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RENAISSANCE COMMERCE PARK BACKGROUND

Erie County (“County”) and the Industrial Land Development Corporation (“ILDC”) began redevelopment of the former Bethlehem Steel site, now known as Renaissance Commerce Park, in 2017 when the ILDC partnered with Erie County to purchase 150 acres along Route 5, from Tecumseh Redevelopment (“Tecumseh”). The ILDC is the land development arm of the Erie County Industrial Development Agency (“ECIDA”).

Renaissance Commerce Park has already secured its first two tenants, as a result of sustained and diligent efforts by Erie County, the ILDC and the City of Lackawanna:

- Local cleaning products manufacturer TMP Technologies purchased 28 acres for its new 280,000 sq. ft. manufacturing facility on the site in 2019, and opened its doors in 2021. The \$20 million facility will employ 130 full-time workers when fully operational.
- Uniland Development broke ground on a 150,000 sq. ft. manufacturing/warehouse spec building in October 2021, with an expected completion of the facility by Summer of 2022. Uniland’s \$14.5 million private investment in the City of Lackawanna and Erie County will be home to multiple businesses, and address the high demand for “spec” space in Erie County.

The County and ILDC recently completed negotiations for the purchase of an additional 80 acres on the site from Tecumseh to jump start the second phase of the redevelopment plans for the property as these parcels are added to the existing 150 acres in the commerce park.

Erie County and ILDC Property Milestones:

2017-2019

- Purchased 140 acres along Route 5 from Tecumseh Steel, to redevelop into future Renaissance Commerce Park
- Relocated rail lines to benefit existing and future businesses on the site
- Public meeting to collect input regarding DGEIS scoping document
- Completed Phase I of the multi-use Shoreline Trail bike pathway along Route 5
- Completed infrastructure masterplan of the property, creating a roadmap for redevelopment
- ILDC and Erie County began marketing and outreach efforts for the site
- Negotiated with cleaning products manufacturer TMP Technologies for the purchase of 28 acres, to build their new 280,000 sq. ft. manufacturing facility on property
- Completed remediation under the NYS DEC Brownfield Cleanup Program

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2020

- Follow-up Public Meeting for final DGEIS document
- Completed construction of the Dona Street Extension, the first new public road on the site in decades
- TMP Technologies breaks ground on its facility
- Completed Environmental Study for Phase II Shoreline Trail bike path extension
- Erie County and ILDC began negotiations for additional 80-acre purchase just south of Dona Street Extension
- Engineering and design completed for water and sewer extensions at Odell and Dona Streets

2021

- TMP Technologies construction is completed and facility becomes operational
- The new name of the site is announced: “Renaissance Commerce Park”
- Completed purchase agreement for additional 80 acres of land along Route 5 to extend Renaissance Commerce Park to the south
- Negotiated with Uniland for their purchase of 10 acres to build their 150,000 sq. ft. spec manufacturing/warehouse facility on property
- Completed Phase II masterplan of Shoreline Trail, which proposes an extension of the bike path connecting south from Dona Street Extension to Woodlawn Beach as part of 80-acre addition to RCP

The County and ILDC continues efforts to market these new parcels to companies looking to expand or move to the property creating additional economic investment and job creation for the County.

The Erie County Industrial Development Agency is a public benefit corporation sanctioned by the State of New York to offer tax incentives to qualified businesses, and is dedicated to furthering economic development, adaptive reuse of qualified properties, job creation and ensuring a thriving business environment in Erie County. The staff of the ECIDA are not employees of the City of Buffalo, the County of Erie, or the State of New York. The ECIDA does not receive operating funds from taxpayer revenues. The ECIDA receives its operating funds by collecting fees from businesses that enter into contracts with the Agency, from investments, and from loan fees.

The Industrial Land Development Corporation, or ILDC, is the land development services and bond issuance arm of the ECIDA. The ILDC is overseen by a separate Board of Directors, Chaired by Erie County Executive Mark C. Poloncarz.

For more information, visit www.ecidany.com

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