

October 11th, 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,

I am considering, under the right circumstances, purchasing and restoring the adjacent attached row building located at 110 W Main Street. My partner and I are managing members of Loutzenmeeder, LLC which owns and operates the Cooler Bar & Grille at 114 W Main Street.

In April 2021, we purchased the 114 W Main Street property and invested significant private funds in the rehabilitation of the lower “Cooler Bar and Grille” with its entrance along Creekside Lane at Edmunds Park.

Our current focus is on completing the second phase of the restoration of 114 W Main Street “Cooler” property on the Main Street. We are wrapping up our participation in the NY Main Street Program with the \$50,000 in grant funds awarded toward the Main Street level façade and structural restoration project for what will be the “Cooler Creamery” ice cream shop opening in May 2025. Significantly more will be invested in the coming months on the interior renovations to accommodate its reuse as an ice cream shop from its many years of vacancy and prior use as a paint shop for the hardware store.

It would be advantageous for us to purchase the adjacent property of 110 W Main Street and provide services I've identified that are in demand by current residents and what would complement new development of residential properties.

I appreciate the NY Main Street grant experience and look forward to an opportunity to further leverage NY Forward funds to revitalize this vacant space on this critical section under the awning, centered in the downtown business district.

We are in support of the Village of Sherman's application to the NY Forward grant for the continual revitalization of Main Street and the opportunity for transformational size projects.

Sincerely,



Cris Loutzenhiser

*Cooler Bar & Grille
114 W Main Street
Sherman, NY 14781*