

I. Town of Lancaster – Town Hall Expansion/Renovation (X054)

December 16, 2010

General Project Plan

- Grantee:** Town of Lancaster (“Lancaster” or the “Town”)
- ESD Investment:** A grant of up to \$100,000 to be used for a portion of building construction costs.
- Project Location:** 21 Central Avenue, Lancaster, Erie County
- Project Completion:** August 2010
- Grantee Contact:** Robert Giza, Supervisor
21 Central Avenue
Lancaster, New York 14086
Phone: 716-683-1610 Fax: 716-683-0512
- Project Team:** Project Management Jessica Hughes
Affirmative Action Helen Daniels
Environmental Soo Kang

Project Description:

Background

Lancaster, founded in 1833, is centrally located in Erie County, approximately eleven miles east of downtown Buffalo. The Town of approximately 40,000 residents involves an area of approximately thirty-seven square miles. The Town includes two villages, Depew and Lancaster, and provides a wide range of housing, social and cultural opportunities to its residents and visitors.

Lancaster Town Hall (“Town Hall” or the “building”) was constructed in 1896. Since that time, the operations and manner in which local government is conducted have grown and evolved with technology. Town Hall operations had long since outgrown the building and the remaining space could not be efficiently used given the requirements of modern office technology. The Town’s Building Inspection Department relocated out of Town Hall years ago due to the building’s limited space and has been housed in nearby leased space. Lancaster needed to expand the office space to consolidate Town functions back under the same roof and to accommodate the growing space requirements of other departments including the town supervisor, town attorney and assessor’s offices; however, it lacked sufficient funds to complete the project.

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Previously, on November 15, 2006, the ESD Directors approved a \$350,000 Empire Opportunity Fund grant to the Town for project costs associated with the establishment of a Public Safety Center. The project has been delayed, but is scheduled for completion in late 2011.

The Project

The \$1,795,976 project involved the demolition of an existing 2,300-square-foot building, adjacent and connecting to Lancaster Town Hall, and the construction of a 6,600-square-foot, two-story building in its place. The project also included the acquisition and installation of a new boiler, generator, elevator, and fire protection system. The project was funded by ESD’s grant and Town equity. The project was competitively bid and was awarded to Transit Construction Services Corporation of Elma, NY, who served as the General Contractor. Construction was complete in August 2010.

The Grantee will furnish a final report describing the impact and effectiveness of the project.

Financing Uses	Amount	Financing Sources	Amount	Percent
Demolition	\$18,000	ESD Grant	\$100,000	6%
Construction & Renovation	1,357,976	Town Equity	1,695,976	94%
Soft Costs	420,000			
Total Project Costs	\$1,795,976	Total Project Financing	\$1,795,976	100%

Environmental Review:

ESD staff has determined that, although the funding of this project by ESD may constitute an “action” as defined by the State Environmental Quality Review Act (“SEQRA”), the project itself has been previously completed. ESD’s action in the funding decision will not alter the adverse environmental impacts, if any, of the project as completed. ESD staff accordingly believes that funding the completed project will not have any significant adverse impacts on the environment.

Due to the building's eligibility for inclusion in the New York State and National Registers of Historic Places, ESD has confirmed that the project sponsor consulted with the New York State Office of Parks, Recreation and Historic Preservation pursuant to the requirements of Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law. No further consultation is required.

Statutory Basis – Community Capital Assistance Program:

The project was authorized in accordance with Chapter 84 of the Laws of 2002 and reappropriated in the 2010-2011 New York State budget.

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Disclosure and Accountability Certifications:

The Grantee has provided ESD with the required Disclosure and Accountability Certifications, which disclosed the following information:

- The Town’s former highway superintendent was investigated by the FBI in 2009, and pleaded guilty to one felony count of lying to a federal agent. He was found guilty and sentenced to probation. As a result, he resigned from office and is no longer employed by the Town of Lancaster.

The Disclosure and Accountability Certifications, while disclosing the above, does not indicate that the Grantee has any current conflict of interest or good standing violations, and therefore, staff recommends that the Corporation authorize the grant to the Grantee as described in these materials.

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Lancaster (Erie County) – Town of Lancaster – Town Hall Expansion/Renovation –
Community Capital Assistance Program – Determination of No Significant Effect on the
Environment

RESOLVED, that based on the materials submitted to the Directors with respect to the Town of Lancaster – Town Hall Expansion/Renovation Project, the Corporation hereby determines that the proposed action will not have a significant effect on the environment.

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