



**Western New York  
Downtown Revitalization Initiative  
and Smart Growth Community Fund**

**APPLICATION**

Applications for the Downtown Revitalization Initiative will be received by the Regional Councils. Applicant responses for each section should be as complete and succinct as possible. Applications should be submitted as Word documents and must be received by WNY Regional Council (WNY REDC) by 4:00 PM on June 1, 2018 at the email address provided at the end of this application. Application guidance is provided in the *Downtown Revitalization Initiative Guidebook* found on the WNY REDC website at [www.regionalcouncils.ny.gov/western-new-york](http://www.regionalcouncils.ny.gov/western-new-york)

**BASIC INFORMATION**

Regional Economic Development Council (REDC) Region: **Western New York**

Municipality Name: **Village of Angola**

Downtown Name: **Village of Angola Main Street Business District**

County Name: **Erie**

Vision for Downtown. Provide a brief statement of the municipality’s vision for downtown revitalization.

The Village of Angola will continue to work independently as well as collaboratively with neighboring communities to capitalize on key assets – waterfront, rich history and natural resources – to define the community as a year-round place to experience, visit and enjoy. High quality development will be encouraged in strategic locations throughout the community that will attract commerce, residents and visitors alike. Agriculture will continue to be supported and preserved as a mechanism for strengthening the economy.

**JUSTIFICATION**

Provide an overview of the downtown area nominated for the DRI program, highlighting the area’s defining characteristics and the reasons for its selection. Explain why the downtown is ready for Downtown Revitalization Initiative (DRI) investment, and how that investment would serve as a catalyst to bring about revitalization.

The **Village of Angola** (population 2,127 – 2010 Census), is located in the southern part of the Town of Evans, in the southwest portion of Erie County. The Village of Angola is approximately 22 miles from the City of Buffalo to the north, 7.6 miles to the Town of Eden to the east, and 3.7 miles to the Town of Brant to the south.

Established in 1873, the Village of Angola's development was closely linked with railroad expansion south of the City of Buffalo. In the early 20<sup>th</sup> century, the Village was on a trolley line between Buffalo and Erie, Pennsylvania. Canning and food processing have been important to Angola's economy, along with supplies and equipment for the brewing industry. Today, it's mainly a rural village, within easy reach of spectacular beaches along Lake Erie to the west and agricultural vistas and ski country to the east.

The Village of Angola has the potential to serve as the entertainment and cultural center to the Town of Evans and the southtowns of Erie County. The Village's Main Street Business District contains a unique variety of mixed-use, commercial, entertainment and public service uses, including the post office, library, movie theater, restaurants, parks and open spaces, and a mix of retail and service businesses. The Village works closely with local community organizations to host a variety of year-round annual events such as concert series, street festivals, parades and retail events that create excitement in the community and bring traffic into the Village.

The Village of Angola exhibits a strong sense of place - its strength lies in the can-do attitude that flows from local leaders, residents and community groups that believe in the Village and have the vision and determination to adapt to the changing economic climate and keep the community moving forward, despite the many challenges facing small communities.

The once bustling Village of Angola has seen a major downturn in business beginning circa 1995 when the Angola Theater, the jewel of the Village closed its doors resulted in a loss of many of the Village's small businesses, which exacerbated the decline of the Business District. With abandoned storefronts prevalent, the feeling of hopelessness began to set in among Village officials and residents

Early in 2002, the Village embarked on an aggressive campaign to revitalize the Village business district. This effort coincided with the reopening of the Angola Theater – a \$350,000 investment by Claddagh/Suburban Adult Services (SASY) to provide sheltered employment for disabled adults in the community. With funding assistance from Erie County, Village officials contracted with a consulting firm to prepare a Comprehensive Plan and created the Village Center Revitalization committee for implementation of that plan

In 2004 the Village began to implement the Village Center Revitalization Plan (VCR) to develop a walkable, compact downtown to attract retail investors and residents, thus stabilizing property taxes while also improving quality of life. Since the VCR was initiated, the Village has made steady progress and invested considerable resources in infrastructure and streetscape enhancements to make the village center more accessible and appealing to attract new business.

The Village of Angola's redevelopment efforts have continued over the last 15 years with a focus on enhancing and expanding community assets and creating a themed environment to take advantage of the community's history, including the railroad transportation theme that has potential to draw visitors and tourists and bring an influx of activity into the village.

The Village of Angola's tourism potential is also strengthened by its strategic location between the Lake Erie Shoreline to the west and agriculturally rich communities to the south and east, as well as unique community assets (developed and undeveloped). To strengthen revitalization efforts, the Village has adopted a collaborative approach to community development, including the following joint initiatives:

- **Southtowns Community Enhancement Coalition:** The Village of Angola along with six neighboring municipalities formed the Southtowns Community Enhancement Coalition in 2004 to work together on common goals to revitalize their communities. Since that time, the Coalition, which added two additional southtowns communities, has worked together to develop and implement their joint tourism strategic planning initiative: *“Partnering for Tourism Development in the Southtowns.”*
- **Evans/Angola Comprehensive Plan:** The Village recently partnered with the Town of Evans to update their 2003 Comprehensive Plan to reflect the changes in demographics as well as shifting economic and market dynamics that impact the future vision of the community.

With all that the Village has achieved, there are deficiencies that still exist and must be addressed for the community to grow and prosper. The timing is now to capitalize on efforts that have set the stage for revitalization - the Village must work as quickly as possible to create a critical mass of pedestrian scale uses in the Main Street Business District before the revitalization efforts of the last decade stall and the progress made is negated by loss of existing business, key assets and community enthusiasm.

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## **DOWNTOWN IDENTIFICATION**

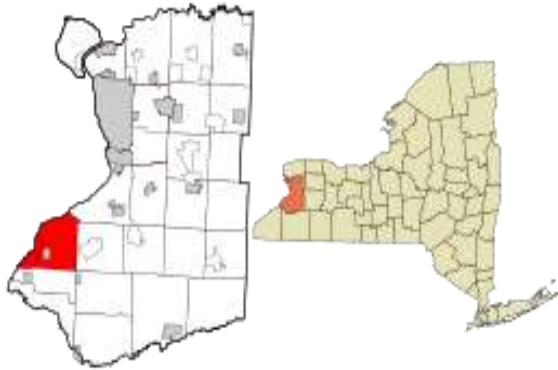
This section should be filled out with reference to the list of desired attributes for participation in the DRI as set forth in the *Downtown Revitalization Initiative Guidebook*.

**1) Boundaries of the proposed DRI area.** Detail the boundaries of the targeted neighborhood, keeping in mind that there is no minimum or maximum size, but that the neighborhood should be concentrated and well-defined. Neighborhoods beyond a traditional downtown or central business district are eligible, if they can meet other criteria making them ripe for investment. Attach a map that clearly delineates the area to be included in the downtown revitalization area.

The Village of Angola Business District is located along Main Street (from Maple Street to the north, and Mesi Street to the south) and Commercial Street (from Main Street to Washington Street to the west) contain a unique variety of mixed-use, commercial, entertainment and public service uses, including the post office, library, movie theater, and a mix of retail and service businesses.



**The Village of Angola is one-square mile located within the core of the Town of Evans, just 22 miles south of Buffalo, New York and beautiful Lake Erie Beaches located 2 miles to the east. Together, the community offers the most beautiful sunsets, parks and amenities to satisfy a diverse population.**



The Town of Evans and Village of Angola possess natural assets and attributes that have a significant impact on the community’s economic development and quality of life. These assets consist of natural features (beaches, creeks, waterbodies, forests, open spaces, etc.) as well as man-made features (trails, marina, historical sites) (*see map in attachment 1.2*).

Like most rural communities, commercial uses are located along the major transportation corridors, namely NYS Route 5 in the Town and along Main Street in the Village. In Evans, most of this activity, which consists of typical suburban businesses that are geared toward car centric behavior, is in Evans Center near the Village border. By comparison, Angola’s businesses are mostly concentrated within the Main Street Business District, a walkable community with new sidewalks; benches; flower pots; memorial trees; lamp-posts and more.



**2) Description of catchment area.** Outline why the proposed DRI area, or its catchment area, is of a size sufficient to support a vibrant, year-round downtown, with consideration of whether there is a sizeable existing or increasing population within easy reach for whom this would be the primary downtown destination.

The Town of Evans and Village of Angola each have strengths that have the potential to spill over into the entire community’s success. Although the Town of Evans has an abundance of beaches and parks, the Village, with its distinct identity, has year-round assets that the Town does not possess. By nature of its size, compactness of assets, and the quality of life offerings, investment in the Village has a greater chance of making a significant difference to community revitalization. Unique Village assets that make the Village a destination include:

**New Angola Theater:** Located at 72 North Main Street, The New Angola Theater is a historic and cultural landmark which first opened as "The Theatre Angola" on November 25, 1924 as a silent movie house. Considered a credit to the progressive spirit of the village, the modern movie house offered moderate cost movies, 3-act vaudeville shows, and local entertainment. The theater contributes to the cultural and economic stability of the community as it has become an entertainment center, frequently used for a variety of public functions such as local concerts and special events, which contributed to the well-being of the community. The theater is currently owned and operated by **sasi**, a nonprofit agency dedicated to assisting individuals with disabilities through meaningful supports and services. Recent state-of-the-art improvements to the theater include new seating and a 3-D projection system. The total cost of renovating and updating the theater is estimated at \$500,000.

**Centennial Park/William G. Houston Gazebo:** Located in the heart of the Main Street Business District was constructed in 1983 with public and private funds. The park and gazebo were designed by a local architect as a contribution to the community and much of the labor was provided by volunteers. The park, which is collaboratively operated and maintained by the Village and the Angola Parks & Gazebo Committee, hosts several annual community events, including summer concert series, kid's day at the park, 911 ceremony, brass choir, national night-out, holiday caroling, etc. The summer concert series offers a range of talent from local to regional acts – the 10-week concert program is sponsored entirely by local businesses.

**MacBaxter's Bed & Breakfast:** Owners Rebecca Baxter and Marcie MacLeod purchased and renovated the large single-family home in the Village for use as the Village's only Bed & Breakfast facility. The B&B, which is located just outside the Main Street Business District, has recently celebrated 10 years in business. In addition to catering to out of town Goya executives and local visitors, the B&B hosts small weddings, girls weekends, bridal parties, and community group meetings.

**Dan's Restaurant:** Dan's Restaurant, which has been in the village of Angola for over 30 years, is a small, quaint family establishment offering breakfast and lunch Monday – Saturday and breakfast only on Sunday. Under new ownership since 2016, the new Dan's Restaurant & Bakery brings some traditions to the neighborhood with Italian pastries and other bakery goods. Dan's has a loyal and steady customer base that includes visitors, tourists and residents from surrounding communities.

**Village of Angola Public Library:** The Angola Public Library, which is part of the Buffalo and Erie County Library system, is located in the heart of the Village business district and serves as a catalyst to strengthen and unite the community. The building is owned and maintained by the Village of Angola and serves the village as well as surrounding communities. In 2014 the Village secured \$254,000 in funding to support an expansion (1,073 SF) on the back end of the existing library facility located at 34 North Main Street, including an ADA compliant bathroom facility and a sink area for refreshments. The expansion allowed the library to expand its programming (literacy, early child development, cultural enrichment, job services/training, community outreach, etc.) to meet the needs of the community and the southtowns region. The library aids the Village's efforts to create a visually attractive downtown business district and stimulate new activity and investment in the Village of Angola.

#### **Historic and Cultural Resources: The**

- **US Post Office Building** located at 80 North Main Street in the Village Business District and the nearby Pioneer Cemetery are listed on the National Register of Historic Preservation.
- The former **Bank of Angola** building (1908) is an example of a neo-classical features that is rarely seen in small rural villages. The Village has recently obtained this building thru the Erie Niagara Land Bank and is working with Preservation Buffalo Niagara to explore the highest and best reuse for this building.
- The Village is currently in the process of restoring the region's last **1882 Nickel Plate Railroad Depot** for use as a history center.
- Historical markers throughout the Village identify key sites relevant to the Angola Train Disaster, also known as the Angola Horror, for tourists and visitors. The **Angola Horror** train wreck on December 18, 1867, just after 3 p.m. when the last coach of the Buffalo-bound *New York Express* of the Lake Shore Railway way derailed at a bridge over Big Sister Creek, slid

down into a gorge and caught fire in the Village of Angola, killing approximately 49 people. The express left Cleveland’s Union Terminal at 6:40 that morning and was due to arrive in Buffalo at 1:30 p.m. John D. Rockefeller planned to make the journey but arrived a few minutes late. His baggage made it onto the train; he did not.

The **Village of Angola Main Street Business District** is located in the north east portion of the Village flanked by a densely populated residential neighborhood to the west. The Business District is easily accessible to all the residents (population 1,859 – 2015 Census) of this one square mile community. The Village of Angola has a strong, in-demand housing market with a median home value of \$107,400 (U.S. Census 2015). Residents choose to live in the Village because of the services, quality of life and amenities. Below is a smattering of amenities located in or just beyond the Main Street Business District:

Recreation/Open Space	Mill Street Park Centennial Park/William G. Houston Gazebo Frawley Playground
Residential	Multi-family residential Mixed-use
Business/Commercial	Gas Station/Convenient Store Restaurants Unique Sweets Full Service Hair Salon New Angola Theater Shultz Hardware and Appliances Laundromat Loretto Glass Services Medical Office Antique Store Law Office China Kitchen
Public Services	Village Hall & Fire Department Village DPW Barns U.S. Post Office CAO of Angola Holly Housing Senior Apartments Angola Public Library First Congregational United Church of Christ Waugh Elementary School Education Center (Pre-K, YMCA, Boys & Girls Club) National Grid
Industrial	Goya Great Lakes Processing and Distribution Center 35 S. Main Street Business

The Village of Angola Main Street Business District has the capacity to serve as the entertainment and cultural center for the Town of Evans (population 16,318 – 2015 Census) and currently capitalizes on the influx of visitors that are drawn to the Town’s unique regional assets. The Town of Evans has a wealth of natural, recreational and scenic resources, including the Lake Erie shoreline, which runs for approximately

12 miles between Evangola State Park to Eighteen Mile Creek. Six public parks provide access to Lake Erie including Sturgeon Point Marina, Wendt Beach Park, Bennett Beach, Evans Town Park, Lake Erie Beach and Evangola State Park. Other assets along the waterfront in the Town include the Frank Lloyd Wright designed Graycliff Estate, the new Suncliff on the Lake (formerly St. Columban Retreat Center) and numerous areas where the waterfront views are available such as Purvis Landing, a small picnic access site with parking.

The Town is currently constructing a Shoreline Trail that will better connect these assets for residents and tourists. Construction of the third fully funded segment of the multi-use path is imminent; linking important assets *advancing* toward the larger goal of completing the pathway in the Town of Evans, which will interface with paths in the Buffalo area and beyond. A future phase of the Trail includes a spur on Lake Street from the lake shore to the Village of Angola’s Main Street Business District.

In addition to serving as a primary downtown destination for Evans, the Village has the potential to draw from residents and visitors to its neighboring communities in the southtowns of Erie County. Over the last decade the Village of Angola has engaged with neighboring communities to leverage and expand upon the cultural and historic assets in the southtowns. In 2005 the Village of Angola joined with its neighbors (towns of Brant, Concord, Eden, Evans and North Collins, and the villages of Farnham and North Collins) to form the Southtowns Community Enhancement Coalition, Inc. (Hereafter “Southtowns Coalition”) to leverage momentum around agritourism development and related historic and cultural tourism opportunities in the Southtowns of Erie County through a branding portfolio and brand implementation plan for the “Southtowns Trail.”

Implementation of the Southtowns Farm Trail will help to diversify the agricultural economy, provide alternate sources of income, promote public awareness and appreciation of agricultural rural heritage, and ultimately improve its sustainability as a way of life. Additionally, the effort seeks to promote agritourism as a vehicle for land preservation, local revitalization and job creation for the Coalition communities.

Through effective long-term planning and strategic investment, the Southtowns Coalition seeks to leverage the area’s distinctive collective assets to expand its tourism markets, strengthen its economy, preserve its rural way of life and environmental resources, support quality of life and sustain intermunicipal and regional cooperation.

**3) Past Investment, future investment potential.** Describe how this DRI area will be able to capitalize on prior private and public investment, or catalyze future investments in the neighborhood and its surrounding areas.

### **History**

Established in 1873, the Village of Angola’s development was closely linked with railroad expansion south of the City of Buffalo. In the early 20<sup>th</sup> century, the Village was on a trolley line between Buffalo and Erie, Pennsylvania. Canning and food processing have been important to Angola’s economy, along with supplies and equipment for the brewing industry. Today, it’s mainly a rural village, within easy reach of spectacular beaches along Lake Erie to the west and agricultural vistas and ski country to the east.

The once bustling Village of Angola experienced a major downturn in business in the 1990's that was worsened when the Angola Theater, the jewel of the Village closed its doors in 1995, that caused a ripple effect throughout the Village. With abandoned storefronts prevalent, the Village officials and residents sprang into action.

Since 2002, Village officials have been working diligently to carry out the objectives of the **Village of Angola Comprehensive Plan**, regarding revitalization of the Main Street Business district, which recommended dramatic streetscape changes as the "initial phase in the redevelopment process for downtown that will entice existing businesses to upgrade their building facades to coordinate with the improvements to the sidewalk areas." VCR grant funds and Community Development Block Grant (CDBG) money have been utilized to implement a series of coordinated streetscape improvements designed to create a visually attractive downtown business district consistent with the "Plan."

Part of its redevelopment efforts include creating a themed environment to take advantage of the community's history and assets that have potential to draw visitors and tourists and bring an influx of new money into the village. Simultaneously with Angola's Main Street Business District recovery efforts, the Village along with six neighboring municipalities formed the Southtowns Community Enhancement Coalition to work together on common goals to revitalize their communities. The Coalition received funding assistance from the 2004-2005 and 2005-2006 **Quality Communities program** to develop an asset inventory and tourism strategic plan for its "*Partnering for Tourism Development in the Southtowns*" initiative.

### **Past Investment**

Despite the constant challenges facing rural communities, particularly those with agricultural roots, the Village has worked diligently to make significant improvements to encourage economic development and growth. The Village understands that there is no magic wand and that resuscitating a depressed downtown area must emerge over time with careful planning and community persistence.

The campaign to revitalize the Village business district has yielded several successes over the past six years including:

- In 2017, the Town of Evans and Village of Angola combined efforts to update their local comprehensive planning documents in favor of one joint **Town and Village Comprehensive Plan**. The update will give the Town and Village an opportunity to coordinate efforts to guide the community toward a unified vision for the future. The draft plan is currently in the final public comment period – the final plan with modifications is expected to be adopted by fall 2018.
- Completion of 1,073 square foot addition to the **Angola Public Library** located in the heart of the Village Business District. The Angola library, which is part of the Buffalo & Erie County public library system serving the southwest area of the county, draws visitors from the local community as well as the surrounding communities for educational and cultural programming and opportunities.
- Implemented numerous infrastructure improvements including replacement of antiquated waterlines for the purpose of improving service and flows to the entire village water system.
- **Goya Great Lakes**, the village's largest employer (100+), has completed three expansion projects over the last decade solidifying their commitment to remain in Angola.
- Continued expansion of annual events such as **Village Summer Concert** series at Centennial Park/William G. Houston Gazebo that has brought top-level local entertainment to the Village for



over 35 years. The park, which is collaboratively operated and maintained by the Village and Angola Park and Gazebo Committee, hosts several annual community events. Additional community events include: **Strawberry Social**, **Main Street Cruise Night**, and Christmas in the Village, which attract thousands of new visitors to the Village and provides free entertainment and recreational opportunities for our low-income residents.

- Constructed People Inc. **39-unit Senior Housing (Holly Housing)** complex on North Main Street just outside, but within walking distance of the Village business district. The facility currently maintains a waiting list.
- Development of the new “**Angola Village Commons**,” which was the site of the Evans Bank headquarters that closed its doors in 2014 and was vacant for almost a full year. The property was purchased by a developer from Buffalo and repurposed for use as a medical professional office.
- Development of “**Garage Fitness Studio**” in the vacant former abandoned garage on the corner of Main Street and Orchard Avenue in the northern tip of the Village business district. This business attracts hundreds of loyal followers, including a significant number of millennials, to the business district.
- Local author, Charity Vogel, published a book about the 1867 train disaster that took place in the Village of Angola. The “**Angola Horror**” has received critical acclaim and has resulted in prominent news articles in various history publications and interest by railroad enthusiasts.
- Enhancements to **Herman/Mill Street Park** including improving access to the Village Main Street Business District and a new playground for younger children. The park includes a ¼ mile paved walking path along the bank of the Big Sister Creek and around the park. Herman Park is a popular spot for fishing and recreation.
- The Friends of the Village and the Evans Historical Society have placed **historic markers** in the Village and at Forest Lawn Cemetery in Buffalo to memorialize the victims of the 1867 Angola train disaster.
- The **Erie County Land Bank** has acquired a long-abandoned property in the village business district and renovated the building, which sold for use as a home business.
- The Village will expand its cultural and recreational offerings with the first annual Angola **Garden Walk** in July 2018.

## **Future Investment**

In addition to the steady progress referenced above, there are several significant projects, at various stages of readiness, that will greatly enhance revitalization efforts in the Village of Angola by improving infrastructure, enhancing tourist amenities, attracting private investment and creating jobs.

**Reconstruction of the North/South Main Street:** North/South Main Street (CR 009), spans from Route 5 at Evans Center in the Town of Evans through the business district to Route 20 in the Village of Angola. Erie County’s Department of Public Works is preparing to make significant improvements to the North/South Main Street corridor to address numerous roadway deficiencies along with a failing, aging drainage system. After several years of temporary spot patching as a repair measures, the Erie County DPW has determined that the best solution is to reconstruct the road and repave it. In March 2018, following the RFP Selection Process, the County contracted with DiDonato Associates Engineering and Architecture, P.C. to provide the engineering design services for this project for an amount not to exceed **\$353,907**. Actual reconstruction of the road will occur following the design phase in 2019.

**Erie County Commercial Center Improvement Program (CCIP):** The Village Main Street Business District will benefit from the County’s CCIP program that provides 50/50 matching grants for owners of businesses for the costs of exterior repairs made to their buildings. The objective of the program is to financially assist property owners of commercial businesses within Village/Hamlet areas of Countywide significance. The program aims to improve the physical appearance of older commercial centers by providing a consistent treatment of exterior building improvements and to improve the quality of life for surrounding low/moderate income residential neighborhoods by enhancing the appearance of frequently visited retail structures. The application process in the Village of Angola is currently underway.

**Nickel Plate Railroad Depot History Center:** In 1991, the Village of Angola and the Angola Nickel Plate Preservation Society began efforts to restore the region’s last 1882 Nickel Plate Railroad Depot, raising \$8,000 to save the building from demolition. The multi-phase project includes the relocation and restoration of the old **Nickel Plate Railroad depot** to create a railroad history center/museum. The Depot project will utilize the existing upgraded infrastructure to create a cultural tourism attraction to aid the village with revitalization. This project will also enhance existing community assets that are instrumental to developing Angola as a tourist destination. To date, the Village has secured **\$343,500** to relocate the depot to a permanent location owned by the Village of Angola in the southern portion of the Main Street Business District. Additionally, the local Lions Club, Gazebo Committee and local citizens contributed **\$11,000** to purchase a parcel (150’ x 90’) on South Main Street to permanently house the depot. Once relocated, the depot will require significant repairs to preserve and restore this piece of history for the benefit of the community and the local economy.

**Angola Village Lofts:** Residents Matthew and Jennifer Podoba purchased the long-vacant **Ford Lanes building at 77 N. Main Street** at the Erie County’s tax foreclosure auction in 2016. The building was established in the 1920’s as a Ford Dealership – it was later converted to a bowling alley in 1945. Angola Village Lofts, Inc. will serve as the administrative and management structure behind the redevelopment of 77 North Main Street in Angola, as a boutique hotel and mixed-use space. Angola Village Lofts, Inc. will own and operate three hotel suites that will be marketed as the Angola Village Lofts to serve as short-term tourist rentals for couples or families, as well as Veronica’s Cafe and Bistro that will operate during lunch and dinner hours. The building will also house a small retail space and professional office. Since purchasing the property the Podoba’s have completed much of the interior work including demolishing the dilapidated bowling alley, removing water from the basement, installing new electrical service in the building, and replacing doors and windows. The next phase of the project will prepare the first-floor retail space for development. To date, the property owners have invested approximately **\$120,000** in cash plus sweat-equity to purchase and stabilize the building.

**Redevelop/Repurpose former Bank of Angola Building:** This 1908 historical property located at 33 Commercial Street has been vacant and abandoned for 18 years. The Village of Angola recently acquired the property through the Buffalo Erie County Land Bank to save the historic site from ruin and total collapse. The Village has consulted with Preservation Buffalo Niagara about potential reuse. Since 1908, the building has served as the former Bank of Angola, Evans Town Hall, Village of Angola Library, Village Court House, Centennial Headquarters Polling Place and International Jewelry Store. The Village will stabilize the building until a private investor can be secured. Potential uses include Lake Shore Savings Bank Branch, professional office, unique retail, or restaurant/entertainment.

**Erie County Agriculture Industrial Park** (*proposed site located on Eden-Evans Center Road just outside the Village*):

Erie County has dedicated considerable resources to the development of the site for an Agribusiness Park with the purpose of attracting agribusiness companies to the County and creating hundreds of local jobs. The regional investment includes:

- Partnered with the Erie County Industrial Development Agency and the Town of Evans to conduct a feasibility study for the site prepared in August of 2004 by C&S Engineers;
- Funded the development of the *Erie County Agribusiness Park Feasibility Study* (\$120,000), which identified target markets to focus economic development attraction efforts and identified sites which meet targeted agribusinesses site requirements; and
- The County/ECIDA intends to purchase the site and make infrastructure improvements at an approximate cost of \$1,185,000.



A 2016 report by the title of “Real Estate Marketing Analysis Services: Erie County Agribusiness Park Feasibility” was released on behalf of the Erie County Department of Environmental and Planning, setting precedent to earlier claims that the County would be able to sustain the development of agricultural practices at an industrial level. This report identifies a variety of items to key in on, including the need to promote collaborative efforts, specific agri-business subsectors to pursue, and identify the specific requirements for the types of facilities within agricultural industry. Within the report, three sites were identified in the community including two in the Town (the existing “Evans Industrial Park”) and one in the Village of Angola. Although only a feasibility study, the report notes that the Evans-Angola community has the potential to sustain a number of agri-business subsectors including dry goods food manufacturing, fresh fruit processing, refrigerated food products, hydroponics vegetables, and/or distribution centers. This is evident within the community as Evans is the home of a Goya manufacturing and distribution center, featuring over 22,000 square feet of manufacturing space and over 300,000 square feet of distribution space. This facility supplies the Western New York region and beyond, including international markets. Part of this success has evolved based out of the logistics of the community, including easy access to the NYS Thruway, cargo rail access, and population proximity of the community within a day’s travel. The intent and strategy of agricultural-industrial uses is to minimize costs and expand opportunities, taking into account new approaches and industry changes. The advent of increasing automation in farms as well as factories has led to less human interaction, allowing for processing, packaging, storage, and other associated facilities closer to the source. This, in turn, can reduce the need for more labor and transportation expenditures processes, centralize production and supporting services, allow for “greener” productivity, shorten travel time for goods, and result in more “direct from the farm” products.

***Excerpt from Evans-Angola Comprehensive Plan Draft – March 2018***

The past and current projects, as well as the proposed priority projects (#8 -Readiness) in the Village of Angola’s DRI application are consistent with local plans, as well as recent regional planning document –

these plans were also developed with significant public input and reflect the collective goals of the region, including:

- **WNY REDC Strategy for Prosperity:** projects are consistent with Smart Growth, Agriculture, Tourism and Fostering a Culture for Entrepreneurship.
- **Buffalo Niagara’s Strategic Plan for Prosperity (Buffalo Billion Phase I & II):** Revitalization and Smart Growth.
- **One Region Forward:** create a thriving economy through efficient land use; Connect Our Places by Expanding and Diversifying Our Transportation Options; and Strengthen Our Food Systems for a Healthier Population and Economy.
- **Erie County Initiative for a Smart Economy (2013):** section 3.2 Smart Growth, 3.46 Agritourism, 3.5 Tourism, and 4.4 Quality of Life.
- **Buffalo Niagara Partnership 2017 Advocacy Agenda:** identified as a regional priority project the “Agriculture Industrial Park with Complete Streets and Intermodal Connectivity” (utilize existing Class 1 rail infrastructure and be constructed with complete street design element to better connect Angola’s village center with the nearby industrial corridor job hub. In addition, the construction of the park will boost local agriculture – an industry extremely important to the regional economy).
- **Greater Buffalo Niagara Region Transportation Council – 2030 Long Range Transportation Plan:** create an economically healthy region; create an environmentally healthy region; reverse current economic land use, social and demographic trends; and promote growth in areas with infrastructure.
- **The Arts and Economic Prosperity 5 Western New York** (conducted by *Americans for the Arts*): Statistical economic impact of the Arts – direct and indirect.

The Villages revitalization efforts adhere to the following New York State Department of Environmental Conservation Smart Growth Principles:

- *Foster strong, sustainable businesses in community centers* – Projects utilize existing infrastructure, which the Village has made significant investment (new water lines) over the last decade, to create a cultural attraction to encourage economic growth.
- *Preserve open space, forests, farmland, natural beauty and critical environmental areas* – Revitalization efforts focus on reuse and repurposing existing structures and enhancing parks and open spaces that are vital to the community’s quality of life.
- *Strengthen and direct development towards existing communities* – The revitalization projects taps into and compliments existing infrastructure and neighborhood resources and does not promote sprawl.
- *Foster distinctive, attractive communities with a strong sense of place* – The projects celebrate the Village’s unique past (history of railroads, bicycles and agriculture).
- *Create walkable neighborhoods* – The Village Main Street Business District location is accessible for pedestrians, bicyclists, transit riders (NFTA #76 goes to Main Street at the corner of Lake, which is in the BD), and automobiles.
- *Take advantage of green building design* – The projects will utilize green building design where possible.

- *Encourage community stakeholder collaboration in development decisions* – The projects are consistent with specific action steps contained in the Village of Angola’s Comprehensive Plan (2003 & 2017), which was developed with significant public input.
- *Mix Land Uses* – the Main Street Business District includes public service, business, residential and open space.
- *Foster long term comprehensive planning* – The Village of Angola, in collaboration with the Town of Evans, is currently in the process of updating the 2003 master planning document. The Town and Village have secured Community Development Block Grant funding to create a master plan representing both the town and village. The updated plan will allow both communities to target and prioritize community investment, increase local capacity, and increase intergovernmental efficiency.

**4) Recent or impending job growth.** Describe how recent or impending job growth within or near the DRI area will attract professionals to an active life in the downtown, support redevelopment, and make growth sustainable in the long-term.

Within the Town of Evans and Village of Angola exists a wide range of diverse industry/job opportunities, including banking, insurance, healthcare, construction, manufacturing, retail and service industries. These commercial uses are primarily located along the major transportation corridors (State Route 5, US Route 20, Main Street) in the west half of the community, while much of the east half of the Evans/Angola community is utilized for agricultural business and farming.

The Village of Angola’s Main Street Business District, which contains a mix of commercial, entertainment and public service uses, is located within easy reach of approximately 2,200 employees as several of the Town of Evans largest employers are located within 3 miles of the Village of Angola, including: Flexovit, Bird Industries, Lake Shore Central School District, New Era Cap Manufacturing Facility, Tops Food Market, Town of Evans, and Ladds Pet Supplies Distribution Facility.

The largest employer in the Village of Angola is Goya Great Lakes Food (formerly the Bison Canning Company formed circa 1920). Goya (113 full time employees) is the premier source for authentic Latino cuisine, Goya Foods is the largest, Hispanic-owned food company in the United States. The Angola plant in a state-of-the-art facility that processes all the beans for the United States market – the facility produces an impressive 945 cans per minute. Goya has solidified their commitment to the Village of Angola over the last decade with the following:

- Construct 135,000 square foot processing plant addition
- Construct 150,000 square foot distribution center
- Expand existing manufacturing facility by 45,000 square foot and purchase new equipment to accelerate the bean soaking process.

Despite the prevalence of a variety of local job opportunities, the majority (approx. 55%) of residents commute out of the area for work. Transportation options include ride sharing as well as public transportation. The NFTA-Metro Park & Ride location on Main Street in the Village Business District

provides daily service weekdays between downtown Buffalo and the Village of Farnham in the Town of Brant.

The Village of Angola, located in southern Erie County, and its neighbors are rural communities with much of the land being zoned for agricultural purposes. As referenced above, Erie County in collaboration with the Buffalo & Erie County Industrial Land Development Corporation (ILDC) seek to create an agriculture oriented industrial park at the former Angola Airport to attract private sector investment in food processing/manufacturing. The ILDC is in the process of purchasing the 152-acre site to attract private sector investment in food processing/manufacturing. The new food processors will provide an additional market for struggling farmers. The Agribusiness Park will aid revitalization efforts currently underway in rural centers like the Village of Angola and nearby communities (Eden, Brant and North Collins) by creating new job opportunities which will attract new residents and help retain young people. This project will likely provide direct and indirect economic benefit to neighborhoods throughout southern Erie County.

The Southtowns of Erie County is very fortunate to have an abundance of diverse agriculture related assets. The Southtowns Community Enhancement Coalition (Towns of Brant, Collins, Concord, Eden, Evans, North Collins and the Villages of Angola, Farnham, North Collins) continues to develop projects to leverage economic growth potential through tourism, community outreach and governmental outreach to develop a sustainable strategy for tourism and economic development and an improved quality of life.

The region's agricultural assets are enhanced by the broader tourism appeal of the Southtowns, a rural region rich with natural resources, parks and beaches, historic sites and small-town charm.

The Village of Angola has the potential to benefit from these significant regional assets and seeks to capitalize on their strategic location for future economic growth and potential. The Village also benefits from the Town of Evans wealth of natural, recreational and scenic resources, which attract thousands of visitors and tourist to the community from May through September.

**5) Attractiveness of physical environment.** Identify the properties or characteristics that the DRI area possesses that contribute, or could contribute if enhanced, to the attractiveness and livability of the downtown for a diverse population of varying ages, income, gender identity, ability, mobility, and cultural background. Consider, for example, the presence of developable mixed-use spaces, varied housing types at different levels of affordability, walkability and bikeability, healthy and affordable food markets, and public parks and gathering spaces.

The revitalization of existing and emerging assets in the Village of Angola Business District will improve the quality of life and develop a critical mass of diverse public amenities and activities that will serve as a catalyst for residential growth and sustainable economic development.



The Village of Angola is one quaint square mile of friendship, community and historic treasures. A visit to the Village is like stepping back in time. Village residents view preservation as more than just nostalgia; historic buildings are assets that can be used as economic development drivers to benefit the community.

Strategically located between the Lake Erie Shoreline to the west and agriculturally rich communities to the south and east, Main Street has been identified as a priority location with existing assets that represent the best opportunity for investment.



Despite the compact size, a variety of housing stock and varying levels of affordability is available in the community. Almost 80% of the housing stock is single family homes; however, multifamily and mixed-use properties are located along North and South Main Street in the Village. The Village also has 55 units of senior and low-income housing (St. Paul's Place & People Inc./Holly Housing) within walking distance of the Main Street Business District. The housing market appears very healthy with properties usually lasting 60-days or less on the market. As of 5/22/18, there were three (3) residential listings on the WNY Multiple Listing Site, ranging from a rehab (\$23,000) to a well maintained single-family (\$109,900) near the Main Street Business District.

Within the Village Business District exists historic and cultural sites that are an advantage for older communities. Preserving and rehabilitating these buildings for productive use blends old and new and help to reinforce the village's unique character. History, arts, culture, and creativity can: improve a community's competitive edge; define a sense of place; attract new and visiting populations; integrate the visions of community and business leaders; and contribute to the development of a skilled workforce.



Located at 72 North Main Street, Angola, in the heart of the Main Street Business District, “The Theatre Angola” is a historic and cultural landmark which first opened on November 25, 1924 as a silent movie house. Considered a credit to the progressive spirit of the village, the modern movie house offered moderate cost movies, 3-act vaudeville shows, and local entertainment.

The theater contributed to the cultural and economic stability of the community as it became an entertainment center, frequently used for a variety of public functions such as local theatricals, home-town talent shows, minstrel shows, essay contests, Christmas parties, musicals and graduation ceremonies, all of which contributed to the well-being of the community.

Today, the theater presents first-run films, serving communities surrounding the Village of Angola and beyond. It also provides meaningful employment to individuals with disabilities who tend to the theater’s patrons, operations and maintenance. The theater is also the rain location for the Summer Lawn Chair Concert series as well as other events.



The Village Business District has a variety of restaurants (ethnic, home cooking/comfort food) with potential for expanding food choices. In addition to restaurants, the Main Street Business District contains a Crosby’s convenient store that offers a variety of hot and cold food. For more variety, Tops grocery store is located on Route 5 and Lake Street in the Town of Evans near the Village border. The Village is currently in the process of planning a farmer’s/artisan market at Centennial Park to take advantage nearby agricultural assets.

The Village of Angola benefits from its local parks and recreation spaces, which act as gathering places to meet with friends and family, provide spaces to exercise and reconnect with nature or as community resources to attract visitors and tourists. The Village is seeking to develop additional opportunities to expand its arts, cultural & educational opportunities to improve the local quality of life and economic activity in the community.

The Centennial Park and William G. Houston Gazebo (*shown above*) are considered the center attraction area for Village events. The park is located on Center Street right behind the Main Street Post Office. The Parks and Gazebo Committee hold summer concerts every Wednesday at 7 PM during June, July and August, as well as other events throughout the year. Centennial Park has been selected as the prime location for the future farmers/artisan market, mentioned above.

The Village of Angola’s Kenneth J. Herman, Sr. Park (Herman Park) is located just outside the Village Center on Mill Street and serves the entire community. The 1.5-acre park offers both active and passive recreational opportunities with such amenities as: ¼-mile walking path, fishing and basketball/volleyball., handicapped accessible pavilion, shelters, grill, addition of electric/water, park furniture and self-contained ADA accessible restroom facility. Most recently, the Village added playground equipment and improved the existing sidewalk network to connect to the Village Business District. The Herman/Mill Street Park, located on the bank of Big Sister Creek is a popular spot for fisherman and outdoor enthusiasts, as well as local businesses and residents.





*Herman Park/Playground*



The Village will continue to work on its own as well as with neighboring communities to capitalize on key assets, rich history, and natural resources to redefine the community as a year-round place to experience, visit and enjoy. Seeking to build on its history, quality development and redevelopment will be pursued to promote cultural tourism and agritourism.

Many notable businesses and buildings that were an important part of the Village’s history still exist. Some, like the Angola Theater and the US Post Office contribute to the attractiveness of the Main Street Business District, while others such as the Emblem Bicycle Company (1904), old Town Hall, Bank of Angola, and other mixed-use buildings have the potential contribute if the buildings were enhanced and repurposed.



Preserving and rehabilitating these buildings for productive use blends old and new and helps to reinforce the village’s unique character. Creating an entertainment district that includes history, arts, culture, and creativity will improve the Village’s community's competitive edge; define a sense



of place; attract new and visiting populations; integrate the visions of community and business leaders; and contribute to private development.

**6) Quality of Life policies.** Articulate the policies in place that increase the livability and quality of life of the downtown. Examples include the use of local land banks, modern zoning codes, comprehensive plans, complete streets plan, transit-oriented development, non-discrimination laws, age-friendly policies, and a downtown management structure. If policies achieving this goal are not currently in place, describe the ability of the municipality to create and implement such policies.

Over the last two decades the Village of Angola has sought and obtained funding for infrastructure improvements such as replacing antiquated water lines, improving roads, installing sidewalks and public realm improvements. The Village has also made significant upgrades to its parks and public spaces to improve accessibility and expand recreational offerings for residents and visitors of all ages and abilities. These improvements have set the stage for more aggressive revitalization efforts to create a critical mass of pedestrian scale development.

To impact change, the Village has partnered with neighboring communities and regional organizations to achieve common goals and improve the local quality of life, including:

- **Partner with the Buffalo Erie Niagara Land Improvement Corporation (BENLIC):** created in 2014 as a Not for Profit Corporation and Public Authority of New York State designed specifically to address the inventory of problem properties discarded or undervalued by the private market. Angola provided one of the first commercial rehab projects, located in the Main Street Business District, that was completed and sold to a new owner. BENLIC also assisted the Village with acquiring the former Bank of Angola building (33 Commercial) to help save the historic structure from ruin.
- **Erie County Office of Environment and Planning:** As an Erie County Consortium Community, Angola’s residents are eligible for Residential/Rental assistance funded through CDBG and Home Investment Partnership Program monies. The program, which is active in the Village of Angola, aims to eliminate substandard living conditions and prolong the useful life of the housing stock occupied by low- and moderate-income households.
- **Southtowns Rural Preservation Corporation:** is a State-funded rural preservation company in Erie County. The purpose of SRPC is to stimulate reinvestment in the rural southtowns through residential and community renewal activities. Southtowns Rural Preservation is active in the Evans/Angola community.
- **Southtowns Community Enhancement Coalition Inc.:** Over the last decade the Village of Angola has engaged in efforts to leverage and expand upon the cultural and historic assets in neighboring communities. In 2005 the Village of Angola joined with its neighbors (towns of Brant, Concord, Eden, Evans and North Collins, and the villages of Angola, Farnham and North Collins) to leverage momentum around agritourism development and related historic and cultural tourism opportunities in the Southtowns of Erie County. The Southtowns Coalition is currently working to implement the following strategies:
  - *Asset Inventory*

- *Tourism Toolkit: Strategies and Action Steps for Tourism Development in the Southtowns of Erie County*
- *Sowing the Seeds for Southtowns Agribusiness*
- *Southtowns Farm Trail Brand Portfolio and Communication Plan*
- **Town of Evans/Village of Angola Comprehensive Plan (2018):** For the benefit of long-range planning, the Village of Angola joined with the Town of Evans to update its 2003 community plan. The Town and the Village share physical assets, as well as services – and are economically intertwined; therefore, the coordinated planning effort will provide the needed guidance for the future. The five (5) priority goals in the plan are:
  - ❖ Build our future on the foundation of our history and key natural assets.
  - ❖ Promote transportation strategies and physical design that consider the complete spectrum of users, including motor vehicles, bicyclists and pedestrians.
  - ❖ Pursue development of our strategic location on Lake Erie, easy access to downtown, easy access to and from the NYS Thruway and quality school district as focal points for revitalization and economic development.
  - ❖ Support infrastructure that balances growth and development with environmental quality, specifically related to storm water, utilities, renewable energy and agricultural preservation.
  - ❖ Promote the development of high-quality, affordable, and attractive residential housing options in the Town and Village that balances growth, character, and environmental sustainability.

Upon adoption of the Plan (anticipated September 2018), the Evans/Angola Comprehensive Plan Steering Committee will transition into a task force to guide the implementation of the Comp Plan. The Task Force will meet on a regular basis and quarterly progress reports will be given to the Village Board to share the progress with residents at public meetings.

**7) Public Support.** Describe the public participation and engagement process conducted to develop the DRI application, and the support of local leaders and stakeholders for pursuing a vision of downtown revitalization. Describe the commitment among local leaders and stakeholders to preparing and implementing a strategic investment plan. Identify an initial local lead for the program that will work with outside experts to convene a DRI Local Planning Committee to oversee the plan.

The Village of Angola’s planning documents (2003 and 2017 Comprehensive Plan) were created with significant public input. Planning consultants utilized various methods to work with the Town/Village and engage the Steering Committee, key stakeholders and the public, including:

- **Monthly Steering committee meetings:** monthly meetings were held throughout the process to provide direct interaction with the community representatives. These meeting were open to the public and regularly advertised (municipal websites, digital information boards, school newsletter/announcement, Pennysaver advertisement and public events).
- **Public Kickoff:** A public meeting was held on August 29, 2017 to introduce the community to the project, provide an overview and gain feedback. Approximately 40 people attended the meeting.

- **Online Community Survey:** The survey was available on both the Town and Village websites for a period necessary to solicit a healthy response.
- **Joint Town/Village Workshop:** In October 2017 a joint meeting was held with the Evans Town Board and Angola Board of Trustees.
- **Youth Outreach:** Presentations were given at the Elementary, Middle, and High Schools with opportunities for the youth to give their own thoughts on the future of the Town and Village.
- **Public Meetings:** A second public meeting was held December 4, 2017 to ensure the plan was on the right track. The final public meeting was held on March 5, 2018 to review and comment on the draft goals and objectives.
- **Comment Period:** The final comment period is currently underway before the plan is finalized and placed before the Town and Village Board for adoption.

Based on the public input, the following elements highlight the major findings that lead to the development of specific actions items to carry out the goals and objectives of the plan.

- Revitalize **storefronts** on Main Street and other vacant/run-down buildings; encourage better **building and property maintenance**
- Recreate a **walkable village Main Street** with stores and family-friendly attractions (renovated movie theater, outdoor concerts, holiday events, etc.)
- Provide safe routes for **pedestrians and cyclists** that connect destinations (sidewalks, shoulders, bike lanes)
- Improve **road maintenance/conditions**
- Provide opportunities/activities to become a **year-round destination**
- Better utilization of **public waterfront** spaces to reinforce the vision of a year-round destination
- Improve **water access** and fishing opportunities
- Reinforce the **family-friendliness** of the community through available activities as well as by providing separation of spaces for various age groups
- Develop a **range of housing styles** geared towards young couples/families to sustain the community in existing developed areas
- Attract a **greater variety** of restaurants and shops
- Create a **sense of place and identity**; utilize wayfinding signage
- Identify **opportunities for growth** that take advantage of infrastructure and key locations

Due to the existing current public vision for the community and the tight turnaround time for the DRI application (6/1/18), the Village of Angola did not conduct a public meeting specific to the 2018 DRI application. However; the application was discussed at a Board Meeting (*see attached Resolution in section 7.1*) and the Village engaged with community stakeholders regarding the DRI submission and secured letters of support to demonstrate their commitment to Angola's Main Street Business District efforts (*Letters included as attachment 7.2*).

Additionally, the Village has identified the following individuals, representing a variety of interest groups and organizations, who are willing and ready to serve on the Local Planning Committee should the Village of Angola be selected as the 2018 Downtown Revitalization Initiative area:



NAME	TITLE/ORGANIZATION
John Wilson	Angola Village Trustee
Lori Szewczyk	Erie County IDA
Andy Yusick	Evans Zoning Board of Appeals
Carla Thompson	Lake Shore School Board
Donald Gallo	Angola Village Engineer
Douglas Czora	Chief of Police
Emmett Lonergan	Business Owner, Angola
Heather Leitten	Business Owner, Angola
Joan Houston	Historian
Marie Thorton	Erie County Dept. of Environment & Planning
Paul E. Michalec	Conservation Committee
Debra Wilson	Friends of the Village
Sabine Beckman	Evans Art Guild
Gifford Swyers	Angola Nickel Plate Depot Preservation Committee
William G. Houston	Angola Parks and Gazebo Committee
Tiger Schmittendorf	Fire Department
Robert Drago	Goya Foods Great Lakes

**8) Project List to Demonstrate Readiness:** Describe opportunities to build on the strengths described above by providing a list of transformative projects that will be ready for implementation with an infusion of DRI funds within the first one to two years (depending on the scope and complexity of the project) and which may leverage DRI funding with private investment or other funds. Such projects could address economic development, transportation, housing, and community development needs. While such projects should have demonstrated public support, it is recognized that projects will ultimately be vetted by the Local Planning Committee and the State. Explain how most projects proposed for DRI funding demonstrate their readiness for implementation.

With funding assistance through the DRI/Smart Growth Community Fund, the Village of Angola is prepared to implement a range of transformative projects within two years of award. The following projects are consistent with smart growth principles and community vision to capitalize on key assets – waterfront, cultural, rich history, and natural resources – to redefine the community as a year-round place to experience, visit and enjoy.

### **INFRASTRUCTURE AND CAPITAL PROJECTS**

Within the Village of Angola’s Main Street Business District, revitalization, redevelopment, and infill development are the key initiatives; as well as improving building conditions and facades to encourage further investment. These efforts serve several purposes: balancing rural character, creating more attractive and walkable core activity areas, and taking advantage of existing infrastructure.

#### **Building Reuse Plan/Feasibility Analysis (\$150,000):**

The Village of Angola Main Street Business District has numerous mixed-use and commercial buildings that have suffered from vacancy and underutilization. The repurposing of these properties is critical to the revitalization of the Main Street Business District. Funds will be utilized to hire a consultant to examine the physical assets in the Village Business District with an eye toward reuse. The study would include

historic and architectural analysis; building condition assessment; building code analysis; structural engineering study, proposed uses for the building that reflect the local market; green technology potential; funding strategies/potential investors, etc.

**Establish Main Street Business District Building Renovation Program (\$600,000)**

The Village of Angola is determined “moderately distressed” with 42.5% of Village residents of low-moderate income and 12.5% of residents living below the poverty level. The Village has experienced sustained physical deterioration, decay, neglect, and disinvestment and has several substandard buildings and vacant mixed-use structures.

The proposed Building Renovation Program (\$600,000) will make matching grants available for renovation of qualifying mixed-use buildings. The Village will contract with the Regional Development Corporation (RDC), the lending arm of the Erie County Industrial Development Agency (ECIDA) to administer matching grants (7.5% grant administration) of up to \$75,000 per building, not to exceed 75% of the total project costs in the Main Street Business District. Renovation projects that provide direct assistance to residential units may be awarded an additional \$25,000 per residential unit, up to a per building maximum of \$125,000, not to exceed 75% of the total project cost.

This Building Renovation Program can be leveraged with the County’s Commercial Center Improvement Program to maximize the benefit to the building owner and encourage significant public and private investment in the interior and exterior of these underutilized sites.

The following properties have been identified as potential beneficiaries of the Building Renovation Program:

- 15 North Main
- 42 North Main
- 48 North Main
- 66 North Main
- 77 North Main
- 29 Commercial Street
- 33 Commercial Street



**Main Street Business District Streetscape Improvements (\$1,000,000)**

Enhance and expand upon the streetscape improvements that were implemented beginning in 2002 as part of the Village Center Revitalization (VCR) plan. Public realm improvements such as street trees, decorative light poles/fixtures, wayfinding and other signage, on-street parking, sidewalks, bike lanes, pedestrian amenities, etc. These improvements will provide visual continuity throughout the Main Street Business District and will be coordinated in conjunction with Erie County’s reconstruction of North/South Main Street.

**ARTS, CULTURE AND TOURISM PROJECTS**

Investments in arts, culture, education and recreation are designed to improve a quality of life that will attract talented, educated people to live, work and invest in the community. With the following projects, the Village seeks to leverage its community assets to encourage quality, sustainable economic development that will attract private investment and create employment opportunities.

**Anchor Project - Establish Arts-based Incubator at Old Town Hall (\$500,000)**

The Old Town Hall located at 42 North Main Street in the heart of the Village Business District has remained vacant since the Town of Evans constructed a new Town Hall on Route 5 over 20 years ago. The building will be repurposed for use as an Arts Incubators to create a nurturing environment for small and emerging arts organizations by offering low-cost space and services. The incubator, which will be uniquely tailored to meet the needs of the community, will promote the physical co-location of arts groups focused on organizational development, the shared resources, the intensive technical assistance over a multi-year period, and the emphasis on collaboration.

The Evans/Angola Community has a strong arts community. The Evans Arts Guild is very active in the community and hosts an annual art show and southtowns art trail that attracts people from Erie, Niagara and Chautauqua County. The Lake Shore Central School District (2,355 students), which serves the communities of Evans, Angola, Brant, Farnham, Eden and the Cattaraugus Indian Reservation, has impressive visual and performing arts programs. The Arts Incubator will appeal to a diverse population of varying ages and cultural backgrounds.



## **New Angola Theater Enhancement Project (\$150,000)**

The theater's closure in 1995 contributed to a negative impact on the business community and quality of life of the residents of the Angola community. In 2001, the Claddagh Commission, with a desire to give something back to the community which embraced it, and at the same time provide meaningful work opportunities for the individuals they serve, purchased, restored and reopened the vacant theater in 2002. With the merger between Sasi and the Claddagh Commission in 2016, the theater is now an enterprise of Sasi, a fellow nonprofit agency that provides services to individuals with developmental disabilities.

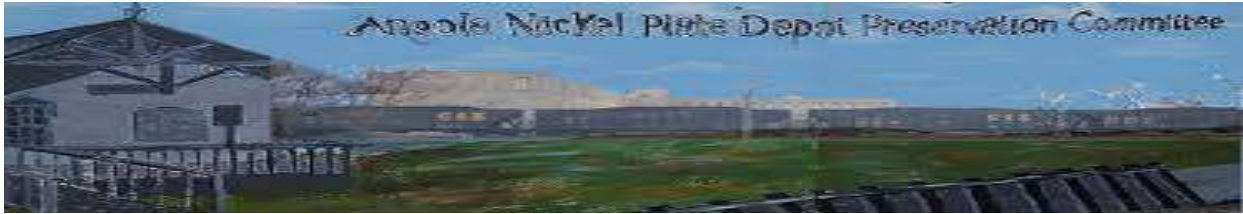
Today, the theater presents first-run films, serving communities surrounding the Village of Angola and beyond. It also provides meaningful employment to individuals with disabilities who tend to the theater's patrons, operations and maintenance. The theater operates on a limited basis (Monday, Friday & Saturday – 7 p.m.; Sunday – 2 p.m.; Tuesday – 10.30 a.m.) and occasional special events. With some upgrades to the facility and an updated business model, the theater could diversify and enhance its offerings as well as providing additional job opportunities. Enhanced program offerings could include:

- **Live Music** – open mic and talent shows where audience members who are amateur performers or professionals want to try out new material or plug an upcoming show are given the opportunity to perform onstage. Typically, as the name suggests, the performer is provided with a microphone which is plugged into a PA system to make the individual's performance loud enough for the audience to hear. Often the performers sign up in advance for a time slot with the host or MC, typically an experienced performer or the venue manager or owner.
- **Theater Groups/Summer Camps** – Community Theatre is usually coordinated by a not-for-profit organization, such as the Lake Shore Community Players, created for the promotion and encouragement of the theatrical arts as well as for the personal enjoyment of its members. The group offers myriad activities that provide its members with a variety of experiences in the performing arts. Theatrical Summer Camps are popular and appeal to middle and high school students.
- **Special Needs Improv Program** - Improv classes are an excellent forum for youth and adults to gain confidence, build social skills, practice life skills, and have fun. In programs such as Building Connections, student improv provides a wonderful opportunity for personal growth in a safe environment. Participants can gain a wide variety of benefits from taking classes, including expressive language gains, increased confidence, improved social skills, a decrease in negative behaviors, and an increase in self-expression. Adult students report similar benefits. While improv has significant therapeutic applications, most importantly, these classes provide students with an opportunity to excel, have fun, and express themselves.





## Nickel Plate Railroad Depot Relocation and Restoration Project (\$675,670)



This project will relocate and renovate the last remaining 1882 Nickel Plate Depot in New York State. The Village of Angola will utilize **\$364,500** in state grant funds relocate the depot to its new permanent location at 161 South Main Street, and to support the renovation and restoration of the vacant, dilapidated building for use as a history center/museum. The Village purchased the lot at 161 South Main Street with funding from local civic organizations.

Specifically, funds will be used to place the Depot structure on a concrete footer; install utilities (sewer, water & electric) and major renovation including, structural improvements; replace windows, doors and roof; insulation; install handicapped accessible restroom; ceilings and floor repair; interior repairs and painting; and miscellaneous historic restoration. The project will also include site work such as installing a concrete walkway, grading, seeding, and landscaping. The property dimensions are 150 frontage on South Main Street by 90 feet in depth. The building is a 1,300 square foot single story made of wood construction.



The Depot building, which is over 100 years old, has been languishing at its temporary site (South Main Street Fire Station) since 1991 waiting for a permanent location to be secured. Due to the age, condition and historical significance of the building, renovation costs (**\$1,040,170**) exceed the funding secured through Restore NY and other sources. (*see bid costs in attachment 8.1*). The Village, spearheaded by the Angola Nickel Plate Depot Preservation Committee, has been actively involved in efforts to save and restore the depot for almost three (3) decades.

The Angola Nickel Plate Depot relocation and renovation project will **directly result** in the following:

- Renovation of the currently vacant and dilapidated 1,300 square foot 1882 depot;
- Creation of a history center/museum that will attract approximately 3,000 visitors the first two years, with potential for exponential growth;
- Add approximately \$32,000 of direct expenditures to the local economy in the first full year of operation with potential for exponential growth;
- Add to the local and cultural and historic assets inventory; and
- Provide interactive local transportation history to approximately 5,000 students in the Lake Shore, Eden and North Collins school districts.

### **Tourism Promotion and Marketing Program (\$30,000)**

The Village of Angola's tourism potential is due in large part due to its strategic location between the Lake Erie Shoreline to the west and agriculturally rich communities to the south and east, as well as unique community assets (developed and undeveloped). The proposed investments in infrastructure and capital projects such as the Depot History Center and related railroad history assets, agritourism, theater/performing arts, shopping, dining and festivals/events will further enhance and expand the Village of Angola's tourism program.

The proposed Plan will examine issues and opportunities from a tourism perspective and provide a detailed action plan for developing and retaining a sustainable tourism and marketing program that can be implemented in phases as future infrastructure and assets are developed in the Village Main Street Business District and surrounding region.

The proposed priority projects referenced above will leverage public and private funding to achieve the following:

- Improve the Village of Angola's competitive edge;
- Define a sense of place – blend old and new assets to reinforce the Village's unique history;
- Attract new and visiting populations;
- Attract a variety of new business to create a sense of vibrancy and improve the tax base;
- Integrate the visions of community and business leaders;
- Improve quality of life that will attract talented, educated people to the community; and
- Contribute to the development of a skilled workforce through education and enrichment.

**9) Administrative Capacity.** Describe the extent of the existing local administrative capacity to manage this initiative, including potential oversight of concurrent contracts once projects are selected for award.

The Angola Board of Trustees, legislative body for the Village, consists of the Mayor, Deputy-Mayor and three Trustees. The Village Board has been actively engaged in the Comprehensive Planning process and fully supports the recommendations and action contained in the DRI Application, as referenced by a resolution that was unanimously adopted the May 14, 2017 Council meeting.

The following Village Departments will be instrumental to the development and implementation of the Main Street Business District Strategic Investment Plan:

**Village Clerk-Treasurer:** This department consists of a full-time Clerk and Deputy Clerk and a part-time administrative assistant. This office is responsible for overseeing and maintaining all financial records for the Village, including grant contracts and procurement records.

**Department of Public Works:** Responsible for matters relating to the construction, management, maintenance and operation of physical properties within the function of the DPW.

**Planning Commission:** The PC is an advisory board composed of six (6) citizens appointed by the Mayor to serve a three (3) year term. The Planning Board has final agency authority on land use

applications as well as acting in an advisory capacity to the Board of Trustees on other land use matter.

**Zoning Board:** The ZB is an advisory board comprised of three (3) citizens appointed by the Mayor to serve 4-year term. The ZB is responsible for interpreting the zoning ordinance or local law and grant variances.

**Building Inspector – Code Enforcement:** This department consists of one (1) part-time inspector responsible for all aspects of the applicable Village codes.

**Assessor’s Office:** The Village of Angola has a shared service arrangement with the Town of Evans Assessor, providing access to the Town/Village property assessment roll, as well as parcel inventory and information.

**Engineering Consultant:** The Village contracts with Donald Gallo for engineering services on an as needed basis. Donald is a licensed engineer with vast experience with municipal projects.

**Village Historian:** This part-time volunteer is appointed annually by the Village Board of Trustees. The current appointee, Joan Houston, has held the position for 21 years working to collect and preserve documents and artifacts relating to the Village of Angola’s history and to make this information available to residents and visitors interested in the history.

**Grants Consultant:** The Village contracts with the ECIDA for Grants services on an as needed basis to secure and administer state, federal and local grant funding for community improvement projects. The ECIDA’s Director of Grants Lori Szewczyk has vast experience serving municipal, private, and non-profit organizations in grant and loan financing. Ms. Szewczyk served as the Director of Community Development for the Town of Evans and Village of Angola for 14 years prior to joining the ECIDA staff in 2016.

The Village of Angola has a proven track record of successfully administering grant funds for a variety of community projects, including:

Source	Project	Amount	Date Completed
NYS Restore NY	Nickel Plate Depot restoration project	\$299,500	In progress
<i>DASNY</i>	Nickel Plate Depot restoration project	\$50,000	In progress
<i>Erie County CDBG Smart Growth Fund</i>	Playground and accessibility improvements at Herman Park	\$116,500	2017

<i>NYS Parks, Recreation &amp; Historic Preservation</i>	Parks Improvement Project at Kenneth J. Herman, Sr. Park	\$31,670	2011
<i>Erie County CDBG</i>	Master Plan update	\$15,000	2018
<i>NYS DEC Urban and Community Forestry Grant</i>	Replacing dead and dying trees throughout the Village	\$8,410	2016
HUD-CDBG	Numerous waterline projects in and around the Village business district	\$600,000	2010-2017

The Village of Angola is a small municipality with limited financial and human resources. Although the Village successfully administered numerous public improvement projects, we acknowledge that implementing several overlapping projects within two to three years would be challenging. Therefore; if selected for DRI funding, the Village would contract with a qualified **consultant for grant management/administration**. If not eligible under the DRI, consultant fees would be supported by the Village as part of local commitment to the DRI project.

Upon notification of DRI award, the Village will issue a public RFP for consulting services (*see draft RFP in attachment 9.1*) to provide management expertise to help implement/administer DRI projects. Contracting with a consulting firm will allow the Village to access a diverse skillset (planners, urban designers, and grant professionals) to help Angola shape the core elements of the Main Street Business District Revitalization Initiative that will result in a more livable, sustainable, and resilient community.

**10) Other.** Provide any other information that informs the nomination of this downtown for a DRI award.

The Village of Angola is poised and ready to correct many of the deficiencies that have been a hinderance to sustainable economic growth and community revitalization. Should the Village be offered this tremendous funding opportunity, our leadership, community organization and residents will work together to accomplish wonderful things for our beautiful Village - just as we have many times in the past. We may be small, but we are mighty and determined to achieve our goals. Thank you for your kind consideration.

\*Don't forget to attach a map that clearly delineates the proposed DRI Area. (See item 1.)

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## EMAIL SUBMISSION ADDRESS

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Please submit your application as a Word Document to the Regional Council for your region.

Western New York [NYS-WNY-REDC@esd.ny.gov](mailto:NYS-WNY-REDC@esd.ny.gov)

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