

# JEFFERSON GATEWAY VILLAGE



**T.O.P. Enterprises Inc**  
Build People - Build Community



CPL  
ARCHITECTURE  
ENGINEERING  
PLANNING  
[CPLteam.com](http://CPLteam.com)

# SWBR

## 2005

Year founded by Chris Bramwell and Ben Upshaw

Over **67 years** of combined experience developing Affordable Housing

**524MM+** Total Development Costs

**4,000+ Units** of new construction and preservation

**NYS Geographic Focus** in Niagara Falls, Buffalo, Rochester, and the New York City area

Partnerships with **faith-based and nonprofit organizations**

**MBE Certified** in New York City and State

**2014** Established first fund



# Executive Team



R. Christopher Bramwell, Jr.  
*Managing Partner*



Benathan Upshaw  
*Managing Partner*



Margarita Pajaro  
*Managing Director*



Rachel Rzayev  
*General Counsel*

# T.O.P. Enterprises, Inc. – Project Development Board Members

T.O.P. Enterprises  
Inc. is a CDC  
whose mission is  
to  
**Build People –  
Build  
Community.**



*McDonald, Paula*  
Finance  
Planning  
Project Development  
Job Readiness Program



*Erni, Josh*  
Architecture & Planning  
Project Development  
Community Involvement



*Brown,  
Bishop Dwight*  
Project Development  
Finance



**T.O.P. Enterprises Inc**  
Build People - Build Community

## T.O.P. Enterprises Inc.

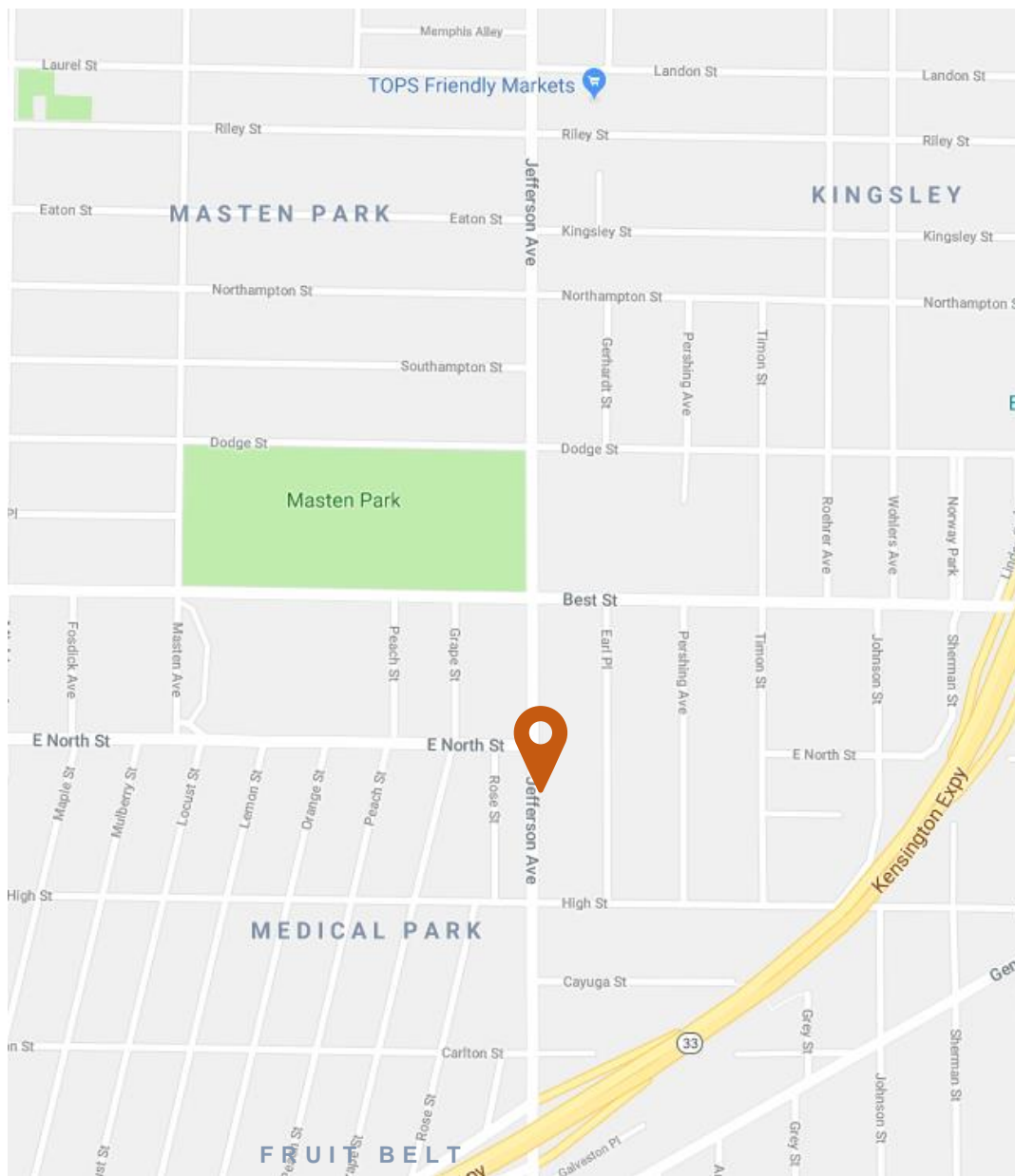


**T.O.P. Enterprises, Inc.** is a New York State not-for-profit corporation that was formed by constituents of New Mt. Ararat Temple of Prayer Church and community members in the year 2000. The Church is located at 971 Jefferson Avenue, Buffalo, New York 14204.



The **mission** of T.O.P. Enterprises, Inc. is to “Build People, Build Community”, and its focus is to improve the quality of life for current and future residents of the community surrounding the development.





The site is a gateway to **Jefferson**, as well as a nucleus for the **Fruit Belt**, **Kingsley**, **Masten Park**, and **Cold Spring** communities, with proximity to **Downtown Buffalo** and the **Medical Corridor**.



### ATTENTION COMMUNITY MEMBERS

TOP Enterprises Inc. a Community Development Corporation, has met with various members within and around the Jefferson-Best area. Our purpose is to create a development project to better serve the community. In an effort to further evaluate your needs, we would like to meet and provide you with information gathered to date.

**YOUR ATTENDANCE AND INPUT IS NEEDED**

PLEASE JOIN US!


**THURSDAY OCTOBER 18, 2018**

**6:30 - 8:00pm**

at

**STANLEY MAKOWSKI EARLY CHILDHOOD CENTER  
1095 Jefferson Avenue at Best**

**CONTACT US:** email: [topenterprisesinc@yahoo.com](mailto:topenterprisesinc@yahoo.com) (subject area put TOP INC PROJECT these emails get first preference) or call 716-777-4541.

**UNABLE TO ATTEND:** Please like our Facebook Page  and complete the survey... Don't forget to include if you are able to volunteer and in what capacity....



SECURITY

CAMPUS-  
STYLED  
ENVIRONMENT

FINE ARTS

BANQUET  
FACILITIES

AFFORDABLE  
HOUSING

RETAIL

COMMUNITY  
SERVICES

SMALL  
BUSINESS

SENIOR  
HOUSING

# Proposed Project



The Project includes the rehabilitation of the Lion's Brewery building into **commercial space** and **affordable residential units**, along with the new construction of a building containing an **art gallery**, **studio space**, a **banquet/meeting facility**, and **affordable residential units**.

# Continuing Outreach in the Community

**3rd Annual Event Day**  
**August 26, 2023** | From 12pm to 5pm  
 Where: **Jefferson between Best & North**  
 a day of games, fun, entertainment, giveaways  
 raffles, water dunk, vendors & more

**UNITY IN THE COMMUNITY**  
**"Family Fun Day 2023"**  
 bringing together the people of  
 Jefferson and communities to  
 celebrate the strength and  
 resilience of our communities.

**Presented in Partnership**

**Sponsors**

ameless nationalgrid  
 Independent Health  
 BILLS  
 explore & more  
 LaBrown Enterprise Inc.  
 Tops  
 Giveaway

**Sign-up for Games**  
 SCAN ME

**COMMUNITY HOPE DAY**

PRESENTED BY:

**BACK to BASICS MINISTRIES**  
**Wegmans**  
**T.O.P. Enterprises Inc**  
 Build People - Build Community

**HIGHMARK WESTERN NEW YORK**

**VENDORS**

**Isaan Creations**  
 Angie Borden  
 Angle lights & gifts

**Janette Sullivan**  
 Personalized & sentimental gifts

**HOOD RAISED Jesus SAVED**

**paparazzi**

**Jean Adore**

**ARTIST SHOWCASE**  
 at the **FOUNDRY** featuring  
**DALE TOLIVER & NICOLE CAMPFIELD**

**Fuzz Guitarist**  
**Soloist**

Accompanied by: **Marcus Lolo- Keyboards**  
**Anthony Cummings- Bass** **Preston Brown- Drums**

**THURSDAY DECEMBER 21, 2023**  
**6PM - 9:30PM**

Spoken Word | Poet-Author: **Beverly Graves**  
 Food Sampling | Culinary Arts: **Blessed Hands**  
 Art Displayed | Art Auction: **WNY-Urban Arts Collective**

Presented by: **FOUNDRY**  
 T.O.P. Enterprises Inc  
 Build People-Build Community  
 1738 ELMWOOD AVE.  
 BUFFALO, NY 14207

**HOLIDAY GIFTS**  
 SUPPORT SMALL BUSINESS  
 Vendors Contact-LaDana 716.886.2844

**\$40 ADVANCE TIX**  
**TO PURCHASE SCAN QR CODE**  
**OR GO TO TOPENTERPRISESINC.COM**

# Coalition Building

- Collaboration with WNY-Urban Arts Collective, inc.
- Collaboration with Burchfield Penney
- Support from numerous government officials



Bonita R. Durand, Ph.D.  
Interim President  
Buffalo State University  
1300 Elmwood Avenue  
Cleveland Hall 517  
Buffalo, NY 14222-1095  
Tel: (716) 878-4101

[www.buffalostate.edu](http://www.buffalostate.edu)

June 26, 2023

Ben Upshaw  
Principal  
CB-Emmanuel Realty, LLC  
221-10 Jamaica Avenue, Suite LL  
Queens Village, NY 11428

Paula McDonald  
T.O.P. Enterprises, Inc.  
Build People - Build Community  
P.O. Box 693  
Buffalo, NY 14215

Dear Ben and Paula:

I am writing to express my enthusiastic support of the efforts of your organization, CB-Emmanuel Realty, LLC, and T.O.P. Enterprises Inc., efforts to develop the Jeff Village Project planned for 1035 Jefferson Avenue, Buffalo, New York. As the in of Buffalo State University, I fully endorse the project to create an affordable housing community as well as an artists' hub and art gallery.

Buffalo State University is an anchor institution "that is committed to contribute to the health and well-being of neighbors and benefit economic, ed and civic practices and programs throughout the neighborhood, city, and region

I believe that this development is truly unique and will provide a much-needed to the arts community in Buffalo. The proposed project is committed to offering rental rates for studios to artists and facilitate after-school art programs. We'll with the Jefferson Project to conduct college preparatory workshops that will be interested parties about careers in the arts and provide other arts-related education this project has the potential to further the mission of Buffalo State University the academic experience, expanding or improving research and scholarship, and strengthening already existing partnerships with local stakeholders.

## ERIE COUNTY LEGISLATURE HON. APRIL N.M. BASKIN CHAIR OF THE LEGISLATURE 2<sup>ND</sup> DISTRICT LEGISLATOR

January 8, 2024

Ben Upshaw  
Principal  
CB-Emmanuel Realty, LLC  
221-10 Jamaica Avenue, Suite LL  
Queens Village, NY 11428

Paula McDonald  
T.O.P. Enterprises, Inc.  
Build People - Build Community  
P.O. Box 693  
Buffalo, NY 14215

John Baker  
WNY-Urban Art Collective  
293 East Delaware Avenue  
Buffalo, NY 14208-1314

Re: Support for Jefferson Gateway Village project at 1035 Jefferson Avenue, Buffalo, NY

Dear Ben, Paula, and John:

I am writing today in enthusiastic support of the efforts of your organizations, CB-Emmanuel Realty, LLC, T.O.P. Enterprises Inc., and the WNY Urban Art Collective efforts to develop the Jefferson Gateway Village Project. The development will create an artists' hub and art gallery, as well as affordable housing and commercial space at 1035 Jefferson Avenue, Buffalo, New York.

The project will provide below-market rate rental rates for studios for artists, after school art programs, including programming for those with intellectual and developmental disabilities, and event space for tenant artists and the community. Other programming envisioned includes college preparatory workshops regarding careers in the arts and other arts education. To date, the Erie County Legislature has committed \$1,200,000.00 for the creation of the gallery and arts-related programming, which is anticipated to incorporate interactive kiosks that pay tribute to prominent figures in sports, civic life, and music associated with East Buffalo.

In furtherance of its arts-focused space and programming, the project is seeking capital financing from the Erie County Cultural Capital Grant Program and New York State Council of the Arts Capital Projects Fund. I further understand that the WNY-Urban Arts Collective will be involved in a curatorial role, will be the primary tenants of the Art Gallery/Performing Arts space, and shall refer its members to the

Website: <http://www2.erie.gov/baskin/> - E-Mail: [April.McCants-Baskin@erie.gov](mailto:April.McCants-Baskin@erie.gov)

CHAIRMAN  
TRANSPORTATION  
SELECT COMMITTEE ON  
STATE-NATIVE AMERICAN RELATIONS  
COMMITTEES  
BANKS  
CITIES 2  
ENERGY AND TELECOMMUNICATIONS  
FINANCE  
INSURANCE  
RULES

THE SENATE  
STATE OF NEW YORK



TIMOTHY M. KENNEDY  
SENATOR, 63<sup>RD</sup> DISTRICT

ALBANY OFFICE:  
ROOM 308  
LEGISLATIVE OFFICE BUILDING  
ALBANY, NEW YORK 12247  
(518) 455-3434 OFFICE  
(518) 426-6851 FAX  
DISTRICT OFFICE:  
37 FRANKLIN ST., SUITE 300  
BUFFALO, NEW YORK 14202  
(716) 826-2883 OFFICE  
(716) 826-2793 FAX  
E-MAIL ADDRESS:  
KENNEDY@SENATE.GOV

April 10, 2024

To Whom It May Concern:

I strongly support T.O.P. Enterprises Inc.'s proposal regarding the Jefferson Gateway Village Project. With funding, T.O.P.S. Enterprises, Inc. will be able to effectively utilize financing for a project being undertaken by T.O.P. Enterprises, Inc. If successfully funded, this award will supplement the cost of a project which seeks to serve as a catalyst for activity along Jefferson Avenue.

As you may know, T.O.P. Enterprises Inc.'s mission is to provide economic stability and improve quality of life outcomes for various Buffalo communities, including under-served areas. With their organization placing emphasis on keeping the community in community development and bringing about a vision of sustainable as well as walkable neighborhoods, I am confident that they have the know-how to successfully execute this plan. There are two components to this ambitious proposal. My element of this project is rehabilitating the existing Lion Brewery Building into residential commercial space.

90 Franklin St., 4th Fl.  
Buffalo, NY 14202  
716/858-8869  
FAX: 716/858-8895

we involve the new construction of a mixed-use building containing a mixture of studio more residential options. They are already collaborating with WNY-Urban Arts Collective, it out artists to provide a thriving creative space to at a below-market costs. As the Senator presenting Buffalo, I fully support their goals to create a flagship for revitalization along Avenue, which will provide benefits of an economic and artistic nature to my constituents.

lery, studio space, and event space will be on site. Community meetings, classes, special performance spaces and more will provide cultural opportunities to Buffalo. Their development greatly engaging in talks with potential tenants seeking commercial space in this project. Buffalo University is also exploring a potential partnership to provide vocational opportunities for operators, as well as providing access to an industrial kitchen available on-site, this would be to growing food-related businesses.

reasons, I strongly support T.O.P. Enterprises Inc.'s proposal regarding the Jefferson Gateway object. Thank you for your consideration of this important matter. Should you have any questions, please contact me.

T. Kennedy  
State Senator, 63rd District



HON. HOWARD J. JOHNSON  
1<sup>ST</sup> DISTRICT LEGISLATOR  
Erie County Legislature  
1367 Fillmore Ave | Buffalo, NY 14211 | 716-842-6490

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P.O. Box 693  
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John Baker  
WNY-Urban Art Collective  
293 East Delaware Avenue  
Buffalo, NY 14208-1314

Re: Development of Jefferson Gateway Village (1035 Jefferson Avenue, Buffalo, NY) for purposes of applying for funding from New York State House & Community, NYS Empire State Supportive Housing Initiative Application, Homeless Housing Assistance Program and/or OPWDD, City of Buffalo HOME Investment Partnership Application, Erie County Cultural Capital Grant Program, New York State Council of the Arts Capital Projects Fund, and other such financing sources

Dear Ben, Paula and John:

I am writing today in enthusiastic support of the efforts of your organizations, CB-Emmanuel Realty, LLC, T.O.P. Enterprises Inc., and the WNY Urban Art Collective efforts to develop the Jefferson Gateway Village Project. The development will create affordable housing and commercial space at 1035 Jefferson Avenue, Buffalo, New York, an artists' hub and art gallery.

Jefferson Gateway Village will also consist of approximately 64 affordable apartments with approximately 12,000 square feet of Art Gallery and Performance Space. A second building will contain approximately 11,400 square feet of commercial space will be composed of a commercial kitchen for local food entrepreneurs as well as office and/or retail space. This project will have an added benefit of positively impacting local businesses as the site is located along Jefferson Avenue. This corridor has been identified as part of Empire State Development Corp.'s Eastside



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Dear Ben and Paula:

I am writing today in enthusiastic support of the efforts of your organizations, CB-Emmanuel Realty, LLC, and T.O.P. Enterprises Inc., efforts to develop the Jefferson Gateway Village Project. I understand the project will create an artists' hub and art gallery, as well as affordable housing and commercial space at 1035 Jefferson Avenue, Buffalo, New York.

Creating spaces for artist studios, after school art programs, and event space for tenant artists and the community is essential in the neighborhood space. Art spaces in neighborhoods follows a historic tradition that dates back to the founding of Molly Olga art studios in 1968 (now Locust St. Arts) and the Langston Hughes Center for the Visual and Performing Arts.

In support of this arts-focused space and programming, the project is seeking capital financing from the Erie County Cultural Capital Grant Program and New York State Council of the Arts Capital Projects Fund which is important. Work in the arts is essential for all aspects of community including representation and providing individuals with the space for their voices to be heard. The Burchfield Penney is always looking for partners that we can support in this regard and can point to a history of work with individuals and institutions. We have worked with members of the WNY-Urban Arts Collective for more than twenty-five years and understand their involvement in a curatorial role and that their members will be included in the studio space. Their involvement will aid in making the project financially viable. The WNY-Urban Arts Collective brings a wide array of experience and was instrumental in many of the ways as advocates for the inclusion of community member's voices in



T.O.P. Enterprises Inc  
Build People - Build Community

## Funding Request

**\$1,000,000.00** for early site remediation and preparation costs.

### Total Estimated Budget

Residential Costs:	\$41,721,006
Commercial Costs:	\$6,697,984
Art Gallery/Studio/Event Space Costs:	\$5,684,655
Total Project Costs:	\$54,103,644

# JEFFERSON GATEWAY VILLAGE



# SWBR

## Thank You!

<https://www.topenterprisesinc.com/home>

<https://www.cbemmanuel.com/>