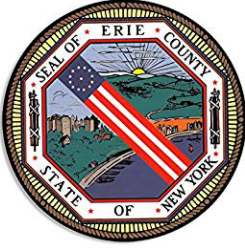


2025 Erie County Capital Projects Committee

July 18, 2024

Agenda

- Review and Approval of Meeting #3 Minutes from June 27, 2024
- Capital Projects Presentations (17 Projects)
 - Buildings and Grounds (13 Projects)
 - Health (1 Projects)
 - SUNY ERIE (2 Projects)
 - Buffalo & Erie County Library (1 Project)
- Additional Items
- Next Meeting July 25, 2024



MEMORANDUM

ERIE COUNTY
CAPITAL PROJECTS COMMITTEE

DATE: June 27, 2024
TO: Mark C. Poloncarz, Erie County Executive & Chair of the Capital Projects Committee
FROM: Natalie Nitsche
RE: 2025 Capital Projects Committee Meeting #3

Attendance: County Executive Mark Poloncarz, Deputy County Executive Lisa Chimera, Chairwoman April Baskin (virtual), Comptroller Kevin Hardwick, Budget Director Mark Cornell, Deputy Budget Director Kim Kajdasz, Commissioner Daniel Neaverth, Commissioner Troy Schinzel, Commissioner William Geary, Deputy Commissioner Thomas Baines, Deputy Comptroller Tim Callan (virtual), Deputy Commissioner Greg Butcher, Deputy Commissioner Chris Couell, Legislator John Mills, Legislator Timothy Meyers (virtual), Jessica Schuster (virtual), Erich Weyant, Scott Kroll, Sean Mulligan, Nathan Lippitt, Carraugh Nowak, Planner Tim German, Peggy Krathaus, and Natalie Nitsche. Outside Entity Attendees: Kimberly Brown, Richard Ridenour, Brian Higgins, John Schaller, Anna Kaplan, Casmiro Rodriguez, Rachel Rzayev, Paula McDonald, and Josh Erni.

The County Executive called to order the second meeting of the Capital Project Committee Meetings for 2025 and recognized a quorum. Director Cornell motioned to approve the previous meeting's minutes, which was seconded by Commissioner Geary.

Evergreen Health

The Ken-Bailey project is a partnership between Evergreen Health and Community Access Services. Richard Ridenour is the Advancement and Government Relations Officer. Kim Brown is the Executive Director of Community Access Services. This project will be a new healthcare center located at Kensington and Bailey Avenue in Buffalo. The hope is to create greater access to healthcare and eradicate health inequities. There is one full-time equivalent medical provider per 1,250 residents in the Ken-Baily community.

Mr. Ridenour provided a history of Evergreen Health as well as statistics for their present outreach. Ms. Brown discussed the mission and strategies of Community Access services. Community Access Services addresses healthcare and food insecurities in the community. Fifty-seven percent of the residents in this area live in poverty, and healthcare is a barrier.

This project will include a pharmacy, care coordination services, a multi-use meeting space, a kitchenette, etc. It is anticipated that this center will open in the Spring of 2026 with groundbreaking in Fall of 2024. The total construction cost is \$20 million.

County Executive Poloncarz asked where the group stands in financing and how much funding has been raised thus far. Mr. Ridenour advised \$6.2 million has been raised, and there are \$11.5 million in outstanding requests. A Restore New York application was submitted, and this request is for matching funds.

Shea's

Brian Higgins is the President of Sheas Performing Arts Center. Mr. Higgins advised that Sheas will be 100 years old in 2026 and gave a brief history of the theaters. Sheas is currently building a 28,000 square foot addition. This will include sixty-two new restrooms and two elevators. The total for the addition is estimated at \$32-\$34 million. To date, Sheas has raised \$8,775,000. Mr. Higgins then discussed the vision of bringing more diverse offerings to the community and nurturing smaller theater organizations.

County Executive Poloncarz asked for the status of the \$750,000 awarded by the County to Sheas in 2020. Mr. Higgins advised that is included in \$8.7 million. The County Executive confirmed that the \$2 million being sought is in addition to the \$750,000 previously awarded. Mr. Higgins confirmed that is the case. CE Poloncarz and Mr. Higgins discussed the enhanced cost of accessibility.

The County Executive then asked about construction timeframes. Mr. Higgins advised groundbreaking would be Spring of 2025 and the completion is anticipated to be about twelve months-in time for the 100-year anniversary.

Graycliff

Anna Kaplan is the Executive Director of Frank Lloyd Wright's Graycliff. Ms. Kaplan discussed prior funding from the County and Legislator Mills; \$500,000 and \$250,000, respectively. Ms. Kaplan next discussed a history of Graycliff as well as visitor programs and attendance. Graycliff is seeking for \$250,000, bringing to total County commitment to \$1 million. This project will expand the footprint of the facility. This will expand the visitor center to run programming all year round.

Graycliff has raised \$6 million and is planning to have a contractor hired by the end of the summer. The centennial anniversary is in 2026. Ms. Kaplan advised New York State has committed \$3.8 million but is hoping the County funding will increase State funding.

County Executive Poloncarz asked for the total cost of the project. Ms. Kaplan advised the construction budget is just over \$4 million. Technology and architect fees are more. The County Executive asked how much Graycliff has in hand/commitments. Ms. Kaplan advised about \$6 million which includes the County's previous \$750,000.

Jefferson Village - TOP Enterprises

Rachel Rzayev works with CB Emmanuel, a development partner on the Jefferson Gateway project. CB Emmanuel is a Queens-based MWBE affordable housing developer. Paula McDonald is the president and Josh Erni and Bishop Brown are project developers for TOP Enterprises. Enterprises is a 501(c)(3). Ms. McDonald discussed community events and involvement as well as showed pictures of the same. She discussed the history of the project idea, purpose of the location, and the neighborhoods that would be impacted.

Mr. Erni discussed that this project will include affordable housing and a fine arts community center. The existing 150-year-old former library would be renovated for commercial. The fine arts center would include studios and art galleries. Pastor Giles and Back to Basics Ministries is a partner.

The one million dollar investment is specifically for site remediation. The project was just admitted into the brownfield credit program. The total cost for remediation is \$2 million. The County Executive inquired as to how much money has been raised. Ms. Rzayev advised between one and two million dollars. The County Executive asked the Department of Environment and Planning to discuss eligibility for funding site remediation.

Mr. German, Mr. Erni, and the County Executive then discussed Local Finance Law, capital funding eligibility, and last year's request. The County Executive expressed concern about the lack of funding for the final project. Ms. Rzayev stated that with or without the final project, remediation would still benefit the community.

Director Cornell asked if the \$200,000 from 2023 capital funding was included in the \$1 to \$2 million figure discussed and then confirmed the only funds thus far would be from the County. Ms. Rzayev confirmed.

Social Services

Youth Services – Pod Hardening

This funding would complete the final 16-bed pod. There are two phases of funding. The first phase for 2025 is for the architect fees and design. Phase two would complete the project for 2026. Director Cornell asked about prioritization. Ms. Brockmyre explained that Youth Services has a separate budget, and this project is one of one for them.

Technology Equipment Upgrade

Last year, the Committee funding upgrades of computers and dual monitors. This is a continuation of that plan. This will help complete dual monitor setups which have improved efficiency as well consultant fees for OnBase development. A discussion ensued regarding operating budget, pay-go, and bonding. The County Executive recommended moving this to the operating budget.

Rath Building Interior Upgrades

This project would support blind replacement and ceiling painting to cover smoke stains. This would be finished in one year.

Hispanic Heritage Cultural Institute

Mr. Rodriguez explained that there have been two awards totaling one million dollars. This is a \$26.5 million dollar project. About \$18.5 million has been raised. The foundation is complete. Preparations are underway for steel. The steel bid is \$2.5 million. There is one million dollars from Housing and Urban Development. There is one million dollars in reserve. The remaining \$500,000 is being requested from the County.

The County Executive and Mr. Rodriguez discussed the funding gap as well as the timeframe of the funding. Funding would not be available until 2025. Mr. Rodriguez advised funding from the State, DASNY, HUD, and Empire State Development. The County Executive asked to see a cash flow chart. There were significant concerns about the fact that a lot of the funding will not be available until the project is completed, as well as concerns about needing this funding for structural steel. Mr. Rodriguez advised DASNY has some flexibility as far as the availability of the funds through construction.

Department of Homeland Security & Emergency Services

Training and Operations Center Expansio

This is a three-phase project. The current training center is where training takes place for fire, EMS, law enforcement, and other federal agencies. Deputy Commissioner Couell gave a brief history of the building as well as its current uses. Phases one and two would increase the square footage by 15,000 square feet. The one-million-dollar ask would be for planning and design. Phase two would be construction, renovation, and construction.

Deputy Commissioner Couell discussed the projects anticipated in phase two – classrooms, auditorium, kitchen, storage, gym, etc. This would be about \$4.5 million. Phase three would be several years down the road and would cover up the confined space area. This would be for asset storage and parking. All three phases together, at today's cost, is around \$12 million.

A discussion regarding potential federal funding took place. Commissioner Neaverth advised grant funding will generally not cover infrastructure improvements, and he discussed these needs for the future. Commissioner Geary inquired about the City of Buffalo helping with the costs. Deputy Commissioner Couell advised they cover all of their own expenses as well as some of the County's since they are using a County facility. There was a discussion regarding volunteer fire companies, their enrollment, and training.

Director Cornell inquired about cost-sharing agreements. Deputy Commissioner advised that the State and the federal government provide the instructors. Deputy Commissioner Butcher advised it would be in violation of the federal grants to charge folks to use the equipment.

Communications Building Rebuild

This tower is the Townsend Hill in Concord. DHS&ES, the Sheriffs, DPW all use this tower. It is part of the 400-megahertz project. Deputy Commissioner Butcher discussed the importance of a climate-controlled environment to preserve the equipment and communication. Commissioner Neaverth advised there are weekly break-in attempts. There is virtually no security.

This project is to replace the current tower with a prefabricated facility. This will be part of the ErieNet project. The cost of the project is \$620,000. This would also cover 24/7 security monitoring and fencing as well as construction and all electronics.

The County Executive inquired as to a temporary replacement while under construction. Deputy Commission Butcher discussed a temporary transmission site – a one-hundred-foot mobile tower.

Motion to adjourn by Commissioner Geary with a second from Commissioner Schinzel. The next meeting is to be held on July 18, 2024.