



Request for Expressions of Interest for the Redevelopment of 305 Buffalo Avenue, Niagara Falls, NY

The USA Niagara Development Corporation (“USA Niagara”), a subsidiary of Empire State Development (“ESD”), is issuing a request for expressions of interest (“RFEI”) for prospective development opportunities of a vacant parcel of land (the “Site”) in downtown Niagara Falls, New York. The Site is located at 305 Buffalo Avenue at the termination of Third Street in a traditional residential neighborhood. It is 0.25 miles from Niagara Falls State Park, which enjoys roughly 10 million annual visitors, and just south of the more commercial areas of downtown Niagara Falls.

The Site was recently acquired by USAN through an allocation in Phase II of the Buffalo Billion Economic Development Initiative, which provided funding to acquire vacant or underutilized properties near Niagara Falls State Park and, in turn, support significant new mixed-use development. It is a former residential campus in the Buffalo Avenue Heritage District, a neighborhood that serves as a link between downtown Niagara Falls, Niagara Falls State Park, and the Upper Niagara River.

Proposals must include a description of the proposed use(s) and improvements on the Site; type, bulk, and size of each component of the development; timeline for development; how it addresses the objectives set forth in the RFEI; an estimate of economic impacts; and at least one conceptual sketch and/or rendering.

A copy of the RFEI may be downloaded from the New York State Contract Reporter at www.nyscr.ny.gov (you will need to establish a free account) or by request by contacting Amanda Mays at amanda.mays@esd.ny.gov (email requests must include the company/organization’s name and official contact person).

Proposals are due to USA Niagara by 3:00 p.m. on Friday, September 7, 2018, and should be addressed to:

Christopher Schoepflin, President
USA Niagara Development Corporation
222 First Street, 7th Floor
Niagara Falls, NY 14303

In accordance with NYS procurement law, no member of the staffs of USA Niagara, ESD or any elected official, or any associated person, other than the officially-designated representative listed for this procurement shall be contacted pertaining to this RFEI during the procurement process. Respondents failing to comply with this requirement risk disqualification by USA Niagara/ESD.