

City of Tonawanda Downtown Revitalization Initiative (DRI)



Local Planning Committee (LPC) Meeting #6

October 24, 2024, 6:00-7:30 PM

Twin Cities Elks Lodge



Downtown
Revitalization
Initiative



**Downtown
Revitalization
Initiative**

Welcome & Introductions

Co-chairs

- Honorable John White, Mayor
- Paul Brown, WNY Regional Economic Development Council
- Marty Grunzweig, City of Tonawanda Local Development Corporation
- Skip Johnson, Historical Society of the Tonawandas
- Nhi Kha, Sativa Remedy
- Debbie Jaeger, Erie Heights Apartments
- Alice Roth, City of Tonawanda Planning Board
- Michelle Lockett, Niagara River Greenway Commission
- Mark Saltarelli, Tonawandas Gateway Harbor, Inc.
- Joan Horn, City of Tonawanda Board of Visual & Performing Arts
- Jeffrey Ross, Chamber of Commerce of the Tonawandas
- Suzanne Zuchlewski, Resident

Welcome & Introductions

Name

State Partners

Ben Bidell	NYS Department of State
Angela Keppel	NYS Department of State
Erin Corrado	Empire State Development
Mo Sumbundu	Governor's Office
Leonard Skrill	NYS Homes and Community Renewal

Name

City of Tonawanda

Sharon Stuart	Administrative Assistant to the Mayor
Judy Kurtzworth	Executive Secretary to the Mayor

Code of Conduct Preamble

Each Local Planning Committee Member is reminded of their obligation to disclose potential conflicts of interest with respect to projects that may be discussed at today's meeting. If you have a potential conflict of interest regarding a project you believe will be discussed during the meeting, please disclose it now and recuse yourself from any discussion or vote on that project. For example, you may state that you, or a family member, have a financial interest in the project, or you are on the board of the organization proposing the project. Please inform the LPC co-chairs during the meeting if the need to disclose a conflict arises unexpectedly, and then recuse yourself from discussion or voting on the project.

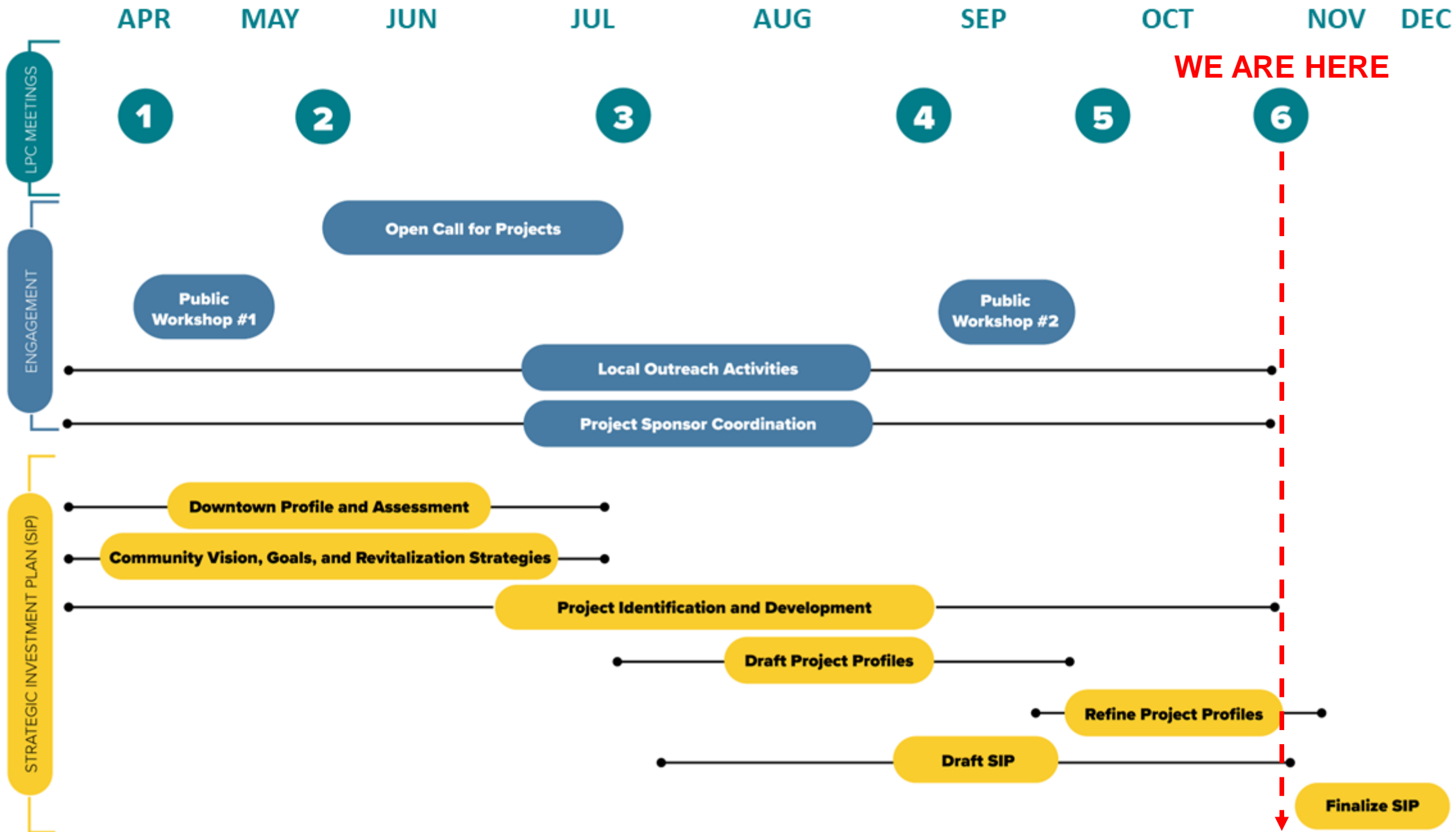
Code of Conduct Preamble

The conflicts of interest we have on file are listed below. Do any other LPC members need to make a disclosure to the Committee? Thank you. Please inform the LPC co-chairs during the meeting if the need to disclose a conflict arises unexpectedly, and then recuse yourself from discussion or voting on the project.

- *Alice Roth, Volunteer and Trustee for Historical Society of the Tonawandas,
Conflict: Enhance the Historic Long Homestead and Preserve the Historical Society of the Tonawandas Museum*
- *Skip Johnson, Member and Treasurer of the Historical Society of the Tonawandas
Conflict: Enhance the Historic Long Homestead and Preserve the Historical Society of the Tonawandas Museum*
- *Debbie Jaegar, Former Owner of 77 Young Street
Conflict: Construct a Mixed-Use Waterfront Building on the Former Smoke on the Water Site*

Planning Process and Engagement Updates





LPC Meeting #5 Summary (Last Meeting)

- Welcome and introductions
- Code of Conduct preamble
- Planning process and engagement updates
- Project updates since last meeting
- Summary of project evaluations and public feedback
- Preliminary slate of projects to recommend for funding
- Additional questions and project information needs
- Next steps including final meeting
- Public comment

LPC Meeting #6 (Today's Meeting)

- Welcome and introductions
- Code of Conduct preamble
- Recap DRI planning process and public engagement
- Final project updates and revised project profiles
- Project evaluation criteria used to select projects
- Finalize and vote on slate of projects to recommend for funding
- DRI Roadmap recommendations
- Next steps in the DRI process
- Public comment

Public Engagement Throughout DRI Planning Process

- Community engagement has been critical throughout the DRI planning process
- Public workshop May 16 included DRI overview, visioning and goal-setting, and mapping exercise
- Public survey May 16 to August 2 to identify community issues, opportunities, and needs
- Open Call for Projects May 30 to Jul 12 for sponsors to submit projects for consideration
- Interviews with community stakeholders
- Public workshop Aug 15 to review, discuss, and provide feedback on submitted projects
- Pop-up events throughout the community
- LPC meetings open to the public



Project Updates Since Last Meeting



Transform an Underutilized Ellicott Creek Site by Building "The Elli" to House a Mix of Residential and Commercial Uses

Applicant: JC Tonawanda Tower QOZB, LLC

Project Type: New Development

Description: Construct a new 124-unit, mixed-use, multistory building with studios, one- and two-bedroom residential units, ground floor commercial space, restaurant and cafe, event space, and common area.

Location: 20-40 Fillmore Avenue

Total Project Cost: **\$35,194,000**

DRI Funding Requested: \$3,400,000

Requested Percentage: **10% DRI**

Update: Total Project Cost reduced to reflect amounts previously expended; additional detail provided regarding energy efficiency measures



Renovate the Tonawanda Castle to Reignite the Event Center and Introduce Commercial Spaces

Applicant: Property Development of the Tonawandas, Inc.

Project Type: Redevelopment and/or Renovation of an Existing Building(s)

Description: Repair and improve the historic "Tonawanda Castle" to resume hosting banquets and events and renovate 18,000 square feet of the building to house new commercial spaces.

Location: 69 Delaware Street

Total Project Cost: \$1,580,000

DRI Funding Requested: \$1,185,000

Requested Percentage: 75% DRI

Update: SHPO consultation not required if sponsor replaces the roof to match existing materials.



Renovate the Vacant Former Stamps into a New Restaurant and Bar

Applicant: West End Properties of Buffalo, LLC

Project Type: Redevelopment and/or Renovation of an Existing Building(s)

Description: Transform a vacant former bar into a new restaurant and bar, featuring repaired brickwork, revamped entrances with new doors and concrete steps, a raised patio, and outdoor seating.

Location: 98-100 Main Street

Total Project Cost: **\$750,000**

DRI Funding Requested: **\$562,000**

Requested Percentage: 75% DRI

Update: Total project budget and DRI request revised (reduced total budget from \$1.2M and DRI request from \$900K)



Improve Downtown Access and Waterfront Connections at the Blueways and Greenways Intermodal Hub and Canal Street Plaza

Applicant: City of Tonawanda

Project Type: Public Improvement

Description: Reconstruct the city parking lot adjacent to the Intermodal Hub with new paving, landscaping, lighting, and ADA accessibility; commission a local artist to fabricate and install a sculpture on Canal Street Plaza; design and install seasonal sidewalls on the public pavilion; and improve branding and wayfinding signage.

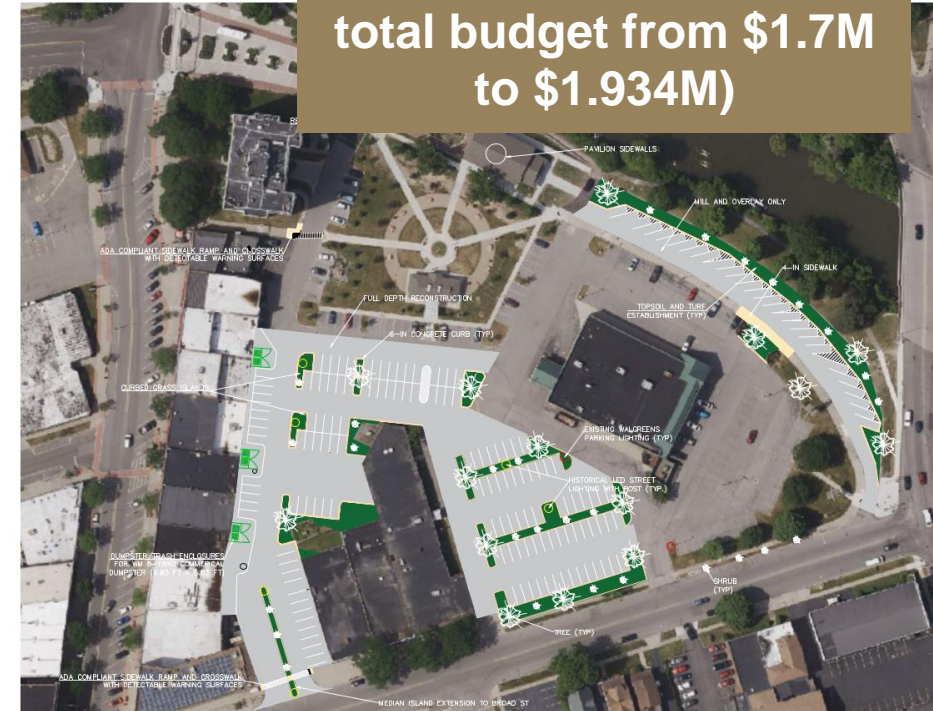
Location: Canal Street Plaza and adjacent parking lot

Total Project Cost: **\$1,934,000**

DRI Funding Requested: **\$1,934,000**

Requested Percentage: 100% DRI

Update: Modified scope to include pathway along the waterfront (increased total budget from \$1.7M to \$1.934M)



Create the Downtown Small Project Fund

Applicant: City of Tonawanda Local Development Corporation

Description: Create a Small Project Fund to provide grants of approximately \$25,000 to \$100,000 for interior and exterior building renovations, capital equipment, public art, and related soft costs. Eligible projects include commercial, mixed-use, and multi-family buildings. Grants require a 25% match. Project sponsors will apply through an application process to be established later on by the City of Tonawanda.

Location: Must be located within the DRI boundary

Total Project Cost: \$720,000+

DRI Funding Requested: \$600,000

Update: Sponsor changed from City of Tonawanda to the Local Development Corporation



Project Evaluation Criteria



Evaluation Criteria

Yes	No	Aligns with Tonawanda DRI Vision and Goals
		<p>Vision: Downtown Tonawanda will become a commercial and cultural hub at the confluence of the Erie Canal, Niagara River, and Ellicott Creek, offering a distinct blend of historical charm and modern vitality for residents, workers, and visitors of all ages. By capitalizing on its natural and built assets as a waterfront community, downtown Tonawanda will be sustainable; a vibrant place to live, work, gather, and recreate; and a unique regional destination to connect with history, nature, and each other.</p> <p>Goals:</p> <ol style="list-style-type: none"> 1. Attract new shops, restaurants, and other businesses to the downtown area. 2. Make downtown Tonawanda a year-round destination for residents and visitors. 3. Embrace Tonawanda's waterfront, parks, and trails as key activity centers for residents and visitors alike. 4. Improve walkability throughout downtown and better connect downtown to parks, trails, and neighborhoods. 5. Refresh streetscapes to improve access and make downtown Tonawanda look and feel livelier and more attractive to businesses. 6. Upgrade downtown Tonawanda's housing stock with a diverse mix of options for all residents. 7. Celebrate Tonawanda's rich heritage through the preservation of historic buildings and cultural sites and story-telling. 8. Highlight the small-town, historic feel of the city through enhancements to buildings, public spaces, and amenities.

Evaluation Criteria

Yes	No	Aligns with State DRI Goals
		Create an active downtown with a strong sense of place
		Attract new businesses that create a robust mix of shopping, entertainment, and service options for residents and visitors, and that provide job opportunities for a variety of skills and salaries.
		Enhance public spaces for arts and cultural events that serve the existing members of the community but also draw in visitors from around the region.
		Build a diverse population, with residents and workers supported by complementary diverse housing and employment opportunities.
		Grow the local property tax base.
		Provide amenities that support and enhance downtown living and quality of life.
		Reduce greenhouse gas emissions and support investments that are more resilient to future climate change impacts.

Evaluation Criteria

Yes	No	Aligns with WNY Regional Economic Development Council Strategies
		<p>Implement Smart Growth: Invest in infrastructure on smart growth principles; Invest in downtowns, villages, neighborhoods and brownfields; Protect water resources, waterfront, and habitats; Invest in technology infrastructure; Support development that reduces our carbon footprint</p>
		<p>Foster a Culture of Entrepreneurship: Foster and support entrepreneurs; Invest in entrepreneurs and new businesses; Attract, retain and grow tech companies; Promote R&D for renewable energy and climate smart communities</p>
		<p>Prepare Our Workforce: Develop and cultivate the WNY talent pool including workers with advancement potential, underemployed, unemployed, and special populations; Engage students, parents, educators and businesses in the P-12 system to build awareness; Grow the tech workforce; Foster green economy jobs</p>
		<p>Invest in Key Industry Sectors: Advanced Manufacturing; Agriculture; Bi-national Logistics; Energy; Health & Life Sciences; Higher Education; Professional Services; and Tourism</p>

Evaluation Criteria

Yes	No	Consistent with State Evaluation Criteria
		<p>Project Readiness: The project is well-developed and poised to proceed in the near-term in a way that will jump start the redevelopment of the DRI/NYF area.</p>
		<p>Catalytic Effect: The project is likely to have a significant positive impact on the revitalization of the downtown by attracting other public and private investment at a scale appropriate for the City of Tonawanda.</p>
		<p>Co-Benefits: The project will result in secondary benefits to both the community and project developer, beyond the primary goal of the project itself, which will generate additional economic activity, grow the local property tax base, improve quality of life in the neighborhood, and/or result in improved buildings likely to create healthier, more comfortable, and productive environments in which to live and work.</p>
		<p>Cost Effectiveness: Investment of DRI funds in the project would represent an effective and efficient use of public resources.</p>

Evaluation Criteria

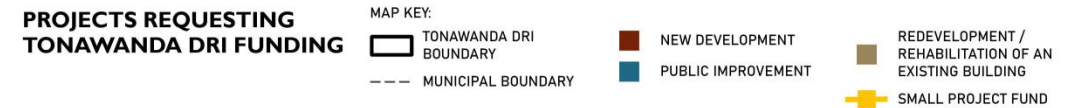
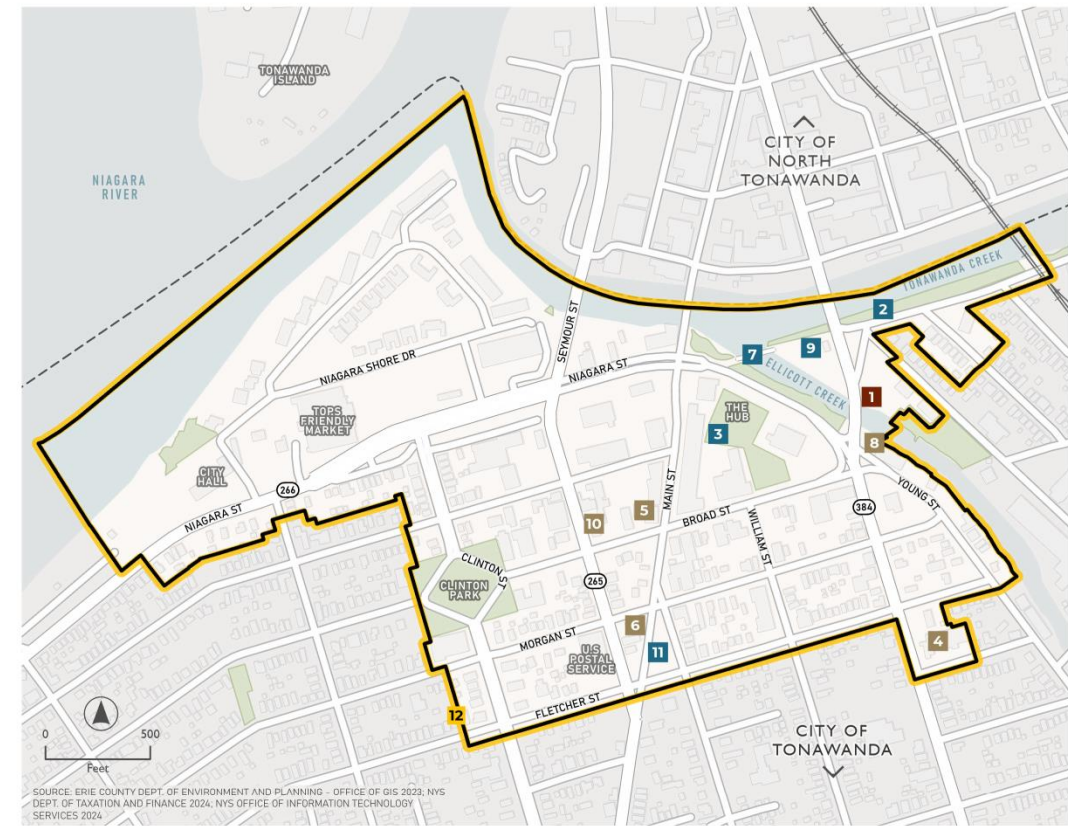
Yes	No	Consistent with Local Evaluation Criteria
		Transformative potential: Elements that fundamentally change the downtown and how it is perceived
		Ability to provide a sustainable impact in the downtown
		Capacity of responsible parties to implement the project
		Community and economic benefits
		Alignment with community vision, goals and strategies
		Impact on tax revenue

Vote on Final Slate of Projects



Preliminary Slate of Projects

- 11 projects plus Small Project Fund
- Total DRI Request: \$13,100,000
- Total Project Cost: \$49,913,000
- Project Types:
 - 5 Public Improvement Projects
 - 1 New Development Project
 - 5 Redevelopment/Renovation of Existing Buildings
 - 1 Small Project Fund
- Available Funding: \$9,700,000, including up to \$600,000 for the Small Projects Fund
- Strategic Investment Plan: Recommends \$12-\$15 million in projects



- 1** TRANSFORM AN UNDERUTILIZED ELLICOTT CREEK SITE BY BUILDING "THE ELLI" TO HOUSE A MIX OF RESIDENTIAL AND COMMERCIAL USES
- 2** REPLACE AND ENHANCE CITY DOCKING FACILITIES ON THE ERIE CANAL TO ATTRACT MORE TRANSIENT BOATERS
- 3** IMPROVE DOWNTOWN ACCESS AND WATERFRONT CONNECTIONS AT THE BLUEWAYS AND GREENWAYS INTERMODAL HUB AND CANAL STREET PLAZA
- 4** RENOVATE THE TONAWANDA CASTLE TO REIGNITE THE EVENT CENTER AND INTRODUCE COMMERCIAL SPACES
- 5** REDEVELOP THE FORMER AMERICAN LEGION INTO AN EVENT CENTER AND OVERNIGHT SUITES
- 6** RENOVATE THE VACANT FORMER STAMPS INTO A NEW RESTAURANT AND BAR
- 7** REPLACE THE EAST NIAGARA STREET PEDESTRIAN BRIDGE TO STRENGTHEN CONNECTIONS BETWEEN DOWNTOWN AND THE EMPIRE STATE TRAIL
- 8** CONSTRUCT A MIXED-USE WATERFRONT BUILDING ON THE FORMER SMOKE ON THE WATER SITE
- 9** ENHANCE AND IMPROVE ACCESS TO THE HISTORIC LONG HOMESTEAD TO ATTRACT MORE VISITORS
- 10** REDEVELOP THE FORMER CHURCH AT 116 BROAD STREET INTO APARTMENTS
- 11** PRESERVE THE HISTORICAL SOCIETY OF THE TONAWANDAS MUSEUM
- 12** CREATE A SMALL PROJECT FUND

Final Draft Slate of Recommended Projects

Project #	Project Title	Sponsor	Total Project Cost	DRI Requested	DRI Funding Recommended
1	Transform an Underutilized Ellicott Creek Site by Building "The Elli" to House a Mix of Residential and Commercial Uses	JC Tonawanda Tower QOZB, LLC	\$35,194,000	\$3,400,000	\$3,400,000
2	Replace and Enhance City Docking Facilities on the Erie Canal to Attract More Transient Boaters	City of Tonawanda	\$2,578,000	\$2,578,000	\$2,578,000
3	Improve Downtown Access and Waterfront Connections at the Blueways and Greenways Intermodal Hub and Canal Street Plaza	City of Tonawanda	\$1,934,000	\$1,934,000	\$1,934,000
4	Renovate the Tonawanda Castle to Reignite the Event Center and Introduce Commercial Spaces	Property Development of the Tonawandas, Inc.	\$1,580,000	\$1,185,000	\$1,185,000
5	Redevelop the Former American Legion into an Event Center and Overnight Suites	RZ Real Estate, LLC	\$1,352,000	\$1,012,000	\$1,012,000
6	Renovate the Vacant Former Stamps into a New Restaurant and Bar	West End Properties of Buffalo, LLC	\$750,000	\$562,000	\$562,000
7	Replace the East Niagara Street Pedestrian Bridge to Strengthen Connections between Downtown and the Empire State Trail	City of Tonawanda	\$2,750,000	\$629,000	\$629,000
8	Construct a Mixed-Use Waterfront Building on the Former Smoke on the Water Site	JKMR, LLC	\$1,580,000	\$500,000	\$500,000
9	Enhance and Improve Access to the Historic Long Homestead to Attract More Visitors	City of Tonawanda	\$324,000	\$324,000	\$324,000
10	Redevelop the Former Church at 116 Broad Street into Apartments	116 Broad, LLC	\$1,071,000	\$296,000	\$296,000
11	Preserve the Historical Society of the Tonawandas Museum	Historical Society of the Tonawandas	\$80,000	\$80,000	\$80,000
12	Create the Downtown Tonawanda Small Project Fund	City of Tonawanda Local Development Corporation	\$720,000	\$600,000	\$600,000
	Total DRI Funding Recommended				\$13,100,000

Transform an Underutilized Ellicott Creek Site by Building "The Elli" to House a Mix of Residential and Commercial Uses

Applicant: JC Tonawanda Tower QOZB, LLC

Project Type: New Development

Description: Construct a new 124-unit, mixed-use, multistory building with studios, one- and two-bedroom residential units, ground floor commercial space, restaurant and cafe, event space, and common area.

Location: 20-40 Fillmore Avenue

Total Project Cost: \$35,194,000

DRI Funding Requested: \$3,400,000

Requested Percentage: 10% DRI



Replace and Enhance City Docking Facilities on the Erie Canal to Attract More Transient Boaters

Applicant: City of Tonawanda

Project Type: Public Improvement

Description: Construct new floating docks for small to mid-size boats, mooring access for larger boats, wheelchair accessible gangways, safety railings, and utility pedestals along the Erie Canal.

Location: Erie Canal at Tonawanda Gateway Harbor

Total Project Cost: \$2,578,000

DRI Funding Requested: \$2,578,000

Requested Percentage: 100% DRI



Improve Downtown Access and Waterfront Connections at the Blueways and Greenways Intermodal Hub and Canal Street Plaza

Applicant: City of Tonawanda

Project Type: Public Improvement

Description: Reconstruct the city parking lot adjacent to the Intermodal Hub with new paving, landscaping, lighting, and ADA accessibility; commission a local artist to fabricate and install a sculpture on Canal Street Plaza; design and install seasonal sidewalls on the public pavilion; and improve branding and wayfinding signage.

Location: Canal Street Plaza and adjacent parking lot

Total Project Cost: \$1,934,000

DRI Funding Requested: \$1,934,000

Requested Percentage: 100% DRI



Renovate the Tonawanda Castle to Reignite the Event Center and Introduce Commercial Spaces

Applicant: Property Development of the Tonawandas, Inc.

Project Type: Redevelopment and/or Renovation of an Existing Building(s)

Description: Repair and improve the historic "Tonawanda Castle" to resume hosting banquets and events and renovate 18,000 square feet of the building to house new commercial spaces.

Location: 69 Delaware Street

Total Project Cost: \$1,580,000

DRI Funding Requested: \$1,185,000

Requested Percentage: 75% DRI



Redevelop the Former American Legion into an Event Center and Overnight Suites

Applicant: RZ Real Estate, LLC

Project Type: Redevelopment and/or Renovation of an Existing Building(s)

Description: Redevelop the vacant former American Legion building into an event center for 350-400 people, a bar, and nine overnight suites, including renovations to the building façade and signage.

Location: 60 Main Street

Total Project Cost: \$1,352,000

DRI Funding Requested: \$1,012,000

Requested Percentage: 75% DRI



Renovate the Vacant Former Stamps into a New Restaurant and Bar

Applicant: West End Properties of Buffalo, LLC

Project Type: Redevelopment and/or Renovation of an Existing Building(s)

Description: Transform a vacant former bar into a new restaurant and bar, featuring repaired brickwork, revamped entrances with new doors and concrete steps, a raised patio, and outdoor seating.

Location: 98-100 Main Street

Total Project Cost: \$750,000

DRI Funding Requested: \$562,000

Requested Percentage: 75% DRI



Replace the East Niagara Street Pedestrian Bridge to Strengthen Connections between Downtown and the Empire State Trail

Applicant: City of Tonawanda

Project Type: Public Improvement

Description: Replace the existing dilapidated East Niagara Street pedestrian bridge with a new double intersection Warren truss bridge.

Location: Confluence of Ellicott Creek and Tonawanda Creek

Total Project Cost: \$2,750,000

DRI Funding Requested: \$629,000

Requested Percentage: 23% DRI



Construct a Mixed-Use Waterfront Building on the Former Smoke on the Water Site

Applicant: JKMR, LLC

Project Type: Redevelopment and/or Renovation of an Existing Building(s)

Description: Redevelop 77 Young Street by constructing a mixed-use building housing four townhouse-style apartments, a commercial space, and waterfront deck.

Location: 77 Young Street

Total Project Cost: \$1,750,000

DRI Funding Requested: \$500,000

Requested Percentage: 29% DRI



Enhance and Improve Access to the Historic Long Homestead to Attract More Visitors

Applicant: City of Tonawanda

Project Type: Redevelopment and/or Renovation of an Existing Building(s)

Description: Repair and replace windows at the Benjamin Long Homestead historic house museum, install a new driveway and parking spaces, and construct a pavilion behind the building.

Location: 24 East Niagara Street

Total Project Cost: \$324,000

DRI Funding Requested: \$324,000

Requested Percentage: 100% DRI



Redevelop the Former Church at 116 Broad Street into Apartments

Applicant: 116 Broad, LLC

Project Type: Redevelopment and/or Renovation of an Existing Building(s)

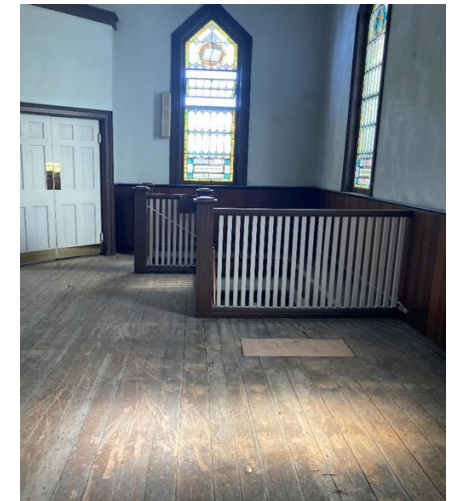
Description: Redevelop a vacant former church into six 2-bedroom apartments to include new windows, doors, roof, and energy efficient features.

Location: 116 Broad Street

Total Project Cost: \$1,071,000

DRI Funding Requested: \$296,000

Requested Percentage: 28% DRI



Preserve the Historical Society of the Tonawandas Museum

Applicant: City of Tonawanda

Project Type: Redevelopment and/or Renovation of an Existing Building(s)

Description: Replace windows, stabilize chimneys, and repair gable ends at the Historical Society of the Tonawandas Museum, housed in the historic New York Central Railroad station.

Location: 113 Main Street

Total Project Cost: \$80,000

DRI Funding Requested: \$80,000

Requested Percentage: 100% DRI



Create the Downtown Small Project Fund

Applicant: City of Tonawanda Local Development Corporation

Description: Create a Small Project Fund to provide grants of approximately \$25,000 to \$100,000 for interior and exterior building renovations, capital equipment, public art, and related soft costs. Eligible projects include commercial, mixed-use, and multi-family buildings. Grants require a 25% match. Project sponsors will apply through an application process to be established later on by the City of Tonawanda.

Location: Must be located within the DRI boundary

Total Project Cost: \$720,000+

DRI Funding Requested: \$600,000



Recommended for Small Projects Fund

- Expand Joey's Place Restaurant by Adding Outdoor Seating
- Improvements to Eldredge Bicycle Club
- Improvements to Fiorella's Garden Center
- Improvements to Twin Cities Elks Lodge

Recommended for Other Funding

- Convert the Former Rite Aid into a Multi-Story Mixed-Use Building
- Build a Natural Playground behind the Long Homestead to Activate the Space for Children and Families
- Reconstruct Niagara Street between City Hall and Main Street to Create a Safer and More Attractive Downtown Gateway
- Convert the Kohler Pool into a Splash Pad and Modernize the Facility to Provide Safe Outdoor Summer Activities for Kids
- Construct the Mixed-Use Erie Canal Lofts on the Adam Street Parking Lot

DRI Ballot



City of Tonawanda DRI Ballot

LPC Member Name: _____

DRI funding amounts are recommendations of the Local Planning Committee (LPC). Projects will be selected for funding by New York State and will be reviewed for project readiness and eligibility, among other criteria. Projects listed at \$0 are not recommended for DRI funding but are additional priorities of the LPC and will be included in the Strategic Investment Plan.

Place an "✓" in one of the following boxes.

- I am in favor of submitting the DRI Strategic Investment Plan with the slate of projects listed below as proposed by the full Local Planning Committee, except as noted by a recusal due to actual or perceived conflict of interest.
- I oppose submitting the DRI Strategic Investment Plan with the below-listed slate of projects.

Place ✓ in Box to Recuse	Project Name/Description	DRI Funding Request
	Transform an Underutilized Ellicott Creek Site by Building "The Elli" to House a Mix of Residential and Commercial Uses Construct a new mixed-use, multistory building on Ellicott Creek housing a range of apartment types and commercial space with access to the waterfront.	\$ 3,400,000
	Replace and Enhance City Docking Facilities on the Erie Canal to Attract More Transient Boaters Replace existing dilapidated docks with new floating docks and wheelchair accessible gangways for small to mid-size boats, improve mooring access for larger boats, and install safety railings and new utility pedestals.	\$ 2,578,000
	Improve Downtown Access and Waterfront Connections at the Blueways and Greenways Intermodal Hub and Canal Street Plaza Reconstruct the city parking lot adjacent to the Intermodal Hub with new paving, landscaping, and lighting; commission a local artist to fabricate and install a sculpture on Canal Street Plaza; design and install seasonal sidewalks on the public pavilion; upgrade and enhance the existing waterfront pathway; and improve branding and wayfinding signage.	\$ 1,934,000
	Renovate the Tonawanda Castle to Reignite the Event Center and Introduce Commercial Spaces Repair and improve the historic Tonawanda Castle to resume hosting banquets and events and renovate a portion of the building to house new commercial space.	\$ 1,185,000
	Redevelop the Former American Legion into an Event Center and Overnight Suites Replace the existing elevator and renovate the top floor of the building into overnight suites to support the development of an event center in the former American Legion.	\$ 1,012,000

Place ✓ in Box to Recuse	Project Name/Description	DRI Funding Request
	Renovate the Vacant Former Stamps into a New Restaurant and Bar Transform a vacant former bar into a new dining establishment by renovating interior space, purchasing new equipment and furnishings, repairing the building exterior, improving entryways, and constructing an outdoor patio.	\$ 562,000
	Replace the East Niagara Street Pedestrian Bridge to Strengthen Connections between Downtown and the Empire State Trail Replace the structurally deficient East Niagara Street Pedestrian Bridge with a new double intersection Warren truss bridge to maintain a critical connection on the Empire State Trail.	\$ 629,000
	Construct a Mixed-Use Waterfront Building on the Former Smoke on the Water Site Redevelop 77 Young Street by constructing a new mixed-use building housing apartments, commercial space with a waterfront deck and boat docks.	\$ 500,000
	Enhance and Improve Access to the Historic Long Homestead to Attract More Visitors Repair and replace windows at the Benjamin Long Homestead historic house museum, install a new driveway and parking spaces to improve access, and construct a gazebo adjacent to the building.	\$ 324,000
	Redevelop the Former Church at 116 Broad Street into Apartments Redevelop a vacant former church into apartments by renovating the interior and exterior of the building.	\$ 296,000
	Preserve the Historical Society of the Tonawandas Museum Make interior and exterior improvements necessary to preserve and enhance the Historical Society of the Tonawandas Museum, housed in the historic New York Central Railroad station.	\$ 80,000
	Create the Downtown Tonawanda Small Project Fund Create a Small Project Fund to provide grants for interior and exterior building renovations, capital equipment, public art, and related soft costs. Eligible projects include commercial, mixed-use, and multi-family buildings. Grants require a 25% match. Project sponsors will apply through an application process to be established by the City of Tonawanda Local Development Corporation.	\$ 600,000
	Convert the Former Rite Aid into a Multi-Story Mixed-Use Building Transform a vacant, single-story building into a multistory structure housing a mix of uses to potentially include apartments, overnight accommodations, and restaurant and retail space.	\$ 0
	Build a Natural Playground behind the Long Homestead to Activate the Space for Children and Families Build a natural play space with structures such as rocks and fallen logs for climbing, archway entrances, and an embankment slide.	\$ 0

Place ✓ in Box to Recuse	Project Name/Description	DRI Funding Request
	Reconstruct Niagara Street between City Hall and Main Street to Create a Safer and More Attractive Downtown Gateway Realign Niagara Street between City Hall and Seymour Street, reduce the width of the roadway, incorporate bicycle lanes, and add new sidewalks and street crossings to improve safety, make the downtown gateway more attractive, and open up land for future development.	\$ 0
	Construct the Mixed-Use Erie Canal Lofts on the Adam Street Parking Lot Redevelop a city parking lot into a multistory, mixed-use building featuring residential units and commercial space for a variety of businesses.	\$ 0

LPC Member Signature: _____

DRI Roadmap



Purpose of Roadmap

- Provides path for continued revitalization after the DRI planning process concludes
- Carries forward the momentum of the DRI through implementation of funded projects and beyond
- Includes near-term recommendations (3-5 years) for policy, leadership and capacity, community engagement, future revitalization projects, and measuring progress



Policy Considerations

Potential actions that expand access to funding, improve the type and quality of development, streamline regulatory processes, and help establish priorities for revitalization:

- Apply for Pro-Housing Community designation
- Adopt 2021 Draft Local Waterfront Revitalization Plan
- Update the City's Zoning Code
- Future planning, study, and policy needs:
 - Gateway Harbor user study
 - Rental housing vacancy study
 - Vacant land assembly strategies
 - Redevelopment of City-owned land



Leadership and Capacity

Key actors and stakeholders that will implement projects directly and/or provide support for ongoing revitalization efforts:

- City staff that will administer DRI grants and projects
- Potential evolution of LPC as new advisory committee or Small Project Fund selection committee
- Other revitalization partners
 - Chamber of Commerce
 - Local Development Corporation
 - Tonawanda Housing Authority
 - Community-based organizations



Community Engagement

Activities that keep the public informed about DRI implementation, provide opportunities for public input, and build support for revitalization:

- Involving the community in the design of public projects
- Sharing information during DRI implementation
 - Announcement of DRI project awards
 - Plans for public infrastructure projects
 - Construction groundbreakings
 - Ribbon-cutting events for completed projects
- Working with community-based organizations to share information through their networks
- Sharing information in high-visibility areas and online



Future Revitalization Projects

Providing support for future revitalization projects is critical to sustaining momentum, including DRI projects recommended for other funding, that require further development, or are located outside of the DRI boundary:

- Convert the Former Rite Aid into a Multi-Story Mixed-Use Building
- Build a Natural Playground for Children and Families
- Reconstruct Niagara Street between City Hall and Main Street to Create a Safer and More Attractive Downtown Gateway
- Convert the Kohler Pool into a Splash Pad and Modernize the Facility to Provide Safe Outdoor Summer Activities for Kids
- Construct the Mixed-Use Erie Canal Lofts on the Adam Street Parking Lot

Measuring Progress

While success will be demonstrated through visual improvements to the downtown area, other measures of progress can help to understand and communicate project impacts and overall success. This could include annually tracking:

- Buildings/sites that are vacant or underutilized
- Building permits issued
- Dollars invested
- Number of businesses including new businesses
- Total number of employees
- New housing units/total housing units
- Number of events/event attendance



Brainstorming Additional Recommendations

- Establish proposed local historic district
- Hire a Planning & Development Director (City staff or LDC)
- Form an Economic Development advisory committee
- Identify and prioritize opportunities for Restore NY funding (vacant and underutilized properties)
- Annually review grant opportunities

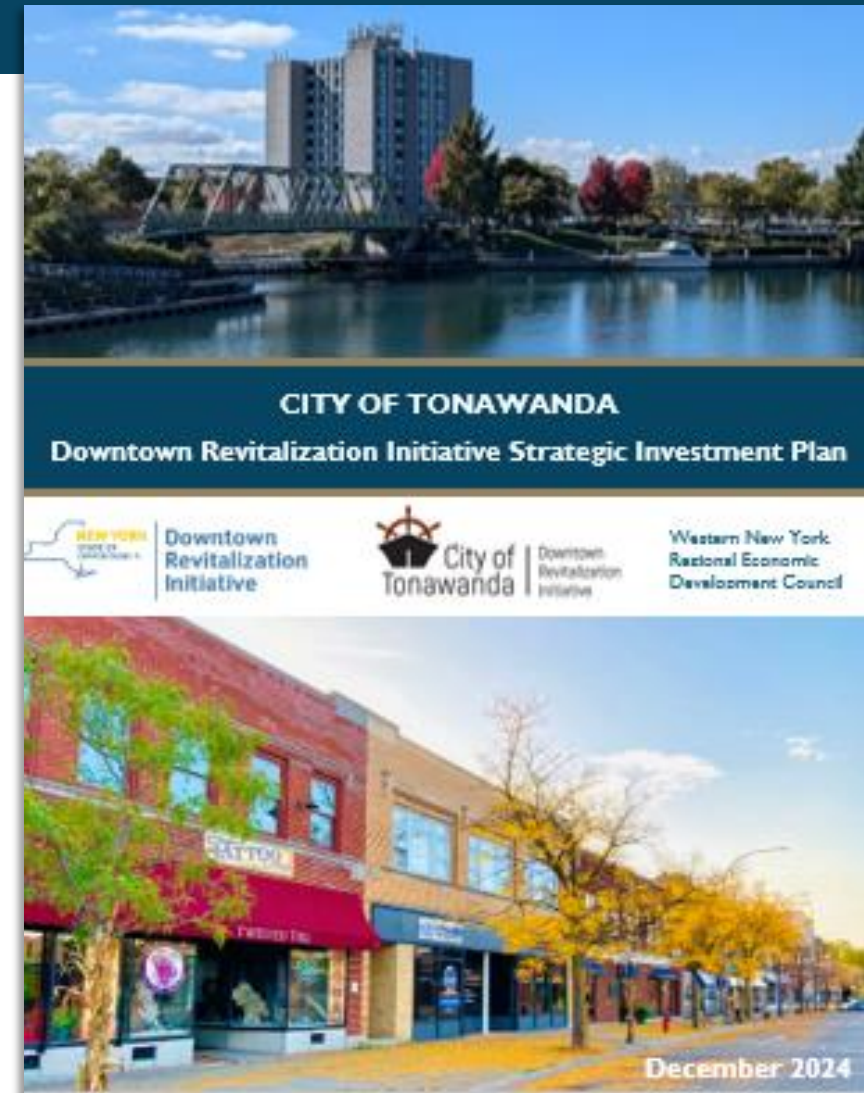
Are there any other recommendations that should be included in the DRI Roadmap?

Next Steps



Upcoming Deliverables

- Finalize Draft Strategic Investment Plan
 - Executive Summary
 - Downtown Profile and Assessment
 - Summary of Public Engagement
 - Community Vision, Goals, and Strategies
 - Projects Recommended for DRI Funding
 - Pipeline Projects
 - DRI Roadmap



Example Project Profile

Replace and Enhance City Docking Facilities on the Erie Canal to Attract More Transient Boaters



DRI Funding Request and Total Project Cost

Total DRI Funding Request: \$2,578,000
 Total Project Cost: \$2,578,000
 % of Total Project Cost: 100%

Project Description

The City of Tonawanda plans to replace the existing transient public docking facilities located along the Erie Canal/Tonawanda Creek. The current docks are dilapidated and unsafe, largely inaccessible, and do not meet the needs of boaters. The new, modern docking system will be ADA-compliant, accommodate more transient vessels, and improve boater amenities. The project includes the installation of 830 linear feet of new floating docks providing mooring access for 15-20 small to mid-size boats. Two wheelchair-accessible gangways will replace ladders and improve accessibility to the docks. An additional 300-foot section of the Erie Canal west of the railroad bridge will be left as high-wall mooring access for larger vessels. Existing utility pedestals providing water and electric service to moored boats will be replaced. The

floating docks will be removed and stored by the City each year before winter to protect them from ice and wind damage. New railings and lighting will be installed along the breakwall above the floating docks to improve pedestrian safety. The project will encourage boaters to patronize businesses, events, and other offerings in downtown Tonawanda and will increase foot traffic along the waterfront and downtown area. The ADA-compliant gangways and docks will ensure the docks are accessible to all visitors and residents, expanding access to those who cannot otherwise use the existing facilities.

Project Location

The project is located on the Erie Canal at Tonawanda Gateway Harbor.



Project Sponsor

The project sponsor is the City of Tonawanda.

Property Ownership

While the City of Tonawanda will own and operate the docking facilities, the land is owned by the State of New York. The City of Tonawanda operates the docking facilities under agreement with the State.

Capacity

The City of Tonawanda has the experience and capability to execute the project which will be supported by the City's Engineering and Public Works Departments and the Treasurer's Office. The City has experience with grant administration at all levels, including New York State grants such as the Local Waterfront Revitalization Program. To ensure the longevity of the project, the City has identified a winter storage site for the floating docks, which will be

Example Project Profile

Project Budget				
Activity	Amount	Funding Source	Status of Funds	
Design/Consulting Services	\$139,000	DRJ	Requested	
Materials	\$639,000	DRJ	Requested	
Construction	\$1,312,000	DRJ	Requested	
Contingency (25%)	\$488,000	DRJ	Requested	
Total DRJ Funding Request			\$2,578,000	
Total Funding from Other Sources			\$ 0	
Total Project Cost			\$2,578,000	
% Requested of Total Project Cost			100%	

Budget Narrative	
Cost estimates were developed by members of the Tonawanda DRJ consulting team, which includes civil and coastal engineers with experience working on similar dockline projects. The budget includes 25% contingency to account for potential cost increases or any other unforeseen issues related to the project scope. As a public improvement project, the City of Tonawanda is requesting 100% of the total project cost in DRJ funds. The City of Tonawanda has submitted a Consolidated Funding Application for up to \$2 million in grant funding through the State's Local Waterfront Revitalization Program. If awarded, the total amount of DRJ funding required to complete the project will be reduced by the amount of the grant award.	

Project Need and Impact	
The City of Tonawanda's public dockline facility on the Erie Canal is a critical hub for boaters visiting downtown Tonawanda. The City's dockline facility extends roughly one quarter of a mile from Ellicott Creek to the historic Jack-In-the-railroad bridge. It is used by patrons of nearby restaurants such as Prescott's Provisions, visitors to Tonawanda's waterfront, and families enjoying events such as Canal Fest of the Tonawandas, Canal Concert Series, and events at Canal	

	removed and reinstalled seasonally by the City's Public Works Department. The City will continue to fund the maintenance costs of the project in subsequent budgets.
Goals and Revitalization Strategies	<p>The project will meet the following Tonawanda DRJ goals:</p> <ul style="list-style-type: none"> Embrace Tonawanda's waterfront, parks, and trails as key activity centers for residents and visitors alike. Improve walkability throughout downtown and better connect downtown to parks, trails, and neighborhoods. Refresh streetscapes to improve access and make downtown Tonawanda look and feel livelier and more attractive to businesses. <p>The project will meet the following Western New York Regional Economic Development Council strategies:</p> <ul style="list-style-type: none"> Implement Smart Growth <ul style="list-style-type: none"> Support revitalization of community anchors, waterfront areas and tourism assets.
Decarbonization and Environmental Resiliency	The project does not meet the threshold for decarbonization. However, the use of floating docks makes the project more resilient to fluctuations in water levels resulting from seasonal, manmade, and weather-related environmental changes.
Public Support	<p>Feedback received through the online project feedback form showed high support for the project. Among respondents to the public feedback form, 77% indicated that the project aligns with the DRJ vision and goals, and 66% felt that the project will transform downtown Tonawanda.</p> <p>Results from the public survey and stakeholder interviews also indicate high support for the project. Survey respondents ranked utilizing the waterfront to attract visitors and welcome people into downtown Tonawanda as the top opportunity to revitalize downtown Tonawanda. Forty-three percent (43%) of respondents ranked improving waterfront access as one of the highest priorities for downtown Tonawanda. Results from multiple stakeholder interviews stressed the need for Tonawanda to better connect its waterfront with downtown, encouraging visitors to stay longer and spend more money in the city. This project will improve public access to the waterfront while also attracting visiting boaters to downtown Tonawanda.</p>

Example Project Profile

Street Plaza and Gateway Harbor Park. However, the facility needs major improvements. The existing wooden docks are in disrepair, exhibiting signs of deterioration and aging. Many former docks have already been removed due to safety concerns. The docks are also inaccessible to a large portion of Tonawanda's residents and visitors, as boaters must scale a 10-foot steel ladder to access the docks.

The project will meet the urgent demand for boater access to the city's downtown area, encouraging boaters to visit Main Street businesses, downtown restaurants, and cultural and recreational amenities. It will also help establish downtown Tonawanda as a tourist destination located at the convergence of three waterways. At its peak, the new docking facility could accommodate 25-30 boats of various sizes along the dock, with additional capacity for boats rafting up, inviting a large amount of people into the city.

The project will also help connect Tonawanda's waterfront with the downtown core. Findings from the Downtown Profile and Assessment show that there is a disjointed experience traveling between the waterfront and downtown Tonawanda. Stakeholder interviews revealed that this is one of the biggest challenges that downtown Tonawanda is facing. By encouraging boaters to moor in an area close to the Empire Trail, the Blueways & Greenways Intermodal Hub, and Main Street, the new docking project will help bridge the gap between the waterfront and downtown area.

Regulatory Requirements

The project may require one or more permits or other approvals from New York State, including potentially NYS Canal Corporation, Office of General Services, Department of State, and others to be determined.

Images of Current and Proposed Conditions

Current conditions:



Proposed conditions:



Example Project Profile

Timeframes for Implementation	
Anticipated Start Date:	
PROJECT STAGE	TIMEFRAME
Preliminary Design	10 Months
Final Design	4 Months
Construction	6 Months

Implementation

- New York State will select \$9.7 million in projects to award DRI funding
- Awards will be announced in early 2025
- Projects will be assigned a State agency based on project scope
- State agencies will administer the grant and will reach out regarding the grant contract
- Projects can begin incurring costs the first day of the month following the award announcement
- Project sponsors will provide updates and deliverables as specified in their grant contracts
- State agencies will be in contact regularly to provide support and monitor progress
- Press events may be held in connection with ground-breakings and ribbon-cuttings



Public Comment

