

# City of North Tonawanda

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## **COMMON COUNCIL WORKSHOP AGENDA**

November 7, 2024

The following meeting has been scheduled for **TUESDAY, NOVEMBER 12, 2024:**

**6:00 PM Special Session**

**Re: Adoption of the 2025 City Budgets**

**6:15 PM Public Hearing – Restore NY Communities Initiative – Round 9 Initiative Grant for  
235 River Road Project**

**6:30 PM-Laura Wilson**

**Re: Restore NY Communities-Round 9**

**– Common Council**

**Re: General Discussion**

**EXECUTIVE SESSION TO FOLLOW – Workshop  
Called by the City Attorney-Topic Union Discussion**

Respectfully submitted,



**Donna L. Braun  
City Clerk-Treasurer**



# City of North Tonawanda

Department of Community Development  
500 Wheatfield Street  
North Tonawanda, New York 14120

Telephone: (716) 695-8580

November 4<sup>th</sup>, 2024

Honorable Mayor and Common Council  
North Tonawanda City Hall  
216 Payne Avenue  
North Tonawanda, NY 14120

Re: Restore NY Communities Initiative- Round 9

Dear Honorable Body:

Empire State Development recently announced Round 9 of the Restore NY Communities Initiative grant with the purpose of *“providing municipalities with financial assistance for revitalization of commercial and residential properties. The program encourages community development and neighborhood growth through the elimination and redevelopment of blighted structures.”*

Municipalities may apply for up to \$1 Million and eligible projects must *“demolish, deconstruct, rehabilitate and/or reconstruct vacant, abandoned, condemned and surplus properties.”* Successful applications should demonstrate as many of the following as possible: project feasibility, project readiness, location within an urban downtown, location within a Brownfield Opportunity Area, consistent with community redevelopment plan, ability to induce commercial investment, and clearly identified need.

Given the criteria noted above, with a particular emphasis from Empire State Development on project feasibility and project readiness, the Department of Community Development believes that the 235 River Road Mixed-use redevelopment project, led by 235 River Rd. LLC/Alliance Homes would make a strong application.

235 River Road (and 190 Main Street) is currently a 3.1 acre blighted property along a key gateway point connecting Downtown to the Niagara River waterfront. Redevelopment of this property has been identified as a key revitalization opportunity in the NT Momentum Plan.

With assistance from the Restore NY program, this would aid in the demolition and reconstruction of the property to include a mixed-use and commercial development project consisting of a four-story building with 48 market rate apartments, and a four story/one story

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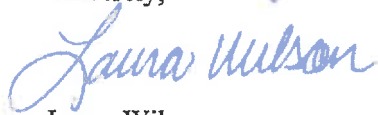
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building with 39 market-rate apartments, 9,400 SF of commercial space, clubhouse/amenity space, 166 parking spaces, landscaping, lighting and utility improvements.

The Department of Community Development held a required public hearing for this application on November 12<sup>th</sup>, 2024 and has met the requirements for publishing the Property Assessment List in the Niagara Gazette.

I kindly request your authorization for the attached Municipal Resolution, and for the Mayor to sign and submit a grant application for approximately \$1,000,000 to Empire State Development under the Round 9- Restore NY Communities Initiative, which is due on December 20<sup>th</sup>, 2024.

Sincerely,



Laura Wilson  
Director of Community Development

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Where as, Empire State Development Corporation is accepting applications to Round 9 of the Restore NY Communities Initiative grant with the purpose of providing municipalities with financial assistance for revitalization of commercial and residential properties; and

Where as, municipalities may apply for up to \$1,000,000 and eligible projects must demolish, deconstruct, rehabilitate and/or reconstruct vacant, abandoned, condemned and surplus properties; and

Where as, criteria for successful grant applications include project feasibility, project readiness, location within an urban downtown, location within a Brownfield Opportunity Area, consistency with community redevelopment plan, ability to induce commercial investment, and clearly identified need; and

Where as, the City of North Tonawanda has identified one property located at 235 River Road which meets the Restore NY Communities Initiative criteria; and

Now, therefore, be it resolved, that the North Tonawanda Common Council finds the 235 River Road Redevelopment project to be consistent with the City's local urban revitalization plans; that the proposed financing is appropriate for the project; that the project facilitates effective and efficient use of existing and future public resources so as to promote both economic development and preservation of community resources; and the project develops and enhances facilities in a manner that will attract, create and sustain housing opportunities; and

Be it further resolved, that the North Tonawanda Common Council hereby authorizes the Mayor to sign and submit a grant application request in an amount of \$1,000,000 to Empire State Development Corporation for the Restore NY Communities Initiative.

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