

**Exhibit C**  
Buffalo Waterfront “Licensed Premises” Description and Map

### **Main Canal (130 Main Street)**

A \$20 million investment to create public space on the former location of Buffalo's Memorial Auditorium, the Main Canal is an interpretive landscape of water features and site amenities that matches an early 20<sup>th</sup> century survey of the Erie Canal west of Main Street. The alignment of the canals, towpaths, streets, and bridges help visitors understand the history and character of the former canal district, the terminus of the Erie Canal and its significance to the City of Buffalo, New York State and the Nation.

The Main Canal is actively programmed year-round with a variety of events, activities, and amenities. In addition to the landside activities, the Canals are home to a number of waterside vendors and activities including paddle and pedal boats, remote-controlled sailboats, and SUP yoga classes. The Main Canal is transformed into a roller-skating rink in the fall months and is frozen for ice rink activities, including public skating, curling, ice bike rentals, skating classes, and pond hockey during the winter months. Canalside annually hosts hundreds of peddle boaters, over 6,500 roller skaters and over 60,000 skaters, ice-bikers, and curlers.

**The *Heritage Point* private development (106 Main Street) will be completed in Spring 2024 and the towpath along the southern edge of the canal will be available for activation beginning on April 1, 2024.**

**The *Gateway Building* improvement project will be completed in Spring 2025 and available for activation beginning on May 1, 2025. The Building will include a reception lobby and first-floor retail space, in addition to a public safety office. It is expected that the remainder of the *North Aud Block* will be under construction for several years at the beginning of this contract and will likely impact (but not close) towpath access along the northern edge of the canal.**

### **East Canal (101 Main Street)**

Another \$5 million investment in public space east of Main Street, south of the One Canalside building, it too follows the alignment of the Erie Canal while transitioning to the modern era. The East Canal is an outdoor public space that features a granite plaza, a shallow pool of water, fountains, seating, lighting and a shaded tree grove. The water feature is approximately two feet deep, with troughs to circulate the water, and lined with towpaths to allow the public to walk along the entire Canal. The eastern end of the East Canal integrates tree plantings with the space to create a tranquil, quiet urban oasis within the busy district. The East Canal is drained and the fountains turned off in the winter months.

**It is anticipated that the *Private Property* (99 Main Street) on the southern side of the East Canal will be under construction for the first year of this contract and will likely close towpath access along the southern edge of the East Canal.**

The East Canal is not actively programmed but provides tables/chairs and other seating in a shaded, summer environment.

### **Longshed (Central Wharf at Commercial Slip)**

This \$4 million timber-framed structure was opened in 2020 along the southeastern edge of the historic Commercial Slip, where similar two-story buildings stood as early as the 1830s. The new building pays homage to these former canal loading/unloading buildings and provides approximately 4,000 GSF of multi-purpose use space as well as shade and shelter for visitors of Canalside, right along the boardwalk at the historic terminus of the Erie Canal. Located within this gabled-roof structure are public restrooms, a large two-story gathering hall space, mezzanine, storage spaces and mechanical support spaces. The Buffalo Maritime Center is leasing space through September 2023 to complete the construction of the replica Seneca Chief packet boat.

**Renovations to an area of the first floor under the mezzanine will occur between October 2023 and April 2024. These renovations will provide new transient boat facilities, including front office, storage, laundry, and restrooms. The remaining space in the gathering hall will then be fitted out with a signature multi-media experience as part of ECHDC's 2025 Erie Canal Bicentennial Commemoration.**

### **Lakeside (825/901 Fuhrmann Boulevard)**

In 2019, a 41-acre Subarea of the Outer Harbor was dedicated as Lakeside, including an extension of the multi-use trail system, as well as a new bike park and off-road trails, 53-space paved parking lot, 2.5-acre event lawn and large areas of regenerative landscapes. The concept for Lakeside is to provide an area for active recreational opportunities at the southern end of the Outer Harbor, which is zoned for more intensive development.

The bike park area, including three tracks for various skilled riders and three off-road trails, is serviced by a paved entrance/parking and a plaza area at the south end. At the end of the parking, a cul-de-sac end has been designed for food trucks and site related events. A kiosk near the entrance to the event lawn also provides a location for ticketing, safety and/or general information during peak usage times.

In 2021, construction began on another 12-acre portion of the Lakeside Subarea. This improvement project includes the conversion of Terminal B, a nearly 100,000 square foot steel-frame and concrete block building that has sat vacant for over a decade, into a flexible, outdoor events space. Currently surrounded by asphalt parking and Lake Erie, the building had been primarily used for off-season equipment storage since ECHDC took ownership.

Terminal B will be completely rehabilitated and adaptively re-defined to provide the infrastructure, space and utilities to support large-scale events and programming opportunities. The existing

building façade and roof would be removed with the steel frame and foundation remaining. A 9,000-square-foot permanent stage/storage/ greenroom facility will be created on the eastern edge of the building slab. The stage location allows for improved support for outdoor concert event operations.

The outdoor space on the eastern side of the site will be improved with soil amendments, landscaping, and hardscaping to allow for a space that is integrated with the building improvements. A 5-acre area of pavement, turf and sloped lawn functionally supports the stage while adjoining the 2.5-acre event lawn described above.

A fenced, asphalt-paved and striped parking lot, with one point of controlled access to Fuhrmann Boulevard, is located along the southern edge of the Lakeside Subarea and provides approximately 700 parking spaces.

**The Terminal B rehabilitation project will be completed in late 2023 and the entire Lakeside Subarea will be available for activation beginning on April 1, 2024.**

Lakeside provides an area for active recreational opportunities and large-scale events (i.e., festivals, charity walks/runs, concerts, etc.) adjacent to parking, and can be accessed from several directions. Basic utilities are available at the Bike Park kiosk and at Terminal B, while site lighting has been installed along large sections of the multi-use pathways and Bike Park parking lot.

### **Bell Slip (575 Fuhrmann Boulevard)**

This 28-acre Subarea is defined by the watered Bell Slip and shoreline Greenbelt trail. The area also includes an existing 28-space paved parking lot and remnants of the former Bell Aerospace *Hydroskimmer* facility. The remainder of the site includes the Fuhrmann Boulevard roundabout entrance to “Outer Harbor Drive” and a large stand of trees, predominantly cottonwoods, that overlap the Meadows Subarea. The water’s edge pathway is part of the Greenway Nature Trail or “Greenbelt” constructed in 2008 that stretches 6,400 feet along the Lake Erie shoreline. ECHDC extended the northern end in 2016 and the southern end in 2019, connecting the Greenbelt to the multi-use Fuhrmann Boulevard Greenway and creating a complete “loop trail” on the Outer Harbor.

In October 2022, construction began on a 6-acre portion of the Bell Slip Subarea. The Greenbelt trail will be modified to connect to the Fuhrmann Greenway in the vicinity of the roundabout entrance. The area will be completely reorganized with parking, a comfort station including restrooms, and enhanced landscaping which together provide a sense of place to the Bell Slip. The existing parking lot and building remnants will remain. A large portion of the site will also include soil amendments and landscaping improvements, with composting center, forest, meadows, grasslands and pollinator fields.

**The Bell Slip improvement project will be completed in late 2023 and available for activation beginning on April 1, 2024.**

Bell Slip provides an area for passive recreational opportunities, very small-scale events (i.e., health and wellness classes, docent-led nature walks, sunset viewing, etc.) adjacent to limited parking and can be accessed directly from the Fuhrmann Boulevard roundabout. Restrooms and basic utilities will be available at the new Comfort Station, while site lighting will be installed along a section of the multi-use pathway (leading toward Lakeside) and the new parking lot.

### **The Meadows (461/525 Fuhrmann Boulevard)**

The nearly 61-acre Subarea currently includes the Greenbelt along the water's edge, asphalt and gravel parking areas (i.e., once serving the former "Pier" restaurant), and large areas of invasive species, brush, and emerging cottonwood trees divided by a paved/gravel "Outer Harbor Drive" originating from the Bell Slip subarea. The contiguous asphalt, gravel and grass areas, with two points of controlled access to Fuhrmann Boulevard, provide approximately 1,000 parking spaces.

Future improvements at the Meadows Subarea remain unfunded and are not currently scheduled for construction.

**The Meadows Subarea, as it currently exists, will be available for activation on April 1, 2024.**

The Meadows provides an open area that can accommodate a range of recreational opportunities and events (i.e., sunset viewing along the Greenbelt to Flea Markets and Drive-In Movies). This subarea also provides a significant amount of parking for large-scale events at Lakeside.

### **Michigan Pier (275 Fuhrmann Boulevard)**

This 29-acre Subarea consists of the Michigan Pier, Slip No. 2, Slip No. 3, and a wedge of land between these man-made features and Fuhrmann Boulevard. The three industrial structures were built and filled in by the City of Buffalo circa 1927, with the former "Municipal Pier" constructed at approximately 1,100 ft long by 220 ft. wide and surrounded by Slip No. 2 to the south and Slip No. 3 to the north. Approximately one-third of this subarea is upland, with the rest of the space consisting of the two watered Slips. Sheet pile walls with above-grade concrete caps define these features while below-grade tie rods continue to support the Pier structure. The pier edge has no drop protection (i.e., fence, railings and/or in-water ladders). However, the upland area is closed to the public with a chain-link fence.

The ECHDC has been coordinating with the US Army Corps of Engineer ("USACE"), Buffalo District's proposal to make Section 204 Beneficial Use of Dredged Material for Ecosystem Restoration, along the Buffalo Outer Harbor – Slip No. 3 project. Slip No. 3 will be rehabilitated

with the use of dredged materials from the Buffalo River to create approximately 6.7 acres of coastal wetland habitat along the Lake Erie shoreline. The proposed Slip No. 3 project, currently under construction by the U.S. Army Corps of Engineers and jointly funded by the federal agency and ECHDC, would contribute to the restoration of the aquatic ecosystem functions that have been lost or degraded in the eastern Lake Erie/Upper Niagara River basin. The habitat will be created by constructing an angled rubblemound breakwater structure with a weir opening at the mouth of Slip No. 3, placing approximately 285,000 cubic yards of dredged material within the Slip to raise the existing bottom by nearly 15 feet, installing habitat features (i.e., gravel beds, rock piles, rootwads, logs), and planting native species of submerged and emergent aquatic vegetation. In addition to the ecosystem benefits, the breakwater will significantly calm Lake waters and better support kayaking, paddling, and other on-water uses.

Future Slip No. 2 work and upland improvements at the Michigan Pier Subarea remain unfunded and are not currently scheduled for construction.

**The Slip No. 3 rehabilitation project will be completed and available for activation beginning on April 1, 2031.**

**Due to the ongoing Slip No. 3 rehabilitation work, the upland area (i.e., the Pier itself) will not be available for public use or activation. However, Slip No. 2, as it currently exists, will be available for activation on April 1, 2024.**

### **Wilkeson Pointe (175/225 Fuhrmann Boulevard)**

The 22-acre Subarea currently consists of edge improvements, a path network, restrooms near Fuhrmann Boulevard, temporary food and beverage facilities, a 23-space paved parking lot, and the iconic wind sculptures atop the *Pointe*. A large portion of the subarea was not improved as it was expected to be sold for private development. While the edge improvements, restrooms and iconic wind sculptures will remain, much of the site will be reconstructed to provide permanent amenities and refined spaces for programming and events that the public has enjoyed for the past four years.

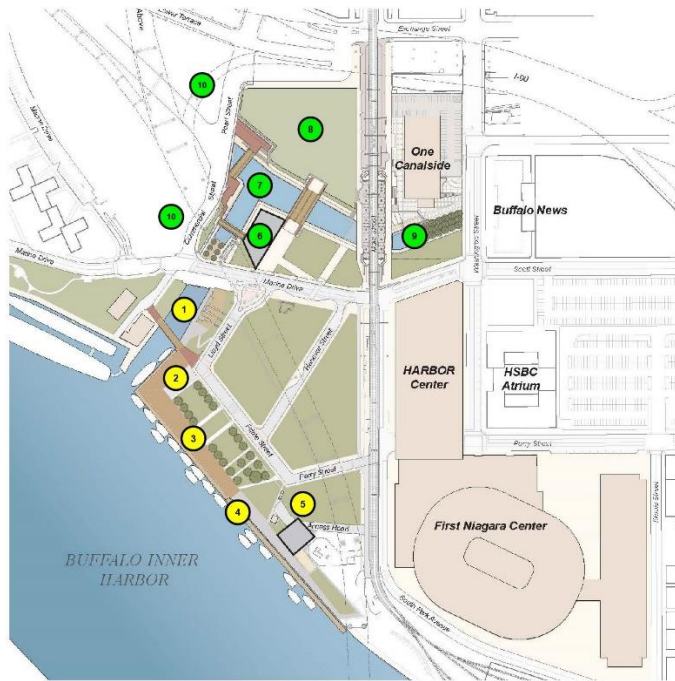
The existing path network will be modified to create a single entrance to Wilkeson Pointe, and in line with the planned multi-use “spine” connection from the First Buffalo River Marina. The revised path network removes confusion with the Times Beach Diked Disposal Area entrance at the north end of the site, as well as the “bottleneck” near the restrooms at the south end of the site. The vehicular entrance and parking spaces will also be relocated to allow for a more naturalized water’s edge of Slip No. 3.

A permanent, seasonal comfort station including food, beverage, and restrooms will be constructed with ancillary seating areas consisting of decks, lawns, and sand areas. This area will become the center of activity at the site and will support programming, events and seasonal recreational activities at the facility or at adjacent lawns and open spaces. In addition, the site is

expected to continue to provide rental opportunity stations for kayaks, stand up paddle boards, and bicycles.

A large portion of the site will include soil amendments and maintainable landscaping improvements, with meadows, grasslands and pollinator fields. An enhanced vegetated buffer along the northern edge would keep Times Beach Diked Disposal Area separated from this site.

**The proposed Wilkeson Pointe improvements will be under construction from September 2023 through December 2024. This Subarea will be available for activation beginning on April 1, 2025.**



**Key:**

**Canalside Central Wharf**

1. Commercial Slip
2. Longshed (Central Wharf at Commercial Slip)
3. Boardwalk
4. Docks
5. Carousel

**Main Canal, East Canal & North Aud**

6. Explore & More Children's Museum/Museum Sub Basement (ECHDC Operations)
7. Main Canal (130 Main Street)
8. Future North Aud Development Parcels
9. East Canal (101 Main Street)
10. ECHDC Parking Lots

**BUFFALO WATERFRONT - CANALSIDE PREMISES**



OUTER HARBOR SOUTH END

**Key:**

**Outer Harbor North End**

1. Queen City Bike Ferry Landing
2. First Buffalo River Marina
3. Connecting Terminal Grain Elevator

**Outer Harbor South End**

4. Wilkeson Pointe (175/225 Fuhrmann Boulevard)
5. Michigan Pier (275 Fuhrmann Boulevard)
6. The Meadows (481/525 Fuhrmann Boulevard)
7. Bell Slip (575 Fuhrmann Boulevard)
8. Lakeside (825 Fuhrmann Boulevard)
9. Terminal B (9825/901 Fuhrmann Boulevard)
10. Terminal A



OUTER HARBOR NORTH END

**BUFFALO WATERFRONT - OUTER HARBOR PREMISES**