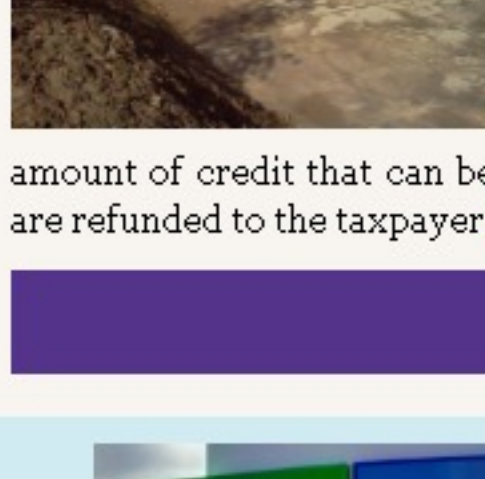




## A Quarterly News Update June, 2019

### FEATURED DEVELOPMENT SITE

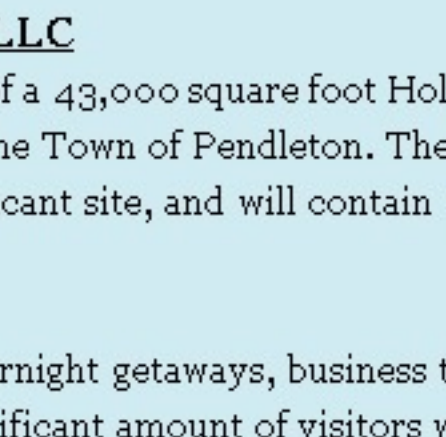
#### 1501 College Avenue, Niagara Falls Industrial Site with Significant Tax Incentives Ready for Development



A great industrial development opportunity exists at 1501 College Avenue in the City of Niagara Falls. Of the 19 acres, 12.5 acres is a former brownfield site that was remediated through the New York State Brownfields Cleanup Program. As a result of completing the remediation, a New York State refundable tax credit up to 20% is available for any development that occurs at the site prior to December 31, 2022. Any improvements to the property are potentially eligible for the tax credits. There is no cap on the dollar amount of credit that can be claimed and amounts exceeding New York State tax liabilities are refunded to the taxpayer. **For more information.**

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### IN THE NEWS



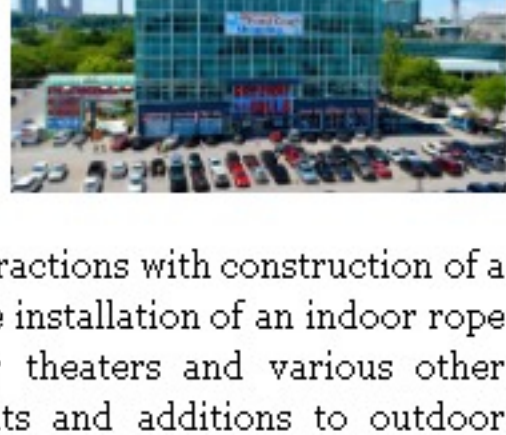
#### OMKARA HOTEL LLC

Ramesh Patel submitted an application for construction of a 43,000 square foot Holiday Inn Express Hotel to be located at 6900 S. Transit Road in the Town of Pendleton. The 4-story hotel will be constructed on 2.71 acres of a 4.23 acre vacant site, and will contain 77 guest rooms.

The Holiday Inn Select brand hotel is positioned for overnight getaways, business trips and family celebrations. The property itself will attract a significant amount of visitors who seek its amenities including pool and fitness room, gathering areas, complimentary refreshments and free WiFi. The location of the hotel will also provide lodging and attract visitors from outside the area, including tourists visiting Eastern Niagara County attractions and families attending hockey tournaments and events at the Cornerstone Ice Arena in Lockport. Mr. Patel has a long working relationship with the NCIDA, having previously built several Hampton Inns in Niagara Falls and Pendleton.

#### NIAGARA FALLS CENTER FOR TOURISM

The NF Welcome Center is located at 360 Rainbow Blvd., within walking distance of the Niagara Falls State Park and the Rainbow Bridge to Canada. This facility offers a variety of services including bus tours, guided exploration, historical presentations, dining, and souvenirs.



Owners of the facility plan on providing additional tourism attractions with construction of a Family Entertainment Center including, but not limited to, the installation of an indoor rope course, arcade amusement center, "4D" motion simulator theaters and various other hospitality improvements. There will also be improvements and additions to outdoor tourism, retail and food and beverage facilities, improved landscape and pedestrian and parking facilities. Additional energy saving improvements to the building façade, windows, HVAC systems and lighting will also be undertaken.

#### NIAGARA COUNTY AGRIBUSINESS OUTREACH FORUM

The Niagara County Center for Economic Development was proud to co-sponsor the Niagara County Agribusiness Outreach Forum on April 5, 2019. This first of its kind event included representatives from 17 local, state and federal agencies, who discussed programs and incentives designed to assist the Agribusiness Community. Over 100 people attended the event. If you own an Agricultural based business and would like to learn more about programs that may assist you please **contact us**.

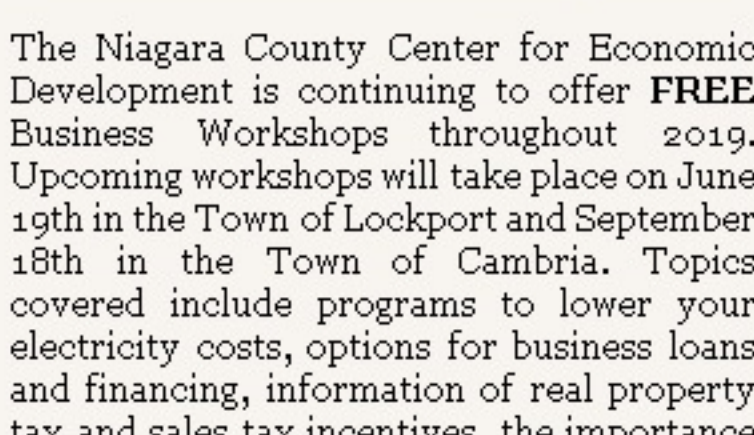


Chairman McNall welcoming attendees to the Niagara County Agribusiness Outreach Forum



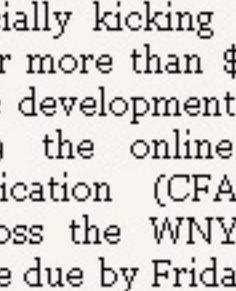
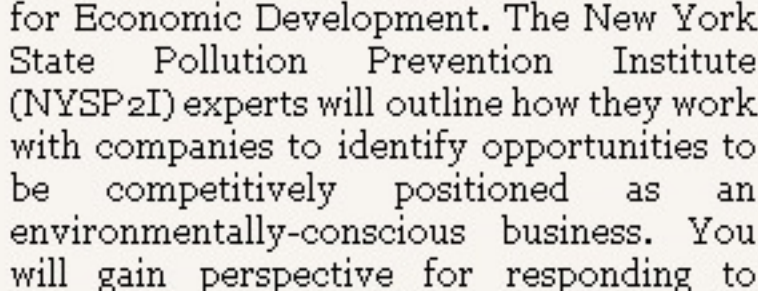
Attendees listening to panel speakers explaining available programs and incentives

### UPCOMING WORKSHOPS AND SEMINARS



The Niagara County Center for Economic Development is continuing to offer **FREE** Business Workshops throughout 2019. Upcoming workshops will take place on June 18th in the Town of Lockport and September 18th in the Town of Cambria. Topics covered include programs to lower your electricity costs, options for real property and financing, information of real property tax and sales tax incentives, the importance of a business plan, land and buildings for sale or lease and grants to hire and train your workforce. Space is limited. **Register for workshop**.

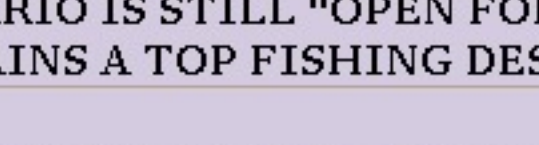
The NCCC Small Business Development Center is hosting Summer Business Sizzlers throughout the month of July, 2019. These workshops scheduled for Wednesday afternoons throughout the month will focus on social media, marketing, financing sources and business plan development and record-keeping for small businesses. The workshops will take place at the Niagara Falls Culinary Institute (Room 234), 28 Old Falls Street, Niagara Falls, NY 14303. For more information or to register call (716) 210-2515 or **email**.



Plan to attend the Sustainability and the Supply Chain Workshop on June 26th, at 9:30 a.m. at the Samuel M. Ferraro Center for Economic Development. The New York State Pollution Prevention Institute (NYSP2I) experts will outline how they work with companies to identify opportunities to be competitively positioned as an environmentally-conscious business. You will gain perspective for responding to customer requests for supplier "transparency" and "traceability", and receive recommendations on how to implement, track and verify sustainability requirements. Any of the above can reduce your costs and improve you bottom line performance. **For more information or to register**.

On April 25, 2019 Governor Cuomo launched Round IX of the Regional Economic Development Council (REDC) initiative, officially kicking off the annual competition for more than \$750 million in state economic development resources. On May 1, 2019 the online Consolidated Funding Application (CFA) opened to applicants across the WNY Region. CFA submissions are due by Friday, July 26th at 4:00 p.m. Workshops and information sessions are being conducted in the region. For more information of the sessions and how to submit a CFA application, **contact**.

### COMMUNITY DEVELOPMENT

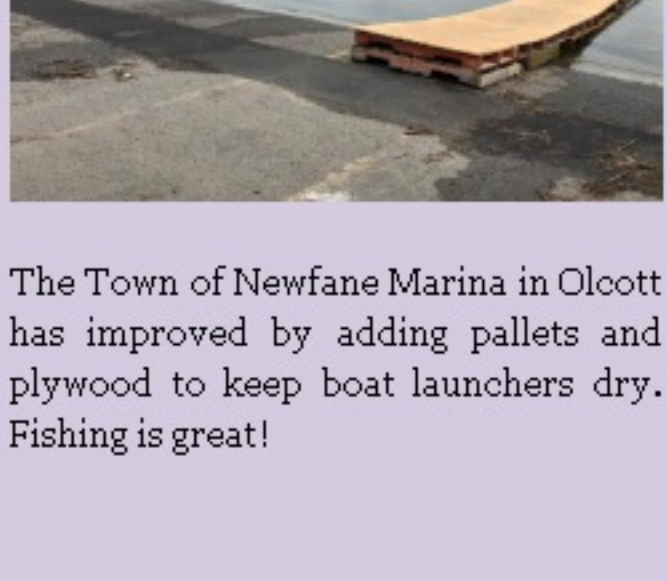


#### LAKE ONTARIO IS STILL "OPEN FOR BUSINESS" AND REMAINS A TOP FISHING DESTINATION

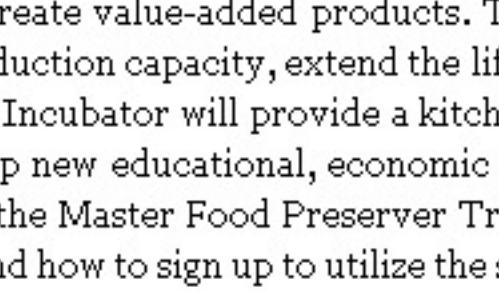
Niagara Falls USA is one of the top freshwater fishing destinations in the Great Lakes, thanks to resources like Lake Ontario and the Niagara River. The May press conference announcing another "State of Emergency" for Lake Ontario should come with a caveat: Fishing is Still Great in New York State! To learn more about fishing updates on Lake Ontario and what local officials are doing to assist anglers with getting on the water **click**.



The First Place salmon was caught by Brian Marketich of Beaver Falls, PA, fishing with his buddy Ken Campagne of Chillicothe from the Niagara Bar area. It weighed 22 pounds, 13 ounces at Creek Road Bait and Tackle in Lewiston.

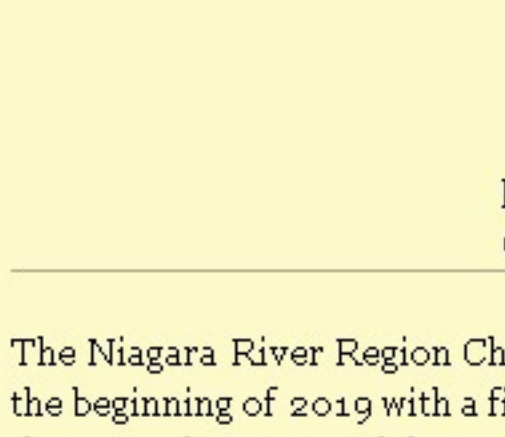


The Town of Newfane Marina in Olcott has improved by adding pallets and plywood to keep boat launchers dry. Fishing is great!



#### WNY FOOD INCUBATOR

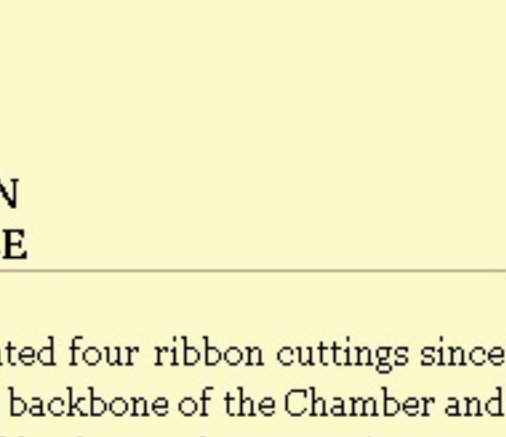
The WNY Food Incubator is a commercial kitchen serving agri-businesses creating value-added products, as well as food business entrepreneurs. The overall goal of the Incubator is to provide farmers and food business entrepreneurs with an extended infrastructure in which to create value-added products. This will provide new market opportunities, increase production capacity, extend the life of their crops and increase revenues. Additionally, the Incubator will provide a kitchen facility in which CCE can expand current, and develop new educational, economic and workforce development training programs, such as the Master Food Preserver Training. To learn more about the WNY Food Incubator and how to sign up to utilize the space, **contact**.



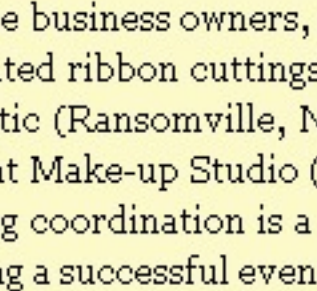
Legislator Syracuse touring the WNY Food Incubator



Mollie McDonough, CCE of Niagara County Farm to School Coordinator working in the WNY Food Incubator

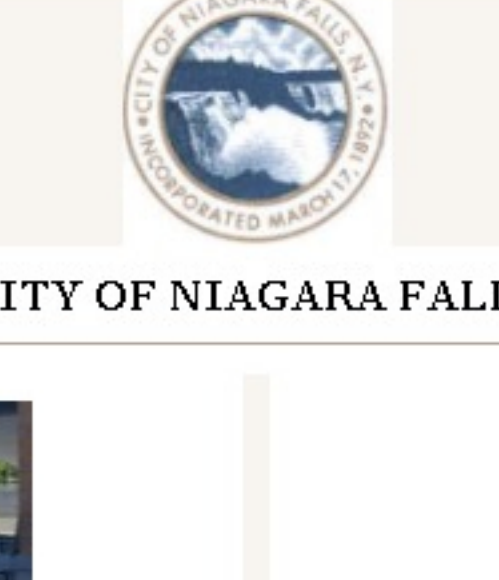


The new state-of-the-art facility is ready for use



#### NIAGARA RIVER REGION CHAMBER OF COMMERCE

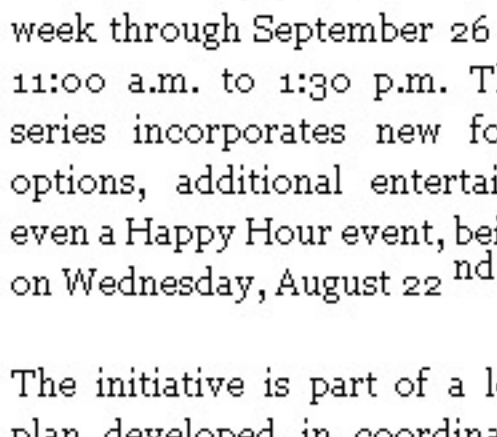
The Niagara River Region Chamber of Commerce has celebrated four ribbon cuttings since the beginning of 2019 with a fifth in June! Small business is the backbone of the Chamber and they were happy to celebrate with the business owners, elected leaders and community. New businesses in our region that celebrated ribbon cuttings include: Samana Salt Spa (Lewiston, NY), Ransomville Family Chiropractic (Ransomville, NY), Como Deli on Center (Lewiston, NY), Rock Solid Tattoo & Permanent Make-up Studio (Lewiston, NY) and in June, Fairchild Place (Lewiston, NY). Ribbon cutting coordination is a benefit of the Chamber and they are happy to provide guidance in ensuring a successful event!



Ribbon Cutting at Rock Solid Tattoo and Permanent Make-up Studio



#### CITY OF NIAGARA FALLS

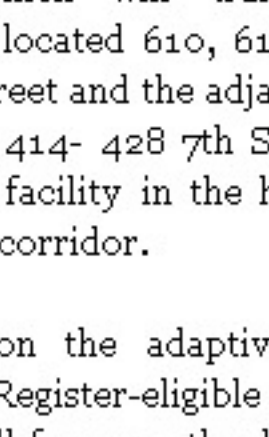


#### FOOD TRUCK THURSDAYS AT THE NIAGARA FALLS TRAIN STATION

Food Truck Thursdays at the Niagara Falls Train Station began its second season on May 9<sup>th</sup>, and will run each week through September 26<sup>th</sup>, from 11:00 a.m. to 1:30 p.m. This year's series incorporates new food truck options, additional entertainers and even a Happy Hour event, being hosted on Wednesday, August 22<sup>nd</sup>.

The initiative is part of a long-range plan developed in coordination with the Niagara Falls Underground Railroad Heritage Commission and City of Niagara Falls Office of Planning and Economic Development.

To download a copy of the food truck schedule or for more information, please visit the City of Niagara Falls **website**.



#### TM MONTANTE BEGINS CONSTRUCTION ON 7TH & NIAGARA STREET PROJECT

Construction has begun on the multi-phase, approximately \$5 million project which will transform the structures located 610, 614 and 624-Niagara Street and the adjacent vacant parcels of 414- 428 7th Street into a mixed-use facility in the heart of the downtown corridor.

Centered on the adaptive reuse of National Register-eligible structures, Phase 1 will focus on the development of 16 market rate residential units, a corner cafe and coffee shop, approximately 1,500 square feet of ground-floor commercial tenant space, secure, gated parking and an additional 8,000 square feet of commercial space dedicated to housing the Niagara Global Tourism Institute, an affiliate of Niagara University.

Phase 2 is set to include the construction 10 rowhomes along 7th Street or the construction of a \$30,000 square foot mixed-use building based on market demand. For more information **contact**.

