



Appendix B – Site Description

SITE HISTORY

The Outer Harbor and First Buffalo River Marina

Buffalo's waterfront has a long and storied history since the rise of the Erie Canal in the 1800's, which includes both natural and man-made structures. The city's place in history as major port of call gave way to a series of in-fill events that forever changed the landscape of the Outer Harbor into its present-day form.

Since 1964, NYPA has utilized the property to facilitate a water-side operation, where they owned and maintained a barge, two tugboats and an ice-breaking vessel to annually install, operate, remove and maintain the Ice Boom. In 1991, the Authority had leased mooring space for its vessels, from Ganco, Inc., which operated the First Buffalo Marina. Around 2008, Ganco placed the property on the market and was no longer willing to lease the mooring space to the Authority. Therefore, the Authority pursued ownership of the First Buffalo Marina and took title to the property on October 10, 2010. In 2011, a contract was awarded to operate, maintain and manage the Marina on the Authority's behalf. On September 12, 2016, ECHDC's board of directors approved transfer of the First Buffalo River Marina, which was fully transferred in December of 2016. Since the beginning of the 2017 boating season, ECHDC and the marina operators have successfully contracted for marina management, operations and maintenance responsibilities in return for a combination rent/percentage of revenue.

A Waterfront on the Rise

The potential for future development on the Outer Harbor has increased dramatically following a series of public investments to reclaim the waterfront. Since the closure of the Port of Buffalo, over \$150 million in local, state, and federal infrastructure improvements have been completed to simplify access to the area and facilitate recreational enjoyment.

Between 2014 and 2019, ECHDC invested \$15 million to create Wilkeson Pointe and the Lakeside Bike Park, along with expanding multi-use trails and adding public amenities. ECHDC will continue its highly impactful redevelopment of Buffalo's waterfront as it implements the next phase of Outer Harbor capital improvements, including the investment of over \$44 million at Terminal B, Bell Slip, Slip No. 3, and Wilkeson Pointe. Several projects are already underway and ECHDC expects to complete all landside improvements by the Fall 2025. The capital improvements highlight an ongoing endeavor to provide access and activation of public space with increased bike and pedestrian access, comprehensive signage, and the overall revitalization of the long abandoned public spaces on the Outer Harbor. The public improvements, coupled with continuing private investment and interest, highlights the return of this magnificent stretch of Buffalo's waterfront to a place desired by those from near and far.

Site Geography

The Site to be licensed includes approximately 13 acres of land, 2 of which are underwater. The northern land border of the Site shall be the public property line of lands hosting what is known as the



Bike Ferry Landing property. The eastern land border of the Site will be Fuhrmann Boulevard. The western border of the Site will be the inside of the marina. Lastly, the southern border of the Site will be the public space including a parking lot, green space and boat launch.

Site Summary

The Site to be licensed includes use of the following ECHDC owned property and equipment:

- “Marina”:
 - Docks containing 115 boat slips, able to accommodate boats of up to 50’
 - 2 boat launch ramps
 - Outdoor storage space for approximately 300 boats
 - 4 gazebos

- “Buildings”: (*Note- all buildings are part of one structure*)
 - 2,000 s.f. administration building (with separate spaces for maintenance, utilities, bathroom/showers and office/retail)
 - 1,200 s.f. restroom/shower building
 - 1,000 s.f. service garage

- “Equipment”:
 - Hyster Boat Lift (yellow)
 - 50 Ton Travel Lift - 8 Straps
 - 25 Ton Travel Lift - 4 Straps
 - GMC Crane Truck
 - Ford Backhoe
 - Ranger 8 Welder/ On Trailer
 - Craftsman Drill Press
 - 8" Bench Grinder
 - Power washer MITM Corp 2405
 - Tool Box 12 Drawer Beach /Asst
Hand tools
 - 75 Boat Stands / Asst sizes (Rust
Red)



Transportation/Access

The Site is less than five miles from downtown Buffalo, and is easily accessed by Furhmann Boulevard (NYS Rt. 5), a major municipal highway serving the waterfront south of the City. Furhmann Boulevard is readily

accessible from Interstate 190, which in turn links to Interstate 90, also known as the NY Thruway. In addition, it is directly adjacent to the Bike Ferry Landing, which ushers in over 50,000 visitors a year to the Outer Harbor on a seasonal (Memorial Day – Labor Day) basis.