

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: 110 W Main St – Retail Revitalization Project

Dear Ms. Utz,

With the closing of my father's estate, I am now in a position to sell the 110 W Main Street property. I've had a real estate agent preparing to advertise it, who has priced it fairly with local comparisons. I have also received estimates on some repairs, like the roof and electric, however the electric would be dependent on the decisions related to its final use.

The 110 W Main Street property is part of the south side attached row buildings under the recently restored covered walkway awning. I had participated in the awning restoration through the NY Main Street Project.

This property has the largest floor space among the attached row buildings, so it presents multiple opportunities for small business retailers. The high ceilings are still covered in their original pressed tin. By repairing the roof, updating the electric to fit the needs of the new retailer, and refreshing the façade, the building will require little else in preparation to open a variety of retail options.

I understand the owners of the neighboring property of 114 W Main Street, which has undergone significant restoration, may be interested in the purchase of 110 W Main Street in expanding its related services with the opportunity of a NY Forward grant.

I appreciate the efforts of revitalization I have seen throughout Sherman's downtown, and I wish for that to continue. Therefore, I am in full support of the Village of Sherman's application to the NY Forward Grant.

Thank you,

*Mick Sheffield*

Michael Sheffield  
Owner, 110 W Main Street