building from the NFTA.
- After extensive renovations, **the Museum opened to the public in 2003.**



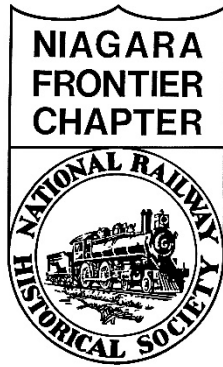
The Railroad Museum of the Niagara Frontier:

- The Museum's archives & displays contain thousands of historic photos, hours of rare films, countless railroad documents and related materials and are regularly augmented through individual donations from across the region & country.
- The Museum relies solely upon volunteers for its collections, exhibits, educational programming, operations & maintenance and is funded primarily by the generous support of the Chapter's members, community sponsors, special events and donations from the hundreds of visitors who come to North Tonawanda to visit the Museum each year.



The Museum's Funding Request:

- **\$470,000.00 For Exterior Improvements & Enhancements Of The Museum Building, Grounds & The 'EL-2' Tower:**
 - **Expansion & Rehabilitation Of The Main Parking Area**
 - **Rehabilitation & Enhancement Of The Museum Building's Street-Facing Exteriors**
 - **Rehabilitation Of The Museum Building's Historic Loading Dock**
 - **Creation Of A Park-Like Setting Through Landscaping & Grounds Enhancements**
 - **Addition Of Decorative Fencing**
 - **Cosmetic Rehabilitation Of The Displayed Historic Rail Equipment**
 - **Addition Of Street-Facing Informational & Interpretive Signage**
 - **Rehabilitation Of The 'EL-2' Switch Tower**



How These Improvements Can Benefit North Tonawanda:

- Increase Visitors To North Tonawanda & The Oliver Street Corridor
- Serve As A Visual & Directional Link Between The Webster Street Corridor And The Oliver Street Corridor
- Improve Neighborhood Quality Of Life
- Increase Facility Energy Efficiency
- Promote Nearby Private Investment

➤ Thank You Questions?

211 Main Street Development



211 Main Street, North Tonawanda

ENTERPRISE LUMBER & SILO

*kcb*Architecture

211 Main Street Redevelopment Project

Goal: To restore and repurpose a 1930s era condemned building on a brownfield site into 6,200 SF of professional office space

Owner: Enterprise Lumber & Silo, LLC

Principals: Kelley Culp-Burton, AIA, President of KCB Architecture, PC
Christopher Guard, President of Guard Construction and Contracting
Terry Burton, J.D., MBA, Practicing Attorney

Benefits: Remediate a contaminated brownfield site

Create a model of the best practices in passive design, carbon neutral building operation, sustainable energy utilization, and “green infrastructure” that can be replicated

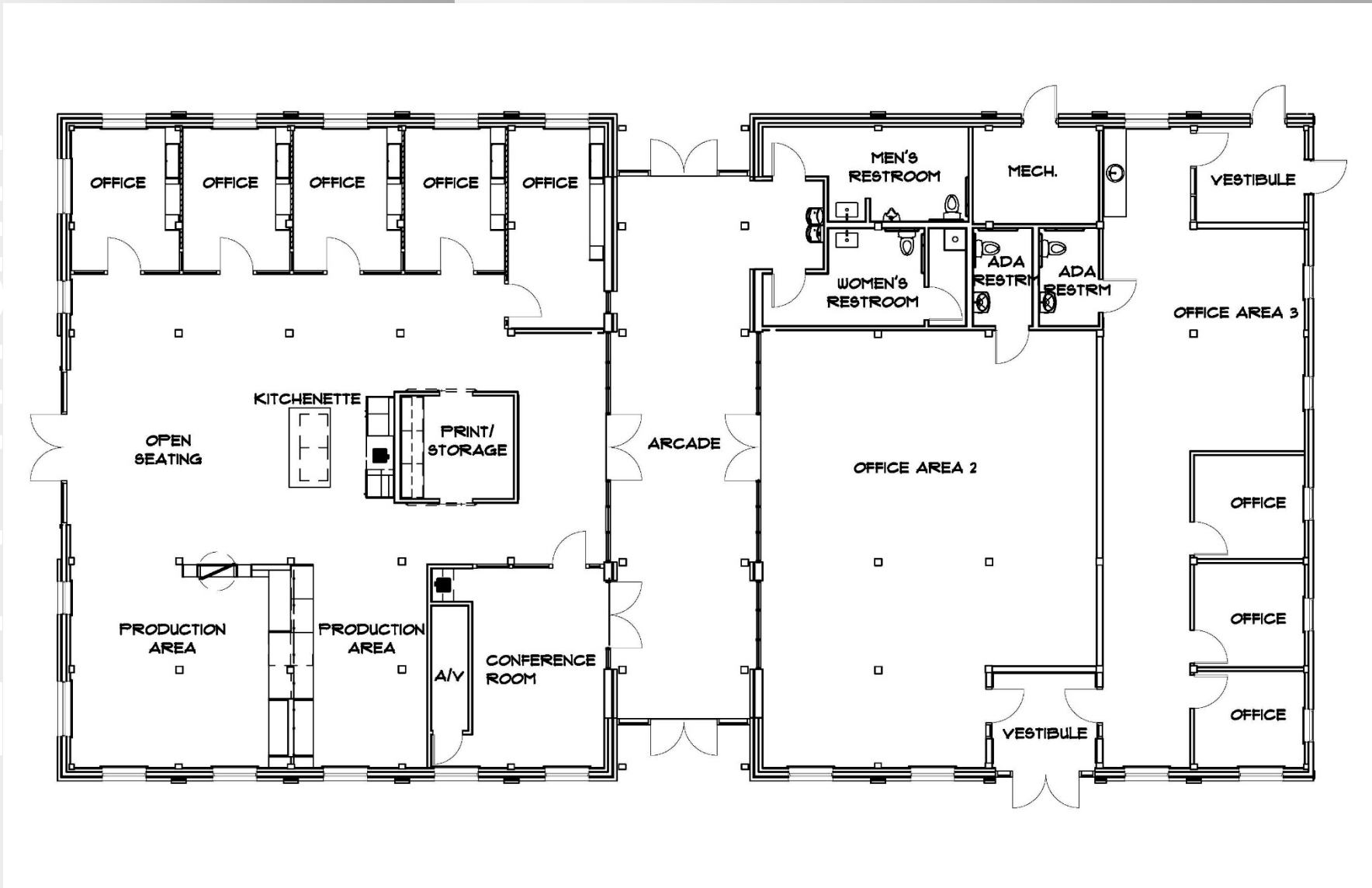
Promote entrepreneurship and job creation

Serve as a catalyst for future private development in North Tonawanda

Total Cost: \$4,115,258 **Committed Funding:** \$3,566,432 **Shortfall:** \$548,862

Despite value engineering efforts, the project faces a shortfall due to regulatory delays, unexpected site remediation expenses, and post-pandemic material and labor cost increases

Sources: Owners’ equity & tax credit bridge loans, loans from the Niagara County Brownfield Redevelopment Corp. and a Regional Bank, and grants from Empire State Development Corp., NYSERDA and National Grid



211 Main



Arcade Entrance

211 Main



Open Office Suite

River Road Sensory Garden and Trail

Sensory Garden



729 River Road North Tonawanda, NY

The Sensory Garden offers an inclusive space for children and adults with developmental and intellectual disabilities. People all over Western New York, with or without sensory processing deficiencies are invited to come connect and explore their senses through nature. Join us as we introduce the life cycle of a plant, gardening tips & tricks and many other life- skill classes!

◆ *Benefits of the Sensory Garden:*

- *Community participation and involvement*
- *Sensory stimulation*
- *Supports a calming and therapeutic experience*
- *Encourages explorative and discovery skills*
- *Allows visitors to learn through naturalistic teachings*
- *Promotes personal accomplishments*



665 River Road Development

65 River Road

◆ Benefits to the community

- There is a need to improve the current site
- The idea is to update the site by making it more inviting to the public
- The project will positively impact downtown North Tonawanda visually
- This project will add to the number of jobs in the area



134 Main Street Mixed-Use Redevelopment

134 Main Street



Proximity to DownTown





Potential Façade and Patio



Mixed Use Renovation

Floor	Current Status	Renovate to:
First Floor	Small office	Restaurant Space (2,300 sq ft)
Second Floor Front	Vacant	Office Space (1,200 sq ft)
Second Floor Rear	Occupied Residential	Updated Residential Apartment (1,000 sq ft)

Cost Estimates

- **New Roof - \$30,000**
- **HVAC Upgrade - \$30,000**
- **Electrical Upgrade - \$35,000**
- **Interior Renovation - \$45,000**
- **Plumbing/new bathrooms - \$30,000**
- **Foundation masonry - \$5,000**
- **Courtyard - \$10,000**
- **Façade - \$10,000**
- **Acquisition - \$250,000**

Twin Cities Elks Lodge Development

Carnegie Art Center Restoration and Renovations



Carnegie Art Center

Carnegie Art Center Restoration and Renovations for Accessible Arts Programming

City of North Tonawanda
2022 Downtown Revitalization Initiative Proposal



**Downtown
Revitalization
Initiative**

Project Summary

To further enhance additional programming and generate revenues for the organization, there are critical building enhancements that must be made for both accessibility and weatherproofing needs to an original Carnegie Library built in 1903.

Through this added capacity, the Carnegie will be able to host visitors of all abilities, private and public events, and arts programming inside and on the grounds of this iconic historic building through all seasons.

Proposed Changes

UNICO Air Conditioning System/Installation

Slate roof repair

Beaded mortar joint repointing

Foundation stone repointing

Downspout replacement and gutter repair

Aluminum-clad storm windows

Historic and exterior door refinishing

Refinishing and repair of original wood floors

Historic mosaic tile floor restoration

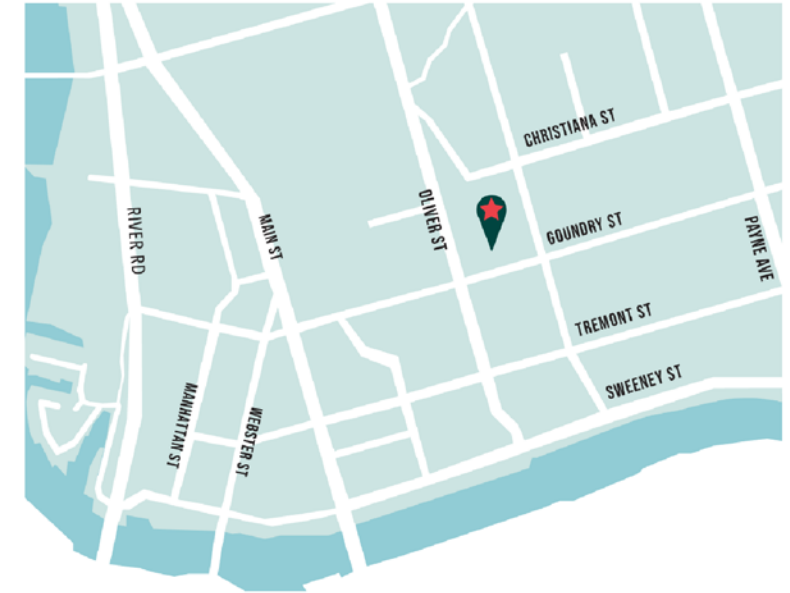
**Environmentally friendly permeable grass parking lot/
driveways**

Elevator and design fee/construction of shaft addition

Survey of grading/additional drainage

Architectural/project consultant

Exterior signage



Current Conditions



Original Library



Anticipated Benefits

This proposal has the potential to greatly impact the economic health of the downtown area and surrounding region by supporting working visual and performing artists, the events and tourism industry as a premier rental space, other community partners, and secondary small businesses used for education, events, programming, and gallery shows.

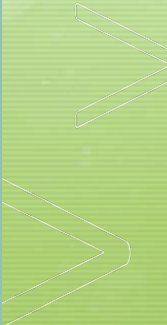
A vibrant arts community will attract and retain residents, small businesses, and visitors to the area as has been shown in numerous municipalities. A well-placed arts district, or the use of an arts venue as an anchor for a neighborhood, can be a magnet for economic growth.¹

The Clubhouse at 62 Webster Street

15 Webster Street Upgrades



Downtown Revitalization

- Elevator (ADA Compliance) 3 quotes (\$4-600K)
 - Painting and Repairs to Building (\$50,000)
 - Upgrade Cement Portion (\$60-80K)
 - Lighting Upgrades (green-energy efficient \$10,000)
 - Roofing Structure (\$50,000)
 - Signage (\$10-50K)
- 

Stay with the past.
Upgrade for the Future.





Tenancy and Timeline

- Mixed Use
- Public and Private Tenants
- For Profit and Non Profit
- Elevator 5+ months
- Painting and upgrading exterior (summer 2022)
- Lighting (30 days)
- Structure/Roofing (60 days)
- Signage (120 days)

Bridge to Tonawanda
-First Building You See.
Best View of Erie Canal



Riviera Theatre Expansion Project



Riviera Theatre Expansion Project

Presentation to the North Tonawanda
Downtown Revitalization Initiative Local Planning Committee

Community Asset

- 6 Free Wurlitzer Organ Concerts & Silent Films every year
- Annual Canal Fest Pageant
- Local Dance Recitals
- Chamber Theatre school time productions
- Cultural Programming; Family Ice Skating Shows, Zuma Zuma, Mike Super, Shadow Dancing, A Christmas Carol with Mike Randall
- Annual Toys for Tots Toy Drive
- Voucher donations for fundraisers
- 300 tickets free for Veterans on Veterans Day
- Free Kenmore Mercy Staff Appreciation concert





Project Budget when submitted to LPC 4/25/22

\$375,000 spent

- Acquisition of 71 Webster Street
- Feasibility Study
- Development of Fundraising Plan

\$375,000 secured (including equity)

- Architectural and Engineering
- 71 Webster Demolition

\$1.8 Million to secure

(includes \$1.2 million DRI request)

- 71 Webster renovation
- Construction of dressing and green rooms

Current Project Budget

\$375,000 spent

- Acquisition of 71 Webster Street
- Feasibility Study
- Development of Fundraising Plan

\$875,000 secured (including equity)

- Architectural and Engineering
- 71 Webster Demolition
- Portion of 71 Webster Renovation

\$1.3 Million to secure*

(includes \$1.2 million DRI request)

- Remainder of 71 Webster renovation

*Inevitable cost increases and overruns will be funded through equity & bank financing

230 Oliver Street Redevelopment

Next Steps

- ◆ Two LPC meetings in June
- ◆ Public Workshop #3



Wrap Up

- ◆ Final Questions
- ◆ Contact Information:
 - Daniel Riker (C&S) – Project Manager – driker@cscos.com
 - Emma Phillips (C&S) – Project Planner – ephillips@cscos.com
- ◆ For more information: NTMomentum.com