

WILLIAMSVILLE WATER MILL

Williamsville, NY

Preliminary Mill Re-Use Report

March 10, 2009

Review of January 24th Re-Use Workshops

Commercial/Retail/Housing

Grocery co-op

Farmer's market

B&B/Hostel

Restaurant

Bookstore

Cultural/Entertainment/Recreation

Museum

Event/meeting center

Concert venue

Nature center

Park improvements

Government/Public/Community

Library/Archives

Historical society

Heritage center

Adaptive Re-Use Concepts

Government Services

Library and Local Archives

Village Square

Destination Activities

Park

Events

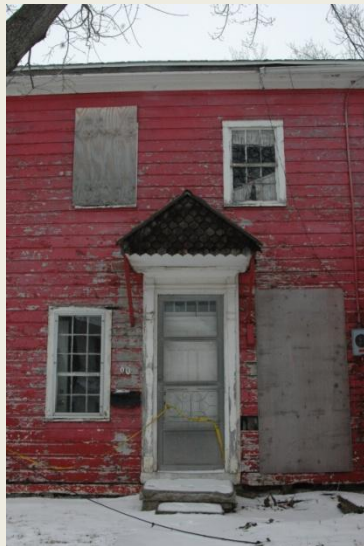
Museum

Mixed-Use District

Government Services



Library and Local Archives



Village Square

Destination Activities



Park



Events

Government Services..Library and Local Archives..Village Square..Destination Activities..Park..Events..Museum..Mixed Use

Museum



Mixed-Use District



Olympic Towers Commerce Center



Offices/Mixed Use Commercial



Del Monte Milling Co. San Francisco



1907 Mill Building Converted
to Offices in 1960

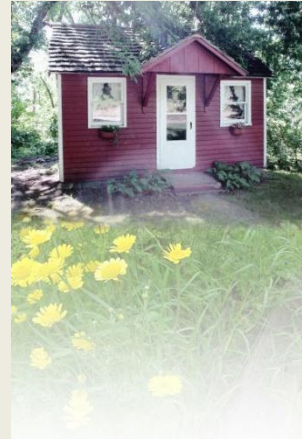




Washburn Mills, Minnesota

Mill Ruin as Milling Museum





Terrace Mill Historic District Minnesota



Ypsilanti, Michigan



Flour Mill to
Mixed Use
Retail/Residential





Mill to Mixed Use
Office/Studios/Retail



Randolph County, WV
Darden Mills



Hydropower Water Mill Kilkenny, Ireland





Prallsville Mills
Stockton, NJ

1796 Mill Adapted
to Event Center





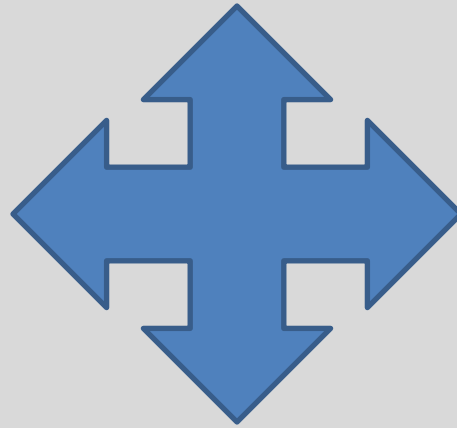
1879 Church Allentown, NJ

Church To Library



1897 Church Buffalo, NY

Government Services Library and Local
Archives Village Square Destination Activities
Park Events Museum Mixed-Use District



Public Sector

Private Sector

Government Services

Mixed-Use District

Library/Local Archives

Both Sectors

Museum

Events

Park

Village Square

Destination Activities

Examples of Public Sector Funding Sources

Federal/National



Tax-exempt bonds

Grants (eg, SPOOM, NTHP)

State



ESDC (eg, RestoreNY)

SHPO (eg, EPF)

NYSERDA

Grants (eg, PLSNY)

Legislator member Items

Local



Local taxes

Special assessments

Grants (eg, foundations)

IDAs

Examples of Private Sector Funding Sources

Federal/National



Historic tax credits

Energy tax credits

Façade easement

Grants

State



Historic tax credits

NYSERDA

Local



Commercial financing

IDAs

TIF/PIF

Preliminary Re-Use Conclusions

- 1) **Mixed-use**
- 2) **In-fill construction** may be necessary/appropriate
- 3) **Private-sector involvement** should be explored
- 4) **NPS/SHPO/NYS Parks approval** will be required for all re-uses
- 5) **Milling artifacts must remain** in the main Mill building

Next Steps . . .

- 1) Discussion tonight of Mill re-use concepts and public/private sector approaches to redevelopment
- 2) Based on input from tonight's discussion, Preservation Studios to refine feasibility research
- 3) Preservation Studios to issue Final Mill Re-Use Report by March 31, 2009