

# City of North Tonawanda

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

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

Lori Swartz  
Assistant City Clerk

Denise Proefrock  
Assistant City Treasurer

## **COMMON COUNCIL WORKSHOP AGENDA**

March 4, 2022

The following meeting has been scheduled for **TUESDAY MARCH 8, 2022:**

<b>6:30 P.M. Plant IT – GEO</b>	<b>Re: North Tonawanda's Community Forest Management Plan – 30 minute Presentation</b>
<b>7:00 P.M. Laura Wilson Dir. Community Development</b>	<b>Re: Timbershore – 78 Bridge Street Development</b>
<b>7:15 P.M. Project Pride</b>	<b>Re: Proposal Events @ City Market</b>
<b>7:30 P.M. Tyler Cunniff</b>	<b>Re: Capital Planning for Vehicles</b>
<b>7:45 P.M. Drescher – Malecki</b>	<b>Re: Audit Discussion</b>
<b>8:00 P.M. Common Council</b>	<b>Re: General Discussion</b>

Respectfully submitted,



Donna L. Braun  
City Clerk-Treasurer



# NORTH TONAWANDA'S COMMUNITY FOREST MANAGEMENT PLAN

A PLAN TO GUIDE THE MAINTENANCE, PROTECTION, AND  
ENHANCEMENT OF NORTH TONAWANDA'S COMMUNITY  
TREES.

XXXX 2022



CITY OF North Tonawanda



March 8<sup>th</sup> Workshop - 1/2 HR. Presentation



# City of North Tonawanda

Department of Community Development  
500 Wheatfield Street  
North Tonawanda, New York 14120  
716-695-8580  
716-614-0519 (fax)

March 3, 2022

Honorable Mayor and City Council  
City Hall  
216 Payne Avenue  
North Tonawanda, New York 14120

Re: Timbershore- 78 Bridge Street Development

Dear Honorable Body,

As you are aware the City of North Tonawanda and Pennrose NY LLC entered into a Master Developer Agreement (MDA) in January 2021 for the redevelopment of the former fire training facility at 78 Bridge Street to include seventy (70) mixed-use dwelling units on approximately 3.41 acres on Tonawanda Island. This project will also feature a non-residential community facility and retail space, offering a wide range of educational and commercial uses for the City of North Tonawanda as a whole.

Pennrose is in the process of submitting an application to the New York State Office of Homes and Community Renewal Winter 2022 Multifamily Finance 9% Low Income Housing Tax Credit (LIHTC) due March 31, 2022. As part of their application process, Pennrose is seeking a letter of support from the Common Council to include with their application. (attached)

I would like to request the addition of Pennrose to the Common Council Workshop Agenda for Tuesday, March 8<sup>th</sup>, 2022. Pennrose will be providing a brief presentation which will include project updates for the submission of the tax credit application.

The Timbershore Project will help boost the economic vitality of Tonawanda Island as well as the surrounding River Road business corridor while creating a stable, mixed income development with modern amenities, energy efficiency, and open space.

If you have any questions, please do not hesitate to contact me at 716-695-8580.

Sincerely,

Laura Wilson

Director

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COMMON COUNCIL  
CITY HALL  
216 PAYNE AVENUE  
NORTH TONAWANDA, N.Y. 14120  
(716) 695-8555

March [ ], 2022

Honorable RuthAnne Visnauskas  
Commissioner/CEO  
NYS Homes & Community Renewal  
Hampton Plaza  
38-40 State St., Hampton Plaza  
Albany NY, 12207

**RE: Timber Shore Development — North Tonawanda Common Council Letter of Support**

Dear Commissioner Visnauskas:

The North Tonawanda Common Council is pleased to offer its support for the proposed Timber Shore development (the "Project") as the first mixed-use, multifamily housing development initiative aimed at catalyzing the real estate development envisioned by the adopted *North Tonawanda Momentum Master Plan* ("NT Momentum"). The primary objective of NT Momentum is to spur redevelopment and revitalization in North Tonawanda, from the downtown to the waterfront. Pennrose NY LLC (the "Applicant") will be submitting a New York State Homes and Community Renewal ("HCR") Winter 2022 Multifamily Finance 9% Low Income Housing Tax Credit ("LIHTC") application on March 31, 2022, for an allocation of federal low-income housing tax credits and other funding to support the housing and non-residential space planned for Timber Shore. These resources are necessary to finance the development, which will transform the waterfront site by providing high-quality, affordable housing and amenities to families with a wide range of incomes, catalyze the real estate development projected in NT Momentum, connect to downtown North Tonawanda's commercial corridor, and create a development that will serve as a gateway to Tonawanda Island.

***Goal: NT Momentum - Spur Redevelopment and Revitalization, from the Downtown to the Waterfront***

Timber Shore will replace a currently abandoned and isolated former firefighter training site, demolishing two residual structures including a tower and smokehouse which have a blighting impact on the surrounding community, boosting the economic vitality of Tonawanda Island as a connector to the North Tonawanda City Center and River Road corridor. Timber Shore will be a four-story newly constructed mixed-use and mixed income development, providing much-needed affordable, modern, energy-efficient homes surrounded by well-designed amenities and open space. The Project will also feature non-residential community facility and commercial space offering a range of educational, and commercial uses to the Project residents and the entire North Tonawanda community.

The Timber Shore site is explicitly targeted for development by NT Momentum, and I write to confirm and convey the Project's consistency with NT Momentum. The North Tonawanda Common Council believes that Timber Shore directly aligns with the goals outline in NT Momentum, as well as meets the New York State Homes and Community Renewal ("HCR") Winter 2022 Multifamily Finance 9% Low Income Housing Tax

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Credit ("LIHTC") scoring criteria, most notably regarding Community Impact/Revitalization and Housing Opportunity as outlined below:

**Goal: HCR - Community Impact/Revitalization**

- (i) The existing 3.41-acre site has two obsolete and abandoned structures, a fire tower and smokehouse along with various debris. These structures remain from the site's previous use as a firefighter training facility and will be demolished as they have a blighting impact on the surrounding community and inhibit revitalization efforts.
  - a) Timber Shore will be connected to the surrounding community, ending the site's current physical and social isolation. The Project is located a half mile from the following community services: Rite Aid Pharmacy, H&M Fast Stop, Scalise's Deli, Tops Friendly Markets, Dollar Tree, Grant Elementary School, City of Tonawanda Police Department, NTFD Columbia Hook & Ladder, USPS, KeyBank, North Tonawanda Senior Center, North Tonawanda Youth Center and Heritage Park.
  - b) Timber Shore's design and construction are consistent with the character and density of the surrounding neighborhood. The concept behind the design of Timber Shore is to celebrate the city's 19th and early 20th century history as being a major lumber port on the Great Lakes and Erie Canal. Exterior materials have been selected to reflect a finished wood aesthetic to convey the concept behind the design. The construction of the building is consistent with other buildings in the city. These existing buildings range from 1-4 stories with one of the tallest structures being a recently rehabbed four story warehouse for housing located on the Erie Canal. The location of the building on the site allows for access to the Niagara River, similar to other recently completed housing projects in the area.
  - c) NT Momentum is the result of an ongoing, multifaceted revitalization effort that looks to address the homeownership, commercial, service, employment, nutritional, recreational, educational, and cultural needs of the neighborhood. The effort is spearheaded by Lumber City Development Corporation ("LCDC"), who for more than 10 years has worked tirelessly to fulfill its mission of economically revitalizing the City of North Tonawanda. Highlights of some of their measurable successes include: \$5,400,793 in loans to growing North Tonawanda businesses \$4,361,452 in business assistance grants \$43,000,000+ in private investment by local businesses 140 existing jobs retained, 497 new jobs created, 41 new start-up businesses, 30 business expansion projects, 52 building and facade renovation projects, Secured \$2.5 Million through Smart Growth Community Initiative for Downtown Placemaking Enhancements.
  - d) Timber Shore is the direct result of multiple rounds of extensive and open public process in which neighborhood residents have had, and will continue to have, meaningful opportunities to contribute to the development.
  - e) The location of Timber Shore is supported for the development of affordable housing given quick access to employment, recreation, schools, and concentration of employment options in the immediate area with additional available via nearby and easily accessible public transportation.
  - J) The primary goal of NT Momentum is to spur redevelopment and revitalization in North Tonawanda, from the downtown to the waterfront, and recognizes the challenges of preserving broad affordability and local community programming. Timber Shore is the first residential development on Tonawanda Island and will replace blighted and abandoned land with seventy (70) affordable, accessible, mixed-income, multifamily dwelling units and 1,250 square feet of commercial space poised to include neighborhood scale commercial space. The Project will connect Tonawanda Island with the downtown, encouraging additional development in both areas.
  - g) Timber Shore is a mixed-use, mixed-income project that will preserve the riverfront lifestyle for families with a range of incomes.

- (ii) The Project accelerates the goals set forth by the Western New York Regional Economic Development Council ("WNY") by aligning with the core strategy of implementing smart growth principals. Timber Shore builds a vibrant neighborhood that will revitalize North Tonawanda waterfronts and is located near existing infrastructure that connects people with jobs and resources. Timber Shore replicates previous state investments targeting the revitalization of downtown Western New York cities, towns, and villages as it is a mixed-use project connecting Tonawanda Island to the City Center that will foster private investment and provide walkability and transit-oriented housing, increase access to waterfronts while protecting natural resources and waterways, and connect disadvantaged communities with employment clusters.

***Goal: HCR - Housing Opportunity***

The Timber Shore site represents ideal housing opportunity given its location close to public transportation and low incidence of crime. Overall levels of violent crime are very low in North Tonawanda and there is an active Neighborhood Watch program throughout the city. Timber Shore is located within a 1/3 mile of the number 25 public bus line, providing residents with convenient access to both the immediate community as well as larger employment centers like Buffalo. Both Goundry & Manhattan and Goundry & Main Street stops are located 1/3 of a mile from the property, while another seven stops are located under 1 mile, they include Goundry & Oliver, Goundry & Vandervoort, Goundry & Payne, Payne & Christiana, Payne & Thompson, Payne & Schenk, Payne Ave & Robinson.

The council supports Timber Shore's application to HCR for an allocation of federal tax credits and other funding to support the development. Thank you for your consideration and please feel free to contact should you have any questions or wish to discuss the project.

Sincerely,

**Robert E. Pecoraro**  
**Common Council President**  
**[RPecoraro@northtonawanda.org](mailto:RPecoraro@northtonawanda.org)**



February 25, 2022

Mrs. Donna Braun  
City Clerk  
City of North Tonawanda  
216 Payne Avenue  
North Tonawanda, New York 14120

Dear Mrs. Braun,

We are requesting permission from the city council to hold two fundraising events on the campus of the North Tonawanda City Market located at 365 Payne Avenue.

Saturday, July 30, 2022

NT City Market Hoedown featuring square and line dancing

6:30 pm – 10:30 pm

Fee - \$20.00 per person or \$150 per square (8 guests)

Entertainment: live music and recorded song with live square dance caller

Food & Beverage: Guests will be able to purchase food, beverage, beer and wine from licensed vendors. All vendors will meet the state and local licensing & insurance requirements.

Guests will have the option to bring their own snacks and refreshments. Coolers and outside alcoholic beverages will not be permitted

Sunday, August 28, 2022

2<sup>nd</sup> Annual Farm to Table Dinner Artisans Block Party

5:00 pm and 10:00 pm

Fee \$85.00 per person

Entertainment: The campus for the event will include plein air painters, musicians, including covered and tented area that will host the Farm to Table dinner seating for up to 250 guests. A portion of the proceeds from the "Farm to Table Artisans Block Party" will be donated to Project Pride & the Carnegie Art Center.

Food & Beverage: Catered & Sponsored by Webster's Bistro & Bar

Project Pride will work directly with the market clerk and the city clerk's office on all final logistics for the event with a full communication of details and specific activities related to each event.

Thank you in advance for your consideration and approval of our request.

Sincerely,

Barbara B. Hughes  
President, Project Pride  
cell.716.462.3825  
bhughes@webstersnt.com

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**Donna Braun**

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*Workshop Agenda*  
*March 8<sup>th</sup>*

**From:** Austin Tylec  
**Sent:** Wednesday, March 2, 2022 10:15 AM  
**To:** Donna Braun; Lori Swartz  
**Cc:** Angela Johnson  
**Subject:** Workshop Item - Tyler Cunniff - Enterprise  
**Attachments:** Overall-General EFM Brochure.pdf

Good Morning Donna & Lori,

I wanted to have a Tyler Cunniff from Enterprise onto our upcoming Workshop Agenda to discuss Capital Planning for Vehicles.

[Tyler.Cunniff@efleets.com](mailto:Tyler.Cunniff@efleets.com)

Could you please put him on the schedule?

Thank you,  
**Austin Tylec**  
Mayor  
**City of North Tonawanda**  
216 Payne Avenue  
North Tonawanda, NY 14120  
P. (716) 695-8540  
F. (716) 695-8541

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## Partner with Enterprise Fleet Management for Exclusive Offers.

- Leverage the resources of Enterprise Holdings to provide the lowest Total Cost of Ownership for your fleet of vehicles.
- Enterprise/WEX fuel program with rebates.
- Maintenance Management Program with zero surcharges at maintenance locations including dealers, national accounts and independent repair facilities.
- Full Maintenance Program with fixed and budgeted solutions available.
- Local dedicated Account Manager and Customer Service Support.
- Risk Management programs available with 15% subrogation and \$125 per claim fee.
- Leverage manufacturer incentives and volume discounts on vehicle acquisition costs.
- Access to preferred After Market Equipment vendors for low costs and streamlined services.
- Dedicated remarketing team to find best resale values for used vehicles.

*"The Enterprise Fleet Management team has been a key partner in the Roby Family of Companies. Whether it's cost tracking, fuel savings, maintenance records, selling of existing vehicles or purchasing new, Enterprise has made the process much more efficient. Additionally, we are seeing savings in hard and soft costs across the entire fleet."*

*— David McGuire, COO, Andrew Roby Construction*

\*Percent of rebates based on volume tier

# DRIVING BUSINESS FORWARD



## ACQUISITION

- Working relationships with all major manufacturers.
- Factory order for the lowest possible cost.
- Stock inventory for fastest delivery.
- Customize and upfit vehicles so they are ready upon delivery.
- Technology and expertise to identify vehicles with the lowest cent per mile expense.



## FUNDING/ CREDIT LINES

- Financing available directly through Enterprise.
- Flexible options that consider vehicle use and resale market.



## FUEL PROGRAMS

- Fuel card accepted at over 90% of US retail fuel locations.
- Fuel card helps you track and enforce your policies.
- Flexibility to help you control types and amounts of purchases.



## MAINTENANCE PROGRAMS

- Maintenance Management provided by our team of ASE certified technicians.
- Ensures you pay a fair price and only for necessary work.
- Flexibility to use any repair/maintenance shop.
- Network of 65,000+ providers with negotiated pricing for parts and labor.



## TELEMATICS

- Alerts for regular maintenance.
- Improved efficiency, that can help reduce overtime.
- Helps ensure driver safety.



## DISPOSAL

- More than 700 dedicated remarketing professionals sell over 1,000,000 vehicles per year.\*
- Vehicles get optimal exposure to get the best possible resale price.
- Our team manages the entire disposal process to maximize value with a quick sale.



## RISK MANAGEMENT

- 24/7 accident roadside assistance
- Insurance claims handling
- Arbitration management
- Vehicle replacement

*"We pride ourselves on providing an amazing service and caring for our customer's carpets and floors – we are not experts at buying, selling and caring for a large fleet of vehicles. Partnering with Enterprise Fleet Management was one of the best decisions I've ever made. They took away all my concerns about managing a growing fleet of small trucks and vehicles."*

*– Chip Rankin, President, EBC Carpet Services Corporation*

\*Enterprise Holdings and its affiliate Enterprise Fleet Management together sold over 1 million vehicles.

## The Enterprise Fleet Management Difference Can Make All Of The Difference For Your Growing Business.

- Local account team with a dedicated representative to contact for your every need.
- Enterprise-owned financing solutions so terms are flexible and approvals are fast.
- Unbeatable speed in delivering new vehicles, whether you factory order or order from dealer inventory.
- Relationships with all vehicle manufacturers, so you select any make and model to meet your business needs.
- Enterprise Holdings is the largest purchaser of vehicles in the world – we ensure our customers receive all available manufacturer discounts and incentives.

With over 8,000 customers, fleet management is our business. Plus, our unmatched local coverage of over 1,000 field personnel in 55 North American offices, Enterprise Fleet Management delivers **savings and service to drive your success.**

*"I can always depend on Enterprise Fleet Management to help strategize and provide options to offer safe, reliable vehicles to our employees and students."*

*– Lisa Lloyd, CPPB Director of Purchasing, CADDO PARISH SCHOOL BOARD*

*"Over the past 6 ½ years Enterprise has been a true business partner. Our account management team strived to know our business and our vehicle requirements providing leadership to build the most efficient fleet mix and to suggest the appropriate future plan. They consistently deliver exceptional customer service in all areas from account management to maintenance management."*

*– Melissa Angi, Director of Sales and Operations, CUSTOM VAULT*

**TO TAKE ADVANTAGE OF THE ENTERPRISE PARTNERSHIP, CONTACT:**

**Tyler Cunniff**

(317) 362-3644 | [Tyler.Cunniff@efleets.com](mailto:Tyler.Cunniff@efleets.com)