

# Orleans EDA subsidiary putting half-million into hotel, Pride Pak projects

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ALBION — The Orleans Economic Development Agency has found a major investor for the Medina Business Park.

The Orleans Land Restoration Corporation, a Orleans EDA subsidiary.

OEDA CEO Jim Whipple outlined plans Friday to expend nearly a half-million dollars in infrastructure improvements, site work and land acquisition to aid the development of a hotel and a food processing facility.

The EDA does not yet have final commitments from investors in a Cobblestone Hotel or from Canadian company Pride Pak for the targeted projects, but Whipple said both are coming together.

“The Pride Pak negotiations are proceeding,” Whipple said before what has become a near daily conference call with the Mississauga-based company.

The EDA is seeking a \$734,000 Community Development Block Grant for Pride Pak, the maximum allowed by the state, for machinery and equipment. The Town of Shelby agreed to lead the grant application Tuesday.

Gabrielle Barone, the OEDA’s Vice President, said conversations are continuing with investors for the hotel. A commitment is expected in the fall.

Both projects would both be located on the Maple Ridge Road side of the business park, with Pride Pak on the western edge of the property and the hotel eyed for land currently occupied by a vacant house and collapsed barn.

The OLRC purchased the five-acre residential lot at 11561 Maple Ridge in a “courthouse steps” foreclosure auction for \$50,000, a sale that EDA Counsel Diane Church said Friday has closed.



## Site work

Orleans Economic Development Agency CEO Jim Whipple detailed plans for 11561 Maple Ridge Road, the five-acre site bounded by the Medina Business Park that the OEDA has purchased. The site is being targeted for development of a hotel. (Jim Krencik/Daily News)

Whipple said they plan to remove the building, by a teardown or a live fire training simulation, which along with clearing of the lot is estimated to cost \$12,000.

But first, CanAm Environmental Safety of Scottsville will complete an asbestos inspection per a \$2,940 contract approved Friday. Air monitoring and abatement add another \$6,000 to the bill.

The OLRC has already paid BME Associates, its engineering firm, \$792 to survey the site. The plan drawn up includes \$18,000 for engineering, materials and labor for a gravity flow sewer system that would hook up the hotel site and the food processing site, to a force main sewer line to the northeast.

With closing costs added in, the site will cost a shade under \$100,000. Investors would multiply that by at least in ten times the EDA's total to construct a 40-room hotel.

A request for \$300,000 in Empire State Development funding would cancel out the costs of the work next door. The EDA further anticipates Pride Pak's location would equal a \$18 million private investment.

But first comes the county's end of the bargain. Water and sewer connections along Maple Ridge are expected to make up \$135,300 of the total.

Adding two access roads to connect the food plant and the hotel to Maple Ridge Road require a traffic study - contracted Friday with SRF Associates of Syracuse for \$6,800 - and right to build permitting, engineering and stormwater permits - contracted Friday with OBG of Buffalo for \$35,400 - and \$75,000 in construction costs.

Relocating a dry, man-made tributary to the Oak Orchard Creek - \$11,000 - and a cultural artifact survey - \$16,925 - and closing costs on the land sale also take their bite out of the OLRC's funds.

Further site work behind the planned Pride Pak site adds another \$65,300 to the budget.

"It's a lot of money, this development business," Whipple told the board.