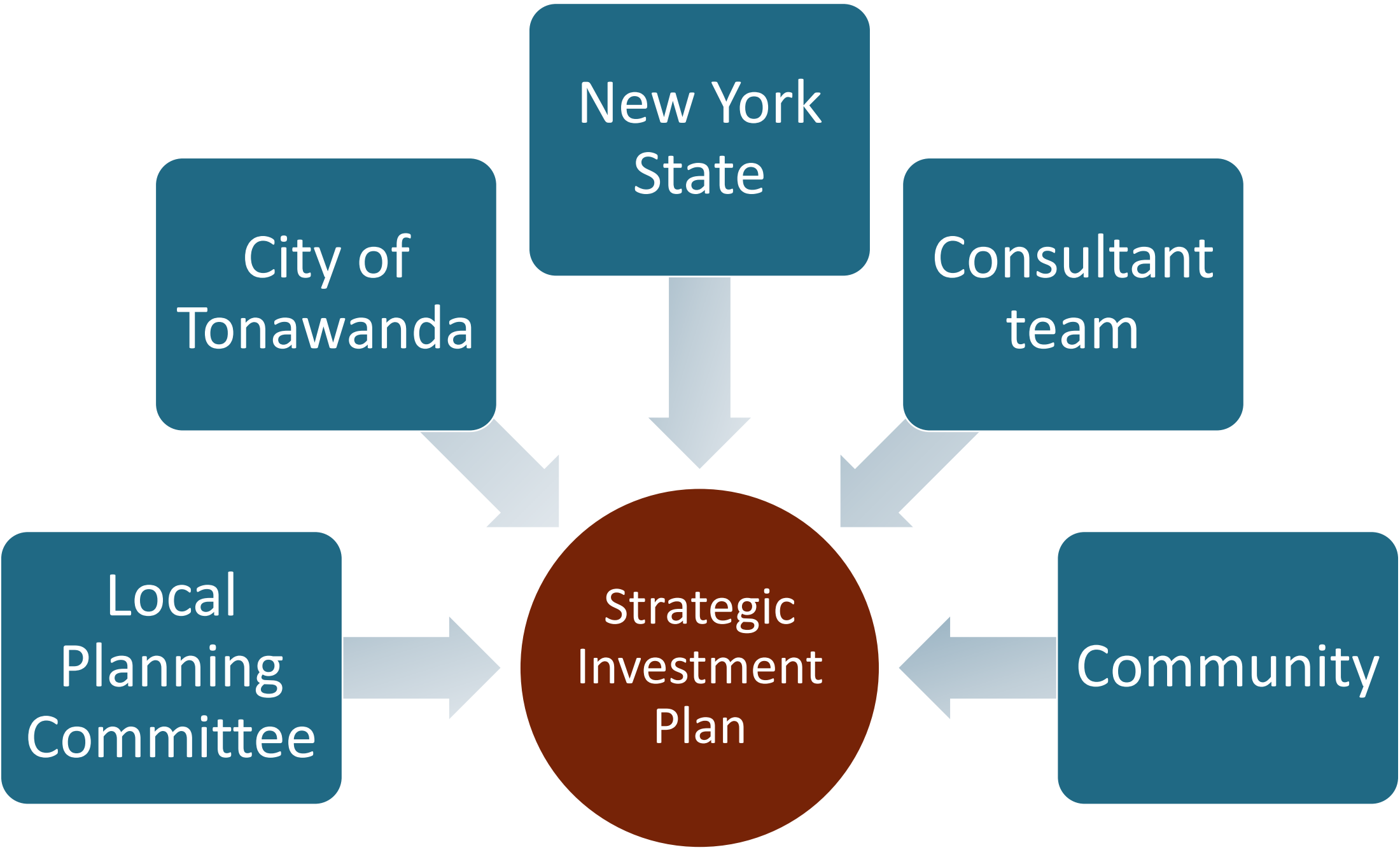
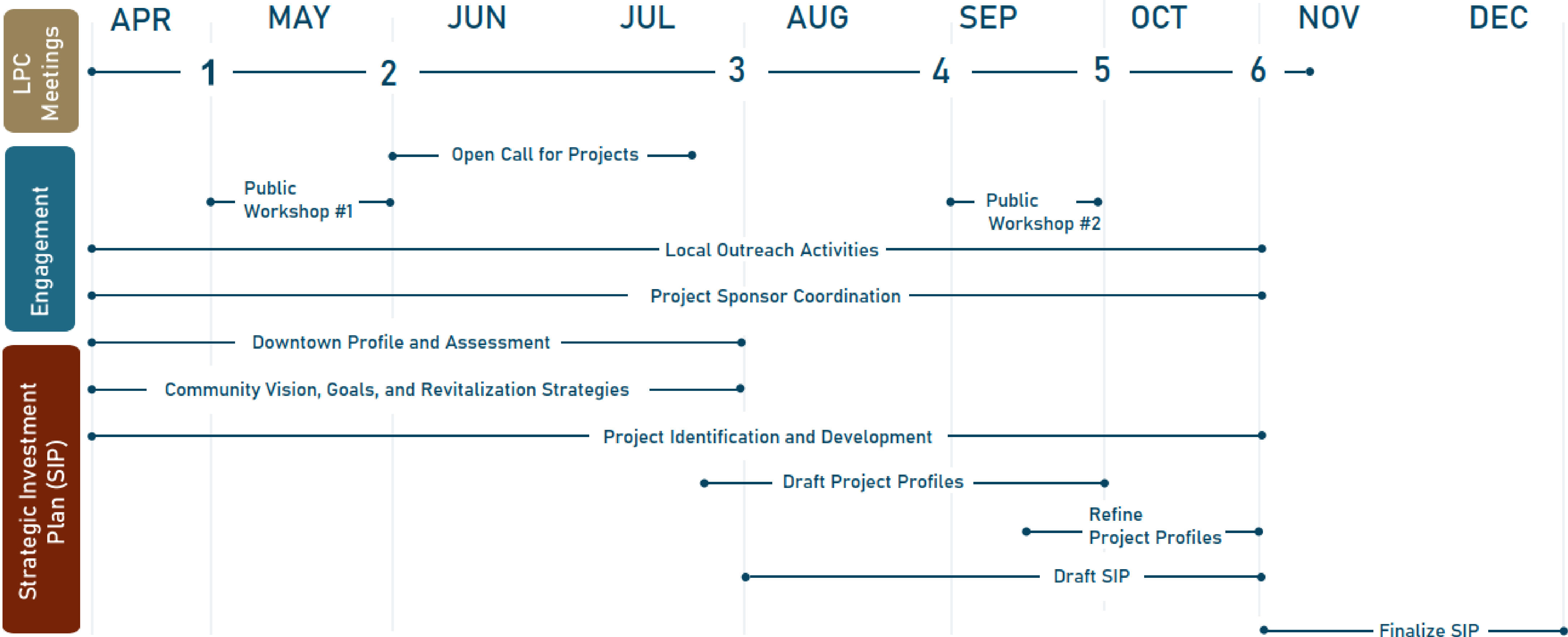


DRI Program Overview

- The City of Tonawanda was awarded \$10 million to revitalize its downtown.
- \$9.7 million will be awarded as reimbursable grants to implement transformative projects.
- The Tonawanda DRI Local Planning Committee will recommend a slate of projects for funding in the Strategic Investment Plan.
- New York State will review the Strategic Investment Plan and make the final project awards.
- Which projects should receive funding? We want to hear from you!



DRI Process and Schedule



LPC Evaluation Criteria



1. Does the project align with the DRI Vision and Goals?

2. Does the project align with the State DRI Goals?

- Create an active downtown
- Enhance public spaces
- Grow local property tax base
- Attract new businesses
- Build a diverse population
- Provide amenities for quality of life
- Reduce greenhouse gas emissions

3. Does the project align with the Western New York Regional Economic Development Council Strategies?

- Implement Smart Growth
- Prepare Our Workforce
- Foster a Culture of Entrepreneurship
- Invest in Key Industry Sectors: Professional Services, Healthcare, Retail, Tourism, and Manufacturing

LPC Evaluation Criteria

4. Is the project consistent with State Evaluation Criteria?

- Project Readiness – Can be implemented in the near term
- Co-Benefits – Will result in additional benefits to the community
- Catalytic Effect – Will attract other public and private investment
- Cost Effectiveness – Is an effective use of public resources

5. Is the project consistent with Local Evaluation Criteria?

- Sustainability – Will have a lasting impact on the downtown area
- Transformational – Will change downtown for the better
- Capacity – Applicant is able to complete the project
- Matching Funds – Additional funding sources identified
- Market Demand – Need or demand for the project within the community
- Synergy – Complements and benefits from other DRI projects

During the project evaluation process, the Local Planning Committee narrows down the list of proposed projects to a final slate of recommended projects. In addition to the five questions listed above, **the Local Planning Committee also considers public support. Which projects should receive funding? We want to hear from you!**

Tonawanda DRI Vision, Goals, and Strategies

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.



GOAL 1: Attract new shops, restaurants, and other businesses to the downtown area.

- A. Encourage the reuse and redevelopment of vacant and underutilized storefronts and buildings.
- B. Support the growth and expansion of existing businesses through improvements to wayfinding and pedestrian accessibility downtown.
- C. Partner with existing businesses to host events, festivals, and promotions that draw people downtown and showcase the area's potential.
- D. Offer permitting support and business development assistance to ease the process for new businesses.

GOAL 2: Make downtown Tonawanda a year-round destination for residents and visitors.

- A. Support a unique mix of businesses that fill the downtown area and discourage uses that are not compatible with a traditional business district.
- B. Establish overnight lodging to encourage visitors to stay in the area.
- C. Organize seasonal events and activities that attract people to the downtown area throughout the year, especially off-peak.
- D. Promote businesses that provide experiences like classes, tastings, workshops, and other activities that attract people to downtown.

GOAL 3: Embrace Tonawanda's waterfront, parks, and trails as key activity centers for residents and visitors alike.

- A. Improve access to the waterfront for people of all interests, ages, and abilities.
- B. Invest in upgrades to parks and trails that promote accessibility, placemaking, and health and wellness.
- C. Expand access along the Shoreline Trail for recreational activities such as kayaking, biking, and walking.
- D. Promote diverse activities and programming to enhance park utilization.
- E. Improve comfort facilities to extend visitor stays.

GOAL 4: Improve walkability throughout downtown and better connect downtown to parks, trails, and neighborhoods.

- A. Improve sidewalks and expand trails to increase connectivity between downtown Tonawanda and surrounding parks and neighborhoods.
- B. Install new wayfinding signage that better directs visitors to the downtown area.
- C. Promote pedestrian safety with better signage, improved lighting, and safer crosswalks and intersections.
- D. Expand and enhance access to public transportation through new routes to key destinations and amenities like bike racks and covered bus stops.

GOAL 5: Refresh streetscapes to improve access and make downtown Tonawanda look and feel livelier and more attractive to businesses.

- A. Create a fund to assist property owners with building upgrades, especially façade improvements.
- B. Encourage the development of outdoor patios and seating to increase activity along the street.
- C. Support adaptive reuse of vacant and underutilized buildings that include a mix of commercial and residential uses.
- D. Install new sidewalks, lighting, landscaping, and street furniture to create an attractive and inviting downtown area.
- E. Encourage the installation of public art to add vibrancy and character to streetscapes.

GOAL 6: Upgrade downtown Tonawanda's housing stock with a diverse mix of options for all residents.

- A. Attract a mix of housing types that accommodate all ages, incomes, abilities, and family types.
- B. Encourage mixed-use development projects with first floor commercial and upper story residential.
- C. Rehabilitate historic buildings to provide housing and preserve local character.

GOAL 7: Celebrate Tonawanda's rich heritage through the preservation of historic buildings and cultural sites and story-telling.

- A. Update the City's zoning ordinance to provide greater protections for historic buildings and structures including guidelines for preservation and restoration.
- B. Encourage the redevelopment of historic buildings.
- C. Install interpretive signage for historic buildings, landmarks, and places to better convey the City's rich history.
- D. Commission public art projects that illustrate local historical events.

GOAL 8: Highlight the small-town, historic feel of the city through enhancements to buildings, public spaces, and amenities.

- A. Create and enhance community-building and gathering places.
- B. Hold events that strengthen civic pride and connections between residents, the community, and local history and culture.
- C. Develop architectural design guidelines or a form-based code that establishes design standards for public spaces including building facades.
- D. Support small, independent businesses that embody Tonawanda's small-town character.



Build a Seven-Story Mixed-Use Building at 17-31 Adam Street

Applicant: Niagara Development Group

Project Type: New Development

Description: Redevelop a city parking lot into a seven-story, mixed-use complex with 40 residential units, multiple restaurant and commercial spaces, banquet hall and rooftop bar with underground parking.

Location: 17, 27, 31 Adam Street and 106 Broad Street

Total Project Cost: \$17,000,000

DRI Funding Requested: \$3,500,000

Requested Percentage: 21% DRI



Replace and Enhance City Docking Facilities on the Erie Canal

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



Convert the Former Rite Aid into a Multi-Story Mixed-Use Building

Applicant: REMHY, LLC

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

Description: Transform a vacant, single-story building into a 3-5 story mixed-use building with possible brand name hotel, Airbnb accommodations, signature restaurant, retail spaces, and apartment units.

Location: 47 Niagara Street

Total Project Cost: \$8,000,000

DRI Funding Requested: \$1,600,000

Requested Percentage: 20% DRI



Build Out the 2nd Floor of the Elks Lodge to House an Event Space

Applicant: Twin Cities Elks Lodge #860

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

Description: Build out an unfinished 4,500-square-foot space on the second floor of the Twin Cities Elks Lodge to create a banquet and event space with a kitchen, restrooms, and elevator.

Location: 55 Main Street

Total Project Cost: \$1,615,000

DRI Funding Requested: \$1,200,000

Requested Percentage: 74% 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 60 Main Street 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: \$2,032,000

DRI Funding Requested: \$1,012,000

Requested Percentage: 50% DRI



Construct the Mixed-Use "Elli" Building at 20-40 Fillmore Avenue

Applicant: JC Tonawanda Tower Q0ZB, 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: \$37,500,000

DRI Funding Requested: \$1,000,000

Requested Percentage: 3% DRI



Renovate 98-100 Main Street into a New Restaurant and Bar

Applicant: West End Properties of Buffalo, LLC

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

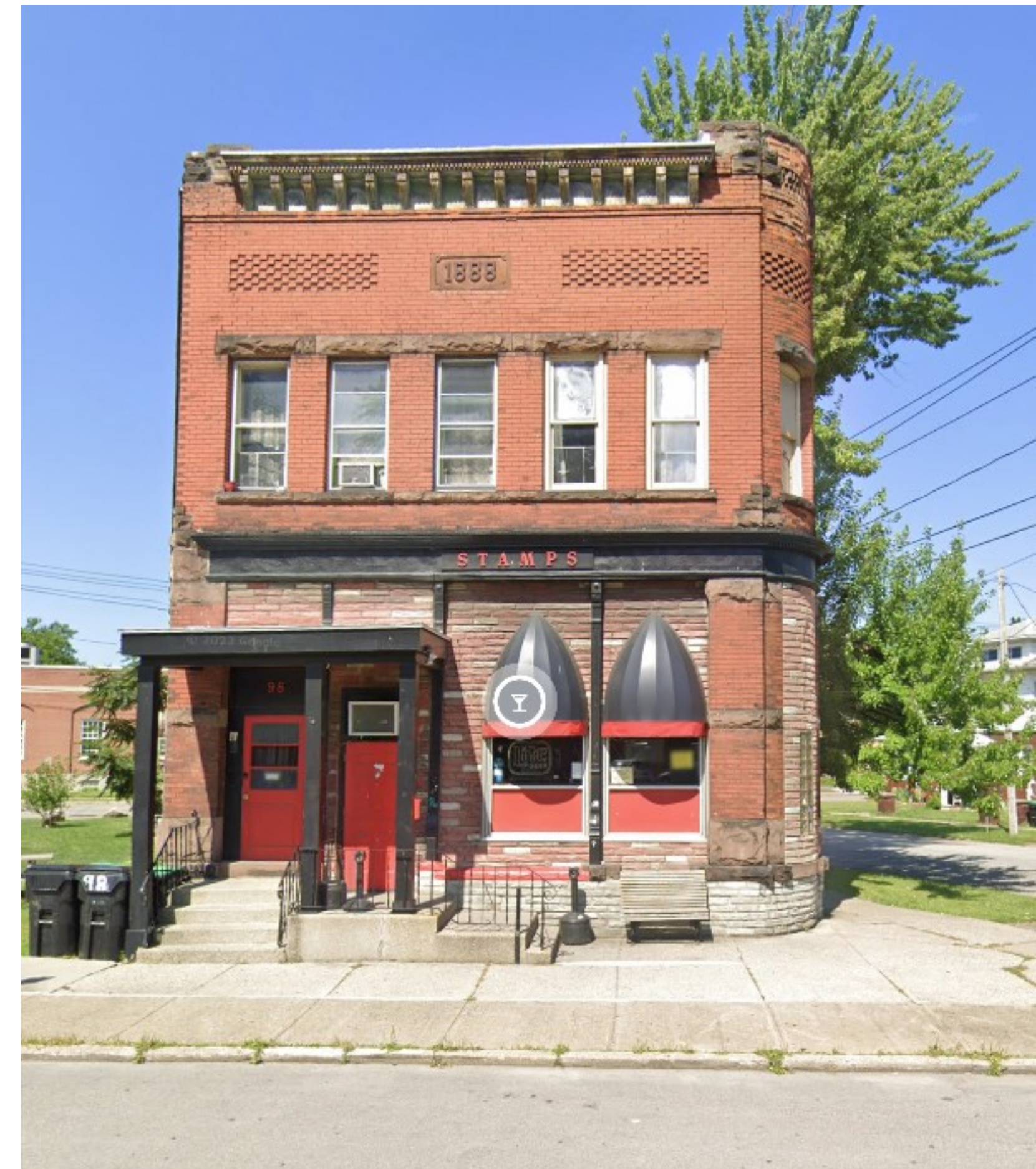
Description: Transform a vacant former bar into a new restaurant and bar, featuring repaired brickwork, revamped entrances with new doors and concrete steps, a raised patio, and outdoor seating.

Location: 98-100 Main Street

Total Project Cost: \$1,200,000

DRI Funding Requested: \$900,000

Requested Percentage: 75% DRI



Improve Downtown Access and Waterfront Connections

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 electric vehicle charging stations; 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: \$580,000

DRI Funding Requested: \$580,000

Requested Percentage: 100% DRI



Replace the East Niagara Street Pedestrian Bridge

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: \$2,650,000

DRI Funding Requested: \$529,000

Requested Percentage: 23% DRI



Construct a Mixed-Use Waterfront Building at 77 Young Street

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



Build a Natural Playground behind the Long Homestead

**Applicant: City of Tonawanda
(Playground Committee)**

Project Type: Public Improvement

Description: Build a natural play space behind the historic Long Homestead with structures such as rocks and fallen logs for climbing, archway entrances, and an embankment slide.

Location: Greenspace directly behind Long Homestead

Total Project Cost: \$350,000

DRI Funding Requested: \$350,000

Requested Percentage: 100% DRI



Enhance the Historic Long Homestead

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 Six 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: \$1,480,000

DRI Funding Requested: \$296,000

Requested Percentage: 20% DRI



Add Outdoor Seating at Joey's Place Restaurant

Applicant: West End Properties of Buffalo, LLC

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

Description: Build a 732-square foot elevated deck with canvas awning on the back of Joey's Place restaurant to increase capacity and expand seating options.

Location: 83 Niagara Street

Total Project Cost: \$334,000

DRI Funding Requested: \$250,000

Requested Percentage: 75% 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 a Small Project Fund

Applicant: City of Tonawanda

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

