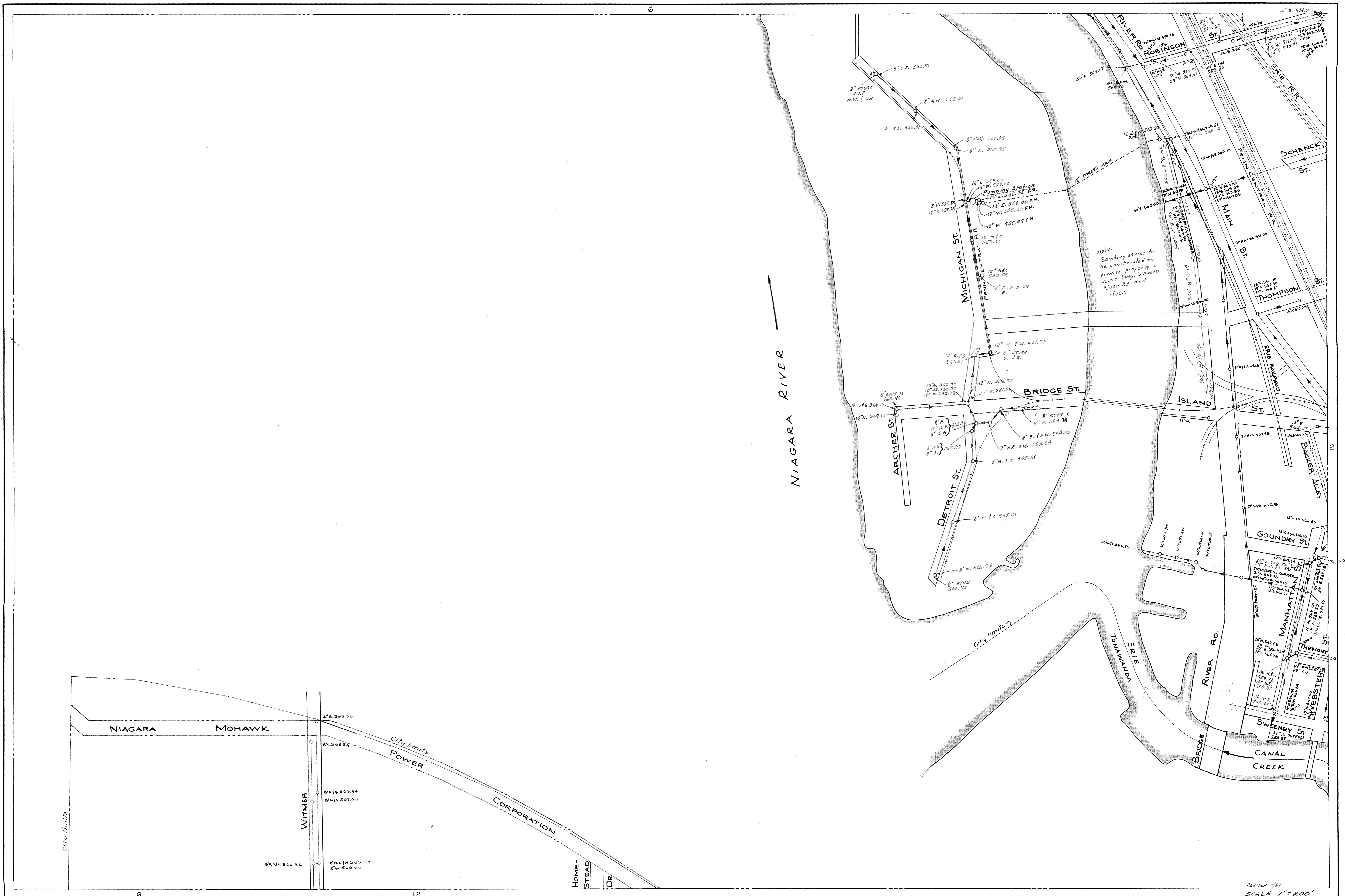


- Can we please receive a copy of the full 2023 Tonawanda Island Infrastructure Study? - Attached (please reach out to LWilson@lumbercitydc.com if anybody would like to obtain a copy)
- Has the property been entered into the Brownfield Program, and if so, what parcels were included and when was it entered? -No, the property has not been entered into the brownfield program
- The proposal says that for the DRI, "the \$750,000 grant may be transferable to the buyer at the sole discretion of New York State. " Were there discussions with the State on how this would work? When we applied for the Riverwalk, there were deadlines on when construction needed to be completed - are they willing to extend those deadlines? Do you have any more information on how the process of transferring would work? – This language came directly from the Department of State. Ideally they would like to have the PBA city owned, but they understand from a marketability standpoint that it may need to be transferred. The contract with Dept. of State ends in 2028, but from experience they would probably grant an extension if needed. (as long as we can demonstrate progress). We did not discuss the specifics of the transferring process with them yet.
- Are we able to see the application that was submitted for the DRI award for Bridge St? Is there any more information you can share on the award and project reequipments for the funding? – If you refer to https://www.ny.gov/sites/default/files/2022-12/North_Tonawanda_DRI_Strategic_Investment_Plan.pdf on page 129 you will see the project profile for the PBA.
- Can you please send any surveys of the property? – Attached.
- Do you have any information on whether the project will be able to use a gravity sewer system, to is a sewer pump discharge system anticipated?-

The sewer system on the Island is a gravity system that goes to the pump station on Michigan Ave where it is then pumped under the Little River to the main land side where it is a gravity system to the WWTP.

- Are you able to provide the location of the nearest sewer pump located that the property would be able to tie into? - **Attached. Solid lines are the island is the sanitary sewer. There are no storm sewers on the Island. Everything is gravity to the pump station on Michigan Ave. where it is then pumped to the main land via forcemain to the gravity system along River Road.**
- Is the board open to proposals that would require variances (example height)? -**Yes but would need to be approved by the Zoning commission**
- Are we able to know the purchase prices that were submitted in the 2020 proposals? – **For the 3 proposals received in 2020, the land acquisition costs were as follows: \$380,363, \$230,000, and \$30,000**
- Can we please get a copy of the appraisal from 2018? – **Attached (please reach out to LWilson@lumpercitdc.com if anybody would like to obtain a copy)**
- What is the scope of Niagara Orleans Regional Landbank when they demolish the fire training tower? How are they leaving the site and do they have a deadline to complete the work? – **They are just going to demolish the tower and leave the concrete slab. They are funding the project through HCR, so if we removed the concrete slab, it would complicate the environmental review process. The project is out to bid right now and should be completed in the next few months.**
- The RFP notes a 10 pages of narrative limit - I just want to make sure that he 10 pages does not include any appendices, references, plans, or pictures that are included in the proposal – **The 10 pages does not include supplemental information.**
- Were any traffic studies or DOT studies completed?- **Through the Brownfield Opportunity Area (BOA) study in 2018, a traffic study for the entire BOA boundary was completed. (Please reach out to LWilson@lumpercitdc.com to obtain a copy)**



Note:
Sanitary sewer to be constructed on private property to serve lots between River Rd. and river.

REVISED 3/97
SCALE 1"=200'

SHEET 184.08



20
2.8A(C)

(80.0' WIDE)

(66.0' WIDE)

(66.0' WIDE)

BRIDGE TO TONAWANDA ISLAND
(45.0' WIDE)
(DURKEE BRIDGE)

TAYLOR DRIVE

STREET

CITY OF NORTH TONAWANDA
(FIRE TRAINING TOWER)

CITY OF NORTH TONAWANDA
PUBLIC BENEFIT AREA

CITY OF NORTH TONAWANDA

585

(66.0' WIDE)

360(S)

10

292 +/- WATER'S EDGE

SHEET 184.08

SHEET 185.05



N

**City of
North
Tonawanda**

Scale: 1:1,200

SPLIT-MERGE-SPLIT

Reference: Survey 21J2-0287

Nussbaumer & Clarke
Request from City
of North Tonawanda

Parcels Affected:

184.08-1-8 & 184.08-1-9

New Parcel Information:

184.08-1-8.1 X: 1068111 Y: 1103452 A: 0.32A(C)
184.08-1-9.1 X: 1068099 Y: 1103172 A: 3.32A(C)
184.08-1-9.2 X: 1068309 Y: 1103198 A: 0.27A(C)

Description of work: Parcel 184.08-1-8 was split. The area south of Taylor Drive was merged into 184.08-1-9. The remains of 184.08-1-8 became 8.1.

184.08-1-9 was then split having the majority of land becoming 184.08-1-9.1 while narrow strip of land along the water became 184.08-1-9.2.

Date Printed: 6/7/2022 8:57 AM

