



NIAGARA
FALLS NY

MAIN STREET REDEVELOPMENT PROJECT



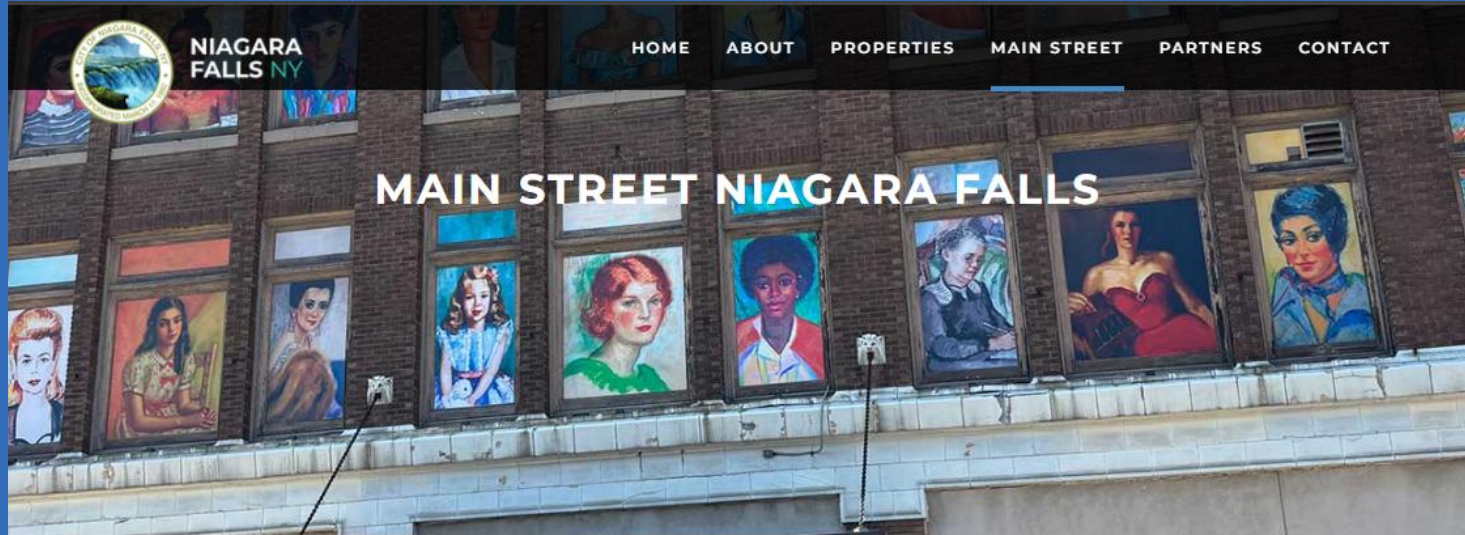
IMAGE SOURCE:
NIAGARA GAZETTE

*A collaborative effort to revitalize Main Street between the City of Niagara Falls
URA, the Niagara Orleans Regional Land Improvement Corp., Empire State
Development and Niagara University.*



NIAGARA
FALLS NY

MAIN STREET REDEVELOPMENT PROJECT



MAIN STREET NIAGARA FALLS

The City of Niagara Falls, through its Urban Renewal Agency, in collaboration with the State of New York, Niagara County, Niagara University, and the Niagara Orleans Regional Land Improvement Corporation has taken control of the following properties on and around the North End of Main Street. This acquisition is part of a concerted effort, comprising the cooperation of all three sectors of the economy, to revitalize the once-vibrant historic commercial district. Public, Private, and Non-profit entities will work to ensure the future development of this district by coalescing around a strategy that will ensure the viability of each individual project, and the accountability of each selected developer. Each project will require a development enforcement mortgage be in place, and will be monitored until completion.

N Niagara Falls Main Street Redevelopment... Watch later Share





NIAGARA
FALLS NY

MAIN STREET REDEVELOPMENT PROJECT

- City announces acquisition of Main Street portfolio (Dec. 2024)
- URA takes ownership of properties (Jan. 2025)
- Formal committee and application process established (Feb. 2025)
- Coordinated securitization of properties (Feb. – ongoing)
- Authorization for building assessments (March – ongoing)
- Historic preservation consultation (April – ongoing)
- Touring potential developers – (ongoing)
- Identification and application for grant funding- (ongoing)

MAIN STREET



NIAGARA
FALLS NY

MAIN STREET REDEVELOPMENT PROJECT



1708 MAIN STREET



NIAGARA
FALLS NY

MAIN STREET REDEVELOPMENT PROJECT



1711 MAIN STREET



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MAIN STREET REDEVELOPMENT PROJECT



1902 MAIN STREET



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MAIN STREET REDEVELOPMENT PROJECT



2025 MAIN STREET



NIAGARA
FALLS NY

MAIN STREET REDEVELOPMENT PROJECT



1628 MAIN STREET



North Main Street

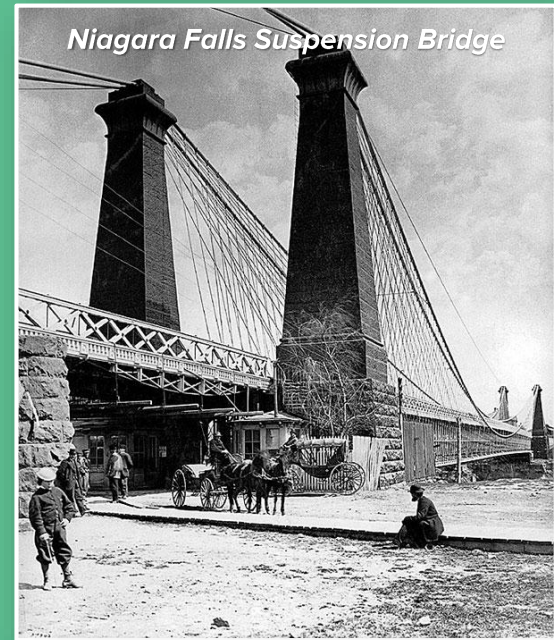
Niagara Falls, New York



Empire State
Development

North Main Street | History

- **“Bridge District”**
 - Roebling’s Niagara Falls Suspension Bridge & other bridges over history
- **Niagara Falls First “Downtown”**
 - Department Stores (Jenss)
 - Retail (Supermarket, drugstores, shoes, furniture)
 - Entertainment (Rapids Theater, nightclubs)



Niagara Falls Suspension Bridge



Jenss Department Store



Main Street Retail



Bellevue (later Rapids) Theater

North Main Street | Public Investments

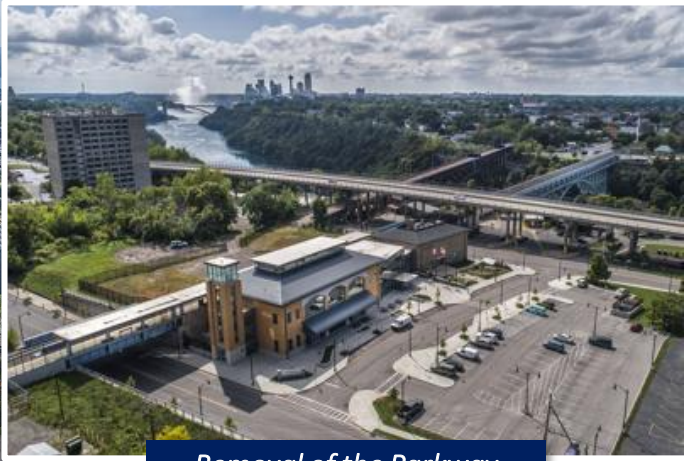


New Courthouse

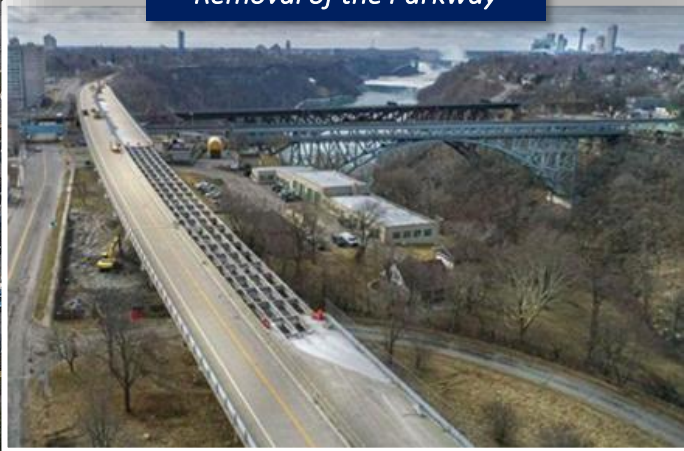


Train Station/Underground RR Interpretive Center

North Main Street | Public Investments



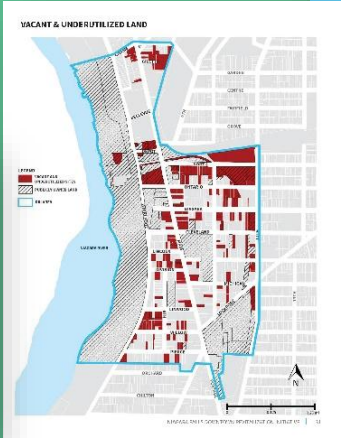
Removal of the Parkway



Downtown Revitalization Initiative (DRI)

Portfolio of targeted investments



- Streetscape Improvements
- Institutional Anchors (Niagara University)
- Façade/Small Business Assistance



NIAGARA FALLS BRIDGE DISTRICT



**DOWNTOWN REVITALIZATION INITIATIVE
STRATEGIC INVESTMENT PLAN**

OCTOBER 2020



**Downtown
Revitalization
Initiative**

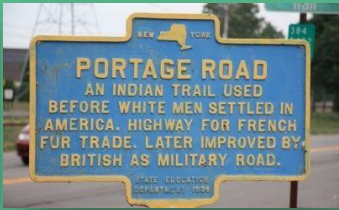
Prepared for the New York State
Downtown Revitalization Initiative - Western New York



Regional Revitalization Partnership (RRP)

Niagara Falls Strategic Economic Development Fund

- Reinforcing Connections to the River/Gorge
- Leverage/Connect DRI & Downtown Investments
- Key Commercial Corridors
 - Middle Main Street
 - Portage Road
 - Pine Avenue



North Main Street | Neighborhood Context



Portage Road
& Pine Ave
Corridors

Niagara Falls
Public Library

Rapids
Theater

Courthouse
Complex

DiCamillo's Bakery

Downtown

Falls

Canada

Former Parkway Corridor
(now Gorgeview)



North Main Street | The Properties in Context



North Main Street | Some of the “Mechanics” of the Effort

- **NYS Office of Homes & Community Renewal (HCR) Programs**
 - Workforce Housing/Low Income Housing Tax Credits
- **NYS Department of State (DOS) & Empire State Development (ESD)**
 - Downtown Revitalization Initiative Efforts
 - Other ESD Programs
- **National Register Eligible Properties**
 - State & Federal Historic Tax Credits
- **Niagara University**
 - Opportunities as potential near-term “end users” (student housing, retail, entertainment)



Conclusion

A key opportunity to capitalize on these efforts.

You're the logical next step in this revitalization.





Homes and
Community Renewal

HCR DEVELOPMENT PROGRAMS

NYMS, SMALL BUILDING PARTICIPATION LOAN PROGRAM, RURAL AND
URBAN COMMUNITY INVESTMENT FUND (CIF)

JULY 7, 2025

NEW YORK MAIN STREET PROGRAM

2025 NEW YORK MAIN STREET PROGRAM



Eligible Applicants

Counties

Cities, Towns, Villages designated as a Pro-Housing Community

Organizations incorporated under NYS Not-For-Profit Corporation Law



Eligible Activities

Technical Assistance

Downtown Stabilization

Target Area Building Renovation

Downtown Anchor

2025 NEW YORK MAIN STREET PROGRAM



Technical Assistance

Up to \$20,000, not to exceed 95% of project cost
Must prepare participant for future NYMS renovation activity
Building reuse, feasibility analysis, downtown design guidelines



Downtown Stabilization

\$100,000 - \$500,000
Environmental testing and remediation, building stabilization
Innovative approach to stabilizing and re-developing mixed use buildings. Match required



Target Area Building Renovation

\$50,000 to \$500,000
Matching grant for renovation of mixed-use buildings in target area
Up to \$50,000 per building, up to \$25,000 per residential building
Maximum \$100,000 per building



Downtown Anchor

\$100,000 to \$500,000
Assist with standalone, single site, shovel ready project
Must be key to local revitalization efforts. Match required

SMALL BUILDING PARTICIPATION LOAN PROGRAM (PLP)

SMALL BUILDING PARTICIPATION LOAN PROGRAM

- HCR's Small Building Participation Loan Program provides gap project financing assistance for qualified housing developers
 - Eligible Activities
 - Acquisition
 - Capital Costs
 - Related soft costs – must be associated with preservation and improvement
 - New Construction or rehab of rental properties in buildings of 5 to 50
 - This program does have an **Affordability Requirement**.
 - Questions may be directed to: SBPLP@hcr.ny.gov

RURAL AND URBAN COMMUNITY INVESTMENT FUND (CIF)

RURAL AND URBAN COMMUNITY INVESTMENT FUND (CIF)

- CIF supports the creation of commercial, retail, and community facilities that serve the needs of affordable housing residents and the broader community; as well as the preservation of existing small scale and rural affordable housing.
- Available for:
 - Non-residential components of mixed use multi-family rental housing financed by:
 - HCR 9% LIHTC
 - HCR 4% LIHTC
 - Tax-exempt bonds financed projects
 - OR**
 - Residential (only when CIF is used as a “stand alone” source)
 - Questions can be directed to: Leonard.skrill@hcr.ny.gov.

RURAL AND URBAN COMMUNITY INVESTMENT FUND (CIF)

- Residential only

- Preservation and rehabilitation of existing regulated multifamily rental affordable housing and mixed-use projects that:
 - are between 5 and 20 residential units; and/or
 - are in rural areas of the State with demonstrated need and near public transportation and essential goods and services.

- Non-Residential

- New construction, adaptive reuse, or rehabilitation of a retail, commercial, or community facility component of an HCR-regulated affordable housing development that:
 - clearly serves the critical unmet needs of the tenants in the affordable housing development; or
 - clearly advances a Regional Economic Development Council or Downtown Revitalization Initiative approved strategic investment plan.



Department of State
Planning, Development
& Community Infrastructure

MAIN STREET NIAGARA FALLS DEVELOPERS FORUM



NIAGARA FALLS BRIDGE DISTRICT
DOWNTOWN REVITALIZATION INITIATIVE

JULY 7, 2025



Downtown Revitalization Initiative

**NEW YORK STATE IS INVESTING
\$10 MILLION
IN THE MAIN STREET AREA**

Niagara Falls Bridge District DRI

\$5.3M

STREETSCAPE IMPROVEMENTS

\$2.4M

PARKS, PLAZAS, AND PUBLIC ART

\$2.0M

BUILDINGS, BUSINESSES, AND WORKFORCE

Niagara Falls Bridge District DRI

Streetscape improvements on Main Street to support and enhance private sector investment...



Niagara Falls Bridge District DRI

**...and along Cleveland, Division,
and Linwood Avenues to
strengthen connections
to the Gorgeview Trail**



Niagara Falls Bridge District DRI



Public plaza to create a gathering place and beautify the area around Main Street and Cleveland Avenue



Enhancements to Freedom Plaza including an elevated overlook to the Niagara Gorge

Niagara Falls Bridge District DRI

Five public art projects completed, with four additional murals planned, celebrating art, architecture, history, heritage, and culture



Niagara Falls Bridge District DRI



Façade improvement and business assistance program to support the redevelopment of Main Street area buildings



Enhancements to DiCamillo Bakery to expand production, support retail, and attract more visitors



Niagara University Academic Innovation Hub, bring faculty and students to Main Street and creating training opportunities



Downtown Revitalization Initiative

**THESE INVESTMENTS SIGNAL
NIAGARA FALLS IS
OPEN FOR BUSINESS**



Department of State

Planning, Development & Community Infrastructure

OCR_CFA@hcr.ny.gov

First Wednesday of each month, join OCR for Office Hours



**Homes and
Community Renewal**

New York State Historic Preservation Office



New York State
Parks, Recreation and
Historic Preservation

Division for Historic Preservation

PO Box 189 • Peebles Island, Waterford, NY 12188

518-237-8643 | parks.ny.gov/shpo

Federal Tax Incentives for Rehabilitating Historic Buildings

Annual Report for Fiscal Year 2022



National Park Service
U.S. Department of the Interior
Technical Preservation Services



Technical Preservation Services

National Park Service
U.S. Department of the Interior



About The Standards Tax Incentives How To Preserve Sustainability Historic Surplus Property Education & Training Hot Topics

Home > Tax Incentives > Before You Apply

A A A

20% Historic Rehabilitation Tax Credit

[Download program brochure](#)

More information you should know before you apply

[Eligibility Requirements](#)

[Qualified Expenses](#)

[IRS Information](#)

[Functionally Related Structures](#)

Program Regulations

[NPS Regulations—36 CFR 67](#)

[Internal Revenue Service Regulations 26 CFR 1.48-12. Qualified rehabilitated buildings](#)

[Internal Revenue Code Section 47. Rehabilitation Credit](#)

[Public Law No: 115-97 \(December 22, 2017\)](#) amending the Internal Revenue Code, modifies the 20% Historic Rehabilitation Tax Credit, repeals the 10% non-historic tax credit, and provides transition rules for both credits.

[Incentives provides a general introduction to the program in an](#)



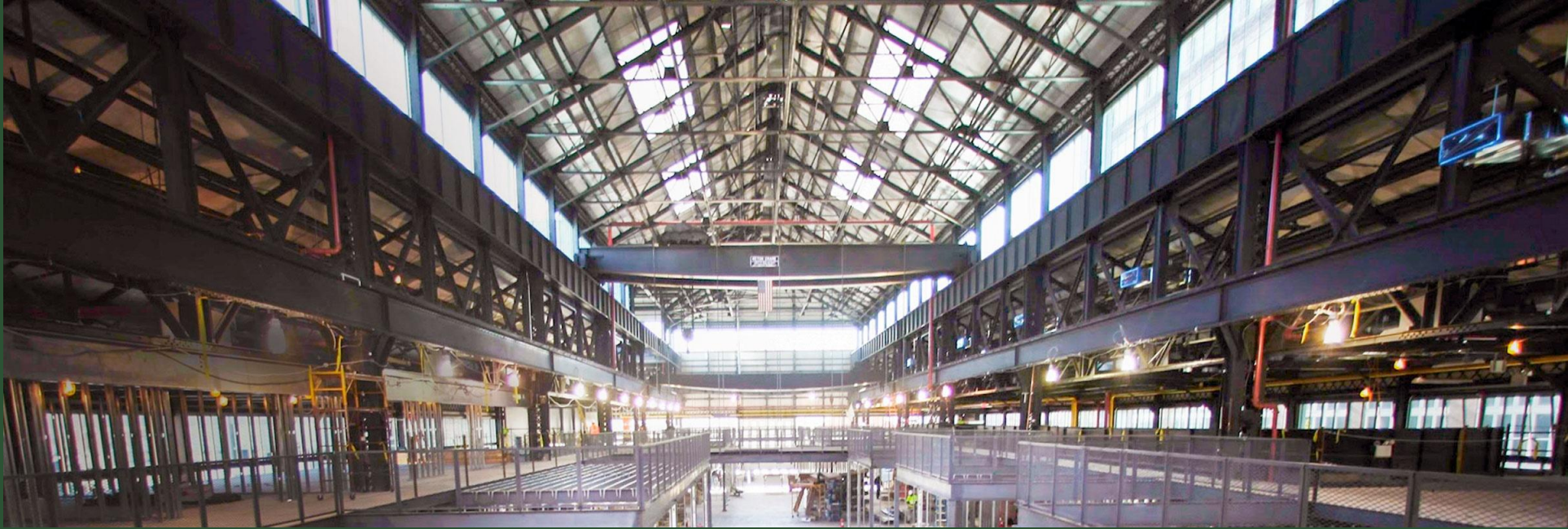
The following information pertains to the 20% federal tax credit for the rehabilitation of historic properties.

Tax Credit Basics

- The amount of credit available under this program equals 20% of the qualifying expenses of your rehabilitation.
- The tax credit is only available to properties that will be used for a business or other income-producing purpose, and a "substantial" amount must be spent rehabilitating the historic building.
- Your building needs to be certified as a historic structure by the National Park Service.
- Rehabilitation work has to meet the [Secretary of the Interior's Standards for Rehabilitation](#), as determined by the National Park Service.

Before applying, consult your accountant or tax advisor to make sure that this federal tax credit is beneficial to you. Certain income and other restrictions may have a bearing on whether an owner is able to use the credit. IRS administers the Department of the Treasury's involvement with the Federal Historic Preservation Tax

The Federal Historic Preservation Tax Incentive Program was created as a result of the federal **Tax Reform Act of 1976**. The program offers a 20% credit toward qualified rehabilitation expenditures for rehabilitation of Income Producing certified historic structures.



- Since 2011, Historic Tax Credits have catalyzed more than **\$12 Billion** in private investment in NYS
- NYS has approved the use of the commercial tax credit for **more than 1,000** historic properties
- Historic Tax Credits have been used in **60 counties** in NYS
- The Historic Tax Credit returns money to the treasury: tax credit usage has generated **over \$1.3 Billion** in local, state, and federal tax revenue
- Historic Tax Credit usage has also **created 70,000 jobs** in NYS
- The program **continues to grow** with projects combining Low Income Housing Tax Credits and other funding sources such as the Brownfields Credits.

PRESERVATION TAX CREDITS FOR INCOME-PRODUCING PROPERTIES

20% Federal Commercial
Rehabilitation Tax Credit

+

20 to 30%* NYS Commercial
Rehabilitation Tax Credit

=

**40 to 50% Investment Tax Credit for
Historic Commercial Properties**

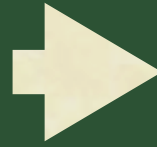
**If your investment is under \$2.5m, the NYS
credit will be 30%*



PRESERVATION PARTNERSHIP PROGRAM



New York State
Parks, Recreation and
Historic Preservation



- For commercial, industrial, agricultural or rental residential properties
- Tax credit is a dollar-for-dollar reduction in state and federal tax liability
- Single review process for federal and state credits

WHAT BUILDINGS QUALIFY?



- Listed Individually on the State and National Register of Historic Places
- Listed in a State or National Register Historic District
- Located in a Local Historic District which has been certified by the National Park Service
- Individual Buildings & Historic Districts that are eligible for the registers or in the Process of Listing

SUBSTANTIAL REHABILITATION

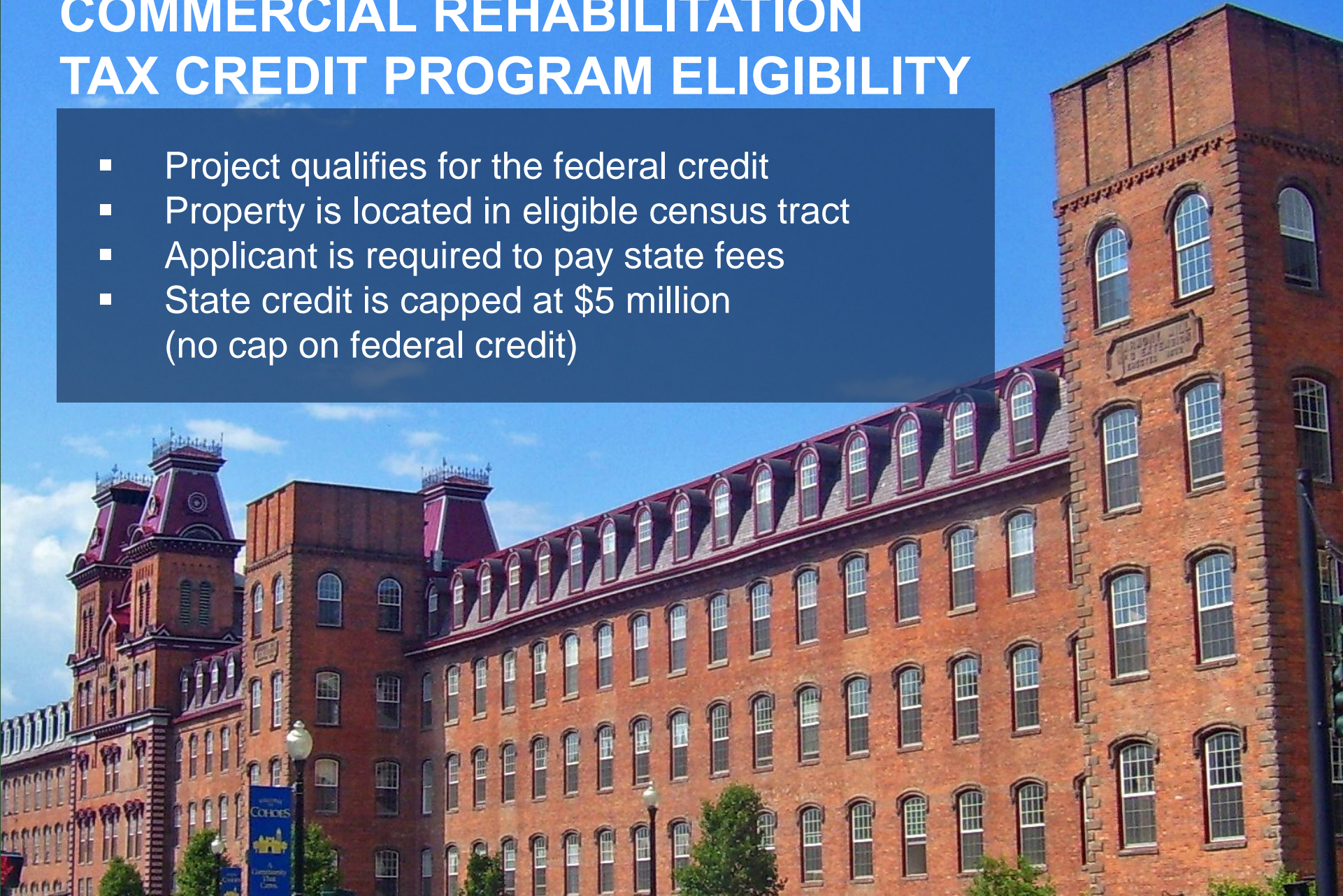


Value of the Property
minus
Value of the Land
minus
Depreciation
plus
Capital Improvements
Adjusted Basis

NEW YORK STATE

COMMERCIAL REHABILITATION TAX CREDIT PROGRAM ELIGIBILITY

- Project qualifies for the federal credit
- Property is located in eligible census tract
- Applicant is required to pay state fees
- State credit is capped at \$5 million
(no cap on federal credit)

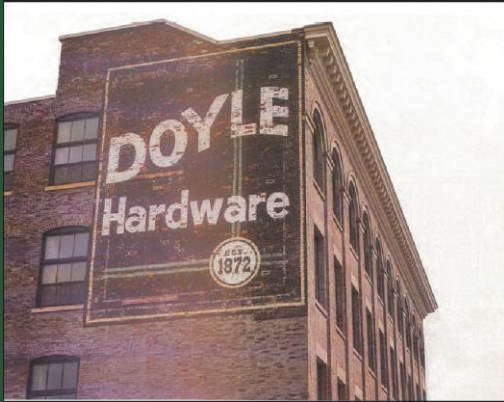


SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The Secretary of the Interior Standards for Rehabilitation are a series of guidelines issued by the National Park Service that guide decision-making about work or changes to historic properties. The basic concepts are:

- ***Retain*** Existing Historic Materials
- ***Repair*** Damaged Historic Materials
- ***Replace*** any Materials deteriorated Beyond Repair; in Kind, if Possible

THE PAPERWORK



Part 1	Part 2	Part 3
Historic Building?	What's the work?	Completed work photos

The Application can be found online at:

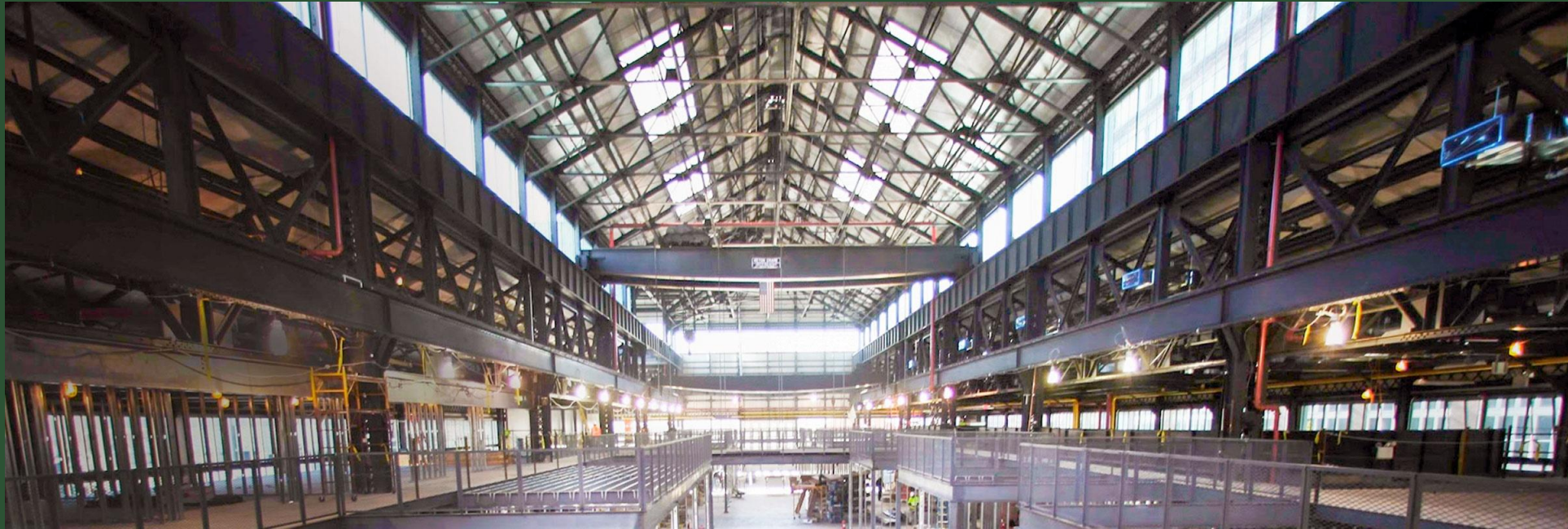
<https://www.nps.gov/subjects/taxincentives/historic-preservation-certification-application.htm>

Division for Historic Preservation

Peebles Island State Park
PO Box 189
Waterford, NY 12188

(518) 237-8643

www.parks.ny.gov/shpo



New York State
Parks, Recreation and
Historic Preservation

Main Street Developer's Forum: Tuesday, July 8, 2025, 10:00 am- 2:00 p.m.

WESTERN NEW YORK

NEW YORK
STATE OF
OPPORTUNITY.

**Empire State
Development**

**Western New York
Regional Economic
Development Council**

imagine:

THE

POSSIBILITIES

PLACEMAKING

In order to attract a talented workforce and grow business, our built environment must emphasize creating accessible job centers, sustainable infrastructure and vibrant, livable communities.

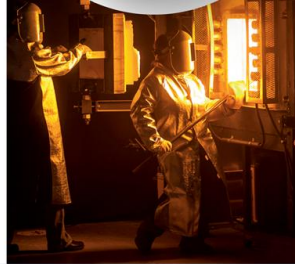


WORKFORCE

Targeted job training and education ensure that jobs in high-paying, in-demand, tradable sectors are filled in an equitable way.

TRADABLE SECTORS

New York State is investing in industries that increase export-based employment opportunities—creating greater output and higher paying jobs.



INNOVATION

Our investment focus on creating jobs of the future sparks entrepreneurship and the birth of new businesses. The strategy creates synergies between research and commercialization to achieve economic growth.



**Empire State
Development**

**Western New York
Regional Economic
Development Council**

CFA Timeline

DEADLINE PROGRAMS

MAY 19, 2025
CFA OPENS



JULY 31, 2025
CFA closes at 4PM sharp
No late submissions!



LATE FALL 2025
Award announcements

OPEN ENROLLMENT PROGRAMS

MAY 19, 2025
CFA OPENS



- * NYPA's ReCharge Program
- * ESD's Excelsior Jobs Program
- * HCR's Community Block Grants

2025 REDC/CFA Available Resources

Available Resources for Regional Councils in 2025

Programs Subject to 4:00 PM July 31, 2025 Deadline

Empire State Development: Up to \$68 million

- Up to \$60 million for Regional Council Capital Funds
- Up to \$1 million for Strategic Planning and Feasibility Studies
- Up to \$7 million for Market New York (working capital only)

Homes and Community Renewal: Up to \$24.2 million

- Up to \$4.2 million for New York Main Street Program
- Up to \$20 million for New York State Community Development Block Grant Program (CDBG) - Public Infrastructure*

Office of Parks, Recreation and Historic Preservation: Up to \$29 million

- Up to \$26 million for Environmental Protection Fund Grants Program for Parks, Preservation and Heritage (EPF)
- Up to \$3 million for the Recreational Trails Program (RTP)

Department of State: Up to \$17.975 million

- Up to \$13.975 million for the Local Waterfront Revitalization Program
- Up to \$2 million for the Brownfield Opportunity Area Program
- Up to \$2 million for the Smart Growth Community Planning Program*

New York State Canal Corporation: Up to \$1 million

- Up to \$1 million for the Canalway Grants Program

New York State Energy Research and Development Authority: Up to \$25 million

- Up to \$10 million for Commercial and Industrial (C&I) Carbon Challenge
- Up to \$15 million for Building Cleaner Communities Competition

Department of Environmental Conservation: Up to \$100 million*

- Up to \$75 million for the Water Quality Improvement Project (WQIP) Program*
- Up to \$22 million for the Climate Smart Communities Grant Program*
- Up to \$3 million for the Non-Agricultural Nonpoint Source Planning and Municipal Separate Storm Sewer System (MS4) Mapping Grant Program*

Open Enrollment Programs

Open Enrollment programs will continue to accept applications on an ongoing basis and are not subject to the July 31st deadline.

Empire State Development: Up to \$75 million

- Up to \$75 million for the Excelsior Jobs Program*

Homes & Community Renewal: Up to \$20 million*

- Up to \$20 million for Community Development Block Grant Program (CDBG) - Open Round*

New York State Power Authority: Up to 33.9 Megawatts

- Up to 33.9 Megawatts for the ReCharge NY Program

*REDCs will be made aware of projects applying to these programs but REDCs will not score these projects.

REDC
Endorsement

20%

80%

Agency Technical Review



Regional Economic
Development Councils

Regional Council Capital Funds Program

NEW

\$60 MILLION

Regional Council Capital Funds Program

(formerly ESD Grants Program)

NEW

NEW

- Offered during the CFA Round Only- deadline July 31, 2025, at 4pm
- Capital funding to support projects that implement the regional strategic plan through business investments, economic growth investments, tourism-related projects, and strategic focus areas
- Min request/award= \$100k
- Continue to encourage applications that advance strategic focus areas which may qualify for an enhanced incentive:
 - Childcare projects
 - Projects in Severely Distressed Communities
 - Innovative Public-Private Partnerships
- Pro-Housing Certification by HCR- still required for municipalities



**Regional Economic
Development Councils**

Pro Housing Supply Funds Program

NEW

\$100 MILLION **Pro Housing Supply Funds**

- Capital funding to support infrastructure investments critical to the expansion of housing in NYS – (e.g. Road, water, sewer, electrical systems, or other utilities)
- Up to 50% TPC, **Award Min/Max = \$ 2.5M / \$ 10M**
- The project location must be in a **Pro-Housing Community**.
- Demonstrated local government and/or community support
- Commitment from a developer or similar entity for housing portion of the project
 - **Minimum of 20 housing units**
- Limit of two grant awards per Pro-Housing Community.



Pro Housing Supply Funds Program

\$100 MILLION

Pro Housing Supply Funds

- **Eligible applicants include** pro-Housing certified cities, towns, and villages. Counties and municipally designated non-profit economic development organizations are also eligible to apply; so long as the project occurs within a pro-housing certified municipality.
- Eligible Applicants must be able to demonstrate ownership of the site or provide proof of site control/permission from the entity that does own it.
- A project must support the creation of at least 20 housing units, with **priority given to projects demonstrating the greatest impact and those that create 100 or more housing units**. All projects must be ready to commence within 24 months of the award. Priority will be given to projects ready to commence within 12 months of the award.



Pro Housing Supply Funds Program

\$100 MILLION

Pro Housing Supply Funds

Eligible Uses of Funds:

- Installation, extension, or reconstruction of road, water, sewer, electrical or other utilities;
- Design, permitting, or engineering costs directly related to the project (limit up to 20%);
- Acquisition of machinery and equipment required for the ongoing operational use of project;
- Site preparation or demolition directly related to the infrastructure project;

Ineligible Uses of Funds:

- Commercial-only projects, maintenance and upkeep, and expenses prior to Award Date.



Pro Housing Supply Funds Program

NEW

\$100 MILLION Pro Housing Supply Funds

- **Key criteria for review will include:**

- Project proposal, budget and description of all associated funding sources;
- Level of matching funds commitment(s); and
- Letter of support from lowest-level of municipal government where project resides.
- Project Location & Parcel Information (including zoning restrictions/allowances)
- Zoning & Land Use Approvals, Site Plan & Development Timeline
- Infrastructure Scope & Justification



**Regional Economic
Development Councils**

Strategic Planning & Feasibility Studies

\$1 MILLION

Strategic Planning and Feasibility Studies Program

- CFA Round Only- deadline July 31, 2025, at 4pm
- **Working Capital up to \$100K, 50/50 match for Applicant**
- Strategic Development plans for a city, county or municipality, or feasibility studies for sites(s) or facility(ies) assessment and planning.
- Pro-Housing Certification by HCR- still required for municipalities
- Eligible applicants
 - Cites, Counties, Towns, Villages, Business Improvement Districts, Local Development Corporations, Not-for-profit Economic Development Organizations



Other Funding Opportunities



Achieve Competition

Advancing Collaboration for High-
impact Initiatives for Economic
Visions & Expansions

Competition between regions for
funding



RESTORE NY

Was not including in the budget
but may be offered at some point
in 2025 or 2026



New Market Tax Credits

Case by Case basis

2025 ACHIEVE Competition

Transformational Regional Initiatives

Up to \$150 Million in Funding Available

- \$120 Million in Capital Funds
- \$30 Million in Working Capital



Regional Strategy from Strategic Plan or Targeted area for redevelopment



Joint Proposals: Regions may partner with other regions



Significant funding for High-Impact Regional Projects



Collaboration among Regional Stakeholders



Bottom-up approach to empower Regional Councils



Regional Economic
Development Councils

RESTORE NY

- The Restore New York Communities Initiative (“Restore NY”) provides municipalities with financial assistance for the revitalization of commercial and residential properties. The program encourages community development and neighborhood growth through the elimination and redevelopment of blighted structures.
- Restore New York funding is available for projects involving the demolition, deconstruction, rehabilitation, and/or reconstruction of vacant, abandoned, condemned, and surplus properties.
- Applicants must:
 - Be initiated by municipalities
 - Demonstrate at least a 10% match
 - Hold a public hearing to discuss the application and the property assessment list
- Priority is given to projects in Empire Zones and Brownfield Opportunity Areas, as well as to projects that leverage other state or federal redevelopment, remediation, or planning programs.



**Empire State
Development**

**Western New York
Regional Economic
Development Council**

New Market Tax Credits

New Markets Tax Credits (NMTC) are designed to revitalize low-income communities by attracting private capital. Here's how they work:

- The US Department of the Treasury allocates tax credit authority to intermediaries that select investment projects.
- Investors receive a tax credit against their federal income tax.
- Private investors get tax credits in return for their investment, bringing access to capital with below-market rates into areas that need low-cost financing to grow



**Empire State
Development**

**Western New York
Regional Economic
Development Council**

New Market Tax Credits: Types of Projects

Operating businesses seeking growth capital for equipment, inventory, and other growth needs

Business or non-profit owner-occupied facilities

Commercial or mixed-use real estate projects

ESNMC will consider, on a case-by-case basis, other investments that may not fit these categories.



**Empire State
Development**

**Western New York
Regional Economic
Development Council**

New Market Tax Credits: Criteria

Primary Criteria:

Median family income: <80%

Poverty Rate: >30%

Unemployment rate: >1.50x the National Average

Eligibility Criteria for Projects in Metropolitan Areas

Secondary Criteria:

Federal Brownfield sites as defined under 42 U.S.C. 9601 (39)

Federal Opportunity Zones

Federally designated medically underserved area, when NMTC financing activities will result in the support of health-related services

Businesses located in food deserts under the Healthy Food Financing Initiative definition (USDA-ERS) to the extent NMTC financing will increase access to healthy food



**Empire State
Development**

**Western New York
Regional Economic
Development Council**

Western NY Regional Office

Karen Utz, Regional Director

Erin Corrado, Deputy Director

Lorrie Abounader, Senior Project Manager

Tony Maggiotto, Senior Project Manager

Jerry Nagy, Senior Project Manager

Karen.Utz@esd.ny.gov

Erin.Corraro@esd.ny.gov

Lorrie.Abounader@esd.ny.gov

Anthony.Maggiotto@esd.ny.gov

Jerry.Nagy@esd.ny.gov



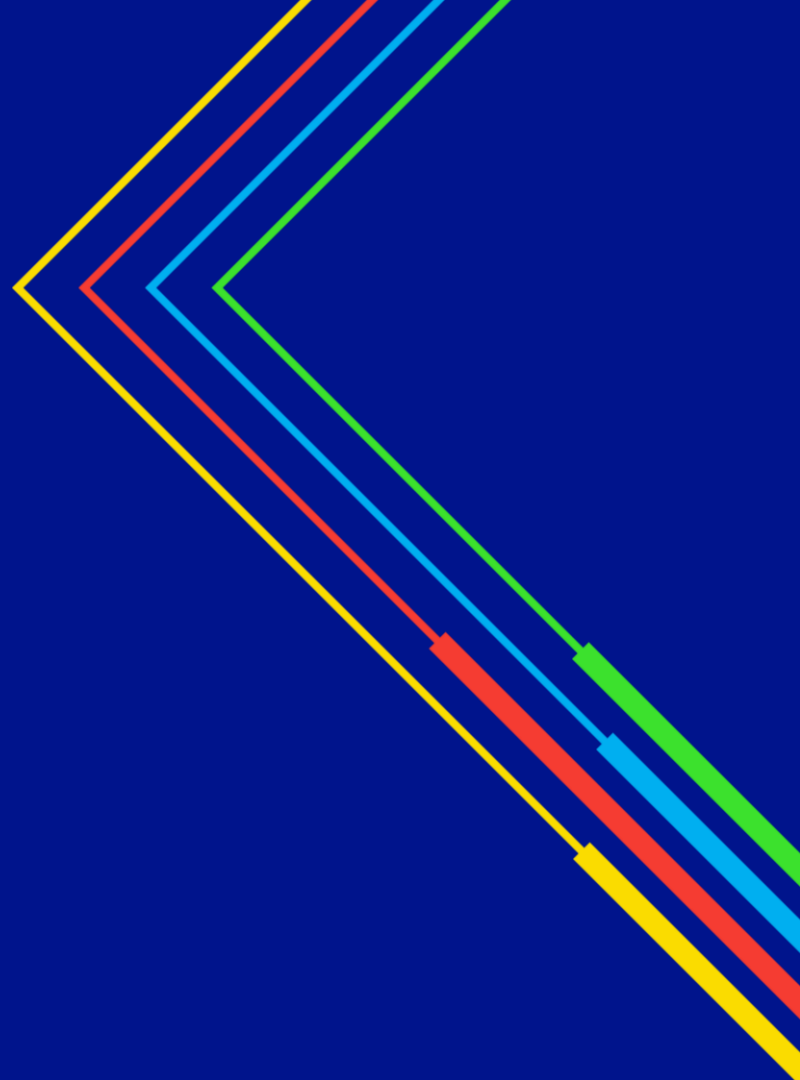
**Empire State
Development**

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Development Council**

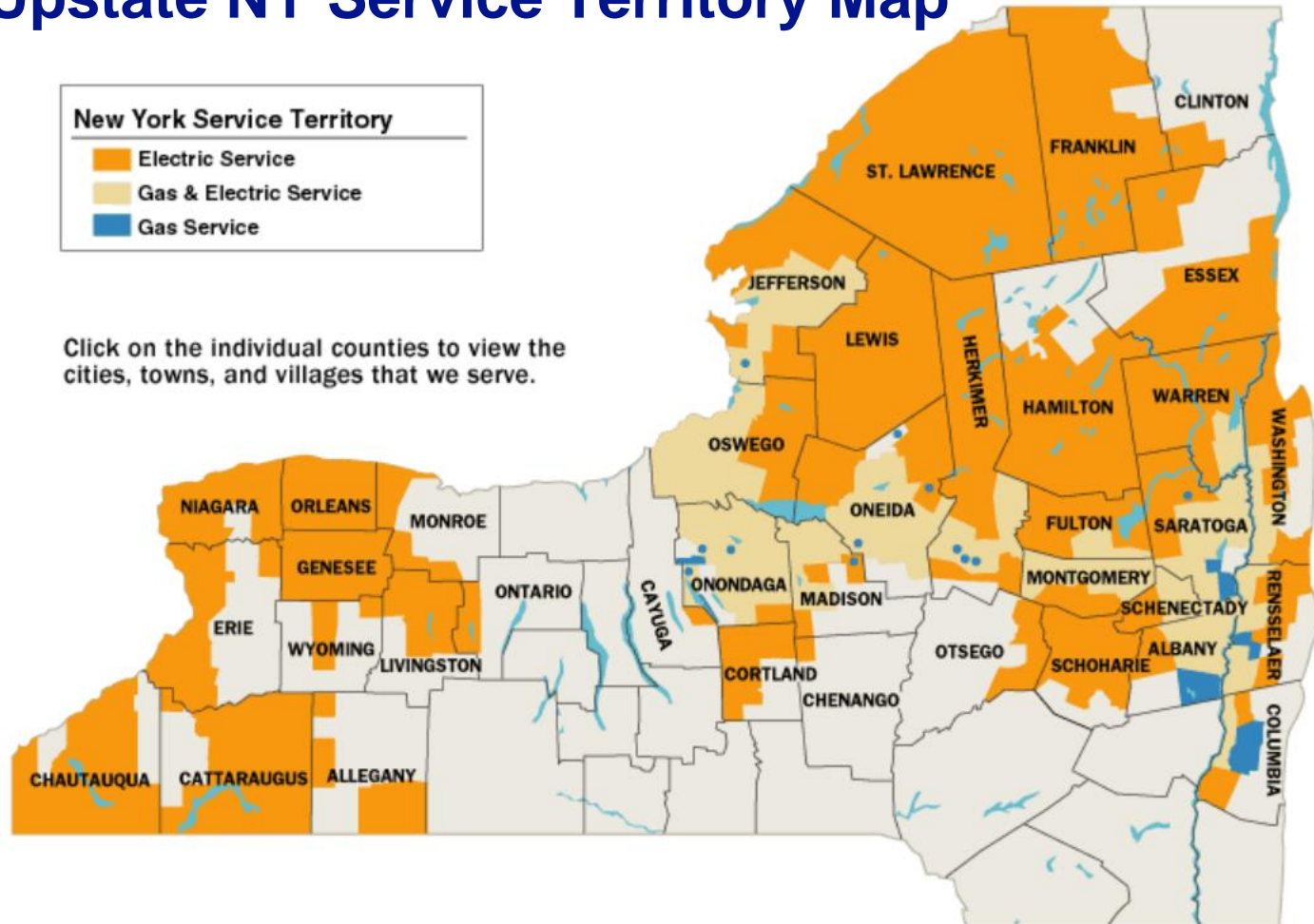
Niagara Falls Developers Conference 7.8.25

Upstate NY Economic
Development
Commercial & Industrial
Programs

nationalgrid



National Grid Upstate NY Service Territory Map



National Grid Programs

Economic Growth | Strategic Partnerships | Vibrant, Healthy & Resilient Communities

ECONOMIC DEVELOPMENT

Shovelready.com

- Programs to support commercial & industrial projects
- Contact:
Jenna.Kavanaugh@Nationalgrid.com

ENERGY EFFICIENCY

ngrid.com/biz

- Financial incentives on energy-efficient equipment, such as heat pumps, LED lighting and controls, commercial kitchen equipment and pipe insulation.
- Contact:
David.Jager@Nationalgrid.com

ELECTRIC VEHICLE

ngrid.com/uny-evcharging

- Make-Ready Primary Program covers up to 100 percent of *electric infrastructure* associated with new EV charging stations, for approved projects.
- Contact:
Whitney.Skeans@Nationalgrid.com

18 Economic Development Grant Programs:

**View program details
on ShovelReady.com:**

Marketing Programs

- Strategic Economic Development Program
- Cooperative Business Recruitment
- Building Ready Upstate Program

Site Development Programs

- Industrial Building Redevelopment
- ShovelReady Infrastructure
- [Brownfield Redevelopment](#)

Community Development Programs

- Main Street/Commercial District Revitalization
- CleanTech Incubation
- Urban Center/Commercial District Revitalization

Energy Infrastructure Programs

- Electric Capital Investment Incentive
- Natural Gas Capital Investment Incentive
- Three Phase Power Incentive
- Power Quality Enhancements Program

Energy Efficiency & Productivity

- Energy Efficiency in Empire Zones
- Agribusiness Productivity
- Electric Manufacturing Productivity Program

Renewable Energy Programs

- Renewable Energy and Economic Development
- Sustainable Gas and Economic Development
- The Future of Heat Economic Development

Guidelines & Characteristics

See detailed, PSC-
approved program
descriptions

Apply on-line
www.shovelready.com

CHARACTERISTICS

- Commercial, Industrial, Agribusiness Programs
- Demonstrate private sector potential job creation/retention
- Priority projects will be sustainable
- Take advantage of energy efficiency and renewable energy initiatives
- Have financing or matching funds

GUIDELINES

- Current portfolio expires March 2024
- “Rolling” application process
- All grants are reimbursable after project completion
- Grant amounts listed are the maximum allowable award
- Applicant is the customer
- Must contact National Grid prior to starting the project
- One application per project

Main Street / Commercial District Revitalization

Matching grants to property owners, municipalities and non-for-profit development corporations undertaking efforts to revitalize critical commercial corridors

- Projects must be in an underutilized central business district/commercial area/corridor.
- The building itself should be vacant or within a targeted area as specified in the eligibility requirements
- Projects must demonstrate potential job creation.
- See program details for minimum project criteria and eligibility requirements

National Grid



Grant amounts will be determined based on the size of the total capital investment (including energy and non-energy related investments) as follows:

Total Capital Investment	Max. Available Funds
\$50K - \$250K	\$25K
\$250K - \$1M	\$50K
\$1M - \$5M	\$100K
\$5M - \$25M	\$250K
\$25M+	\$500K

Main Street / Commercial District Revitalization

•Eligible Costs (Capital Investment/Hard Construction Costs)

- Remediation
- Exterior masonry and roofing
- HVAC, plumbing, and electrical work
- Drywall, doors, windows, and flooring
- Concrete and other structural improvements
- Architectural and engineering fees (only allowable soft costs)

•Ineligible Costs

- Acquisition costs and permitting, legal fees, insurance, and security
- Landscaping, fixtures, furnishings, and window treatments
- Parking lot paving

•Mixed-Use Projects

- For mixed-use developments, only costs related to the core and shell of the building and commercial space are eligible. Expenses related to residential units are not covered. Project must have one full first floor commercial (plans required).

•In-fill Projects

- In-fill projects and/or costs related to infill projects are not eligible



Grant amounts will be determined based on the size of the total capital investment (including energy and non-energy related investments) as follows:

Total Capital Investment	Max. Available Funds
\$50K - \$250K	\$25K
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\$1M - \$5M	\$100K
\$5M - \$25M	\$250K
\$25M+	\$500K

Brownfield Redevelopment

Supports the remediation of abandoned sites and buildings. Qualifying work includes:

- Demolition, remediation, asbestos abatement, phase I & II environmental site assessments, electric infrastructure

Grant award is dependent on a variety of factors:

- Maximum grant allowable for a project is \$300,000.
- Program funds may be used for up to twenty-five percent (25%) of the eligible costs of a project.
- Max program funding that can be allocated to the completion of both Phase I and Phase II Environmental investigations is \$25,000, which is included in the max grant of \$300,000.



Electrical Service Due Diligence

Start due diligence as soon as possible to minimize surprises. Contact National Grid Customer Connections at 1-800-260-0054 |or email at CustomerElectricConnectionsUNY@nationalgrid.com

Be prepared to provide:

- the proposed service location
- load requirements and,
- approximate date service will be needed

New loads over 10MW require a NYISO interconnection study to confirm capacity.

nationalgrid **Load Sheet**
Completely fill out this form otherwise this will **delay** your project
National Grid uses the provided loads to design & construct the requested electrical system

WORK REQUEST # _____

Customer Information

COMPANY NAME	CONTACT NAME		
MAILING ADDRESS	Street	Town/City, State	Zip Code
SERVICE ADDRESS	Street	Town/City, State	Zip Code
TELEPHONE #	E-MAIL		
ELECTRICIAN NAME	TELEPHONE #		

Load Information
Fill section below with **new** load for any 1ph service or 1ph greater than 800 amps
For each line below provide connected load in **Total kW or HP** (do not duplicate)
Note: If there are multiple buildings, please submit a separate Load Sheet for each.

SERVICE SIZE _____ amps _____ volts _____ phase

SQUARE FOOTAGE*

Equipment Type	kW	Usage
INSIDE LIGHTING		for _____ hrs/year
OUTSIDE LIGHTING		for _____ hrs/year
ELECTRIC HEATING		for _____ hrs/year
AIR CONDITIONING		for _____ hrs/year
WATER HEATING		for _____ hrs/year
REFRIGERATION		for _____ hrs/year
Additional Equipment	kW # of units	Usage
		for _____ hrs/year
		for _____ hrs/year
		for _____ hrs/year
		for _____ hrs/year
		for _____ hrs/year
		for _____ hrs/year
Motors**	HP # of units	Usage
		for _____ hrs/year
		for _____ hrs/year
		for _____ hrs/year
		for _____ hrs/year
		for _____ hrs/year
		for _____ hrs/year
Total Connected Load	kW	
Total Diversified Load	kW	

*Square Footage is required to size service entrance
**Complete next page for NEMA code for 2-ph motors > 10 HP & 1-ph motors > 5 HP

Job Description

Does my project qualify?

1. Call me to discuss your project

1. Location
2. Scope of project
3. Budget (cost estimates)
4. Timeline

2. Apply on ShovelReady.com

3. Five step process including a site visit

What you'll need to submit:

- Signed Application Signature Page
- Copy of your W-9 Form
- Project Prospectus / Detailed Project Description
- Project cost estimates including detailed cost estimates for any specific energy infrastructure improvements.
- Commitment letters or documentation of secured funding (including applicants)
- Business Attraction/Marketing Plan, if available
- Letter of support/endorsement from the host Municipality

Contact me!

Jenna Kavanaugh
Lead Economic Developer

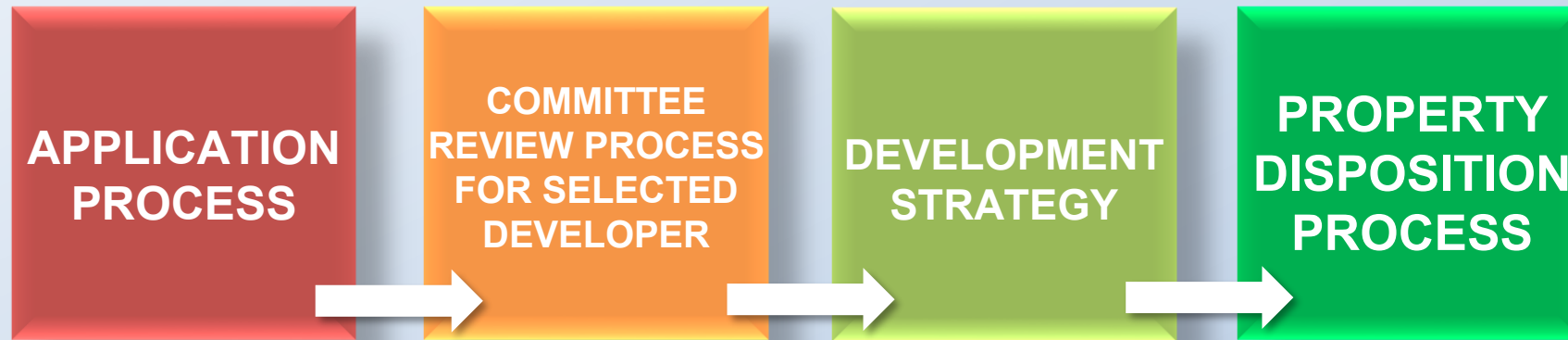
National Grid
144 Kensington Ave
Buffalo, NY 14214-2726
C: 716 984 6540
Jenna.Kavanaugh@NationalGrid.com

THANK YOU!



NIAGARA
FALLS NY

MAIN STREET REDEVELOPMENT PROJECT



Land Bank – Development enforcement mortgage

Incentives

Main Street



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MAIN STREET REDEVELOPMENT PROJECT



2002 MAIN STREET



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MAIN STREET REDEVELOPMENT PROJECT



1908 MAIN STREET



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FALLS NY

MAIN STREET REDEVELOPMENT PROJECT



IMAGE SOURCE:
Google Maps

2109 MAIN STREET



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MAIN STREET REDEVELOPMENT PROJECT



813 CLEVELAND AVE



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MAIN STREET REDEVELOPMENT PROJECT

Niagara County Industrial Development Agency assistance through:

- PILOT, Mortgage Recording Tax and Sales Tax Abatement
- Low Interest Loans
- Grant applications

As well as ongoing committee support through:

- Technical assistance
- Collaboration with stakeholders
- Long view strategy



Main Street



NIAGARA FALLS NY MAIN STREET REDEVELOPMENT PROJECT

FOR MORE INFORMATION, CONTACT...



Kevin Forma
Director of Planning
City of Niagara Falls
716-286-4477 or

nfny.planning@niagarafallsny.gov



Andrea Klyczek
Executive Director
NORLIC & Niagara County IDA
716-278-8761 or

Andrea.Klyczek@niagaracounty.com



Matt Chavez
Project Manager
NORLIC
716-278-8751 or

Matthew.Chavez@niagaracounty.com
