

City of North Tonawanda

DONNA L. BRAUN
City Clerk-Treasurer
dbraun@northtonawanda.org

Lori Swartz
Assistant City Clerk

Denise Proefrock
Assistant City Treasurer

OFFICE OF THE CITY CLERK - TREASURER
VITAL STATISTICS
CITY HALL
216 PAYNE AVENUE
NORTH TONAWANDA, N.Y. 14120

Treasurer's Office: (716) 695-8575
Clerk's Office: (716) 695-8555
Fax: (716) 695-8557

COMMON COUNCIL WORKSHOP AGENDA

October 22, 2020

The following meeting has been scheduled for TUESDAY OCTOBER 27, 2020:

Due to the COVID-19 (Coronavirus) the meeting will not be open to the public.

6:30 P.M. Mike Zimmerman

Dir. Community Development - Re: 78 Bridge Street – Development

6:45 P.M. Bill Davignon

Chelsea Spahr - Re: Zimmerman Street – Water Pressure &

River Road - Waterline

7:00 P.M. Common Council

- Re: General 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
716-695-8580
716-614-0519 (fax)

October 20, 2020

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

Re: 78 Bridge Street – Preferred Developer selection

RECEIVED
CITY CLERK'S OFFICE
2020 OCT 22 PM 12:47
NORTH TONAWANDA NY

Dear Honorable Body;

As you are aware, the City issued a Request for Development Proposals (RFP) for 78 Bridge Street, the city-owned former fire training site on Tonawanda Island, on August 14th 2020. The City received 3 proposals by the September 18th deadline. A review committee representing the Community Development, Engineering, Attorney, Code Enforcement, and Clerk-Treasurer's offices as well as the Mayor and representation from the Common Council was formed to review the proposals. The proposals were scored and a review meeting was held on October 1st. The top 2-scoring proposing developers were then selected to interview with the committee members, held on October 14th and 15th.

All 3 proposals were high quality and submitted by well qualified development teams. Following a lengthy review, the committee unanimously selected Pennrose, LLC's "Timber Shore" proposal.

Pennrose, LLC is a leading national developer of mixed-income, mixed-use residential developments with over 200 successful development projects across 17 states. Their development team includes local architecture and construction firms with extensive experience with similar projects in communities throughout Upstate New York.

Pennrose's "Timber Shore" project is a proposed 3-story, 72,000 square foot residential concept with complimentary retail, community, and public amenities. The project will provide 70 workforce-affordable 1-, 2-, and 3-bedroom apartment units and will be the first step to developing critical density on Tonawanda Island. The project also features significant public access to the Little River waterfront and a unique design approach that will set a high standard for future Tonawanda Island development projects. Please see enclosed for additional information on the Timber Shore proposal.

The estimated total project cost is \$22,745,000 and Pennrose is offering a purchase price for the property of \$380,363

If selected by this Honorable Body, Pennrose will have 60 days to execute a Land Disposition Agreement (LDA) with the City and 18 months from the execution of the LDA to secure financing and all required site plan and building approvals. Upon completion of these tasks, Pennrose will have 6 months to begin construction and 24 months to complete the project.

On behalf of the selection committee I respectfully request this Honorable Body select and designate Pennrose, LLC as preferred developer for 78 Bridge Street, direct the City Attorney to draft a Land Disposition Agreement in accordance with the outline set forth in the original RFP, and authorize the Mayor to execute the Land Disposition Agreement with Pennrose, LLC.

Please contact my office if you have any questions or would like to review any of the development proposals.

Kindest regards,



Michael Zimmerman
Director

TIMBER SHORE



REQUEST FOR QUALIFICATIONS FOR

DEVELOPMENT PARTNERS

78 BRIDGE STREET

North Tonawanda, NY

DEVELOPMENT TEAM ESTABLISHED & PROVEN

We have assembled a core team of professionals with unsurpassed qualifications, expertise, and local knowledge to partner with the City of North Tonawanda.

Developer

Pennrose, LLC

Architect +
Landscape

SWBR

General
Contractor

DiMarco

MBE/WBE
Consultant

Renaissance

Property
Manager

**Pennrose
Management Co.**

Local Attorney

**Cannon Heyman &
Weiss**

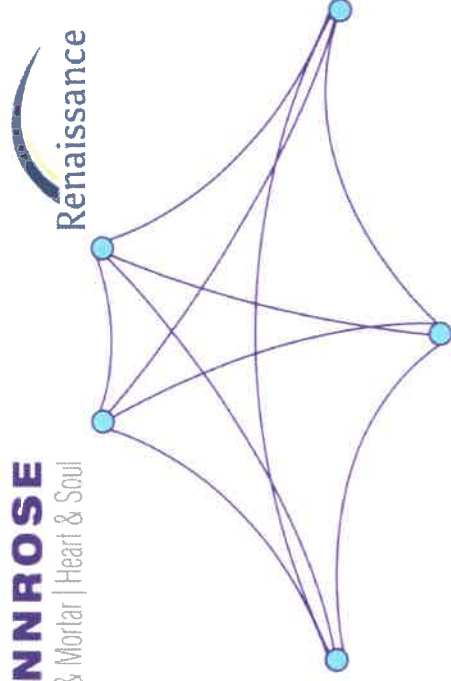
EXPERIENCE WORKING TOGETHER

PENNROSE
Bricks & Mortar | Heart & Soul

Renaissance

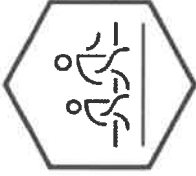
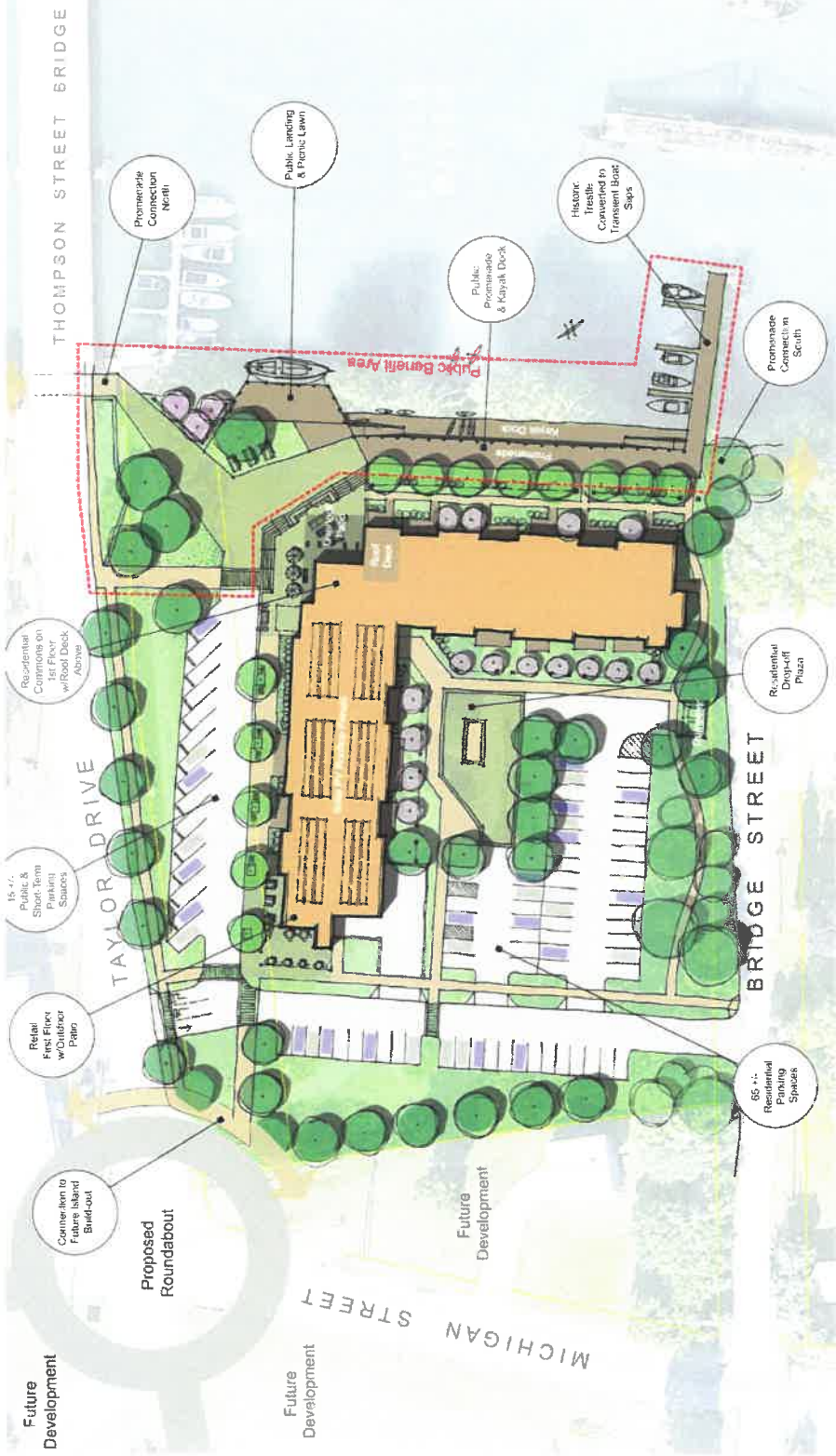


SWBR



THE PROJECT: TIMBER SHORE SITE DESIGN

Develop a project that is a linchpin to unlocking the future of Tonawanda Island. Embrace placemaking, connectivity, and the integration of land uses. Line the public realm with beautiful building facades and screen parking and services areas mid-block.



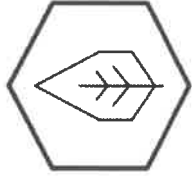
CONNECTIVITY

+



HEALTH & WELLNESS

+

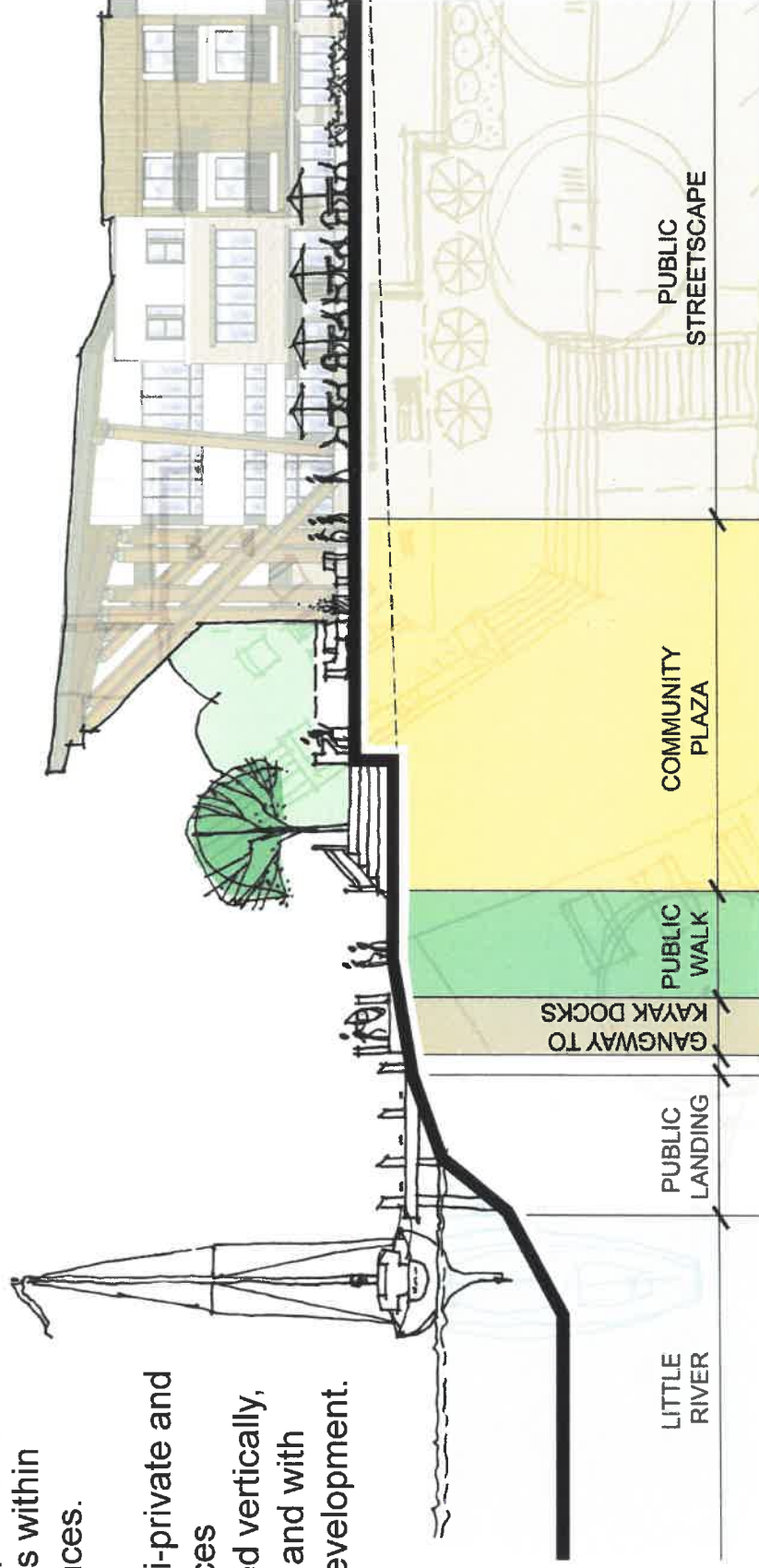


IDENTITY

THE PROJECT: TIMBER SHORE THE PUBLIC REALM

A variety of public realm opportunities within efficient spaces.

Public, semi-private and private spaces distinguished vertically, horizontally and with character development.





CITY OF NORTH TONAWANDA WATER WORKS

830 RIVER ROAD

NORTH TONAWANDA, NEW YORK 14120

Phone: (716) 695-8560, ext. #6411

Cell: (716) 583-1518

Email: billdavignon@northtonawanda.org

William M. Davignon
Superintendent

October 20, 2020

Council President Zadzilka and Council Members,

I would like to be added to the 10/27/20 Council Workshop to discuss two Water Department issues with you.


The first issue is the need to replace the 6" water line on Zimmerman Street between Erie Ave. and E. Robinson with an 8" water line. The water pressure has been very poor going back to the 1980's. With new development going on in this area we must fix this problem.

The second issue is our need to exercise (open & close) the 24" valves on our main water line leaving the water plant on Tonawanda Island and going to River Road. This is necessary because of the upcoming work being done under our Water Plant Capital Improvement Plan. All of these valves are currently "open", but we will need to "close" them in order to make improvements to our Water Plant. If we are unable to "open" any of these valves we will not be able to supply water to Toellner or Erie Tanks – which means the City will have no water. Therefore, we must have a contingency plan in place.

City Engineer Chelsea Spahr, Water Distribution Supervisor Joe Liberto and I would like to discuss these issues with you at the 10/27/20 Council Workshop. Please let us know if you are able to add us to the agenda.

Thank you for your consideration of my request.

Sincerely,



William M. Davignon, Superintendent

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CITY OF NORTH TONAWANDA WATER WORKS

830 RIVER ROAD

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2020 OCT 22 AM 10:18
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