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**LACKAWANNA ANNOUNCES TWO NEW DEVELOPMENT PROJECTS FOR
LONG-VACANT ALLIANCE DRIVE PROPERTY NEAR RENAISSANCE COMMERCE PARK**
*Empire Building Diagnostics to Expand Neighboring 400 Ingham Avenue Complex &
IT FITZ Concrete Plans New Office/Warehouse Facility*

Lackawanna, New York (October 4, 2023) – The City of Lackawanna has formally announced their intent to sell over 4.7 acres of long-vacant city-owned industrial property on Alliance Drive to Empire Building Diagnostics (EBD) and IT FITZ Concrete (IT FITZ) for new development projects. The proposed land sales are comprised of two subdivided parcels on the northern end of Alliance Drive; EBD 3.38 acres and IT FITZ 1.34 acres, yielding a total purchase price of \$118,000 or \$25,000/acre.

EBD, a demolition and environmental contracting firm, relocated its entire operation from Depew to Lackawanna in 2021 after purchasing and upgrading a vacant industrial complex at 400 Ingham Avenue in the city's First Ward, which is adjacent to Alliance Drive and a tenth of a mile east of the new Renaissance Commerce Park emerging on the former Bethlehem Steel site. EBD plans to expand their current Ingham Avenue campus, which houses 105 employees, to accommodate the addition of two new businesses (Hydro X USA and Paramount Roofing) and 20-30 projected new jobs.

IT FITZ Concrete, which specializes in residential and commercial concrete installation, also operates in Lackawanna from leased space at 4 ½ S. Fisher Road. The company plans to construct its own office/warehouse facility to house their current roster of 9 employees, with capacity for future growth and expansion.

"We're excited that this next wave of economic development growth in Lackawanna involves companies that are already operating and thriving in our city," said Mayor Annette Iafallo. "Today's announcement is the culmination of months of dialogue involving members of my administration and representatives from EBD and IT FITZ. Thanks to the cooperation of our City Council, who approved the respective purchase offers, we're able to retain two successful companies in Lackawanna for many years to come and return a parcel which has been mostly dormant for over 20 years to the tax rolls for the benefit of Lackawanna taxpayers."

The Lackawanna City Council unanimously approved the EBD and IT FITZ purchase offers for Alliance Drive at their September 25th regular business meeting. Both deals are expected to close by year end 2023, with construction starting in spring, 2024.

The Alliance Drive parcel has a history dating back to the former Bethlehem Steel's Lackawanna Plant, which closed in the early 1980's. Owned by Lackawanna for over two decades, Alliance Drive consists of 4.7 acres to the north and 2.1 acres to the south adjacent to Smoke Creek. The northern parcel where the EBD and IT FITZ projects are planned was remediated under a NYS DEC Cleanup Grant in 2002. Both of the newly announced projects will be bound by an established DEC Site Management Plan.

The southern parcel adjacent to Smoke Creek will remain owned by the city of Lackawanna and undeveloped while plans for a passive recreation component to the Bethlehem Steel / Renaissance Commerce Park redevelopment project involving NYS, Erie County and Lackawanna governments advance in the coming years.

Project concepts and additional information are attached to this release.



ALLIANCE DRIVE – DEVELOPMENT OFFERS (SUBDIVISION OF ~ 4.8 ACRE PARCEL)

	EMPIRE BUILDING DIAGNOSTICS	IT FITZ CONCRETE
Business Description	Demolition & Environmental Contracting	Concrete Installation – Residential & Commercial
Existing/New Business	Existing	Existing
Current Location	400 Ingham Avenue / Lackawanna (own)	4 ½ S. Fisher Road / Lackawanna (rent)
Company Size	Nearly 100 employees	9 full time plus several seasonal hires
Proposed Project / Impact	New corporate campus expansion (2 new product lines + EBD / 25-30 new jobs)	New office and equipment warehouse facility Mostly stable employment w/ room for expansion
Offer	\$84,500	\$33,500
Acres	3.38	1.34
Per Acre Price	\$25,000	\$25,000
Full Tax / Incentive	Full tax / ECIDA sales tax, recording fees, etc.	Full tax / possible ECIDA sales tax, recording, fees, etc.
Environmental	Compliance with NYS DEC Site Management Plan – 2002	Compliance with NYS DEC Site Management Plan - 2002
Timing	Close YE 2023 / Early 2024 – Construction Spring 2024	Close YE 2023 / Early 2024 – Construction Spring 2024

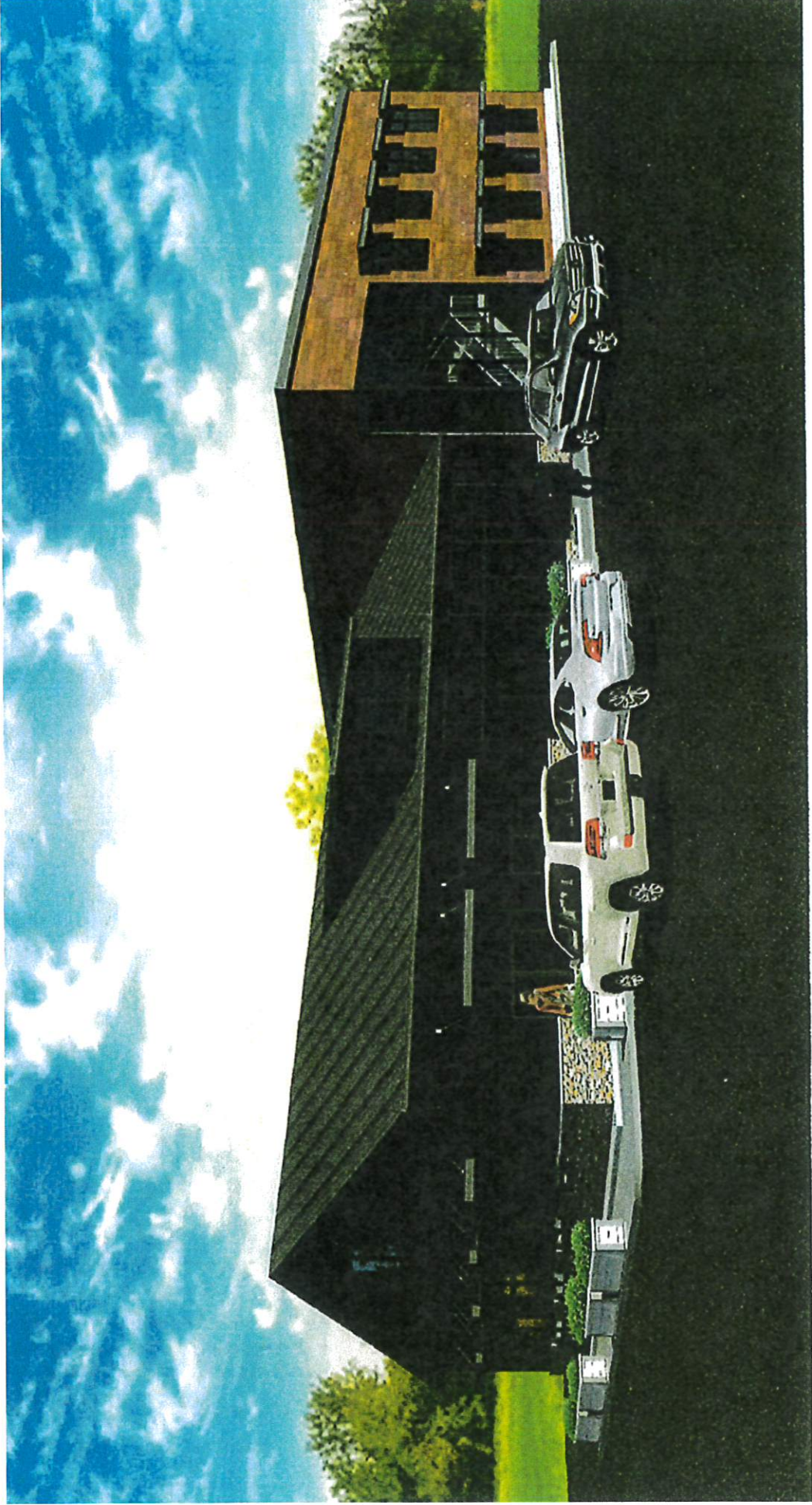
Empire Building Diagnostics
400 Ingham Avenue

Alliance Drive



EMPIRE BUILDING DIAGNOSTICS (EBD)

400 Ingham Avenue Campus Expansion Concept - Lackawanna



IT FITZ CONCRETE – POLE BARN CONCEPT
ALLIANCE DRIVE - LACKAWANNA

