

October 11<sup>th</sup>, 2024

Ms. Karen Utz, Regional Director  
Regional Economic Development Council  
95 Perry St., Ste. 500  
Buffalo, NY 14203

RE: VILLAGE OF SHERMAN - NY FORWARD GRANT APPLICATION ROUND 3

Subj: 130 W Main St – Hostel, Coffee Shop, and Community Center

Dear Ms. Utz,

Our family business at Tusk Real Estate (including M3P Realty, LLC & Tusk Construction, Inc.) has projects in Dunkirk, Fredonia, Westfield, Buffalo, and Sherman, among others. We are intrigued by Sherman's possibilities for growth and development by taking advantage of the trail and natural assets of French Creek and open spaces. We believe we are perfectly timing our investment in the early stages of Sherman's upward trajectory.

M3P Realty purchased the 121 and 123 W Main Street attached row buildings following Sherman's Downtown Market Analysis and NY Main Street Feasibility Study, leading us to a NY Main Street grant award that involves façade restoration, interior retail rehabilitation, and the first of two full apartment size Airbnb's (short-term rentals) on the second story. The second story was a shell, having been completely gutted to the studs following the October 1991 fire, requiring an entire reconstruction of the space.

The Village is the owner of the 130 W Main Street property that was donated to the municipality in 2019. The property has undergone an asbestos abatement, Phase 1 Environmental Review, and the Village has engaged Barton & Loguidice for an 'Existing Building Conditions Assessment'; after the structure report we'll further define the role we'll play in its rehabilitation.

The Village and M3P/Tusk are discussing partnering in efforts to restore and reuse the 130 W Main St commercial property into a community center and hostel. This is a perfect pairing of interests. We are in the short-term rental & construction/renovation business and have the knowledge and ability to adapt that to an efficiently run hostel for those looking for a single night as they transit the multi-use trail. The space and location would be the optimal location for a coffee shop with drive-up window. The interior coffee shop can be gated off when closed, as the community center would be open to the community's organizations. The property is adjacent to the park, trail, and French Creek, bringing other opportunities as a venue for gatherings. It is located conveniently at the corner of Chautauqua County Route 15 and NY State Route 430.

A NY Forward Grant will contribute greatly to the time and design of Sherman's Community Center and Hostel fully benefiting the Village's vision for the community while attracting visitors to Sherman as the only known 'hostel' (affordable short-term housing) in Chautauqua County. It is our hope you see the same potential in Sherman as we do.

Sincerely,

Matthew Bromberg & Paul Salzler – Tusk Real Estate - [www.tuskre.com](http://www.tuskre.com)

