

Riviera Theatre Phase 4 – Backstage & Dressing Room Addition



Prepared For:

Niagara River Greenway Commission
Niagara County Legislature
Parks, Recreation and Tourism Ad Hoc Committee

Submitted By:

The Riviera Theatre and Organ Preservation Society, Inc.
67 Webster Street
North Tonawanda, NY 14120

Date of Submission:

June 22, 2026

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Niagara River Greenway Commission

Consultation and Review Form

Date of Submittal:

6/22/2026

Project Registration Number (office use only)

Type of Review Required (please check one):

- ☒ **Mandatory Consultation for proposals seeking Greenway Funding**
☐ **Voluntary Review and/or Endorsement for proposals not seeking Greenway Funding**

PROJECT SPONSOR INFORMATION

Name:	The Riviera Theatre and Organ Preservation Society
Mailing Address:	67 Webster Street, North Tonawanda
State:	New York
Zip Code:	14120
Federal ID#:	23-7120944
Charities Registration #:	01-56-62

PROJECT TYPE (Please check only ONE)

- ☐ Trail Development / Improvement
☒ Interpretation / Cultural Monuments
☐ Ecosystem / Riparian Habitat Restoration
☐ Stewardship
☐ Niagara River Greenway Placemaking / Public Access / Wayfinding

FUNDING COMMITTEE

- ☒ Host Community Standing Committee
☐ Ecological Standing Committee
☐ Buffalo and Erie County Standing Committee
☐ State Parks Standing Committee
☐ Unsure at this time / N/A

TOTAL AMOUNT REQUESTED

\$175,000

ADDITIONAL FUNDING FROM OTHER SOURCES

Source	Amount
Riviera Theatre – Operating Surplus (Secured Cash)	\$150,000
NYSCA (Awarded – 50% Match)	\$781,000
New York Power Authority (NYPA) — Power Proceeds (Application Accepted / Pending Board Approval)	\$350,000
M&T Bank – Bridge/Construction Financing (as needed)	Up to balance of project cost

**Required operations and maintenance plan attached*

PROJECT INFORMATION

Project Name:	Accessible Backstage & Dressing Room Addition
Location (include GPS coordinates if possible):	Riviera Theatre , — 43.0237453, -78.8770986
Project Site Address:	67 Webster Street, North Tonawanda
State:	NY
Zip Code:	14120
Minor Civil Division(s):	City of North Tonawanda
County:	Niagara
Project Proponent Property Interest (own, lease, easement or other):	Own

AUTHORIZED OFFICIAL

Name:	David Fillenwarth
Title:	Executive Director
Business Address:	67 Webster Street, North Tonawanda
State:	NY

Zip Code:	14120
Work Number:	716.692.2413 ext 410
Cell Number:	
E-Mail Address:	executivedirector@rivieratheatre.org

PROJECT POINT OF CONTACT

Name:	Christopher Mahiques
Title:	Controller & Human Resources
Organization / Firm:	Riviera Theatre
Business Address:	67 Webster Street, North Tonawanda
State:	NY
Zip Code:	14120
Work Number:	716-692-2413
Cell Number:	
E-Mail Address:	cmahiques@rivieratheatre.org

PROJECT NARRATIVE

1. In a brief paragraph, describe the project and its purpose, how and when it will be accomplished, and why it is important.

The Riviera Theatre and Organ Preservation Society, Inc. proposes construction of a 2,300-square-foot, ADA-accessible backstage and dressing room addition at its historic 1926 venue in downtown North Tonawanda, representing Phase 4 of the Theatre's multi-phase capital expansion initiative. Earlier phases included feasibility and design work (Phase 1), acquisition of adjacent property at 71 Webster Street (Phase 2), and expanded patron amenities including upgraded public restrooms (Phase 3), which received prior Niagara County support. Listed on the National Register of Historic Places, the Riviera draws more than 100,000 visitors annually from Western New York, Southern Ontario, Pennsylvania, and Ohio, presents more than 125 performances each year, and anchors the cultural and economic life of downtown North Tonawanda along the Niagara River and Erie Canal corridor. Central to its identity is the Mighty Wurlitzer Theatre Organ, built directly into the historic structure, showcased before every performance, and featured in free public concerts that reflect the Theatre's enduring commitment to regional heritage. Phase 4 addresses the single infrastructure gap limiting the Theatre's ability to fulfill this cultural mission. The existing dressing rooms occupy a below-grade basement reachable only by a steep staircase, with no accessible route, making them unusable for performers with mobility limitations and inadequate for the professional standards required by larger touring productions. This phase will replace those undersized, flood-prone spaces with four modern dressing rooms, ADA-accessible restrooms and showers, and shared artist support space at stage level, directly connected to the performance area without stairs. The new facilities will serve performing artists exclusively; the public benefit is realized through expanded programming, as accessible backstage infrastructure allows the Riviera to attract larger ensembles, more diverse touring companies, and a broader range of productions for the regional audiences the Greenway corridor serves. Construction will begin in August 2026 and conclude by April 2027.

2. Referring to the Niagara River Greenway Plan, clearly document and describe how the proposed project will advance the Niagara River Greenway vision including the goals, principles, and criteria that define that vision.

The Riviera Theatre Phase 4, Accessible Backstage and Dressing Room Addition, advances the Niagara River Greenway vision and demonstrates consistency with the Principles, Goals, and Criteria set forth in the Niagara River Greenway Plan (2007) and the procedures established under Niagara County Legislature Resolution IL-044-08.

Greenway Vision

The Niagara River Greenway Plan defines its vision as "a world-class corridor of places, parks and landscapes that celebrates and interprets our unique natural, cultural, recreational, scenic and heritage resources and provides access to and connections between these important resources while giving rise

to economic opportunities for the region" (Greenway Plan, page 19). The Riviera Theatre is among the most significant cultural assets within the Greenway Focus Area. As a 1926 historic landmark drawing more than 100,000 visitors annually to the Niagara River and Erie Canal corridor, it embodies this vision directly. It is a place of heritage, cultural celebration, and economic vitality. Phase 4 ensures this asset can continue fulfilling that role for decades to come.

Principles (Greenway Plan, pages 21-22)

Excellence: The Greenway Plan states that existing Greenway resources are globally significant and that Greenway projects will meet world-class standards. This project replaces outdated, flood-prone basement dressing rooms with a purpose-built, ADA-compliant addition designed by CJS Architects with full engineering support across structural, mechanical, electrical, and civil disciplines. The design meets current building codes, accessibility standards, and the historic preservation requirements of the New York State Historic Preservation Office, which has issued a determination of No Adverse Impact. The result will be a facility that meets the performance standards expected of a regional cultural anchor.

Sustainability: The Plan calls for the Greenway to promote ecological, economic, and physical sustainability for long-term viability and effectiveness. This project extends the operational life of a nearly 100-year-old landmark by eliminating a recurring vulnerability: flood-prone basement facilities that create ongoing maintenance burdens and limit programming capacity. By investing in durable new infrastructure, the Riviera Theatre demonstrates the long-term stewardship the Plan envisions. Following completion, the Board of Directors plans to establish a dedicated facilities reserve to support continued maintenance and preservation of the facility.

Accessibility: The Greenway Plan defines accessibility as providing and increasing physical and visual access for a full range of users, including youth, seniors, and persons with special needs. This project delivers a direct and material improvement in accessibility for performing artists, and by extension for the audiences whose cultural experience depends on the quality and diversity of the programming those artists make possible.

The Riviera Theatre's existing dressing rooms are located in a below-grade basement that can be reached only by a steep staircase. There is no accessible route to these facilities from the stage or from the building's exterior. Performers who use wheelchairs, walkers, or other mobility aids, as well as older artists for whom stair access presents a safety concern, cannot use the current facilities. This barrier directly limits which productions and ensembles the Theatre can host, and therefore limits the cultural programming available to the more than 100,000 visitors who travel to the Niagara River and Erie Canal corridor each year to attend performances.

The proposed addition eliminates this barrier entirely. Four ADA-compliant dressing rooms, accessible restrooms and showers, and shared artist support space will be constructed at stage level, with direct interior connection to the performance area. No stairs will be required at any point in the backstage circulation path. Every performer, regardless of physical ability, will have full access to

professional-quality facilities appropriate to a regional cultural venue of this caliber.

This improvement is consistent with the Greenway Plan's accessibility principle in its fullest sense: it expands the range of people who can participate in the cultural life of the corridor, both as artists and as audience members who benefit from a broader and more inclusive programming roster.

It should be noted that the restrooms and shower facilities within the new addition will serve performing artists and production personnel exclusively. Public restroom facilities serving Theatre patrons were upgraded in an earlier phase of the capital program and are not part of this scope. The public benefit of this project is realized through programming: by removing the accessibility barriers that restrict which artists and productions can perform at the Riviera, the addition directly expands the cultural offerings available to the regional public that the Greenway serves.

Ecological Integrity: The project is confined to a previously developed urban parcel. Construction will not affect wetlands, waterways, or sensitive habitats. Standard erosion and sediment control measures will be employed during construction to prevent off-site runoff impacts. No ecological resources are present at the site, and no significant adverse environmental impacts are anticipated.

Public Well-Being: The Plan calls for the Greenway to promote physical and emotional wellness through the experience it offers the public. The Riviera Theatre hosts more than 125 performances annually and serves over 100,000 visitors each year. The backstage addition expands the theatre's capacity to host larger and more diverse touring productions, directly increasing the cultural programming available to the regional public. Improved performer health and safety conditions also reflect the principle's emphasis on well-being.

Connectivity: The Plan describes connectivity as increasing access and promoting connections to related corridors and resources across the region. The Riviera Theatre functions as a destination that draws residents and visitors into the Niagara River and Erie Canal corridor, supporting the broader circulation and access goals of the Greenway. Its continued growth strengthens the network of cultural destinations that give the corridor its identity.

Restoration: The Greenway Plan calls for the revitalization of existing urban centers along the corridor. This project contributes directly to the ongoing revitalization of downtown North Tonawanda, consistent with the City's 2022 Downtown Revitalization Initiative and its Comprehensive Plan 2025-2045. It rehabilitates and expands an existing historic facility rather than developing previously undisturbed land.

The project also reflects a deliberate stewardship decision regarding the existing below-grade dressing rooms. Rather than abandoning this space, the Riviera Theatre has planned from the outset to repurpose it as a dedicated workshop and meeting area for the volunteer crew responsible for maintaining and operating the historic Mighty Wurlitzer Theatre Organ. This volunteer team, numbering between 150 and 200 individuals, performs weekly maintenance on an instrument whose pipes and mechanical components are built into the fabric of the historic building. Their work is essential to preserving one of

the most distinctive cultural heritage assets along the Greenway corridor. The existing basement space, while no longer suitable for performer use due to accessibility, flooding, and moisture constraints, is well suited to the lower-frequency, maintenance-focused activity of the organ crew. This reuse ensures that every part of the historic facility continues to serve the Theatre's mission following project completion, and that the community of volunteers whose sustained effort sustains the organ has a permanent, dedicated home within the building they have served for decades.

Authenticity: The Plan states that projects should have a connection to the character, culture, and history of their location. The Riviera Theatre is a 1926 historic venue that has been a cultural cornerstone of North Tonawanda for a century. The proposed addition is designed to preserve the building's historic character while modernizing essential infrastructure, maintaining the authentic identity of the venue while enabling it to serve contemporary audiences and performers.

Celebration: The Greenway Plan calls for celebrating local history, diversity, and cultural resources, and for projects that support education, interpretation, and shared experiences. The Riviera Theatre is among the most complete expressions of this principle anywhere along the corridor. Built in 1926 and listed on the National Register of Historic Places, it is an authentic piece of regional heritage that has served the communities of the Niagara River and Erie Canal corridor for nearly 100 years.

The Theatre's cultural significance extends beyond its architecture. The Mighty Wurlitzer Theatre Organ, whose pipes and mechanical components are built into the fabric of the building itself, is a celebrated heritage artifact that draws dedicated audiences from across the region and beyond. The organ is presented before every public performance, and the Theatre hosts a recurring series of free public organ concerts and silent film events that reflect the venue's founding mission and honor the history of the American movie palace. A dedicated volunteer crew of 150 to 200 individuals maintains the organ on a weekly basis, representing a sustained community commitment to cultural preservation that has endured for decades.

Upon completion of the new backstage addition, the existing below-grade dressing rooms will be repurposed as a dedicated workshop and meeting space for this volunteer organ crew, ensuring that no part of the historic facility goes unused and that the stewardship of the organ continues uninterrupted. This planned reuse reflects the full integration of preservation and programming that defines the Theatre's identity.

The proposed addition directly advances the Celebration principle by removing the single greatest barrier to the Theatre's ability to host the range and caliber of touring productions its regional audience deserves. With modern, ADA-accessible backstage facilities, the Riviera can present larger ensembles, more culturally diverse touring companies, multi-artist productions, and programming that is currently out of reach due to inadequate backstage infrastructure. . Every additional performance, every new touring company, and every expanded program is an act of celebration: a celebration of the heritage of this corridor, the vitality of the communities along it, and the enduring value of shared cultural

experience.

Partnerships: The Plan calls for cooperation and reciprocal relationships to achieve coordination across the Greenway. This project reflects active partnerships with the City of North Tonawanda (municipal review and support), Lumber City Development Corporation (community development endorsement), CJS Architects and engineering consultants (design and construction administration), M&T Bank (bridge financing), and the New York State Council on the Arts (pending grant support). The project also benefits from the Riviera's network of 150 to 200 volunteers and its active Board of Directors.

Community Based: The Plan calls for greenway planning to reflect the preferences and plans of local communities. The Riviera Theatre is identified by name in the City of North Tonawanda's 2022 Downtown Revitalization Initiative as a priority institution for expansion and investment. The project has received formal letters of support from Mayor Austin Tylec of the City of North Tonawanda and Laura Wilson of Lumber City Development Corporation. It proceeds through required municipal review processes including Site Plan Review, Historic Preservation Commission approval, and building permitting.

Goals (Greenway Plan, pages 23-25)

Improve Access: The project improves accessibility for performers of all abilities by relocating dressing rooms from inaccessible basement space to a fully ADA-compliant addition at stage level. This directly improves access to the region's foremost cultural venue for a broader range of performers and productions.

Make Connections: The Riviera Theatre functions as a connector within the Greenway corridor, drawing visitors from across the region and beyond to North Tonawanda's waterfront and downtown. Strengthening its infrastructure deepens the experiential and physical connections the Greenway seeks to foster between destinations, communities, and cultural resources along the corridor.

Protect and Restore Environmental Systems: The project does not impact natural resources. Construction is confined to a previously developed urban parcel. Erosion and sediment controls will be employed throughout the construction period. The addition replaces flood-prone infrastructure, reducing the moisture and drainage vulnerabilities that have affected the existing facility.

Celebrate History and Heritage: The Riviera Theatre is one of the Greenway corridor's most authentic and celebrated heritage assets. Modernizing its backstage infrastructure ensures it can continue to present world-class cultural programming that celebrates the history and heritage of the Niagara River and Erie Canal corridor for current and future generations.

Spark Revitalization and Renewal: The Plan recognizes that the Greenway can spark revitalization in cities and communities along the corridor through sustainable development, tourism, and improved quality of life. This project directly supports downtown North Tonawanda revitalization, consistent with

the 2022 DRI, by investing in a cultural anchor that drives year-round tourism and economic activity. As the Plan states, economic prosperity is the natural outcome of making improvements that further the other goals of the Greenway.

Promote Long Term Sustainability: The Plan specifically calls for continued investment in existing resources and assets to ensure they remain functional and attractive. The Riviera Theatre is exactly the kind of existing Greenway asset the Plan describes. Phase 4 addresses a longstanding infrastructure deficiency and establishes a more sustainable operational foundation for the next century of the theatre's service to the region.

Extend Olmsted's Legacy: Frederick Law Olmsted envisioned the Niagara River corridor not merely as a chain of parks and open spaces, but as a connected network of places, natural, civic, and cultural, that together would enrich the quality of life for all who live along and visit the river. His vision was fundamentally about access: access to beauty, to shared experience, and to the resources that sustain communities across generations. The Greenway Plan honors this vision by calling for the integration of open space, cultural resources, and public access across the corridor at a regional scale.

The Riviera Theatre is precisely the kind of cultural institution Olmsted's vision encompassed. It is a historic public gathering place, listed on the National Register of Historic Places, that has drawn the residents of the Niagara River and Erie Canal corridor together for nearly 100 years. It is home to the Mighty Wurlitzer Theatre Organ, one of the most historically significant instruments of its kind still in regular public performance in the United States, and a heritage resource with no equivalent in the region. It is a destination that draws more than 100,000 visitors annually into the heart of a Greenway host community, reinforcing the network of cultural and economic connections that give the corridor its regional identity.

Preserving and strengthening the Riviera Theatre by completing the backstage addition that makes it possible to attract the full range of productions its stage was built to host directly advances Olmsted's legacy of accessible, high-quality public cultural resources along the Niagara River. Phase 4 is not a facilities project. It is the investment that ensures this cultural landmark remains fully operational and fully accessible for the next 100 years of service to the corridor and the region.

Criteria — Niagara County Ad Hoc Committee (Resolution IL-044-08)

1. Consistency with the Niagara Greenway Plan: Addressed in full above. The project is consistent with all applicable Principles, Goals, and Criteria of the Niagara River Greenway Plan (2007).
2. Operation and Maintenance Plan Feasibility: The Riviera Theatre has an experienced Facilities Manager and operations staff currently maintaining the historic building, mechanical systems, and public spaces. The addition will be incorporated into existing maintenance structures and service contracts. A dedicated facilities reserve will be established following project completion. A full Operations and Maintenance Plan is included as Attachment 7.

3. **Engineering Feasibility:** The project is designed by CJS Architects with full structural, MEP, and civil engineering support from Trego Engineers and Buffalo Engineering, P.C. Construction documents are in progress. The project has received a No Adverse Impact determination from SHPO and is proceeding through municipal Site Plan Review and Historic Preservation Commission approval. Construction is scheduled to begin August 2026 with an April 2027 completion date.
4. **Certification Effectiveness:** The project will deliver four ADA-compliant dressing rooms, accessible restrooms and showers, and shared artist support space directly connected to the stage. These improvements eliminate the primary barrier to accessibility and expand the theatre's ability to host a wider range and larger scale of touring productions, directly increasing the cultural programming available to regional residents and visitors.
5. **Availability of Matching Funds:** The Riviera Theatre has \$150,000 in secured operating surplus on hand as matching funds. The New York State Council on the Arts has awarded a capital grant of \$781,000 to the project, which together with the secured operating surplus represents the majority of the total project cost. The New York Power Authority Western New York Power Proceeds program has accepted the Theatre's application for \$350,000, with board approval pending. M&T Bank has expressed willingness to provide bridge financing to ensure cash flow during construction. Contractor estimates from multiple vendors across all major trades have been obtained and are included as supporting attachments.
6. **Economic Viability:** The Riviera Theatre hosts more than 125 performances annually, attracts over 100,000 visitors per year, and generates sufficient earned revenue to sustain a multi-phase capital improvement program. Its economic impact supports downtown businesses, drives year-round tourism, and contributes to the vitality of the Niagara River and Erie Canal corridor. The theatre's strong attendance and revenue performance demonstrate the sustained public demand that makes this investment viable.
7. **Environmental Soundness:** The project is located on a previously developed urban parcel. No wetlands, waterways, significant habitats, or rare, threatened, or endangered species are present. SHPO has issued a No Adverse Impact determination. The project is anticipated to qualify as a Type II or Unlisted action under SEQRA with minimal environmental impact, subject to final municipal determination. A full SEQRA applicability statement is included as Attachment 6.
8. **Clear Benefits:** The project delivers ADA-compliant performer facilities that expand access for performers of all abilities; increases the theatre's capacity to host larger and more diverse touring productions; supports regional tourism and economic activity; preserves a 1926 historic landmark; and reinforces the cultural vitality of the Niagara River and Erie Canal corridor for the more than 100,000 visitors the theatre serves each year.

Additional Review Points (Resolution IL-044-08)

The Committee's resolution identifies specific points for review. The Riviera Theatre project addresses these as follows: it serves strong regional facility usage with over 100,000 annual visitors; it is identified in the 2022 DRI and the 2025-2045 Comprehensive Plan as a local and regional priority; it has sponsors and local support including the Mayor of North Tonawanda and Lumber City Development Corporation; it contributes to heritage, cultural, and ecological tourism; it involves the restoration of an existing historic building; and the recreation/tourism fund investment leverages NYSCA funding, secured operating funds, and bank financing, multiplying the impact of the County's investment.

3. Define the budget for the total proposed project and include costs for the following:

Total Project Cost: \$1,563,427.00

Planning / Design (Secured — Riviera Theatre Operating Surplus)

Item	Amount
Architectural and Engineering Design Services — CJS Architects and associated consultants (Trego Engineers, Buffalo Engineering, P.C.), covering construction documents, bidding administration, site supervision, SHPO coordination, and project closeout. Contract is executed and multiyear.	\$123,150.00
Planning Subtotal	\$123,150.00

Note: Design and engineering funds are fully secured from the Riviera Theatre's operating surplus. The contract with CJS Architects and associated engineering consultants is executed and in progress.

Construction (Anticipated)

Item	Explanation	Amount	Status
Demolition and Site Preparation	Site preparation and removal of existing structures to prepare the building footprint for the new addition.	\$45,000	Anticipated
Hard Costs incl. Contingency	Construction of the 2,300 SF ADA-accessible backstage and dressing room addition, including all structural, mechanical, electrical,	\$1,295,277	Anticipated

	plumbing, and building envelope work.		
Infrastructure Costs	Utility connections and stage access improvements required to fully integrate the new addition with the existing historic facility.	\$45,000	Anticipated
Furniture, Fixtures and Equipment	Built-in dressing room fixtures, theatrical lighting, and millwork.	\$25,000	Anticipated
Soft Costs incl. Contingency	Permitting fees, inspections, testing, and project contingency reserve.	\$30,000	Anticipated
Construction Subtotal		\$1,440,277	

Construction Detail

The hard costs figure of \$1,295,277 encompasses all construction trades including general conditions, site work, concrete and foundations, masonry, structural steel, carpentry, roofing, doors and windows, finishes, specialties, equipment, fire suppression, plumbing, HVAC, and electrical. Competitive contractor estimates have been obtained from multiple vendors across all major trades. A detailed trade-by-trade contractor estimates summary and the BRD Construction budget package dated December 8, 2025 are included as Attachments 9 and 10 respectively. The project will be competitively bid prior to construction commencement in August 2026.

Funding Sources

Source	Amount	Status
Riviera Theatre — Operating Surplus	\$150,000	Secured / On Hand
New York State Council on the Arts (NYSCA)	\$781,000	Awarded

New York Power Authority (NYPA) — Power Proceeds	\$350,000	Application Accepted / Pending Board Approval
Niagara River Greenway — Host Community Standing Committee	\$175,000	Requested
M&T Bank — Bridge/Construction Financing	Balance as needed	Commitment in place
Total	\$1,563,427	

The \$150,000 in operating surplus is fully secured and available. The Riviera Theatre maintains an established banking relationship with M&T Bank, which has expressed willingness to provide short-term bridge financing to ensure adequate cash flow while grant reimbursements are processed. In the event that any grant request is partially funded or delayed, the organization will pursue additional funding sources and adjust the construction schedule accordingly to ensure the project is completed without compromising scope or quality.

Current Funding Status

The Riviera Theatre has assembled a strong and diversified funding plan covering the full project cost of \$1,563,427. The \$150,000 operating surplus is fully secured and available on hand. The New York State Council on the Arts has awarded a capital construction grant of \$781,000 to the project, confirming state-level recognition of the Theatre's cultural significance and capital readiness. A grant application to the New York Power Authority Power Proceeds program in the amount of \$350,000 has been accepted and is scheduled for presentation at the next NYPA Board meeting, at which point funding will be formally committed. Together, these identified sources total \$1,281,000, representing 81.9% of the total project cost. The remaining balance will be addressed through short-term bridge financing from M&T Bank, which has expressed willingness to provide construction period cash flow support while grant reimbursements are processed. In the event that any grant request is partially funded or delayed, the organization will pursue additional funding sources and adjust the construction schedule accordingly to ensure the project is completed without compromising scope or quality.

Operations and Maintenance

The new backstage addition will be incorporated into the Riviera Theatre's existing facility management structure under the oversight of the Facilities Manager and operations staff. Routine maintenance, inspections, and mechanical system upkeep will follow the same procedures already established for the

historic theatre building. The addition is not anticipated to significantly increase operating costs or staffing needs. Following project completion, the Board of Directors plans to establish a dedicated facilities reserve to support ongoing building maintenance. A detailed Operations and Maintenance Plan is included as Attachment 7.

4. Describe the measures taken at the local level to gain community and government support for this project (hearings, petitions, public surveys, resolutions of support or other methods). If this project has been cited or described in a local planning document or some equivalent thereof, attach copies of that documentation highlighting the sections that are relevant to the proposed project. Describe the role of municipal agencies, stakeholder groups, consultants, volunteers or others who will be involved in the proposed project.

The Riviera Theatre and Organ Preservation Society, Inc. is a 501(c)(3) nonprofit organization incorporated in New York State and headquartered at 67 Webster Street, North Tonawanda, NY 14120. The organization owns and operates the historic Riviera Theatre and has managed the facility and its programming for decades. The biography and resume of Executive Director David Fillenwarth is included as Attachment 8.

The Riviera Theatre has built strong community and government support through its multi-phase capital improvement effort and ongoing coordination with local stakeholders. Earlier phases of the project received formal support from the Niagara County Legislature's Parks, Recreation and Tourism Ad Hoc Committee, demonstrating alignment with County priorities and establishing a foundation for continued investment. This Phase 4 project builds on that prior support and continues engagement with County and municipal partners.

At the local level, the project has been developed in coordination with the City of North Tonawanda and is proceeding through required municipal review processes, including Site Plan Review, Historic Preservation Commission approval, building permit review, and issuance of a modified Certificate of Occupancy upon completion. These processes ensure compliance with local regulations and reflect active municipal involvement. Coordination with the New York State Historic Preservation Office (SHPO) has been completed, resulting in a formal determination of No Adverse Impact to historic resources, reflecting the project's careful design approach in preserving the historic character of the 1926 building.

The project is supported by local planning initiatives that demonstrate its alignment with the City's long-term revitalization strategy. The Riviera Theatre is identified by name as a key cultural and economic anchor in the 2022 North Tonawanda Downtown Revitalization Initiative (DRI), which highlights its role in driving tourism, supporting local businesses, and contributing to downtown and waterfront activity. The DRI, adopted through a robust community participation process including three public meetings, office hours, pop-up events, walking tours, and online surveys, selected the Riviera Theatre as one of 23 priority projects totaling close to \$15 million. The theatre is also referenced in the City of North

Tonawanda Comprehensive Plan 2025-2045 as a cultural and economic asset central to the city's long-term revitalization strategy. A highlighted excerpt from the City of North Tonawanda Comprehensive Plan 2025-2045, which references the 2022 DRI and the Riviera Theatre's inclusion in it, is included as Attachment 3.

The Riviera Theatre has secured broad community and government support for this project, documented through formal letters and resolutions from municipal, civic, and business organizations. A resolution adopted by the City of North Tonawanda Common Council formally endorsing the project and affirming its consistency with the City's downtown strategic plan is included as Attachment 11. Formal letters of support from Mayor Austin Tylec of the City of North Tonawanda and Laura Wilson of Lumber City Development Corporation, the City's designated economic development partner, are included as Attachments 4 and 5. A letter of support from Rachel DiMonaco, President of the Downtown Merchants Association of North Tonawanda, attesting to the Theatre's role as a primary economic driver for downtown businesses, is included as Attachment 12.

Community support is further demonstrated through the theatre's strong and sustained public engagement. The Riviera serves more than 100,000 visitors annually and is supported by an active Board of Directors, partnerships with local nonprofits and schools, and a dedicated volunteer base of approximately 150 to 200 individuals. Volunteers play a critical role in operations, events, and preservation of the historic facility, reflecting broad community investment in the theatre's continued success. Upon completion of the new addition, the existing below-grade dressing rooms will be repurposed as a dedicated workshop and meeting space for the volunteer organ crew, the team responsible for maintaining and preserving the historic Mighty Wurlitzer Theatre Organ. This planned reuse reinforces the organization's commitment to the long-term stewardship of the entire historic facility.

The project will be implemented through a coordinated team that includes the City of North Tonawanda Planning and Building Departments (regulatory oversight), CJS Architects (design and construction administration), engineering consultants across structural, mechanical, electrical, and plumbing disciplines, competitively selected contractors, and Riviera Theatre leadership and Board oversight. This collaborative approach ensures effective project delivery, regulatory compliance, and continued alignment with community and government priorities.

5. Describe and document the environmental setting and existing conditions at the proposed project site. If you are not the owner of the property include a letter(s) or resolution(s) evidencing support for the project by the owner. Provide photographs, conceptual plans and drawings that show the site as it presently exists and how the site will change with the addition of the proposed project.

The Riviera Theatre is located at 67 Webster Street in downtown North Tonawanda on a fully developed urban parcel. The site is previously disturbed and surrounded by paved streets, parking areas, and commercial buildings. The proposed addition will be constructed on theatre-owned land directly behind the existing stage area.

Existing conditions include:

- Fully urbanized setting
- No wetlands on site
- No mapped significant upland or aquatic habitats
- No known rare, threatened, or endangered species
- No proximity to designated ecological conservation areas

The project does not expand into natural areas and does not alter shoreline conditions. It involves construction within a previously developed, built environment.

The addition replaces outdated basement dressing rooms that are flood-prone due to aging infrastructure, improving building resiliency and reducing moisture-related issues.

SEQRA Compliance

The project will comply with the New York State Environmental Quality Review Act. The work consists of a modest building addition on a previously developed urban site and will not impact wetlands, waterways, or sensitive habitats. As such, the project is anticipated to qualify as a Type II action or Unlisted action with minimal environmental impact, subject to municipal review and determination.

Environmental protections include:

- Construction confined to an existing developed footprint
- Erosion and sediment controls during site preparation
- Compliance with New York State Energy Conservation Code
- Stormwater management consistent with local requirements
- No significant adverse environmental impacts are anticipated.

6. Please attach the proposed project timeline, identify any relevant milestones, and provide an estimated date for project completion/opening. If funded, it is expected that the project sponsor or point of contact will notify the Commission of the project opening date as it nears completion.

The proposed project timeline is attached. Construction is anticipated to begin August 1, 2026, following completion of final construction documents, contractor bidding, permitting, and contract execution. The project is scheduled for completion by April 1, 2027.

Key Milestones:

July 2026 – Pre-Construction

- Final construction documents completed
- Contractor selection finalized
- Permits submitted and approved
- Mobilization planning and code review

August–September 2026 – Site Preparation & Foundations

- Demolition and site clearing
- Erosion control measures installed
- Foundation excavation and concrete work
- Underground utilities roughed in

October–December 2026 – Structural Framing & Building Shell

- Steel framing and structural walls
- Roofing installation
- Exterior masonry and weatherproofing
- Mechanical and electrical rough-ins

January–March 2027 – Interior Build-Out

- Interior partitions and drywall
- Plumbing, HVAC, and electrical finish work
- ADA-compliant fixtures installed
- Fire-rated assemblies and safety systems

March–April 2027 – Finalization & Inspections

- Mechanical and electrical testing
- Life-safety and accessibility inspections
- Punch list completion
- Substantial completion and turnover

April 2027 – Project Closeout

- Final documentation and contractor payments
- Grant reimbursement submissions

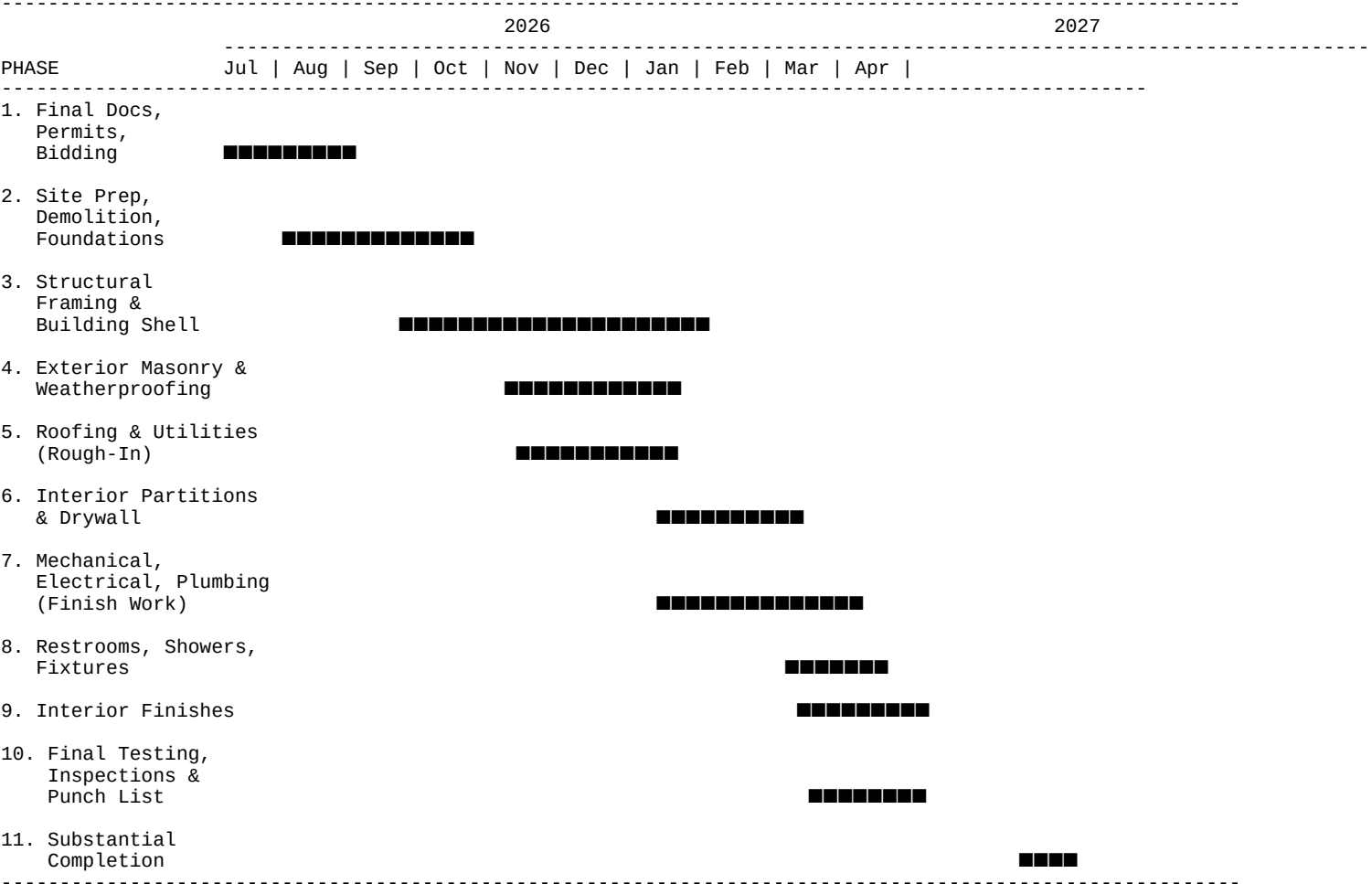
The Riviera Theatre will remain operational throughout construction. Work will be confined to the rear of the building to avoid disruption to performances.

Estimated Project Completion / Opening Date:

April 2027

If funded, the Riviera Theatre will notify the Niagara River Greenway Commission as the project approaches completion and provide formal notice of the opening date.

RIVIERA THEATRE - BACKSTAGE ADDITION
PROJECT GANTT CHART



Attachments

1. **Conceptual Plans and Drawings**

Architectural plans and drawings prepared by CJS Architects depicting the existing conditions of the site and the proposed backstage and dressing room addition.

2. **Existing Site Photographs**

Photographs documenting the current conditions of the backstage area and the location where the proposed addition will be constructed.

3. **Local Planning Document Excerpt**

Highlighted excerpt from the City of North Tonawanda Comprehensive Plan 2025-2045 referencing the 2022 Downtown Revitalization Initiative (DRI) and identifying the Riviera Theatre as a priority cultural and economic institution selected for expansion and investment as part of the City's downtown and waterfront revitalization strategy.

4. **Municipal Letter of Support**

Letter of support from the Mayor of the City of North Tonawanda endorsing the proposed project and its contribution to the community and regional economy.

5. **Community Development Letter of Support**

Letter of support from Lumber City Development Corporation, the City of North Tonawanda's economic development partner, affirming the project's role in downtown revitalization and waterfront tourism.

6. **SEQRA Applicability Statement**

Brief description of the applicability of the New York State Environmental Quality Review Act (SEQRA) to the proposed project.

7. **Operations and Maintenance Plan**

Description of the Riviera Theatre's plan for long-term operation and maintenance of the completed project.

8. **Executive Director Biography and Resume**

Biography and resume of David Fillenwarth, Executive Director of the Riviera Theatre and Organ Preservation Society, Inc.

9. **Contractor Estimates Summary**

Summary of competitive contractor estimates obtained across all major construction trades, including concrete, masonry, structural steel, roofing, carpentry, flooring, painting, specialties, fire suppression, plumbing, HVAC, and electrical, with named contractors and comparative bid values for each trade.

10. **Construction Budget Package**

Detailed construction budget prepared by BRD Construction (dated December 8, 2025), providing itemized cost breakdowns by CSI division across 17 trade categories for the 2,400-square-foot addition, with square foot cost analysis.

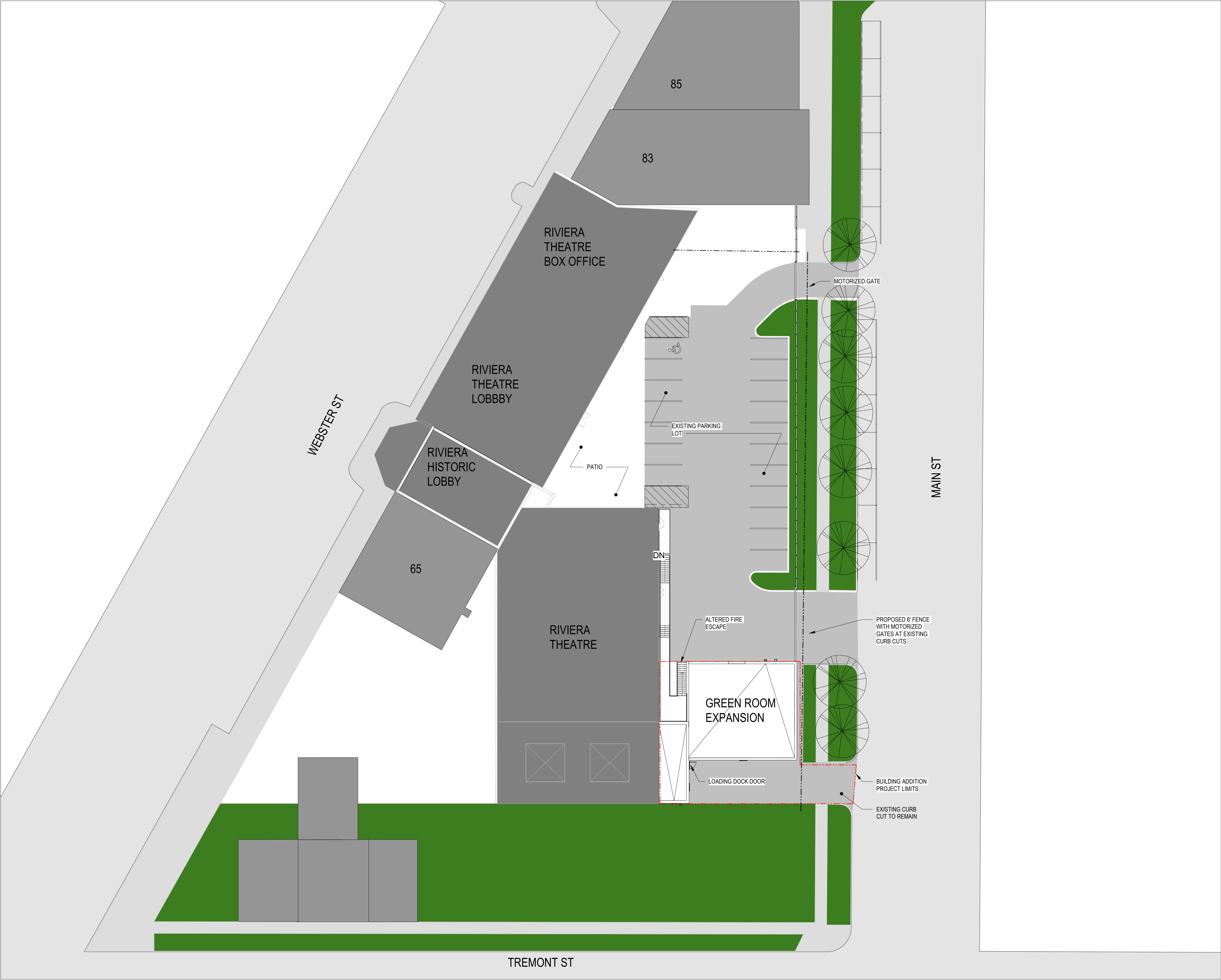
11. **Common Council Resolution**

Resolution adopted by the City of North Tonawanda Common Council supporting the Riviera Theatre Phase 4 Accessible Backstage and Dressing Room Addition and affirming the project's

consistency with the City's 2022 Downtown Revitalization Initiative and Comprehensive Plan 2025-2045.

12. Downtown Merchants Association Letter of Support

Letter of support from Rachel DiMonaco, President of the Downtown Merchants Association of North Tonawanda, affirming the Riviera Theatre's role as a primary economic driver for downtown businesses and endorsing the project.



1 SITE PLAN
A-100 1" = 20'-0"



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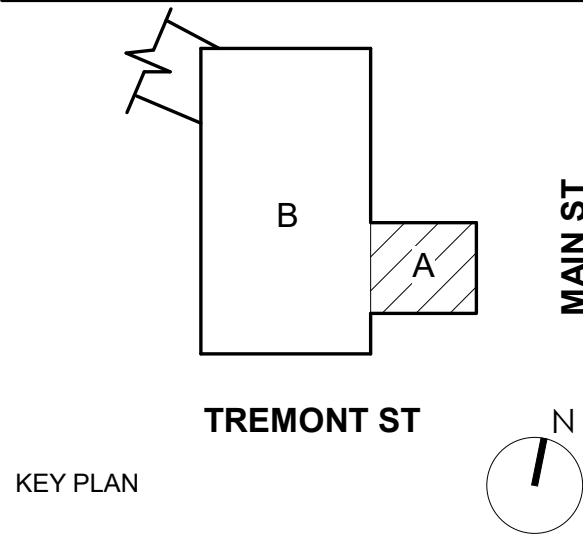
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PROGRESS SET
NOT FOR CONSTRUCTION



RIVIERA THEATRE AND
ORGAN PRESERVATION
SOCIETY
**RIVIERA THEATRE
GREEN ROOM**

67 WEBSTER ST.
NORTH TONAWANDA, NY
14120

REV. #	DESCRIPTION	DATE
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JOB NO.	2234
SCALE	1" = 20'-0"
ISSUE DATE	1/13/2026
DRAWN BY	Author
CHECKED BY	Checker

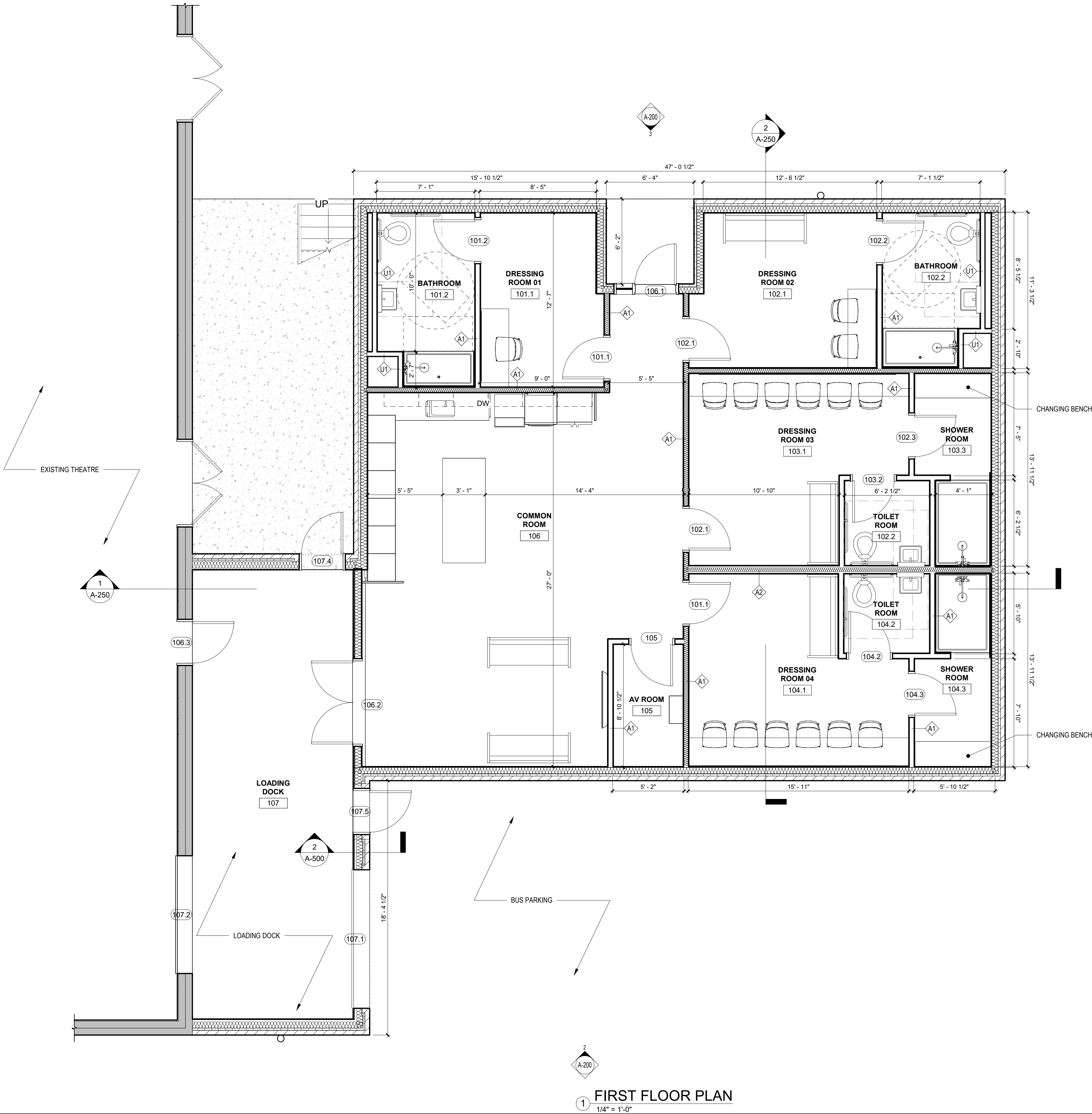
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SITE PLAN

A-100

NYSCA GRANT APPLICATION



GENERAL PLAN NOTES

- REFERENCE SHEET A-001 MATERIAL LEGEND, SYMBOL LEGEND AND ABBREVIATIONS USED.
- REFERENCE LS-101 FOR LIFE SAFETY DRAWINGS.
- REFERENCE A-400 REFLECTED CEILING PLAN.
- REFERENCE A-600 FOR ROOM FINISH PLAN, FINISH SCHEDULE AND FLOOR PATTERN PLANS.
- REFERENCE A-800 FOR PARTITION TYPES.
- REFERENCE A-801 FOR DOOR SCHEDULE.
- REFERENCE STRUCTURAL DRAWINGS FOR UNIT MASONRY, STEEL, CONCRETE ETC. INFORMATION.
- ALL STRUCTURE, MECH., ELEC., PLUMB. AND FIRE PROTECTION ELEMENTS SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL REFER TO OTHER SECTIONS OF THE DOCUMENTS AS APPROPRIATE FOR OTHER TRADES. WHERE DISCREPANCIES EXIST BETWEEN ARCH. DRAWINGS AND OTHER TRADES CONTRACTOR SHALL NOTIFY GC OR CM & ARCHITECT PRIOR TO PERFORMING ANY WORK RELATED TO SAID DISCREPANCY.
- ALL KEY PLANS ARE FOR REFERENCE ONLY.
- REFER TO U.L. FIRE RESISTANCE DIRECTORY FOR DETAILS ON FIRE RATED WALLS, COLUMNS ENCLOSURES, FLOOR/CEILING ASSEMBLIES & CEILING/ROOF ASSEMBLIES.
- ALL SUB-CONTRACTORS SHALL VERIFY THAT CONDITIONS PRESENT MEET STANDARD INDUSTRY ACCEPTED CRITERIA FOR ACCEPTING/PERFORMING WORK OF THEIR TRADE. IF CONDITIONS PRESENT WILL NOT FACILITATE PERFORMANCE OF THEIR WORK IN AN ACCEPTABLE FASHION, SAID CONTRACTOR SHALL BRING THE DEFICIENCIES TO THE ATTENTION OF THE CM OR GC. IF WORK PROCEEDS WITHOUT CORRECTING DEFICIENT EXISTING CONDITIONS, ANY COSTS ASSOCIATED WITH REMOVAL & REINSTALLATION OF SAID WORK WILL BE THE RESPONSIBILITY OF THE SUB-CONTRACTOR.
- BATH ROUGH OPENINGS SHALL NOT INTERRUPT UL DESIGN OF FIRE RATED FLOOR, WALL, AND CEILING ASSEMBLIES.
- INTERIOR DIMENSIONS ARE TO FINISHED FACE OF WALL UNLESS NOTED OTHERWISE.
- PROVIDE DRAFTSTOPPING AT THE TOP OF ALL CONCEALED WALL CAVITIES. DRAFTSTOPPING SHALL BE OF AN BCNYS APPROVED MATERIAL AND SHALL PREVENT THE PASSAGE OF SMOKE FROM THE WALL CAVITY INTO ANY ADJACENT CEILING/FLOOR OR CEILING/ROOF CAVITIES.
- PROVIDE FIRE RATED SOLID WOOD BLOCKING AS REINFORCING FOR ALL WALL HUNG ITEMS, INCLUDING BUT NOT LIMITED TO: HANDRAILS, GRAB BARS, FUTURE GRAB BARS, CABINETS, ELEC. PANELS, FIXTURES AND ACCESSORIES.
- MOISTURE RESISTANT GYPSUM WALL BOARD SHALL BE PROVIDED AT ALL WET AREAS (TOILETS, KITCHENS, MOP SINKS, ETC.)
- CORD, MECH COVERS, GRILLES, ETC. WITH MECH. DWGS. COLORS TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE, INCLUDING PREMIUM FINISHES/COLORS.
- DOORS LOCATED IN CLOSETS OR PARTITIONS TO BE CENTERED WITHIN WALL UNLESS OTHERWISE NOTED.
- CUSTOM PAINT ELECTRICAL PANEL BOXES IN RESIDENTIAL UNITS - MATCH ADJACENT WALL COLOR.
- ALIGN FINISHED FACE OF WALLS WHERE DIFFERENT WALL TYPES ABUT EACH OTHER.
- GENERAL FLOOR PLAN NOTES APPLY TO ALL FLOOR PLANS OF THIS PROJECT. ALL DIMENSIONS, MATERIAL INDICATIONS AND NOTES SHOWN ON ONE DRAWING SHALL APPLY TO ALL OTHER SIMILAR DRAWINGS UNLESS OTHERWISE NOTED.
- VERIFY ALL DIMENSIONED CONDITIONS IN THE FIELD PRIOR TO SHOP DRAWING SUBMITTAL/FABRICATION/CONSTRUCTION. WHEN DIMENSIONS AND/OR CONDITIONS AS INDICATED ON THE DRAWINGS CONFLICT WITH ACTUAL, CONTACT THE ARCHITECT IN WRITING FOR CLARIFICATION.
- FOR THOSE EXISTING FINISHES DAMAGED OR EXPOSED DURING DEMOLITION, PATCH & REPAIR ALL EXISTING FINISHES TO REMAIN AND MATCH THEM TO EXISTING ADJACENT CONDITIONS. FINISH AND REPAIR SHALL RESTORE CONTINUITY OF EXISTING ADJACENT FINISH. PROVIDE NEW MATERIALS WHERE MISSING OR WHERE CONTINUITY OF FINISH CANNOT BE ACHIEVED BY REPAIR.
- REPLACE SALVAGED SIGNAGE, ARTWORK, DISPLAY BOARDS AND OTHER ASSOCIATED WALL MOUNTED CLASSROOM EQUIPMENT REMOVED DURING DEMOLITION. LOCATIONS WHERE DIRECTED BY ARCHITECT.
- FOR DRAWING CLARITY, NOT ALL SLAB INFILLS HAVE BEEN SHOWN. SLAB INFILLS CORRESPOND SLAB REMOVAL REGIONS IN THE DEMOLITION DRAWINGS. REF. STRUCTURAL DRAWINGS FOR NEW WORK REQUIREMENTS.

PLAN SYMBOLS

ALL SYMBOLS NOT NECESSARILY USED

- EXISTING WALL TO REMAIN
- NEW CONSTRUCTION - REFER TO WALL TYPES
- NEW DOOR - SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION

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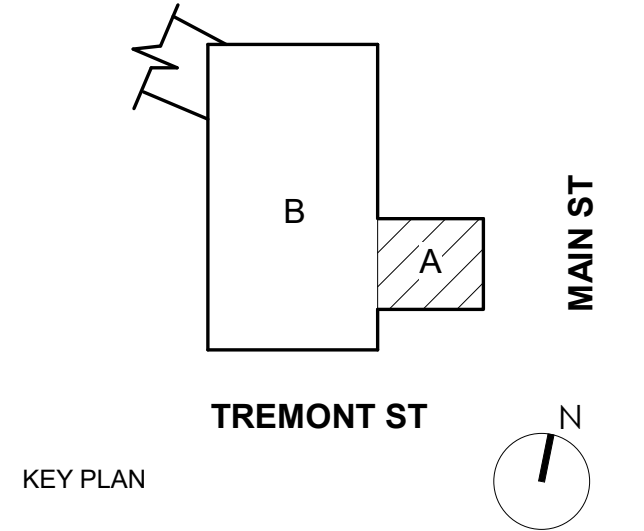
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RIVIERA THEATRE AND
ORGAN PRESERVATION
SOCIETY
**RIVIERA THEATRE
GREEN ROOM**

67 WEBSTER ST.
NORTH TONAWANDA, NY
14120

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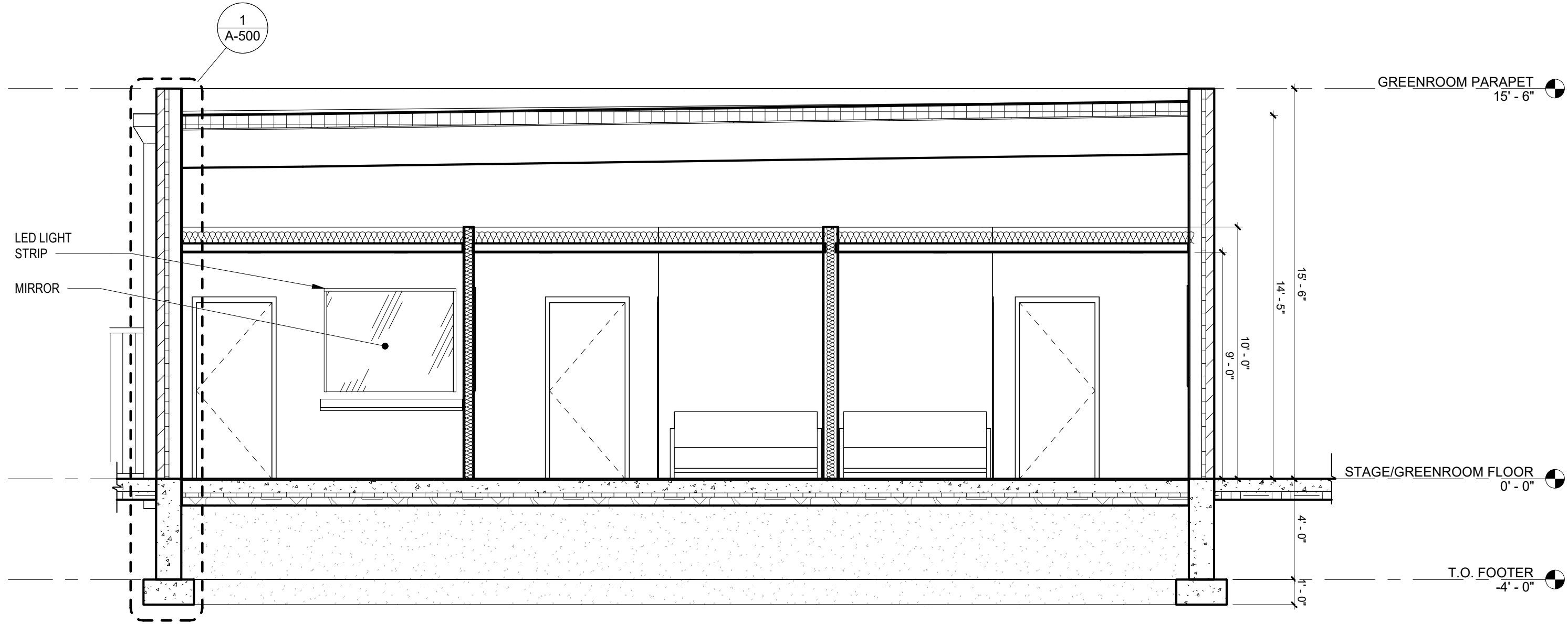
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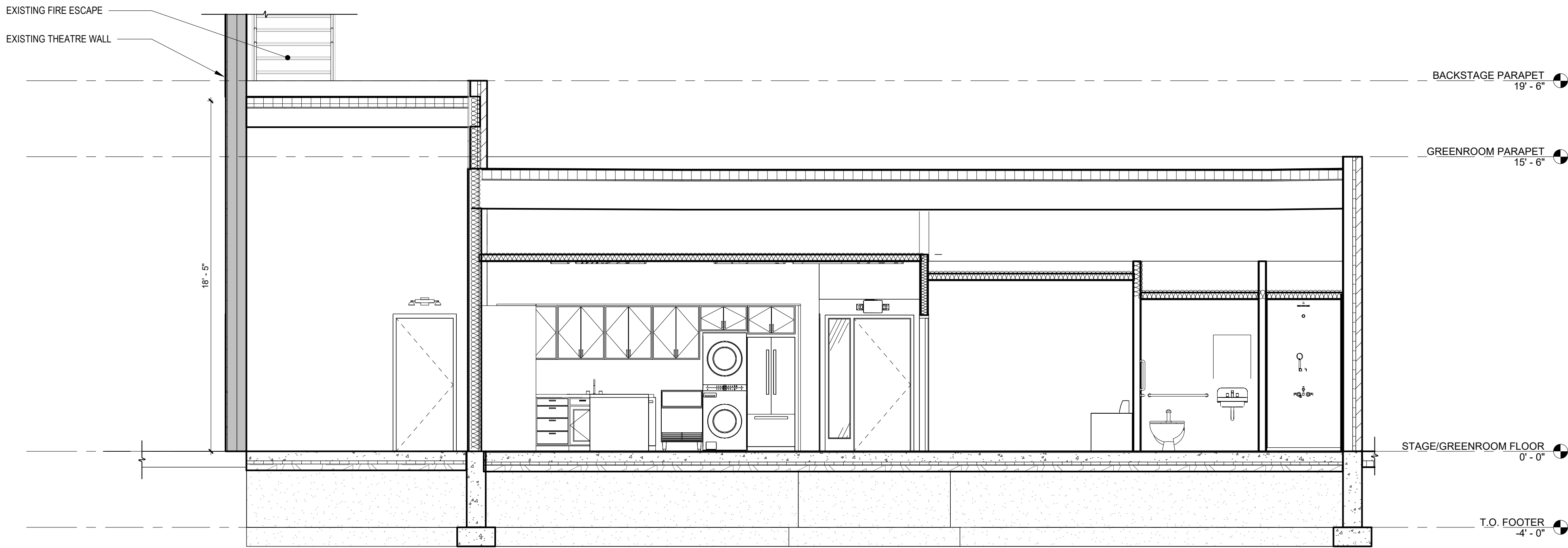
**FIRST FLOOR
PLAN**

A-101

NYSCA GRANT APPLICATION



2 Section 2
A-250 1/4" = 1'-0"



1 Section 1
A-250 1/4" = 1'-0"



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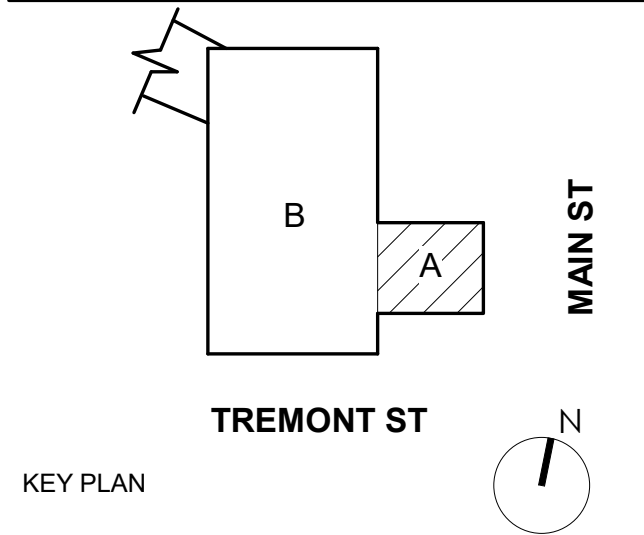
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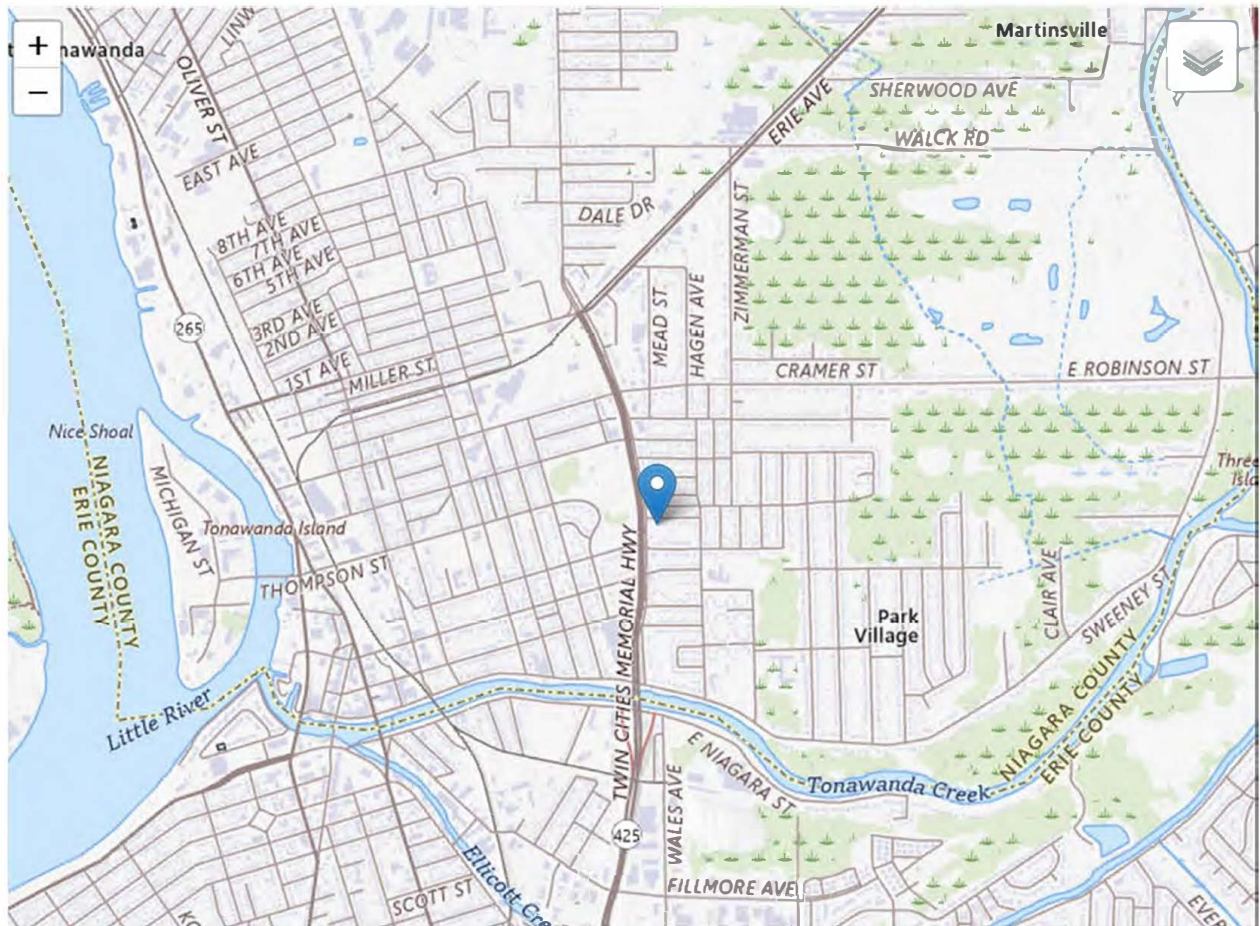
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**BUILDING
SECTIONS**

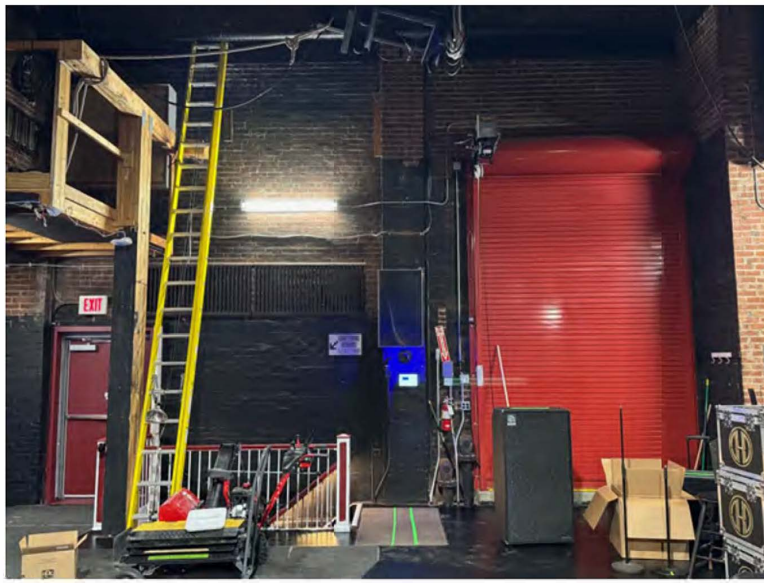
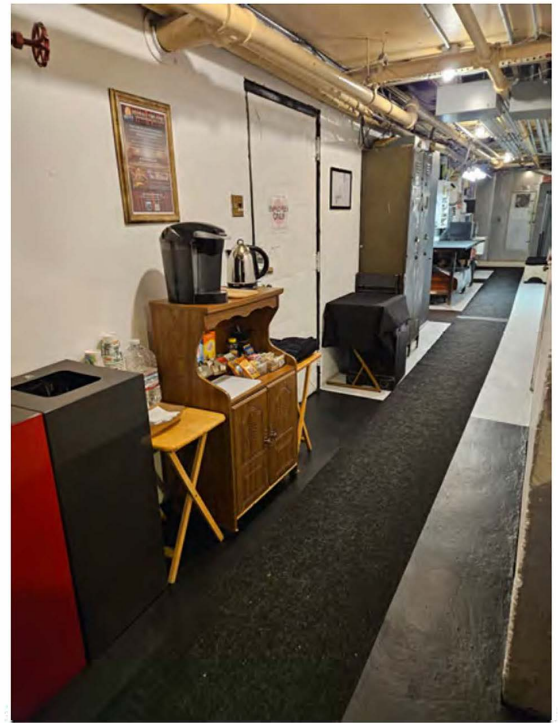
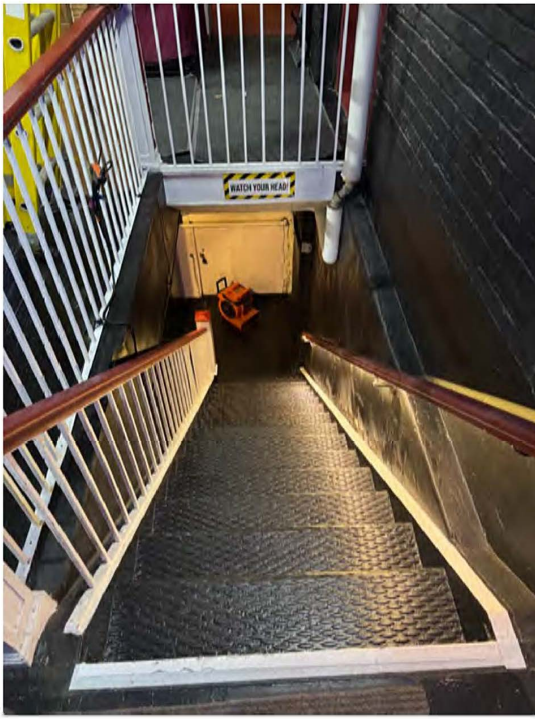
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NYS CA GRANT APPLICATION

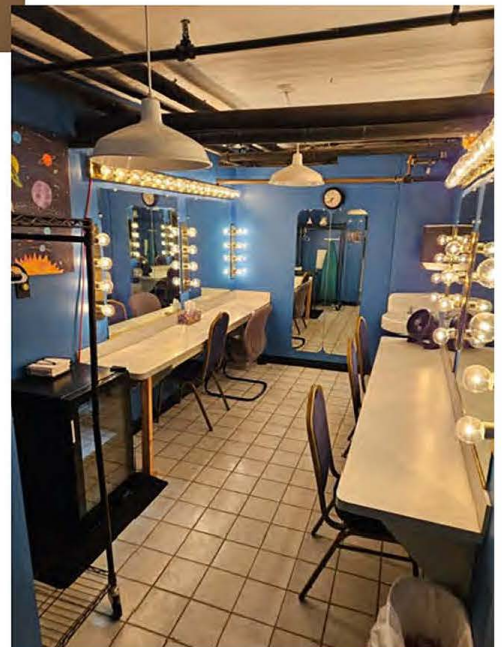
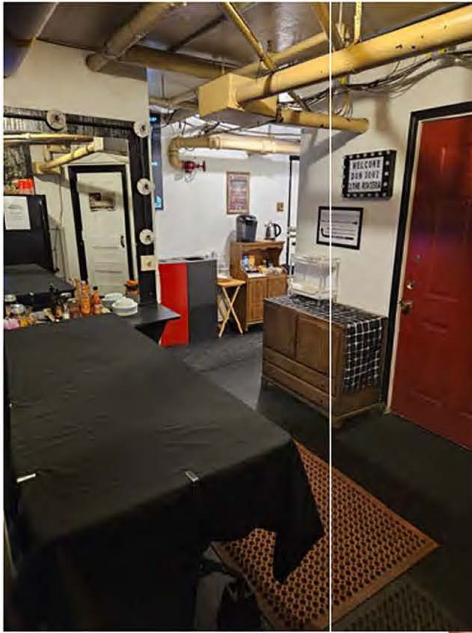
1. Conceptual Plans and Drawings



2. Existing Site Photographs

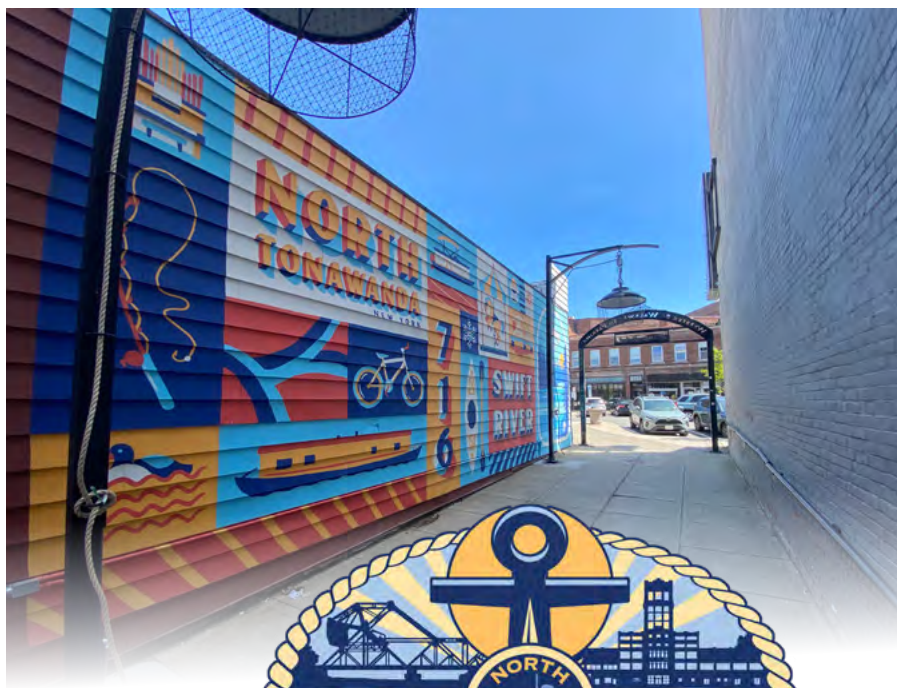


2. Existing Site Photographs





Prepared by:



CITY OF NORTH TONAWANDA COMPREHENSIVE PLAN 2025-2045



City of North Tonawanda Downtown Revitalization Initiative (DRI) Strategic Investment Plan (2022)

The City of North Tonawanda was selected as one of two Western New York Regional Economic Development Council (REDC) DRI communities for Round 5 of the program. The purpose of the DRI is to assist downtowns with funding to spur economic development and transform the downtown by means of private development projects, non-profit, and public improvements. The City's DRI slate was dependent on approval by a Local Planning Committee comprised of business owners, community members, legislators, and local stakeholders.

The process included a robust community participation schedule including three public meetings, office hours, pop-up events, walking tours, and online surveys. The community outreach allowed for a finalization of a DRI vision and creation of goals that ranged from maintaining and enhancing a high quality public realm to development of diverse housing for renters and buyers of all income levels.



North Tonawanda's final project slate consisted of 23 projects totaling close to \$15 million. NYS announced funding for fourteen projects in the Spring of 2023. Projects include streetscape improvements along Oliver and Weber Streets, construction of apartments, a Commercial Property Improvement Program (administered by Lumber City Development Corporation), development of mixed-use spaces, and expansion of existing arts and cultural institutions such as the Riviera Theatre and the Allan Herschel Company Complex.

North Tonawanda Community Forest Management Plan (2022)

Realizing the community forest is a valued asset, the City invested in a collaborative planning process with support from the New York State Department of Environmental Conservation. The planning process involved extensive resource and program analysis to develop a clear, concise, and timeline-oriented Community Forest Management Plan. The overall goal of the planning process was to develop a sustainable Community Forestry Program for the preservation and expansion of the community forest to serve the public interest by improving the community's physical, social, cultural, and economic environment. North Tonawanda's Community Forest Management Plan provided the framework to maintain, protect, and enhance the City's community trees. Recommendations developed as a result included: establishing a routine 7-year pruning cycle for public trees and 3-year for young trees, continuing to plant trees in appropriate locations, updating the Street Tree ordinance, exploring and adopting a shared maintenance responsibility for trees, and continuing to acquire a Tree City USA status.

Oliver Street Community Needs Assessment (2018)

Over the past four decades, Oliver Street has declined from a thriving business and economic hub into an underutilized and blighted corridor. To reverse this trend, the City of North Tonawanda completed a Community Needs Assessment (CNA) that identified opportunities, with the ultimate goal of revitalizing the Oliver Street business corridor.

4. Municipal Letter of Support

CITY OF NORTH TONAWANDA



AUSTIN J. TYLEC

March 2, 2026

Niagara River Greenway Commission
PO Box 1132
Niagara Falls NY 14303

RE: Letter of Support for the Riviera Theatre Backstage Expansion Project

Dear Members of the Niagara River Greenway Commission,

On behalf of the City of North Tonawanda, I am pleased to offer my strongest support for the Host Community Standing Committee grant application submitted by the Riviera Theatre for the construction of a 2,300-square-foot, ADA-accessible backstage and dressing room addition at its historic 1926 venue in downtown North Tonawanda.

For a century, the Riviera Theatre has stood as a cultural and architectural landmark in our community and throughout the Niagara River and Erie Canal corridor. Welcoming more than 100,000 visitors annually, the theatre is a major regional destination that drives tourism, supports local businesses, and enhances the vitality of our waterfront district. Its continued success is deeply connected to the broader mission of the Niagara River Greenway to promote recreation, tourism, and sustainable economic development along this treasured corridor.

The proposed project will replace the theatre's undersized, flood-prone basement dressing rooms with four modern dressing rooms, accessible restrooms and showers, and shared artist support space directly connected to the stage. These improvements are essential to ensuring performer accessibility, health, and safety. Just as importantly, they will allow the Riviera to attract larger and more diverse touring productions bringing new audiences and expanded cultural programming to our community.

Construction is scheduled to begin in August 2026 and conclude by April 2027. The project reflects thoughtful planning and a clear commitment to preserving the theatre's historic character while modernizing critical infrastructure. By investing in this improvement, the Host Community Standing Committee will help safeguard the long-term viability of one of the region's most iconic cultural institutions.

The Riviera Theatre plays a pivotal role in drawing residents and visitors alike to the Niagara River and Erie Canal corridor. Strengthening its facilities ensures that it can continue serving as a cultural anchor that enhances quality of life, stimulates economic activity, and reinforces the Greenway's vision of vibrant, connected waterfront communities.

The City of North Tonawanda fully supports this application and respectfully urges the Commission to give it favorable consideration. Thank you for your leadership and your continued investment in projects that enrich our region.

Sincerely,

A handwritten signature in black ink that reads "Austin Tylec". The signature is fluid and cursive, with the first name "Austin" and last name "Tylec" clearly distinguishable.

Austin Tylec
Mayor



March 2nd, 2026

Niagara River Greenway Commission
PO Box 1132
Niagara Falls NY 14303

RE: Letter of Support for the Riviera Theatre Backstage Expansion Project

To the Members of the Niagara River Greenway Commission:

I am writing on behalf of the Lumber City Development Corporation to express our strong support for the Riviera Theatre's grant application requesting funding through the Host Community Standing Committee Grant for the construction of a new 2,300-square-foot, ADA-accessible backstage and dressing room addition at its historic 1926 venue in downtown North Tonawanda.

The Riviera Theatre is one of our community's most cherished cultural assets and a cornerstone of ongoing revitalization along the Niagara River and Erie Canal corridor. This project will replace the theatre's aging, undersized, and frequently flood-prone basement dressing rooms with four modern dressing rooms, accessible restrooms and showers, and shared artist support spaces located directly adjacent to the stage. These improvements are essential to ensuring performer accessibility, health, safety, and comfort while enabling the theatre to attract larger and more diverse touring productions that currently cannot be accommodated.

Construction is planned to begin in August 2026 and conclude by April 2027. Once complete, the new facilities will bring the Riviera's backstage infrastructure up to contemporary standards while preserving the venue's historic character. Strengthening this critical component of the theatre's operations will significantly enhance its capacity to deliver high-quality programming and further solidify its role as a regional cultural anchor drawing more than 100,000 visitors each year.

The economic and community impact of the Riviera Theatre cannot be overstated. Its continued growth directly supports downtown businesses, fosters year-round tourism, and contributes to the cultural vibrancy that makes North Tonawanda a unique destination within the Greenway. This project aligns strongly with the Commission's goals of enhancing public access, supporting waterfront communities, and investing in projects that strengthen both regional identity and economic vitality.

5. Community Development Letter of Support

For these reasons, Lumber City Development Corporation enthusiastically endorses the Riviera Theatre's proposal and respectfully urges the Niagara River Greenway Commission to support this important investment. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Laura Wilson". The signature is written in a cursive, flowing style.

Laura Wilson
Lumber City Development Corporation

State Environmental Quality Review Act (SEQRA) Applicability

The proposed project involves construction of a small backstage and dressing room addition at the Riviera Theatre, located at 67 Webster Street in downtown North Tonawanda. The project will occur on a previously developed urban parcel directly behind the existing theatre building and will not involve expansion into undeveloped land or natural areas.

The project will comply with the New York State Environmental Quality Review Act (SEQRA) and all applicable state and local regulations. Because the work consists of a modest building addition within an already developed urban setting and does not involve impacts to wetlands, waterways, shoreline areas, or sensitive habitats, the project is anticipated to qualify as a Type II or Unlisted action with minimal environmental impact, subject to final determination by the City of North Tonawanda.

No significant environmental resources are present at the site. The project area is fully urbanized and contains no wetlands, significant upland or aquatic habitats, or known populations of rare, threatened, or endangered species. Construction activities will occur within the existing developed footprint and will not affect natural ecological systems.

Standard construction best practices will be followed to minimize any temporary impacts during construction, including erosion and sediment control measures and compliance with all applicable building and energy codes.

Because the Riviera Theatre building is a historic property, the project has also been reviewed through the appropriate historic preservation channels. Coordination with the New York State Historic Preservation Office (SHPO) has resulted in a determination of No Adverse Impact to historic resources.

Based on the scope and location of the project, no significant adverse environmental impacts are anticipated.

7. Operations and Maintenance Plan

Operations and Maintenance Plan

The Riviera Theatre owns and operates the historic theatre facility located at 67 Webster Street in North Tonawanda and will retain full responsibility for the ongoing operation and maintenance of the proposed backstage addition.

The new dressing room and artist support spaces will be incorporated into the theatre's existing facility management structure. Routine maintenance will be overseen by the Riviera's Facilities Manager and operations staff, who currently maintain the historic theatre building, mechanical systems, and public spaces. Daily cleaning, inspections, and minor repairs are handled by in-house staff and supported by long-standing contractors when specialized services are required.

Maintenance of the new addition will follow the same procedures already used for the existing building and will include regular inspections of HVAC systems, plumbing fixtures, electrical systems, and building finishes. Preventative maintenance schedules for mechanical equipment will be incorporated into the theatre's existing service contracts.

The addition is not expected to significantly increase operating costs or staffing needs. The Riviera already manages a complex historic facility that hosts more than 125 performances annually and attracts over 100,000 visitors each year. Existing operational capacity is sufficient to maintain the additional square footage.

Long-term stewardship of the facility is a priority for the organization. Following completion of this project, the Riviera Theatre Board plans to establish a dedicated facilities reserve to support ongoing building maintenance and preservation of the nearly 100-year-old landmark.

Through its experienced staff, strong volunteer base, and established maintenance systems, the Riviera Theatre has the capacity to responsibly operate and maintain the new facility improvements for decades to come.

8. Executive Director Biography and Resume

THE RIVIERA THEATRE AND ORGAN PRESERVATION SOCIETY, INC.

67 Webster Street, North Tonawanda, NY 14120

www.rivieratheatre.org | 716.692.2413

ATTACHMENT 8: EXECUTIVE DIRECTOR BIOGRAPHY AND RESUME

Riviera Theatre Phase 4 — Accessible Backstage and Dressing Room Addition

PROFESSIONAL BIOGRAPHY

David Fillenwarth, Executive Director

David Fillenwarth brings more than 40 years of management experience to his role as Executive Director of the Riviera Theatre and Organ Preservation Society, Inc. Since joining the organization in 2017, he has led a period of remarkable growth, transforming the Riviera into Western New York's premier concert venue and a nationally recognized performing arts destination.

Under his leadership, the Riviera Theatre has grown from a staff of 12 to 66 employees, expanded its programming to more than 125 performances annually, and increased revenues to over \$4 million in 2025. He has overseen all phases of the Theatre's ongoing multi-phase capital expansion initiative, securing funding and managing project development across facility improvements that have significantly strengthened the organization's operational capacity and regional profile.

David specializes in concert promotion, marketing, contract negotiations, fundraising, and venue management. His tenure at the Riviera has contributed directly to the economic revitalization of downtown North Tonawanda, drawing regional visitors and supporting local businesses throughout the Niagara River and Erie Canal corridor.

Prior to the Riviera, David served as Executive Director of the Bradford Creative and Performing Arts Center in Bradford, Pennsylvania (2014 to 2017) and the Lancaster Opera House in Lancaster, New York (2001 to 2014), where he erased a \$250,000 organizational deficit in his first three years and increased fundraising revenue six years in a row. He holds a Bachelor of Arts in Communications from the State University of New York at Buffalo.

RESUME

David Fillenwarth

davidfillenwarth@gmail.com

PROFESSIONAL PROFILE

Leader with a proven track record in day-to-day operations and live events, with more than 40 years of experience in venue management, concert programming, fundraising, and organizational development in the nonprofit performing arts sector.

CORE COMPETENCIES

Venue Management | Concert Programming and Booking | Contract Negotiation | Budget Development and P&L | Fundraising and Grant Writing | Marketing and Media Relations | Event Management | Staff Supervision and Training | Capital Project Oversight | Volunteer Management

EMPLOYMENT HISTORY

Executive Director | *Riviera Theatre Performing Arts Center* | North Tonawanda, NY | July 2017 to Present

8. Executive Director Biography and Resume

- Responsible for all operations of live concert venue serving more than 100,000 visitors annually.
- Led organization out of debt and developed positive cash flow within the first year of tenure.
- Grew annual programming to more than 125 performances; revenues exceed \$4 million as of 2025.
- Expanded staff from 12 to 66 employees over 8+ year tenure.
- Developed and currently supervising multi-phase theatre expansion capital project.
- Upgraded sound and lighting capabilities to enhance patron experience.
- Established the Riviera as Western New York's premier concert venue with growing national recognition.

Executive Director | *Bradford Creative and Performing Arts Center* | Bradford, PA | November 2014 to July 2017

- Hired as first full-time Executive Director; responsible for all performing arts operations.
- Introduced and grew new concert series to establish the theater as a regional destination.
- Doubled operational budget in first year of tenure.

Executive Director | *Lancaster Opera House* | Lancaster, NY | October 2001 to February 2014

- Responsible for all operations of live theater.
- Revitalized nonprofit theater by erasing a \$250,000 deficit within the first three years.
- Developed and promoted successful concert programming integrated with theatrical productions.
- Increased fundraising revenue six consecutive years.

Assistant Director | *Regal Cinemas 18 and IMAX* | Williamsville, NY | October 1999 to October 2006

- Responsible for all theater operations; hired, supervised, and evaluated 80 employees.
- Trained box office, concession, and usher staff.

Manager of Marketing and Ticket Services | *Majestic Theater* | North Tonawanda, NY | April 1999 to October 1999

- Administered all ticket programming, sales, promotions, advertising, and media relations for 3,400-seat live music venue.
- Developed and booked outdoor stage to showcase local music.

EDUCATION

Bachelor of Arts, Communications

State University of New York at Buffalo

9. Contractor Estimates Summary

THE RIVIERA THEATRE AND ORGAN PRESERVATION SOCIETY, INC.

67 Webster Street, North Tonawanda, NY 14120

www.rivieratheatre.org | 716.692.2413

CONTRACTOR ESTIMATES SUMMARY

Project: Accessible Backstage and Dressing Room Addition

67 Webster Street, North Tonawanda, NY 14120

Architect: CJS Architects, Buffalo/Rochester, NY

Building Area: 2,400 Square Feet | Estimate Date: December 2025

The following summary presents competitive contractor estimates obtained across all major construction trades for the proposed backstage and dressing room addition. Estimates were solicited from multiple contractors per trade. The detail supporting each estimate is available upon request and is on file with the Riviera Theatre.

Trade / Scope of Work	Contractor(s)	Estimate Range	Notes
Site Work			
Site Work / Landscaping	S&S	\$106,440	Selected bidder
Concrete and Foundations			
Foundations (Slab)	MOD / Engasser (competitive bid)	\$32,000 - \$42,500	Multiple bids obtained
Heated Slab	PCS	\$13,800	Selected bidder
Masonry			
Masonry (Brick and Block Exterior Walls)	Abraxas	\$187,200	Selected bidder; framed wall option also bid
Structural Steel			
Structural Steel	Kerr	\$57,500	Competitive bid
Carpentry and Casework			
Rough Framing / Drywall / Ceilings	Hayes	\$216,000	Competitive bid
Casework / Millwork	BIS / Conley (competitive bid)	\$16,419 - \$17,519	Multiple bids obtained
Thermal and Roofing			
Roofing (EPDM)	Paramount / Murray (competitive bid)	\$39,200 - \$40,310	Multiple bids obtained
Doors, Windows, and Hardware			
Windows	Pella / Weather Shield (competitive bid)	\$10,000 - \$13,360	Multiple bids obtained
Doors, Frames, and Hardware	Kelley Bros / Door Specialties (competitive bid)	\$34,110 - \$37,150	Multiple bids obtained
Finishes			

9. Contractor Estimates Summary

Trade / Scope of Work	Contractor(s)	Estimate Range	Notes
Flooring and Tile	Omerta / Heritage (competitive bid)	\$83,500 - \$97,500	Multiple bids obtained
Interior Painting	Ferraro / Kostusiak (competitive bid)	\$22,000 - \$34,567	Multiple bids obtained
Specialties and Equipment			
Specialties (toilet accessories, signage, lockers)	BIS / JR (competitive bid)	\$10,850 - \$27,100	Multiple bids obtained
Appliances	Home Depot / Orvilles (competitive bid)	\$5,200 - \$5,300	Multiple bids obtained
Fire Suppression			
Fire Suppression / Sprinkler System	Colonial / Great Lakes (competitive bid)	\$14,500 - \$18,760	Multiple bids obtained
Plumbing			
Plumbing	PCS / Aslan (competitive bid)	\$59,500 - \$65,520	Multiple bids obtained
HVAC			
HVAC / Mechanical	DWC / Allied (competitive bid)	\$40,558 - \$60,694	Multiple bids obtained
Electrical			
Electrical	McCabe / CVM (competitive bid)	\$26,000 - \$54,900	Multiple bids obtained
Construction Subtotal (before OH&P)		\$1,175,402	
Overhead and Profit (10%)		\$117,540	
Total Construction Budget		\$1,292,942	

Note: Where a range is shown, multiple competitive bids were received. Final contractor selection will be made through a formal competitive bidding process prior to construction commencement in August 2026. Full supporting estimates are included as part of the Construction Budget Package (Attachment 10).

10. Construction Budget Package



JOB NAME : Riviera Theater Green Room Budget

2,400 SQFT

Date: 12/08/25

ADDRESS:

Time:

ARCHITECT: CJS

Job Number:

PHS	CODE	DESCRIPTION	MATERIAL	LABOR	SUB	VENDOR
100	01000	General Conditions				

Supervision 26 weeks at 3/4 time		\$	72,150			
Liability Insurance					\$	15,600
Permit						by owner
Sanitary		\$	1,050			
Dumpsters		\$	6,000			
Procure, record keeping & Photos					\$	2,500
Safety					\$	5,400
Geotech services					\$	2,300
Misc BRD Labor				\$	12,480	
Construction cleaning		\$	550	\$	5,750	
Final cleaning					\$	2,880

100	02000	Site work				
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Site mobilization					\$	3,500	
Foundation excavation					\$	10,400	
Backfill of foundation					\$	9,900	
Trucking spoils					\$	10,350	
Stone prep for Interior SOG					\$	9,600	
Paving patch & prep					\$	3,200	
Storm piping connect to existing main					\$	10,125	
Trench drain at loading dock					\$	1,600	
New Sanitary service					\$	20,000	
Concrete sidewalks & Ext SOG					\$	6,150	
Temp site fencing					\$	3,700	
Site survey, as built survey					\$	4,500	
Concrete washout basin					\$	2,500	
Pipe bollards (3) & covers					\$	3,000	
(2) Power lift gates					\$	22,000	Picket Fence
Chainlink fencing					\$	1,740	
Final grade and seed & mulch					\$	2,500	

03000	Concrete					
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Foundations for building					\$	55,600	
SOG							
Interior Pier							
Foundation insulation					\$	2,160	
Rebar for foundations		\$	5,560				

100	04000	Masonry				
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10. Construction Budget Package

		Brick & block exterior walls			\$	297,200	Reme
100	0000	Steel					
		Column, roof steel, decking			\$	48,000	Residential
100	06000	Carpentry					
		Interior blocking	\$	550	\$	1,200	
		Rough framing - walls & trusses	\$	3,900		\$	36,000
		Millwork & cabs	\$	8,700	\$	650	
		Solid surface countertops					
100	07000	Thermal					
		Wall insulation			\$	9,750	
		Tyvek Air Barrier				w/framer	
		EPDM Roofing			\$	43,128	Murray
		Metal coping				inc	
		Caulking			\$	3,500	
100	08000	Doors & Windows					
		Wd doors & HM frames	\$	17,400	\$	4,900	
		Hardware					
		OH Door & operator				\$	7,500
		Windows	\$	3,485	by Framar		
		Shower doors (4)				\$	8,000
		Mirrors				\$	15,120
100	09000	Finishes					
		Drywall walls & ceilings			\$	33,400	
		FRP in Loading dock			\$	1,200	
		FRP in Laundry Rm			\$	450	
		Floor & wall Tile			\$	45,480	Fairway
		LVT					
		Mudset shower pans					
		Tile backsplash at sink			\$	500	
		Interior Painting			\$	19,200	PrimeTime
100	10000	Specialties					
		Toilet accessories			\$	2,400	
		FEC (3)			\$	1,350	
		Signage			\$	1,000	
		Lockers	\$	3,500	\$	2,600	
100	11000	Equipment					
		Washer & dryer allowance	\$	2,200	\$	150	
		refrigerator & microwave allowance	\$	2,000			
100	12000	Furnishings					
		Blinds on 4 windows			\$	300	
100	14000	Elevator					
		None					

10. Construction Budget Package

100	15200	Plumbing			
		Washer Box		\$	59,500 PCS
		Rough in bathrooms			
		Plumbing fixtures			
		Excavation & backfill for underground			
		Kitchenette sink			
		final connection to domestic water line		\$	2,000
100	15400	Hvac			
		Gas fired RTU		\$	60,694 Allied
		Gas fired unit heater			
		venting of unit heater			
		Exhaust fans & ducting			
		Radiant slab at Loading Dock		\$	7,500
		Dryer venting		\$	750
100	15600	Sanitary			
		Wet system		\$	12,000 Colonial
		Connection to existing fire service		\$	3,500
100	16000	Electrical			
		Electrical service panel		\$	58,000 Brady
		Occupancy sensors			
		Building lights			
		Power to RTU & Exhaust fan			
		Electrical fixtures			
		Dryer circuit			
		Temp lighting			
		Fire Alarm Allowance			
		Neon lighting around perimeter Allowance		\$	20,000
		Power to entry gates		\$	6,750
		150' of trenching Allowance		\$	5,250
TOTALS			\$	54,895	\$ 99,880 \$ 1,020,627
			Subtotal	\$	1,175,402
			Tax	0.00%	\$ -
					\$ 1,175,402
			OH&P	10.00%	\$ 117,540
			Total		\$ 1,292,942

**JOB NAME : Riviera Theater Green Room Budget**

	<u>Square Foot Cost Analysis</u>	<u>Sub totals</u>	<u>Cost per sqf</u>
01000	General Conditions	\$ 126,660	\$ 52.78
02000	Demolition	NA	
02100	Asbestos, lead & mold	NA	
02200	Sitework	\$ 124,765	\$ 51.99
03000	Concrete	\$ 63,320	\$ 26.38
04000	Masonry	\$ 297,200	\$ 123.83
05000	Steel	\$ 48,000	\$ 20.00
06000	Wood & Plastics	\$ 51,000	\$ 21.25
07000	Thermal	\$ 56,378	\$ 23.49
08000	Doors & windows	\$ 56,405	\$ 23.50
09000	Finishes	\$ 100,230	\$ 41.76
10000	Specialties	\$ 10,850	\$ 4.52
11000	Equipment	\$ 4,350	\$ 1.81
12000	Furnishings	\$ 300	\$ 0.13
14000	Elevator	\$ -	\$ -
15100	Fire Suppression	\$ 15,500	\$ 6.46
15200	Plumbing	\$ 61,500	\$ 25.63
15500	HVAC	\$ 68,944	\$ 28.73
16000	Electrical	\$ 90,000	\$ 37.50
Subtotal		\$ 1,175,402	\$ 489.75
Overhead & Profit	10%	\$ 117,540	\$ 48.98
No bond		\$ -	\$ -
Total Budget		\$ 1,292,942	\$ 538.73

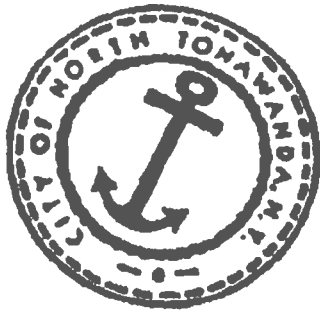
11. Common Council Resolution

STATE OF NEW YORK
COUNTY OF NIAGARA } ss.:
CITY OF NORTH TONAWANDA



I, Donna L. Braun, City Clerk-Treasurer of said City, do hereby certify that I have compared the attached document with the document now remaining on file and of record in this office; and that the same is a correct transcript therefrom and of the whole of said original.

In witness where of I here unto set my hand and affixed the seal of said City, this 6th day of May 2026



Donna L. Braun
City Clerk-Treasurer of said City.

11. Common Council Resolution

City of North Tonawanda

DONNA L. BRAUN
City Clerk-Treasurer
dbraun@northtonawanda.org

Lori Swartz
Assistant City Clerk

Denise Proefrock
Assistant City Treasurer

OFFICE OF THE CITY CLERK - TREASURER
VITAL STATISTICS
CITY HALL
216 PAYNE AVENUE
NORTH TONAWANDA, N.Y. 14120

Treasurer's Office: (716) 695-8575
Clerk's Office: (716) 695-8555
Fax: (716) 695-8557

May 6, 2026

To Whom It May Concern:

Please be advised that at a Regular Session of the North Tonawanda Common Council held on the 5th day of May 2026 the following resolution was passed:

April 29, 2026

**North Tonawanda Common Council
216 Payne Avenue
North Tonawanda, NY 14120**

**Re: Riviera Theatre Phase 4 Accessible Backstage and Dressing Room Application
For funding through Niagara River Greenway Commission**

A resolution of the Common Council of the City of North Tonawanda supporting the Riviera Theatre Phase 4 accessible backstage and dressing room addition and its application for funding through the Niagara River Greenway Commission host community standing committee.

MOVED by Alderman Murphy SECONDED by Alderman Schulmeister
That the Common Council at a regular session meeting, held at City Hall, 216 Payne Avenue, North Tonawanda, New York at 6:30 PM on May 5th, 2026, approved the Resolution supporting the Riviera Theatre Phase 4 accessible backstage and dressing room addition and its application for funding through the Niagara River Greenway Commission Host Community Standing Committee and it reads as follows:

WHEREAS, the Riviera Theatre and Organ Preservation Society, Inc. owns and operates the historic 1926 Riviera Theatre located at 67 Webster Street in the City of North Tonawanda, a property listed on the National Register of Historic Places and recognized as a cornerstone of the City's cultural and economic identity; and

11. Common Council Resolution

WHEREAS, the Riviera Theatre draws more than 100,000 visitors annually to downtown North Tonawanda, supporting local businesses, driving year-round tourism, and contributing to the vitality of the Niagara River and Erie Canal corridor; and

WHEREAS, the City of North Tonawanda selected the Riviera Theatre as one of 23 priority projects in its 2022 Downtown Revitalization Initiative (DRI), recognizing the Theatre's expansions essential to the City's downtown and waterfront revitalization strategy; and

WHEREAS, the Riviera Theatre is identified in the City of North Tonawanda Comprehensive Plan 2025-2045 as a cultural and economic asset central to the City's long-term revitalization strategy; and

WHEREAS, the Riviera Theatre proposes construction of a 2,300 square-foot, ADA-accessible backstage and dressing room addition at its historic venue as Phase 4 of its multi-phase capital improvement initiative, replacing undersized, flood-prone basement dressing rooms with modern, accessible performer facilities directly connected to the stage; and

WHEREAS, this project will enhance performer accessibility, health, and safety; expand the Theatre's capacity to host larger and more diverse touring productions; and strengthen its role as a regional cultural anchor within the Niagara River Greenway corridor; and

WHEREAS, the Riviera Theatre has applied for funding through the Niagara River Greenway Commission Host Community Standing Committee in support of this project; and

WHEREAS, the City of North Tonawanda fully supports this project as consistent with the City's strategic plans for downtown revitalization, cultural investment, and economic development along the Niagara River and Erie Canal corridor

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of North Tonawanda hereby expresses its strong support for the Riviera Theatre Phase 4 Accessible Backstage and Dressing Room Addition and endorses the Riviera Theatre and Organ Preservation Society, Inc's application for funding through the Niagara River Greenway Commission Host Community Standing Committee; and

11. Common Council Resolution

BE IT FURTHER RESOLVED, that the Common Council affirms that this project is consistent with the City of North Tonawanda's 2022 Downtown Revitalization Initiative and its Comprehensive Plan 2025-2045, and that investment in the Riviera Theatre represents a priority for the downtown and waterfront revitalization of the City of North Tonawanda; and

BE IT FURTHER RESOLVED, that the Mayor of the City of North Tonawanda is hereby authorized to execute any documents or certifications necessary to support said application

Ayes: Alderman Schulmeister, Roe, Murphy, Lavey, Richards (5)

Nays: None (0)

CARRIED.



Downtown Merchant Association of North Tonawanda
North Tonawanda, New York

April 23, 2026

Niagara River Greenway Commission
c/o Niagara County Ad Hoc Committee
Niagara County, New York

Re: Letter of Support — Riviera Theatre Phase 4: Accessible Backstage and Dressing Room Addition

Dear Members of the Niagara River Greenway Commission:

On behalf of the Downtown Merchant Association of North Tonawanda, I am pleased to offer my enthusiastic support for the Riviera Theatre's grant application to the Niagara River Greenway Commission for Phase 4 of its multi-phase capital expansion initiative — the construction of a 2,300-square-foot, ADA-accessible backstage and dressing room addition at its historic 1926 venue in downtown North Tonawanda.

The Riviera Theatre is the single most significant cultural anchor in our downtown corridor. Drawing more than 100,000 visitors annually to the Niagara River and Erie Canal corridor and hosting over 125 performances each year, the Theatre is an engine of foot traffic, economic activity, and civic pride that directly benefits the merchants and businesses I represent. When the Riviera thrives, our entire downtown district thrives with it.

Phase 4 addresses a longstanding and critical infrastructure gap. The Theatre's current backstage facilities consist of undersized, flood-prone basement dressing rooms accessible only by stairs — conditions that limit the caliber and diversity of touring productions the venue can host and create real barriers for performers with disabilities. The proposed addition will replace those deficient spaces with four modern, ADA-compliant dressing rooms, accessible restrooms and showers, and shared artist support space connected directly to the stage. This is not an amenity upgrade; it is a foundational improvement that will expand the Theatre's programming capacity and broaden the range of world-class productions our community can experience.

This project is deeply consistent with the vision of the Niagara River Greenway Plan. The Riviera Theatre embodies Greenway's core goals: it celebrates the region's authentic history and cultural heritage, sparks revitalization in our urban downtown, draws regional and out-of-area visitors into the corridor, and demonstrates the kind of long-term investment in sustainability that the Plan calls for. The project has earned broad community support, including formal endorsements from Mayor Austin Tylec of the City of North Tonawanda and Lumber City Development Corporation, and is explicitly identified as a priority institution in the City's 2022 Downtown Revitalization Initiative.

From the perspective of our merchant community, investment in the Riviera Theatre is investment in the economic health of downtown North Tonawanda. Each performance night brings patrons to our restaurants, shops, and businesses. A stronger, more capable Riviera means more performances, larger audiences, and a more vibrant corridor for years to come. The Downtown Merchant Association of North Tonawanda wholeheartedly endorses this application and urges the Commission to award funding in support of this transformative project.

Please do not hesitate to contact me if I can provide any additional information.

Sincerely,

Rachel DeDomenico
President, Downtown Merchant Association of North Tonawanda



NIAGARA COUNTY ATTORNEY'S OFFICE

NIAGARA COUNTY COURTHOUSE
175 HAWLEY STREET
LOCKPORT, NEW YORK 14094
(716) 439-7105
(716) 439-7114 Fax

Claude A. Joerg
County Attorney

Katherine D. Alexander
First Assistant

R. Thomas Burgasser
John S. Sansone
Gary H. Lisowski
David W. Koplas
Bradley D. Marble
Christopher Bopst
Assistants

August 5, 2026

Christopher Mahiques
Controller & Human Resources
Riviera Theatre
North Tonawanda, NY 14120

Re: Riviera Theatre Phase 4 Backstage & Dressing Room Addition
Niagara River Greenway Project

Dear Mr. Mahiques:

The Niagara County Ad Hoc Committee on Recreation and Tourism Legislator Richard L. Andres, Chairman, requested that our office, on its behalf, thank you for your presentation. Your application for funds that Niagara County receives from the New York State Power Authority and through the relicensing agreement for Greenway projects that are a part of the Niagara Greenway, is acknowledged.

The committee has further reviewed your documentation and taken into consideration your presentation. The Committee is happy to inform you that they will be recommending your project to the full body of the Legislature for approval as to sponsorship. Should the Legislature pass the resolution, you will then need to present your application to the Niagara River Greenway Commission for consultation and then to the Host Community Standing Committee. This last Committee is part of the Niagara County Power Coalition, in which there are eight members.

If you wish to note the protocols for this next step in your application, they are on the Niagara Power Coalition's website. If you have any trouble obtaining those, you may contact the undersigned and we will provide the same to you. I would appreciate your contacting us and staying in touch so that we can advise you with the date for Legislature approval and then the date for the meeting of the Host Community Standing Committee. You will need to be prepared to present your presentation to that body at the date established; once the Niagara County Legislature has approved sponsorship of your project and consultation with the Niagara River Greenway Commission.

Specifically, upon all consultations and approvals, you will be receiving a grant pursuant to the terms and conditions as set forth in the relicensing agreement and the protocols as set forth in the Host Community Standing Committee and those protocols as set forth by Niagara County in the amount up to \$125,000. This amount was arrived at after taking into consideration the

Date: August 5, 2026

Page: 2

Re: Riviera Theatre Phase 4-Backstage & Dressing Room Addition
Niagara River Greenway Project

principals and goals set forth in the Niagara River Commission Plan. Once the Niagara County Legislature has approved sponsorship; you will be notified.

You will need to add into your budget signage of at least a headway sign. Templates were sent to you. The cost you will need to confirm with a signage company of your choice. You shall use the single template form chosen by the County for the head sign.

You also need to remember that this is a reimbursement grant and payment will be paid through the audit and purchasing department in the County of Niagara after their review of the contracts' invoices as presented once the project is complete (unless waived by the Committee), including signage and approval of all work by the County Auditor.

The sponsorship by the Niagara County Legislature, if approved, and any approval of funding by the Host Community Standing Committee is also subject to the requirements of Niagara County.

Please feel free to contact us should you have any questions.

Very truly yours,



R. Thomas Burgasser
Assistant County Attorney

RTB:clm

cc: Richard L. Andres, Chairman, Niagara County
Ad hoc Committee on Recreation and Tourism
Niagara County Legislator Randy R. Bradt
Niagara County Legislator Jesse P. Gooch