



ERIE COUNTY OPPORTUNITY ZONES



Photo: Buffalo Drone Photography



ECIDA

Erie County Industrial
Development Agency
95 Perry Street, Suite 403
Buffalo, NY 14203
(716) 856-6525



CITY OF BUFFALO

Office of Strategic
Planning
65 Niagara Square
Buffalo, NY 14202
(716) 851-5224



TOWN OF AMHERST

Economic
Development
5583 Main Street
Williamsville, NY 14221
(716) 631-7035



TOWN OF TONAWANDA

Director of Community
Development
169 Sheridan Parkside Dr.
Tonawanda, NY 14150
(716) 871-8847 x1



CITY OF TONAWANDA

Office of
the Mayor
200 Niagara Street
Tonawanda, NY 14150
(716) 695-8646



CITY OF LACKAWANNA

Director of
Development
714 Ridge Road
Lackawanna, NY 14218
(716) 827-6421

WHY ERIE COUNTY?

Fueled by tens of billions in recent public and private investment, Erie County is rapidly transforming. All the major metrics point to an economy that is accelerating forward: jobs, wages, firm creation, gross output, and exports are all up. The young population is increasing and unemployment is down to a historic low. New Opportunities abound.

Built on a legacy of industry and commerce, Erie County maintains a strong economy and diverse workforce. Supporting our firms and workers, strong communities and friendly neighbors enjoy unique cultural assets, affordable living, world class education institutions, and easy multi-modal travel and quick commutes. In the New Erie County – these economic drivers and community and cultural assets have fused together in bold, new initiatives that have invigorated the County.

The Opportunity Zones in Erie County offer an excellent potential to restore, enhance, and further enliven a great region. Our 23 zones are urban, dense, diverse, colorful, and full of high-impact real estate projects and operating business deals.

Erie County Opportunity Zones offers some “quick hits” of current and potential Opportunity Zone projects in the County. But there are many more coming and even more to discover. Use this guide to see how Opportunity Zone investment in Erie County is a great investment decision.



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JOHN R. OISHEI FOUNDATION

The John R. Oishei Foundation enhances the economic vitality and quality of life for the Buffalo Niagara region through grantmaking, leadership and network building. The Foundation was established in 1940 by John R. Oishei, founder of Trico Products Corporation.

OPPORTUNITY ZONE DATA

CITY OF BUFFALO

AREA	52.5 mi ²
POPULATION	258,592
MEDIAN AGE	32.9
MEDIAN HOUSEHOLD INCOME	\$34,814
MEDIAN HOME VALUE (OWNER-OCCUPIED)	\$92,700
POVERTY RATE	29.6%

ERIE COUNTY

AREA	1,227 mi ²
POPULATION	925,528
MEDIAN AGE	40.3
MEDIAN HOUSEHOLD INCOME	\$55,604
POVERTY RATE	14.6%

There are TWENTY-THREE (23) Opportunity Zones within Erie County

The 23 Opportunity Zones have been organized into 14 “Zone Districts” based on their geography, economy, land use & planning, common infrastructure & assets.

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ZONE DISTRICTS

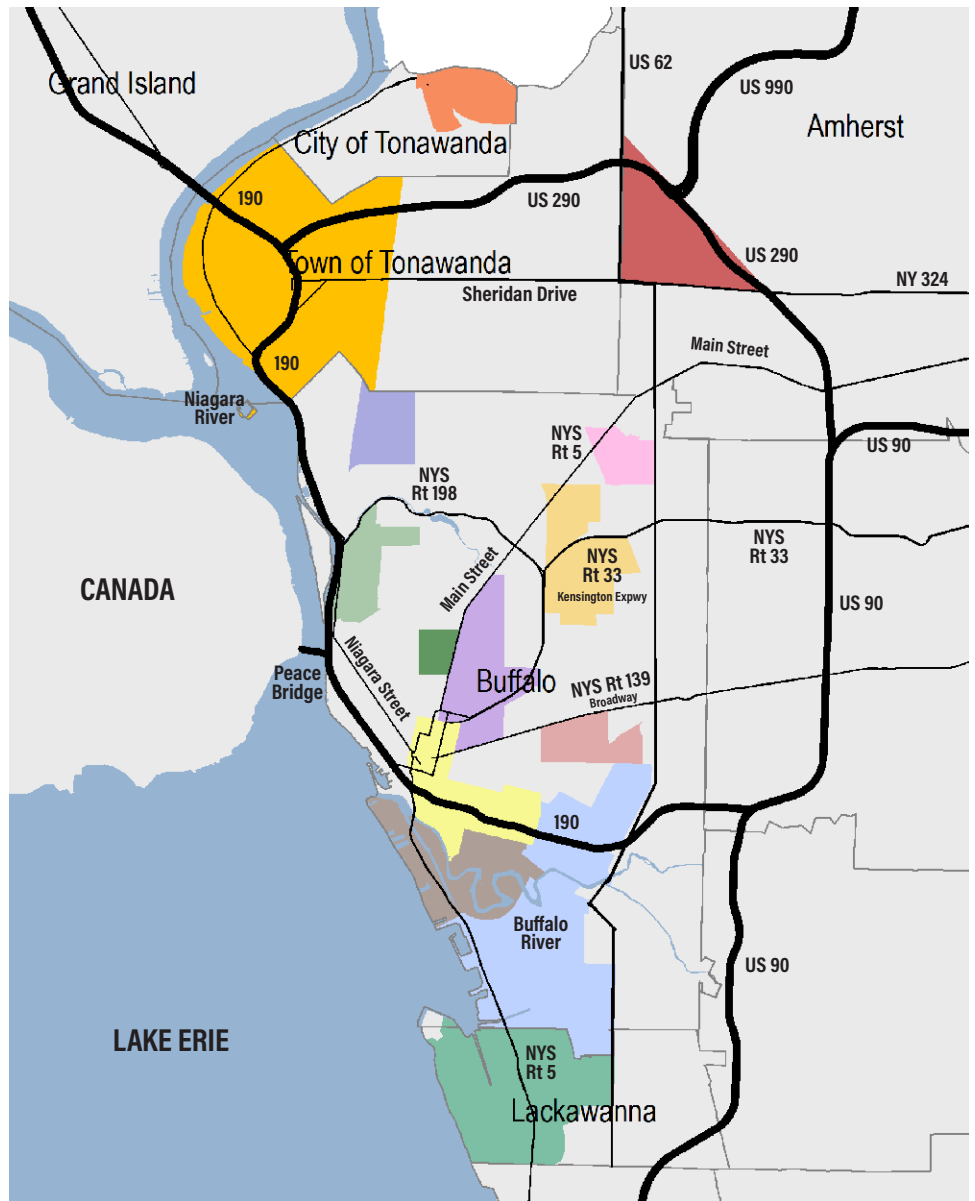
BUFFALO: Urban Core, Cultural, Northland-Hospital, East Main & Jefferson, Outer Harbor and First Ward, Delaware, Broadway-Fillmore, South Buffalo Industrial Heritage, University Heights, and West Hertel.

AMHERST:
Amherst

LACKAWANNA:
Lackawanna Commercial Core

TOWN OF TONAWANDA:
Tonawanda River

CITY OF TONAWANDA:
Tonawanda Canal



OPPORTUNITY ZONES EXPLAINED

WHAT IS AN OPPORTUNITY ZONE?

An Opportunity Zone is an economically-distressed community where **new investments**, under certain conditions, may be eligible for preferential tax treatment. Localities qualify as Opportunity Zones if they have been nominated for that designation by the state and that nomination has been certified by the Secretary of the U.S. Treasury via his delegation of authority to the Internal Revenue Service. Opportunity Zones were added to the tax code by the Tax Cuts and Jobs Act of 2017.

WHAT ARE THE INCENTIVES/ HOW DO OPPORTUNITY ZONES SPUR DEVELOPMENT?

Opportunity Zones are designed to spur economic development by providing tax benefits to investors. First, investors can defer taxes on any prior gains invested in a Qualified Opportunity Fund (QOF) until the earlier of the date on which the investment in a QOF is sold or exchanged, or December 31, 2026. If the QOF investment is held for longer than 5 years, there is a 10% exclusion of the deferred gain. If held for more than 7 years, the 10% becomes 15%. Second, if the investor holds the investment in the Opportunity Fund for at least 10 years, the investor is eligible for an increase in basis of the QOF investment equal to its fair market value on the date that the QOF investment is sold or exchanged.

WHAT IS A QUALIFIED OPPORTUNITY FUND?

A Qualified Opportunity Fund is an investment vehicle that is set up either as a partnership or corporation for investing in eligible property that is located in a Qualified Opportunity Zone.

DOES AN INVESTOR NEED TO LIVE IN AN OPPORTUNITY ZONE TO TAKE ADVANTAGE OF THE TAX BENEFITS?

An investor can get the tax benefits even if he/she does not live, work, or have a business in an Opportunity Zone. All an investor needs is to appropriately invest a recognized gain in a QOF and elect to defer the tax on that gain. (www.irs.gov/newsroom/opportunity-zones-frequently-asked-questions)

OPPORTUNITY ZONE PARTNERS

ERIE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
COUNTY OF ERIE
EMPIRE STATE DEVELOPMENT
BUFFALO NIAGARA PARTNERSHIP

INVEST BUFFALO NIAGARA
BUFFALO LISC
NIAGARA FRONTIER TRANSPORTATION AUTHORITY
AMHERST INDUSTRIAL DEVELOPMENT AGENCY
JOHN R. OSHEI FOUNDATION
NATIONAL GRID



DEVELOPMENT AND BUSINESS RESOURCES

RESOURCE	AUTHORITY	DESCRIPTION
TAX ABATEMENTS	Erie County Industrial Development Agency (ECIDA), City of Buffalo, Amherst IDA	Payment In-Lieu of Taxes (PILOTs) Term-limited reduction of property taxes on the added-value of property improvements. Some tax abatements available as-of-right.
MORTGAGE RECORDING TAX EXEMPTION	ECIDA, Amherst IDA	A one-time exemption of the NYS and local mortgage recording fee $\frac{3}{4}$ of 1% of mortgage amt.
NYS SALES TAX EXEMPTION	ECIDA, Amherst IDA	Sales tax abatement on construction materials, non-production equipment
FOREIGN TRADE ZONE	ECIDA	Application assistance and zone administration programs that can save thousands in duty fees
FINANCING	Regional Development Corporation (RDC) [an ECIDA subsidiary]	Business Loans -Small (\$10k - \$50k) -Large (\$50k - \$2M) Innovation Loan Fund -Final Stage Financing
	Industrial Land Development Corporation (ILDC) [an ECIDA subsidiary]	Tax-Exempt Bond Financing
SPECIAL FINANCING (VALUE CAPTURE FINANCING)	ECIDA, City of Buffalo, Amherst IDA	Tax Increment Financing (TIF) and PILOT Increment Financing (PIF)
BUSINESS / ENTREPRENEURIAL ASSISTANCE	43 North, New York State, StartUp NY, ECIDA, City of Buffalo, Beverly Gray Business Exchange Center, Small Business Development Center	Business plan development, financial assistance, and training. Visit: https://www.ecidany.com/entrepreneurs-resource-list
WORKFORCE DEVELOPMENT	Buffalo Employment and Training Center, Northland Workforce Training Center (NWTC), University at Buffalo's Educational Opportunity Center (EOC)	Business plan development, financial assistance, and training
BROWNFIELD CLEANUP PROGRAM (BCP)	New York State Dept. of Environmental Conservation (DEC)	The goal of the Brownfield Cleanup Program (BCP) is to encourage private-sector cleanups of brownfields and to promote their redevelopment as a means to revitalize economically blighted communities. The BCP is an alternative to greenfield development and is intended to remove some of the barriers to, and provide tax incentives for, the redevelopment of urban brownfields.
EAST SIDE CORRIDOR ECONOMIC DEVELOPMENT FUND	Empire State Development (ESD)	https://esd.ny.gov/sites/default/files/Buffalo-East-Side-Corridor-Fund.pdf
MORE INFORMATION? VISIT: https://info.buffaloniagara.org/incentivesguide	US DEPT. OF TREASTUERY OPPORTUNITY ZONE SEARCH MAP: https://www.cims.cdfifund.gov/preparation/?config=config_nmtc.xml	LOCAL ZOING MAPS: BUFFALO - https://bit.ly/2ZY2CCa

OPPORTUNITY ZONE URBAN CORE

TRACTS	165, 164
SIZE	1.79 SQ. MI.
POPULATION	4,554 (2017), 4,326 (2013) [+5%]
MEDIAN AGE	36 (2017)
MEDIAN HOUSEHOLD INCOME	\$47,500
JOBS	39,940 (2015), 38,567 (2011) [+4%]
TOP INDUSTRIES	Public Administration (23%); Professional, Scientific, and Technical Services (16%); Finance and Insurance (12%)
INFRASTRUCTURE	Lake Erie; Interstates 90 and 190; Local and Regional Bus Terminal; Amtrak; MetroRail; NYS Route 5; Buffalo River; Main, Ohio, Michigan, and Seneca Street Corridors
ASSETS	Canalside; KeyBank Center and HarborCenter; Erie Community College; Sahlen Field (Ballpark); Buffalo Niagara Convention Center; Civic Node; Larkinville; Cobblestone District; Theatre District



ONE SENECA TOWER



OHIO STREET

TRACT 165



is recognized as the TOP OPPORTUNITY ZONE FOR SMART GROWTH POTENTIAL in New York State and is ranked 5th Best in the Country by Smart Growth America.

ZONE #	PROJECT	DEVELOPER/ OWNER	PROJECT OVERVIEW
165	DL&W Station	Niagara Frontier Transit Authority	Transformation of over 130,000 sq. ft. of second floor former waterfront Train Terminal to vibrant, mixed-use space adjacent to Canalside and KeyBank Center above new MetroRail Station.
165	One Seneca Tower	Douglas Development	38-story tower in heart of Downtown Buffalo. Residential, retail, and office. Opportunities for retail business.
165	74 Franklin - Former Buffalo PD HQ	Douglas Development	\$30M project converting former police Headquarters into 175 one-and two-unit apartments. Major residential in heart of Downtown.
165/164	Michigan Avenue African American Heritage Corridor	City of Buffalo/ESD	\$7M in capital improvements to anchor organizations - including Colored Musician's Club, Nash House Museum, Michigan St. Baptist Church.

WHY URBAN CORE?

- City's major employment Center
- Entertainment Center
- Increasing resident population
- Transit Hub - MetroRail, Bus Terminal, Amtrak, Interstates 190 and 90
- Buffalo Building Reuse Project - concerted public-private effort to restore Downtown as a 24/7 live-work-play community through loan fund



KEY BANK CENTER



HARBOR CENTER



URBAN CORE CLUSTER

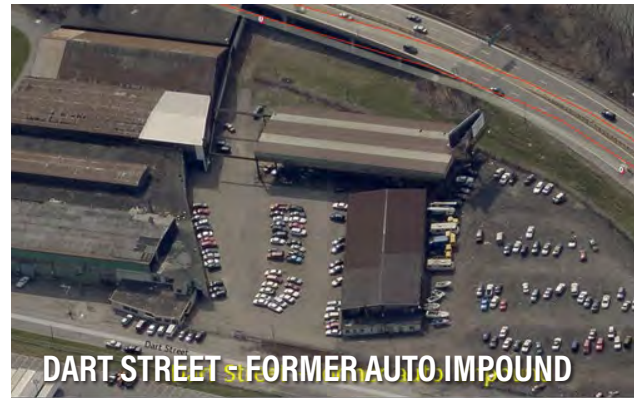
- OZ Census Tracts
- Buffalo Parks

OPPORTUNITY ZONE CULTURAL

TRACTS	171, 61
SIZE	1.45 SQ. MI.
POPULATION	10,224 (2017), 9,762 (2013) [+5%]
MEDIAN AGE	27
MEDIAN HOUSEHOLD INCOME	\$29,000
JOBS	3,568 (2015), 2,533 (2011) [+41%]
TOP INDUSTRIES	Management of Companies and Enterprises (30%); Health Care and Social Assistance (28%); Other Services (8%) [ex. Public Admin]
INFRASTRUCTURE	Interstate 190; Niagara River; Buffalo Sewer Authority Treatment Facility; Scajaquada Expressway (NY 198); Upper Niagara Street (NY 268), Grant Street; Elmwood Ave.; Adjacent to Delaware Park – an Olmsted Park
ASSETS	Albright-Knox Art Museum, SUNY Buffalo State College, Burchfield Penny, Hotel Henry, Unity Island Park, Broderick Park, West Side Bazaar / WEDI



H.H. RICHARDSON COMPLEX



DART STREET & FORMER AUTO IMPOUND

ZONE #	PROJECT	DEVELOPER/ OWNER	PROJECT OVERVIEW
171	Richardson Olmsted Campus	Richardson Center Corporation	93 acre, 145 yr. old former hospital complex – 1/3 recently developed into a hotel. Corporation currently seeking developer interest in remaining property.
171	Dart Street	Buffalo State College Foundation	Former City of Buffalo impound lot. Buffalo State College needs property to further its educational mission and will be issuing a request for proposals for public-private opportunities.



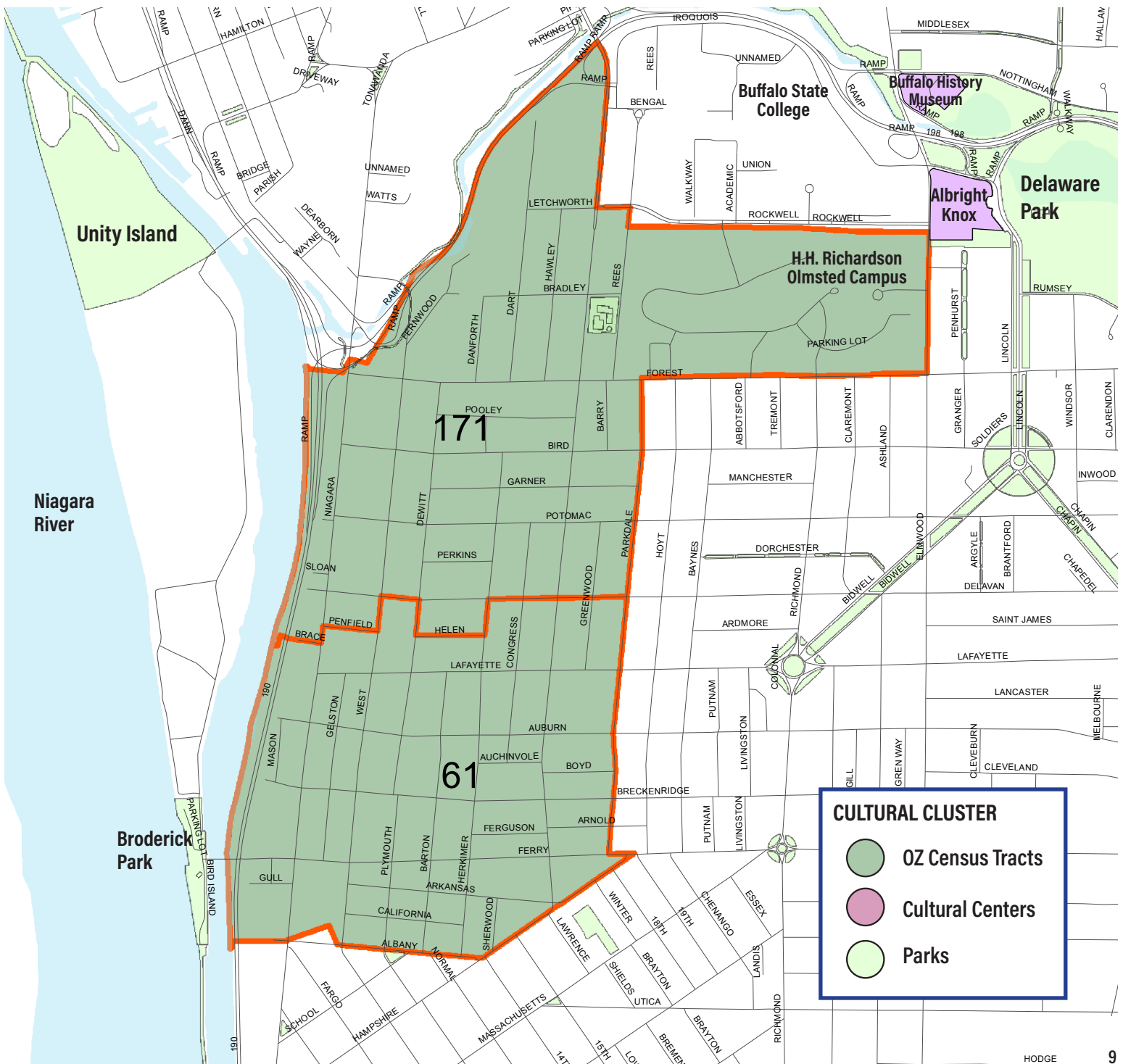
HOTEL HENRY

WHY CULTURAL?

- THREE MAJOR ANCHOR INSTITUTIONS
 - World-Renowned Albright-Knox Art Gallery
Visitors: Approximately 400,000
 - Buffalo State College SUNY
Student Population: 9,118 Students
 - Richardson-Olmsted Complex
 - ESD commitment of \$76.5M State funding, \$16M in historic tax credits

OTHER ASSETS

- Active and Successful Adaptive Reuse Projects – current opportunities
- Fast growing and diverse employment base
- Niagara Street – Complete Street initiative
- West Side/ Grant-Ferry and Black Rock Communities
- Strong Retail Corridors Nearby:
Elmwood, Amherst, Grant



OPPORTUNITY ZONE NORTHLAND - HOSPITAL

TRACTS	34, 40.01, 170
SIZE	1.7 SQ. MI.
POPULATION	10,028 (2017), 9,136 (2013) [+10%]
MEDIAN AGE	37
MEDIAN HOUSEHOLD INCOME	\$25,000
JOBS	3,023 (2015), 6,423 (2011) [-53%]
TOP INDUSTRIES	Professional, Scientific, and Technical Services (32%); Manufacturing (11%); Educational Services (11%)
INFRASTRUCTURE	Main Street (NY 5); Kensington Expressway (NY 33); Bailey Ave. (NY Rt. 62); Delavan Ave.; MetroRail at Amherst Station
ASSETS	ECMC; NWTC; Buffalo Manufacturing Works; Canisius College, Mt. Olive Baptist Church, Delavan-Grider Community Center, True Bethel Baptist Church, Math Science Technology Preparatory School



NORTHLAND WORKFORCE TRAINING CENTER

Buffalo Market INDUSTRIAL VACANCY is less than 3%

ZONE #	PROJECT	DEVELOPER/ OWNER	PROJECT OVERVIEW
34	Multiple Properties – 631 Northland, 541 E. Delavan, 41 Northland, 612 Northland	Buffalo Urban Development Corp. (BUDC)	Commercial/ Industrial Structures for redevelopment.
40.01	Highland Park Village (Central Park Ave. and Holden St., Buffalo)	Highland Park LLC	27-acre former retail site repurposed into residential neighborhood. Currently Phase 2 of 3.
170	Glenny Drive Parcel	Buffalo Municipal Housing Authority/ City of Buffalo	17 acre vacant site. Zoned Flex Commercial.



GLENNY DRIVE - 17 ACRES

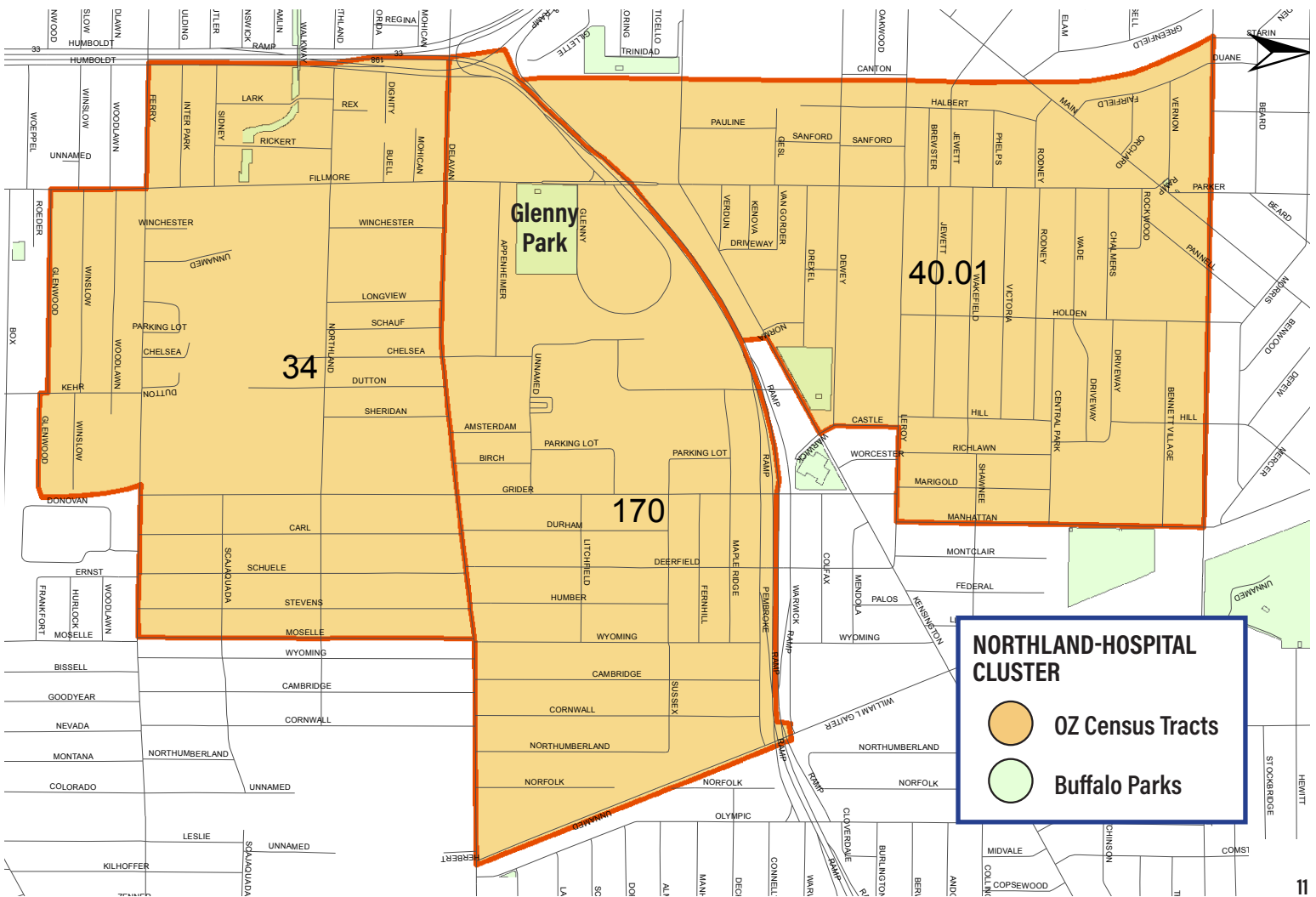
WHY NORTHLAND-HOSPITAL?

Northland Corridor Redevelopment Project

- 35-acre brownfield redevelopment project, return industrial and commercial properties to productive use
- \$44M in NYS funding
- Project Partners: Empire State Development, New York Power Authority, City of Buffalo
- Walkable neighborhood

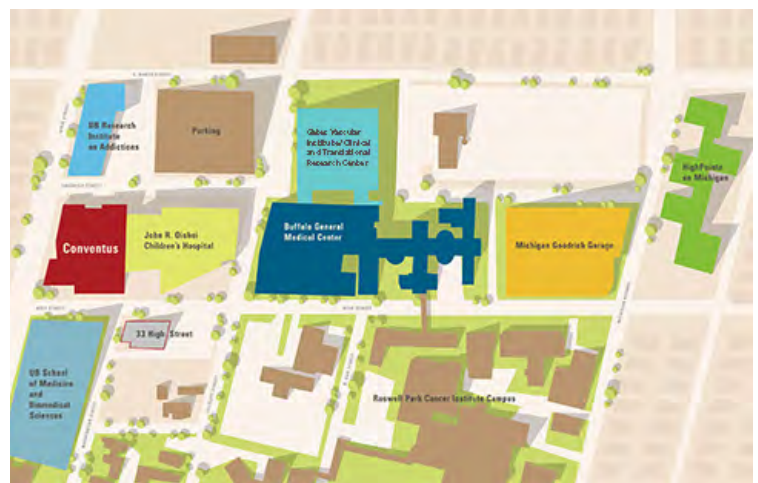
Anchor Institutions

- Erie County Medical Center
- Canisius College
- Northland Workforce Training Center



OPPORTUNITY ZONE EAST MAIN - JEFFERSON

TRACTS	25.02, 31, 168
SIZE	1.67 SQ. MI.
POPULATION	7,502 (2017), 8,100 (2013) [-7%]
MEDIAN AGE	45
MEDIAN HOUSEHOLD INCOME	\$26,229
JOBS	10,233 (2015), 9,875 (2011) [+4%]
TOP INDUSTRIES	Health Care and Social Assistance (68%); Other Services [ex. Public Administration] (8%); Educational Services (5%)
INFRASTRUCTURE	Main Street (NY 5); Jefferson Ave; Broadway Ave; Kensington Expressway (NY 33); MetroRail subway [4 stops]
ASSETS	Buffalo Niagara Medical Campus (BNMC); Fruit Belt and Allentown Neighborhoods; Beverly Gray Business Exchange Center; Masten Park; MLK Park and District



16,000
EMPLOYEES, STUDENTS AND VOLUNTEERS
DAILY AT THE BNMC

ZONE #	PROJECT	DEVELOPER/ OWNER	PROJECT OVERVIEW
31	Pilgrim Village	McGuire Development	11 acre site. Potential for residential development - proximate to graduate and medical students and workers.
168	Osmose Holdings	780 Ellicott LLC	4.4 acre property owned by BNMC. Adjacent to campus. office, medical, warehouse, parking.
168	1159 Main	Cedarland Development	130K sq. ft. , 215 unit new construction Transit Oriented Development. 1st floor commercial.
25.02	Buffalo Forge	SAAKC	490 Broadway. \$50M, 185 unit mixed income infill. Attached commercial space. Active design.
31	1091 Main	Ellicott Development	\$20M development. New 6-story, 167K sq. ft. building and adaptive reuse of former church, office, retail, residential and parking.

WHY EAST-MAIN - JEFFERSON?

BUFFALO NIAGARA MEDICAL CAMPUS

- Collaborate World Class clinical care, research and education not-for-profit organization
- Select Medical Partners/ Members:
 - Roswell Park Comprehensive Cancer Center
 - Kaleida Health
 - University at Buffalo (SUNY)
 - Hauptman-Woodward Medical Research Institute

BEVERLY GRAY BUSINESS EXCHANGE CENTER

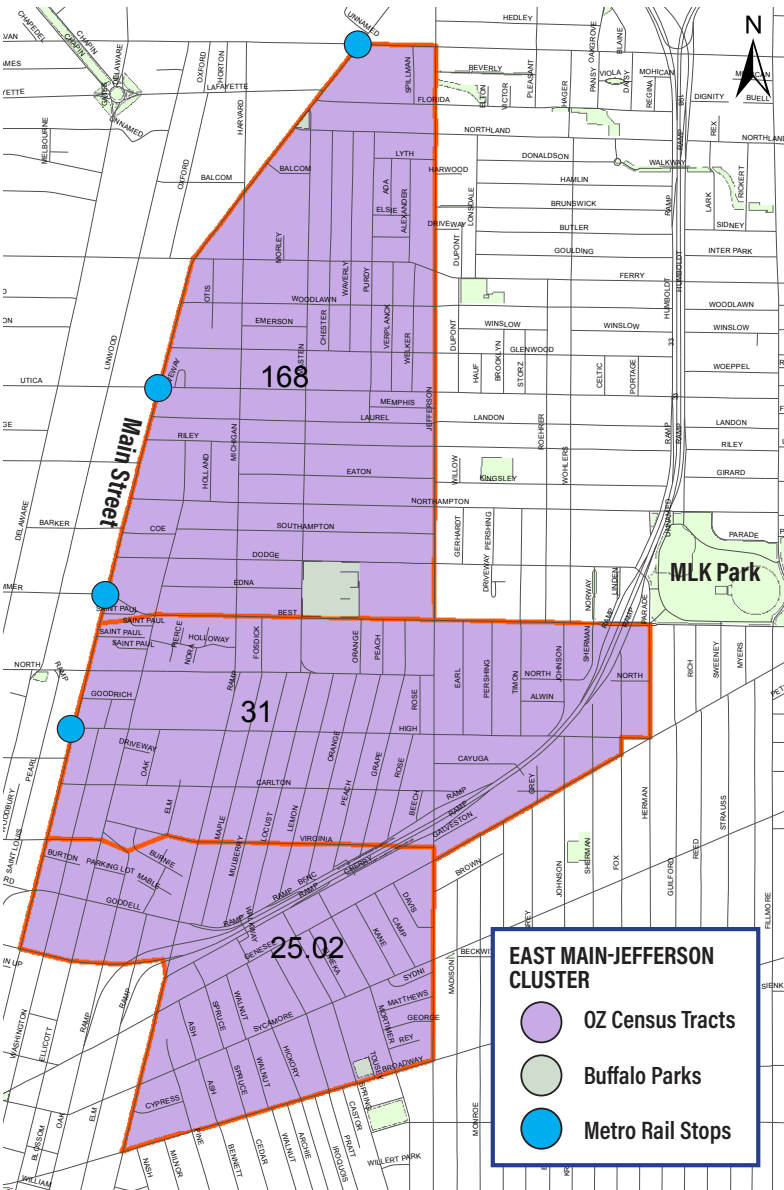
- One-stop small business technical resource center developed to support entrepreneurship and innovation for M/WBEs, Service-Disabled Veteran-Owned Businesses, and small businesses in the City of Buffalo and WNY region

METRORAIL SERVICE

- 4 stops within East-Main Jefferson Cluster Area: Allen-Medical Campus, Summer-Best and Utica Stations. Utica Station is the most trafficked Metro Rail station.

NYS COMMITMENT - EAST SIDE CORRIDOR ECONOMIC DEVELOPMENT FUND

- Jefferson Ave. Commercial District



OPPORTUNITY ZONE OUTER HARBOR

TRACT	5
SIZE	2.4 SQ. MI.
POPULATION	2,053 (2017), 1,968 (2013) [+4%]
MEDIAN AGE	32
MEDIAN HOUSEHOLD INCOME	\$27,000
JOBS	1,209 (2015), 1,279 (2011) [-5%]
TOP INDUSTRIES	Manufacturing (52%); Other Services [exc. Public Admin] (19%); Educational Services (7%)
INFRASTRUCTURE	Buffalo Ship Canal; Skyway (NYS Route 5); Ohio Street; South Park Ave.; Fuhrmann Blvd.; City Ship Canal; Slips 1 and 2
ASSETS	Lake Erie; Buffalo River; Wilkenson Pointe; Bell Slip; Times Beach Nature Preserve; Old First Ward; Red Jacket River Front Park; Buffalo BlueWay; Mutual Riverfront Park, Buffalo River BOA



ZONE #	PROJECT	DEVELOPER/ OWNER	PROJECT OVERVIEW
5	Outer Harbor Master Plan	Erie Canal Harbor Development Corp.	196 acres, mostly passive recreation project.
5	RiverWorks	Pearl St. Properties	Adaptive Reuse - entertainment / event facility: restaurant, sports complex, recreation, historic. 309 Ganson.
5	Barcalo	Karl Frizlen and Jason Yots	\$25M adaptive reuse for 119 Apartments, 40 k sq. ft. of office, commercial, lite manufacturing space. 225 Louisiana.
5	Cooperage	Ellicott Development	Adaptive Reuse Project - former factory complex near to Buffalo River and major public infrastructure investment on Ohio St. Brewery, Climbing Gym, Apartments.

WHY OUTER HARBOR?

Unmatched Public Assets - Lake Erie and Buffalo River

Significant Public Investment into Assets

- \$125M OuterHarbor Revitalization Plan

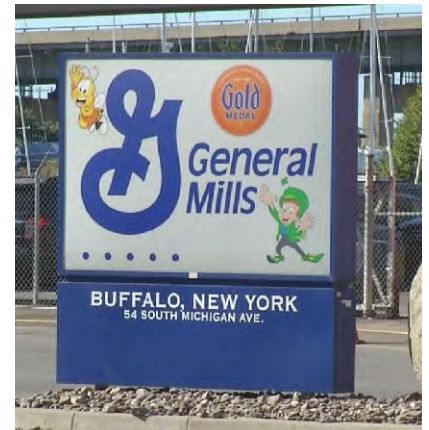
Burgeoning destination and attraction uses

- Indoor/ outdoor recreation, entertainment, leisure, historical; food and beverage (many small restaurants, brewing, distilling, baking, large scale food production)

Residential and Manufacturing Heritage



BARCALO ADAPTIVE REUSE PROJECT



OPPORTUNITY ZONE BROADWAY FILLMORE

TRACT	16
SIZE	0.8 SQ. MI.
POPULATION	2,312 (2017), 2,031 (2013) [+14%]
MEDIAN AGE	32
MEDIAN HOUSEHOLD INCOME	\$15,000
JOBS	1,025 (2015), 1,108 (2011) [-7%]
TOP INDUSTRIES	Manufacturing (35%), Wholesale Trade (32%), Health Care and Social Assistance (10%)
INFRASTRUCTURE	Broadway St.; Fillmore Ave.; William St.; Various Rail Lines
ASSETS	Central Terminal; Broadway Market; Broadway-Fillmore Local Historic District; Historic Cultural Churches; WNY Human Services Collaborative



ZONE #	PROJECT	DEVELOPER/ OWNER	PROJECT OVERVIEW
16	Central Terminal	Central Terminal Restoration Corp. & City of Buffalo	~ 500 k sq. ft. historic former railroad station. \$5M in NYS funds committed to improvements for year-round events use. Urban Land Institute Study.
16	Broadway Market	City of Buffalo	90,000 sq. ft. community and small, local retail market. \$4M in NYS funds for planning and improvements for a year-round market.
16	950 Broadway	Cedarland Development	40,000 sq. ft. Mixed-use, workforce housing adaptive re-use. \$2M from NYS Better Buffalo Fund.
16	Schreiber Brewery Reuse Project	Buffalo Brewing Company	Renovation of long-vacant historic brewery for production, tasting and brewing museum.
16	City-Owned Vacant Property	City of Buffalo	Various contiguous vacant residential and commercial lots.

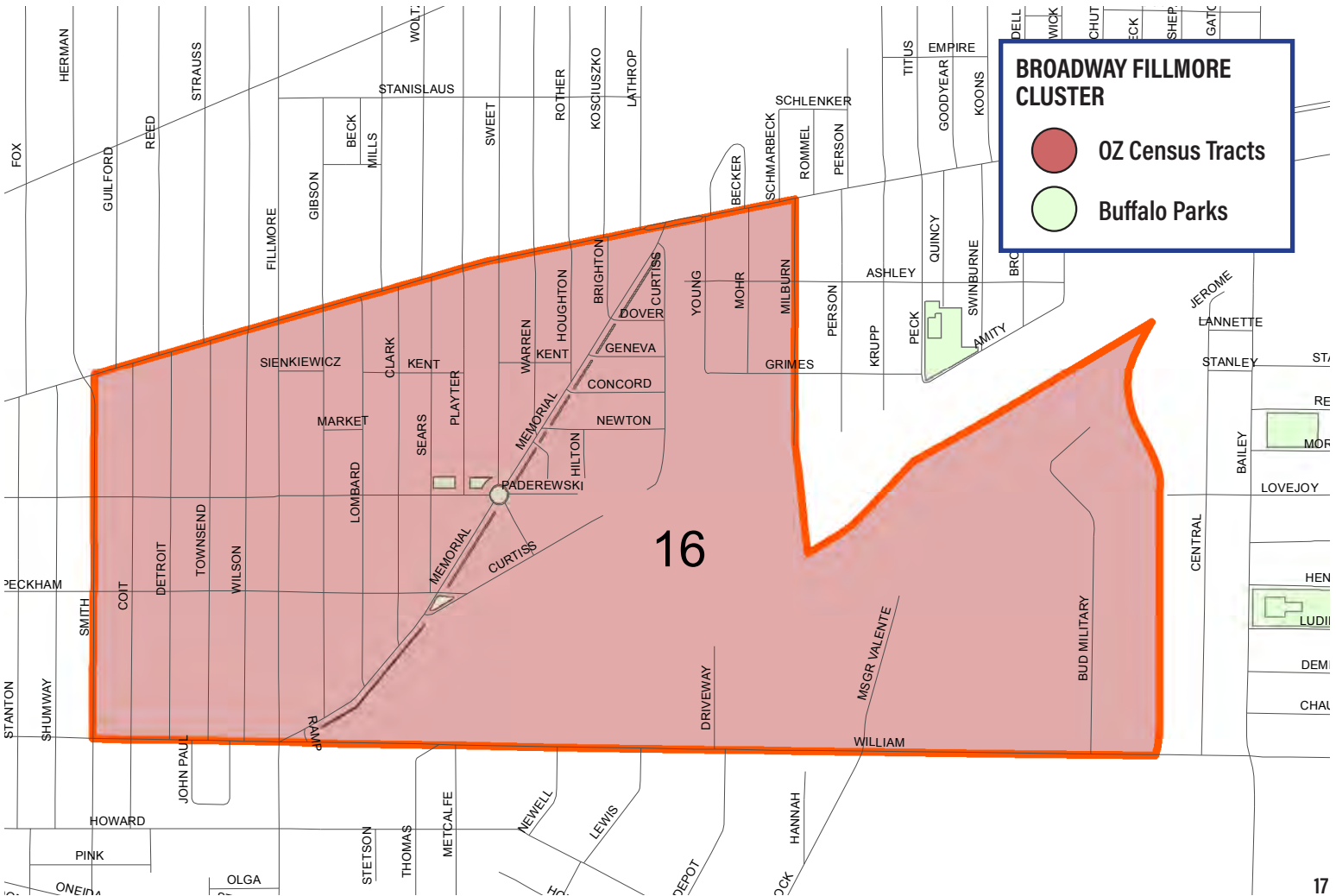
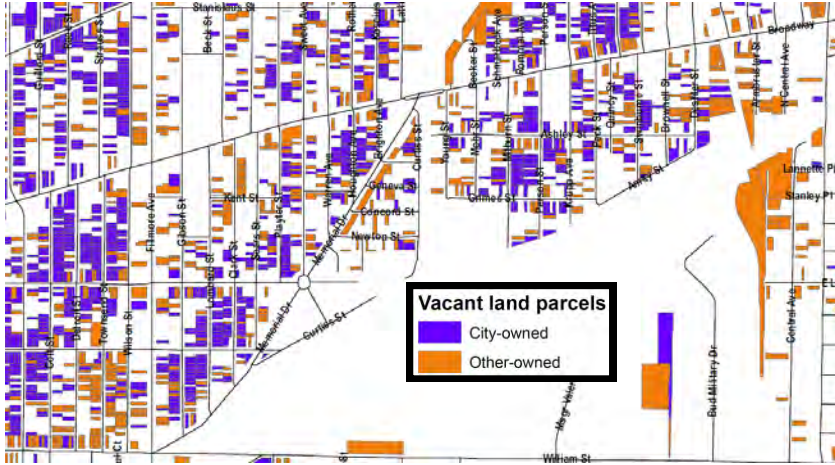
WHY BROADWAY FILLMORE?

NYS East Side Corridor Economic Development Fund

- Planned projects taking place as part of \$50M ESD Fund
- Broadway and Fillmore Designated Corridors
- East Side Main Streets Grants Program
- Building Preservation Fund

Historic neighborhood (Polonia) with nationally significant built and cultural assets

- One of City's Strongest Growing Tracts propelled positive population growth +14%



OPPORTUNITY ZONE SOUTH BUFFALO INDUSTRIAL HERITAGE

TRACTS	1.10, 163
SIZE	5.4 SQ. MI.
POPULATION	5,039 (2017), 5,527 (2013) [-9%]
MEDIAN AGE	32
MEDIAN HOUSEHOLD INCOME	\$34,000
JOBS	3,470 (2015), 3,657 (2011) [-5%]
TOP INDUSTRIES	Wholesale Trade (28%), Manufacturing (25%), Transporting and Warehousing (9%)
INFRASTRUCTURE	Interstate 190; Buffalo River; Skyway (NYS Route 5); Bailey Ave. and S. Park Ave. (NYS Route 62); CSX Rail Service; High-Power Electric Service; Seneca St.; Union Canal; Port of Buffalo; City Ship Canal; Slip 1
ASSETS	Lake Erie; Buffalo River; Outer Harbor; South Buffalo BOA; Niagara Frontier Food Terminal; Clinton-Bailey Farmer's Market; Ship Canal Commons; Tiftt Nature Preserve; Buffalo Harbor State Park; Buffalo and Erie County Botanical Gardens; Valley and Seneca-Babcock Neighborhoods; Outer Harbor Trail



ZONE #	PROJECT	DEVELOPER/ OWNER	PROJECT OVERVIEW
163	Elk Street Commerce Park	The Krog Group	35 acres of developable land. Remediated former brownfield. 586 Elk St. Adjacent to Buffalo River, proximate to US Thruway 190, rail lines. Zoned Heavy Industrial.
1.10	Buffalo Lake Side Commerce Park	Buffalo Urban Development Corp. (BUDC)	105 acre smart growth urban commerce park with multi-modal transportation and interstate access. Zoned light industrial and mixed-use.
1.10	Outer Harbor Master Plan	Erie Canal Harbor Development Corp. (ECHDC)	196 acres, mostly passive recreation project.

WHY SOUTH BUFFALO INDUSTRIAL HERITAGE?

Massive physical Opportunity Zone area - 5.4 Square Miles.
 Significant commercial opportunities across clean, reclaimed land. Supportive infrastructure for large commercial uses.
 Concentration of Manufacturing, Distribution, Wholesale and Warehousing businesses. Additional opportunities available in underused building stock.

NYS Commitment:

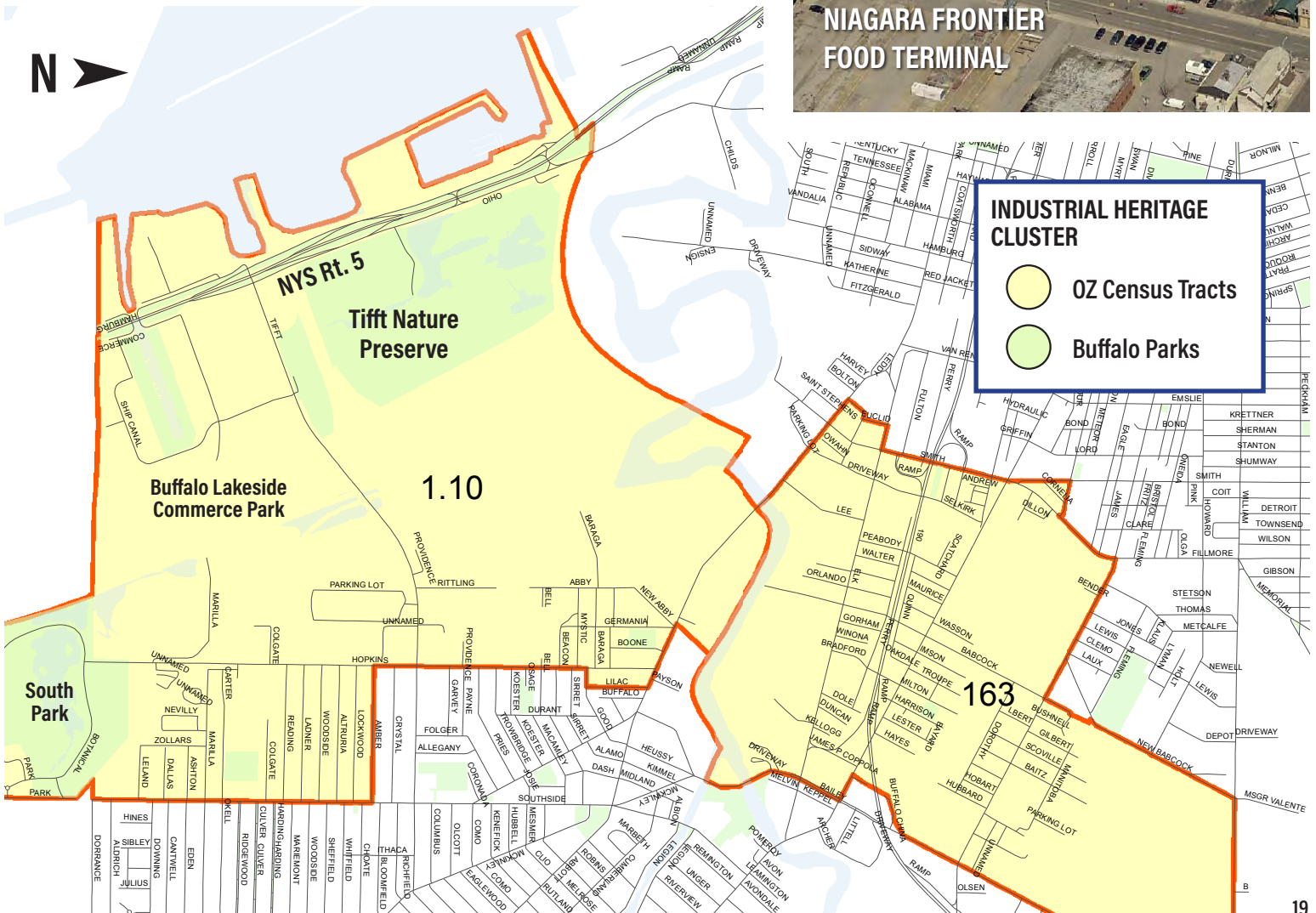
- \$750M, 1.2 MSF SolarCity/ Tesla "GigaFactory 2" - photovoltaic production facility
- \$125M Outer Harbor Revitalization Plan
- East Side Corridor Economic Development Fund
 - Bailey Ave Corridor and Clinton-Bailey Investment Area



TESLA GIGAFACTORY 2



NIAGARA FRONTIER FOOD TERMINAL



OPPORTUNITY ZONE DELAWARE

TRACTS	67.02, 56
SIZE	0.3 SQ. MI.
POPULATION	2,858 (2017), 3,212 (2013) [-11%]
MEDIAN AGE	32
MEDIAN HOUSEHOLD INCOME	\$36,000
JOBS	4,866 (2015), 5,710 (2011) [-15%]
TOP INDUSTRIES	Health Care and Social Assistance (67%); Other Services [excluding Public Admin.] (9%); Management of Companies and Enterprises (5%)
INFRASTRUCTURE	Elmwood Ave.; Delaware Ave.; Main St.
ASSETS	Delaware Avenue National Historic District; Elmwood Village; Elmwood Village Association

WHY DELAWARE?

Strong, recognizable, very dense urban neighborhood

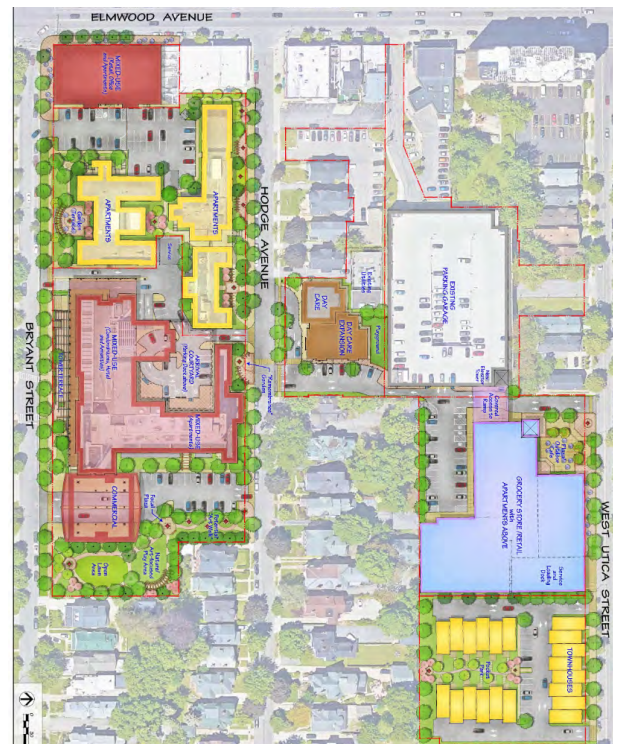
- High-value housing stock
- Extremely active commercial presence

High levels of investment throughout Elmwood, Delaware and Main Street Corridors

- High intensity mixed-use: primarily residential, retail, restaurant



ZONE #	PROJECT	DEVELOPER/ OWNER	PROJECT OVERVIEW
67.02	Elmwood Crossing	Sinatra & Company Real Estate and Ellicott Development	Multi-project re-use of former Hospital Campus. Residential and Amenity-focused.
56	North Buffalo Mixed Use	Uniland Development	20 acre site with office, retail and residential space.



OPPORTUNITY ZONE WEST HERTEL

TRACTS	56
SIZE	0.85 SQ. MI.
POPULATION	4,268 (2017), 4,176 (2013) [+2%]
MEDIAN AGE	32
MEDIAN HOUSEHOLD INCOME	\$27,000
JOB	3,687 (2015), 3,827 (2011) [-4%]
TOP INDUSTRIES	Manufacturing (33%); Health Care and Social Assistance (20%); Retail Trade (17%)
INFRASTRUCTURE	Interstate 190 access; CSX Rail Line; Military Rd. (NYS Route 265); Hertel Ave.; Elmwood Ave.; Kenmore Ave.

WHY WEST HERTEL?

- Blended jobs center and residential Cluster Area
- Visible Very-High Traffic Area
- High Number of National Brand Retailers
- Variety of vacant parcels and buildings in area
- Diverse Zoning permits variety of uses

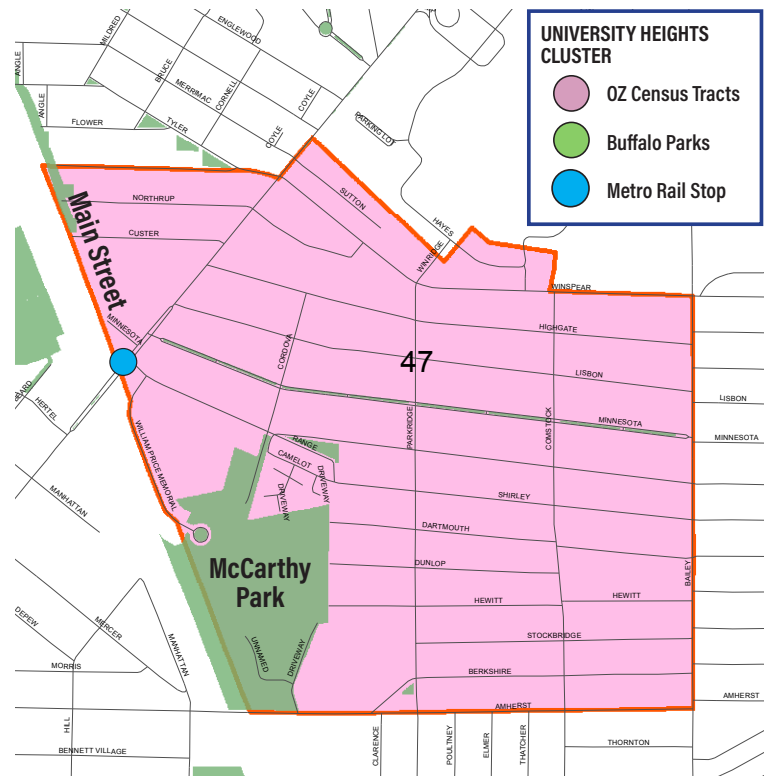


OPPORTUNITY ZONE UNIVERSITY HEIGHTS

TRACT	47
SIZE	0.6 SQ. MI.
POPULATION	5,799 (2017), 6,316 (2013) [-8%]
MEDIAN AGE	31
MEDIAN HOUSEHOLD INCOME	\$36,000
JOB	938 (2015), 841 (2011) [+12%]
TOP INDUSTRIES	Health Care and Social Assistance (58%); Retail Trade (15%); Accommodation and Food Services (14%)
INFRASTRUCTURE	Main St.; Bailey Ave. (NYS Route 62); Amherst Ave.
ASSETS	University at Buffalo South Campus; Kensington-Bailey Commercial Corridor; Shoshone Park; McCarthy Park; Buffalo Promise Neighborhood

WHY UNIVERSITY HEIGHTS?

- Excellent TOD Potential. High Traffic and High Walkability Area
- ~ 18,000 vehicles/ day
- 77/100 Walkability Score
- Many small businesses support greater resident population
- NYS East Side Corridor Economic Development Fund
 - Bailey Ave Corridor and Kensington-Bailey Investment Area



ZONE #	PROJECT	DEVELOPER/ OWNER	PROJECT OVERVIEW
47	Metro Rail LaSalle Station	Niagara Frontier Transportation Authority	Potential Transit Oriented Development project of existing station, adjacent surface parking lot and other properties. Mobility Hub and Complete Streets.

OPPORTUNITY ZONES

From 2011 to 2018, **\$6.7 BILLION**
in completed and planned private
developments in the City of Buffalo,
NEARLY 70% IN BUFFALO
OPPORTUNITY ZONES.

From 2012 to 2017, more than **\$1 BILLION**
in public investment in the City, **the majority**
of which are in BUFFALO OPPORTUNITY ZONES.

OPPORTUNITY ZONE LACKAWANNA

TRACTS	174, 123
SIZE	3.8 SQ. MI.
POPULATION	7,780 (2017), 6,869 (2013) [+13%]
MEDIAN AGE	31 (2017)
MEDIAN HOUSEHOLD INCOME	\$32,487
JOBS	1,862 (2015), 1,510 (2011) [+23%]
TOP INDUSTRIES	Manufacturing (21%); Transportation & Warehousing (15%); Waste Management & Remediation (12%)
INFRASTRUCTURE	Lake Erie; Lackawanna Canal; Union Ship Canal; NYS Route 62 – South Park Ave.; NYS Route 5 – Hamburg Turnpike; Ridge Road
ASSETS	Foreign Trade Zone; First Ward Brownfield Opportunity Area; Port of Buffalo; New Market Tax Credit Qualified Area; Steel Winds Urban Farm; Our Lady of Victory Basilica; Shoreline Trail – Bike Trail



ILDC LACKAWANNA NET-ZERO BUILDING

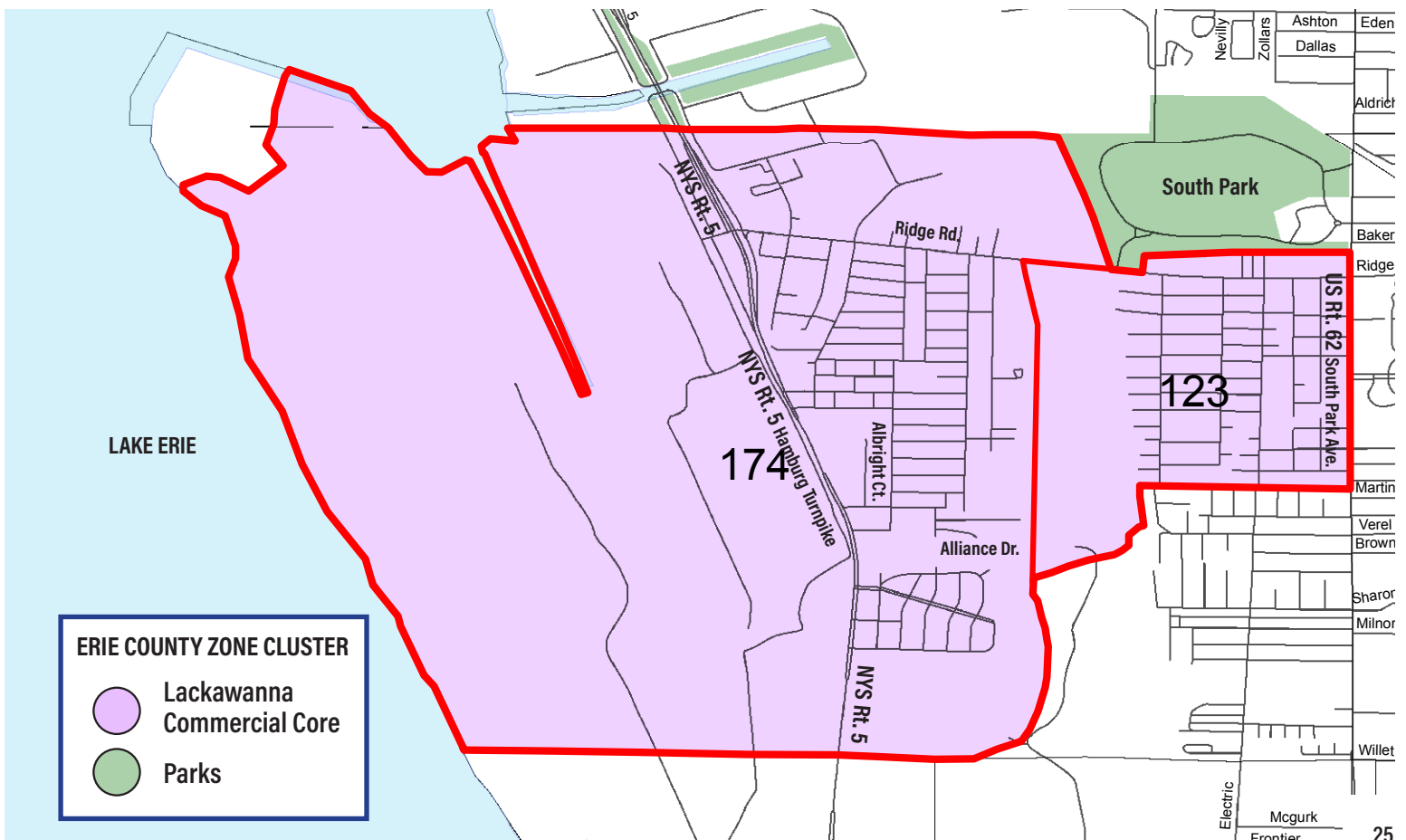


BETHLEHEM INDUSTRIAL COMMERCE PARK

ZONE #	PROJECT	DEVELOPER/ OWNER	PROJECT OVERVIEW
174	Bethlehem Industrial Commerce Park	Erie County, Industrial Land Development Corporation (ILDC)	240 acre industrial site ready for redevelopment. \$18M + recent public improvements. Rail, deep water port, and interstate highway served. Certified for NYS Dept. of Environmental Conservation (DEC) Brownfield Cleanup Program. Low Cost Electric Available. Utility Master Plan and Generic Environmental Impact Statement in process.
174	Net Zero Energy Building	Industrial Land Development Corporation (ILDC) / Erie County Industrial Development Agency (ECIDA)	90,000 sq. ft. flex manufacturing building on 15 acre site. Single- or Multi-tenant. Currently in design development stage. Net zero energy consumption. Excellent opportunity for Ozone Operating Business through lease structure.
174	1 Albright Court	City of Lackawanna, Dept. of Development	4 acre commercial plot ready for development. New Market Tax Credits Eligible. Infrastructure and utilities in place. Immediately off of Hamburg Turnpike (NYS Route 5).
174	Alliance Drive	City of Lackawanna, Dept. of Development	5 acre industrial plot ready for development. New Market Tax Credits Eligible. Infrastructure and utilities in place. Immediately off of Hamburg Turnpike (NYS Route 5).
174	264 Ridge	City of Lackawanna, Dept. of Development	2.5 acre commercial plot. Located on primary commercial road and near Lackawanna City CBD. Ideal for retail – grocery / market anchor tenant.
174	2800 Hamburg Turnpike	Great Lakes Industrial Development LLC	70 acres heavy industrial zoning. Primary commercial strip frontage.

WHY LACKAWANNA?

- Over 2 square miles of immediately redevelopable land with Industrial Zoning
- Access to freighters trains, trucks, cars, freshwater, substantial energy resources, and as-of-right
- Brownfield tax credits (within a BOA bringing extra as-of-right tax credits)
- Substantial large tracts of land in public control with strong State, County, City partnership existent to assist in redevelopment
- Strong local work force supported by universities, colleges, and workforce training programs
- Additional land along local commercial corridor proximate to major arterial and 10 minutes from Buffalo Urban Core



OPPORTUNITY ZONE TONAWANDA RIVER

TRACTS	83, 84
SIZE	8.6 SQ. MI.
POPULATION	4,868 (2017), 4,730 (2013) [+3%]
MEDIAN AGE	34 (2017)
MEDIAN HOUSEHOLD INCOME	\$32,239
JOBS	13,710 (2015), 11,654 (2011) [+18%]
TOP INDUSTRIES	Manufacturing (40%); Transportation - Warehousing (20%); Construction (7%)
INFRASTRUCTURE	Niagara River; Adjacent to Canada; Interstate 190; Interstate 290 (Youngman Memorial Highway); NYS Route 266 (River Rd., Niagara Street); NYS Route 324 (Sheridan Drive, Grand Island Blvd.); Extensive Rail Network
INDUSTRIAL ASSETS	Electric Switchyard; Raw Water supply
ASSETS	Tonawanda Brownfield Opportunity Area; Sheridan Park Golf Course; Shoreline Trail; Isle View Park.

WHY TONAWANDA RIVER?

JOBS CENTER

- GM PowerTrain Plant; 3M; Sumitomo Rubber; Dow DuPont; Linde; Coca - Cola
- High Growth, +18% job creation '15-'11

EXCELLENT ACCESS

- 10 minutes to Canada for commercial access via Peace Bridge.
- Adjacent to Interstate 190 connecting Downtown Buffalo and Niagara Falls USA; continues into Canadian Highway 405 and access to QEW to Toronto.



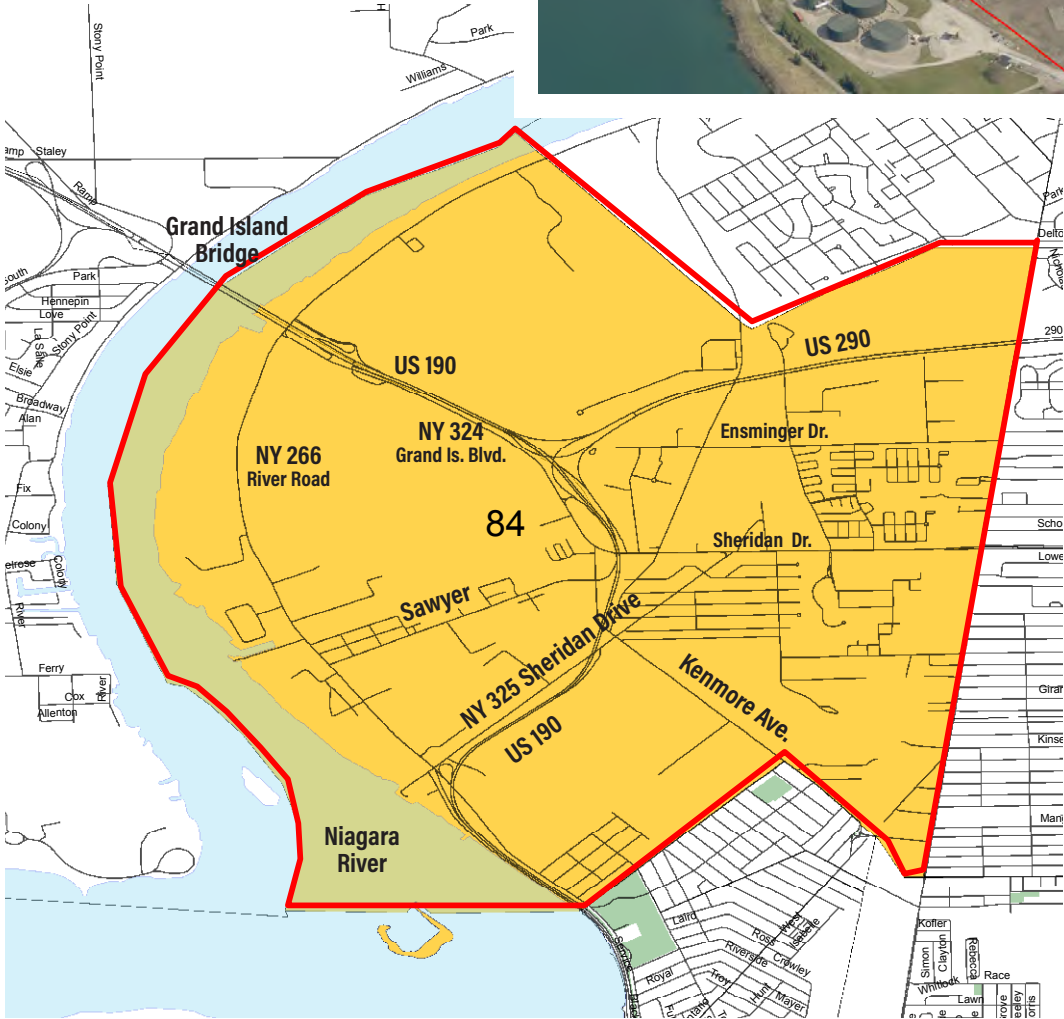
HUNTLEY REDEVELOPMENT

ZONE #	PROJECT	DEVELOPER/ OWNER	PROJECT OVERVIEW
84	Huntley Redevelopment	Contact Town of Tonawanda	Large industrial riverfront property. ~ 1 MSF of building footage. Water, rail, road service; adjacent to Interstate 190, two miles from 290. Adjacent to and serviced by high-power electrical substation. 3500 River Rd. 117 acre landfill - 4293 River Rd. NYS Brownfield Tax Credits available.
83	Riverview Solar Technology Park	TM Montante	New York's first solar-ready business park in a picturesque setting overlooking the Niagara River. This 200-acre business park offers both existing commercial space and shovel-ready land for new construction. All buildings within this development are constructed using the latest green construction methods to minimize their environmental impact. https://www.riverviewsolarpark.com/
83	North Youngmann Commerce Center	Town of Tonawanda	Newest Business Park in Town of Tonawanda - only 15 acres of developable land remaining. Shovel ready. Adjacent to US-290.
84	Niagara Riverwold	Niagara Riverworld Inc.	50-acre development site located directly on the Niagara River with 1,600' of frontage on the water and 1,000' of road frontage. All utilities.
84	3345 River Road	ILDC	6 acre remediated development site.



ERIE COUNTY ZONE CLUSTER

- Tonawanda River
- Parks



CONTACT

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 Director of Community
 Development
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 Email jhartz@tonawanda.ny.us
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OPPORTUNITY ZONE TONAWANDA CANAL

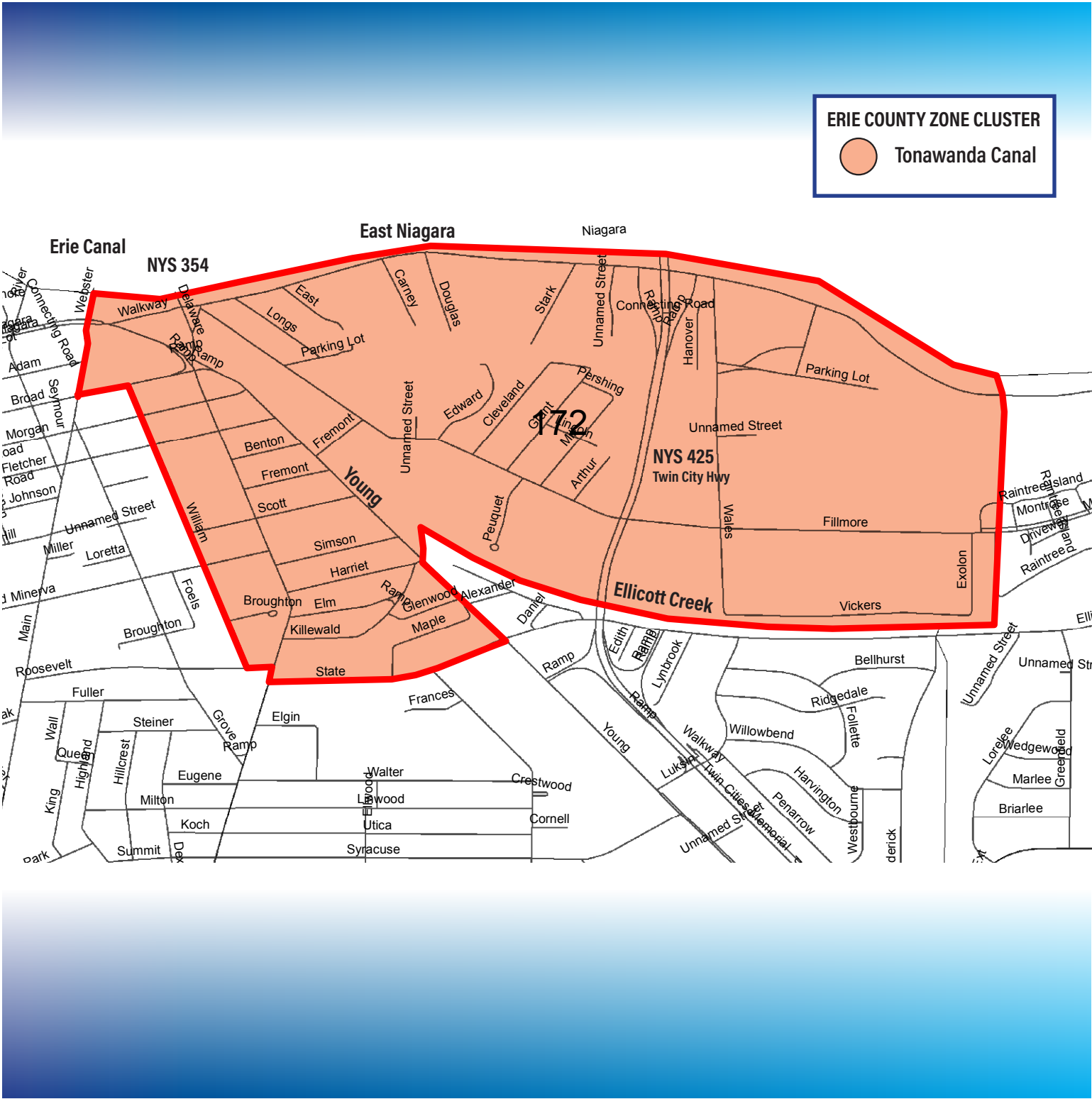
TRACTS	172
SIZE	0.9 SQ. MI.
POPULATION	2,387 (2017), 2,007 (2013) [+19%]
MEDIAN AGE	40 (2017)
MEDIAN HOUSEHOLD INCOME	\$42,813 (2017)
JOBS	2,239 (2015), 2,282 (2011) [-2%]
TOP INDUSTRIES	Manufacturing (28%), Finance & Insurance (19%), Wholesale Trade (8%)
INFRASTRUCTURE	Ellicott Creek; NYS Route 425 (Twin Cities Memorial Highway); NYS Route 384 (Delaware Ave.); Young St.; Fillmore Ave.
ASSETS	Erie Canal; East Niagara Park; Eastern Park; Tonawanda Canal Way Trail.

CONTACT:

Chuck Gilbert, Assistant to the Mayor
City of Tonawanda, NY 14150
716-695-8646



ZONE #	PROJECT	DEVELOPER/ OWNER	PROJECT OVERVIEW
172	20 Fillmore - mixed use		\$20 M project
172	72 East Niagara	CSS Builders	\$3 M project.
172	Columbus McKinnon Building	N/A	Potential mixed-use marina-type building
172	36 Broad Street		Potential 5-story mixed use
172	60 Broad St		Potential commercial store front
172	4 Pequet Parkway		Potential commercial use building



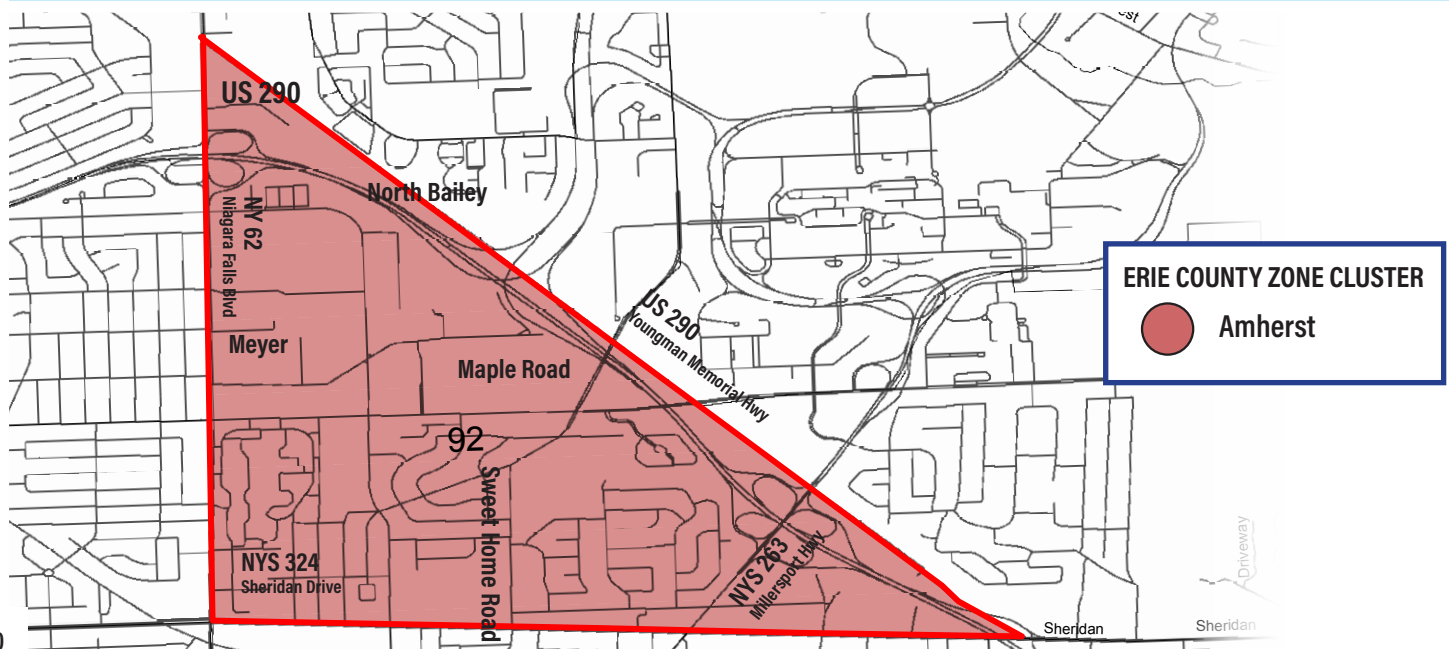
OPPORTUNITY ZONE AMHERST

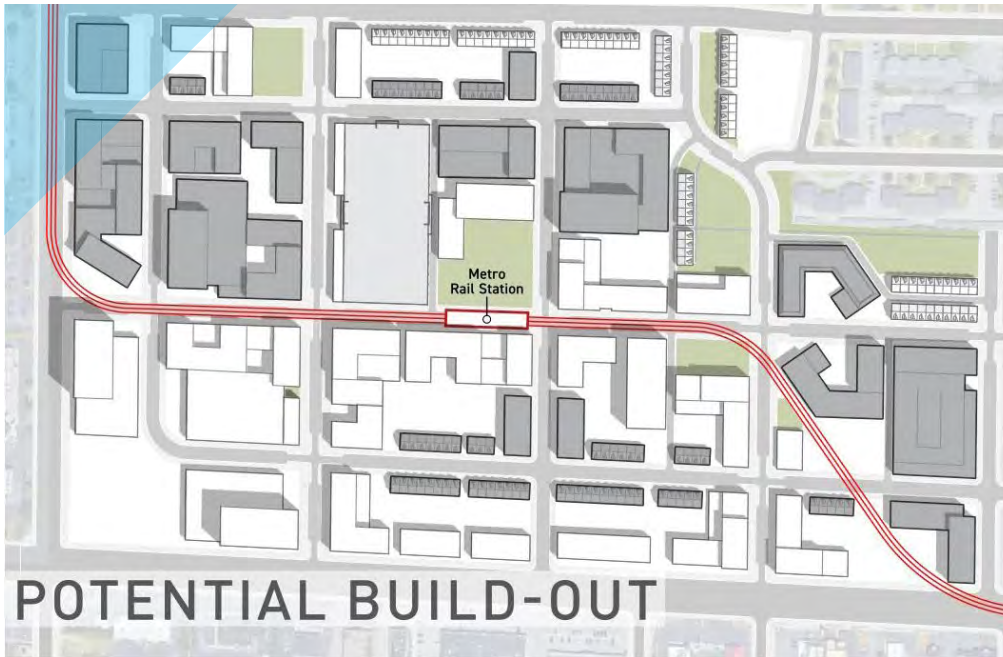
TRACTS	92
SIZE	2 SQ. MI.
POPULATION	3,980 (2017), 4,410 (2013) [-10%]
MEDIAN AGE	42 (2017)
MEDIAN HOUSEHOLD INCOME	\$37,224 (2017)
JOBS	10,552 (2015), 9,776 (2011) [+8%]
TOP INDUSTRIES	Retail (42%); Accommodation and Food Services (18%); Health Care and Social Assistance (7%)
INFRASTRUCTURE	Interstate 290 (Youngman Memorial Highway); US Route 62 -Niagara Falls Blvd.; NYS 324 - Sheridan Drive.
ASSETS	SUNY University at Buffalo; Major Retailers: Whole Foods, Target, Lowe's, Trader Joe's

WHY AMHERST?

- 900-acre Federal Opportunity Zone featuring 1,400 parcels
- A designated transit-oriented development site and potential station site for the expansion of the NFTA light-rail, currently being planned and analyzed by the NFTA
- Zoning and land use are transforming from suburban big box retail to dense, pedestrian friendly, mixed use
- Located on high-traffic Niagara Falls Boulevard, between Maple Road and Sheridan Drive
- Directly between North and South Campuses - University at Buffalo, which is experiencing growth and strong demand for off campus housing. The University, which enrolls nearly 30,000 students, just enrolled its largest freshman class.

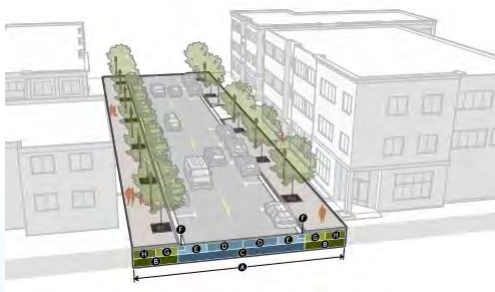
ZONE #	PROJECT	DEVELOPER/ OWNER	PROJECT OVERVIEW
92	Boulevard Mall 730 Alberta Drive	Douglas Development	Transform a shopping mall property into a vibrant, mixed-use, walkable community for both longtime, new, and future residents.
92	Amherst Commerce Park 4226-4250 Ridge Lea Rd.	Benderson	Redevelopment of mostly vacant University at Buffalo annex buildings and surrounding parcels to housing and mixed use.





Boulevard Mall Redevelopment

The Boulevard Mall was purchased in July of 2019, out of foreclosure at auction. The new owner is embracing the vision of the Town to redefine the site- adding housing and creating a lifestyle plaza retail experience. The new owner is committed to working with the Town of Amherst and the Amherst Industrial Development Agency to create a vibrant center of commerce for the Town of Amherst.



Developing a center for the town of Amherst, NY

Town of Amherst, NY through strategic public investments and new zoning seeks development partners to transform the town center with the modern amenities desired in today's changing market. The objective is to create a regional destination that also provides an entirely new type of living experience for today's population.

CREATE A VIBRANT NEW "PLACE" IN AMHERST THAT FEATURES:

- An interior street network with smaller, walkable blocks throughout that provides connectivity between businesses, residents, and the surrounding community
- Several housing options, including various forms of multi-family residential
- Increased density in a vertical form with a mix of uses that provide convenient working, shopping, recreation, and living options
- Public amenities such as parks and community spaces with scheduled events and year-round programs
- A variety of destinations that include restaurants, retail, medical services, entertainment, grocery, and more, all within walking distance



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FOR MORE INFORMATION VISIT
BuffaloNiagara.org/ErieCounty0Z

