

An aerial photograph of Buffalo, New York, featuring the Buffalo Central Terminal on the left. The terminal is a large, historic brick building with a prominent clock tower. The city skyline is visible in the background under a sunset sky. The foreground shows a residential neighborhood with houses and trees, and a large paved area in the middle ground.

**BUFFALO
CENTRAL
TERMINAL**

**2022
YEAR IN
REVIEW**

Photo Credit: David Vogan



BUILDING MOMENTUM TOGETHER

BUFFALO CENTRAL TERMINAL

A note from our director.

Dear Friends,

Thank you for helping to make 2022 a transformational year for the Buffalo Central Terminal. Together, we are changing the doubt that "this will never happen" to the recognition that "this is happening." I am thrilled to share the monumental steps we've taken together toward a new future for this special landmark.

In the pages that follow, you will see all that is happening at our beloved Terminal. In the last year, we launched a new community gathering space on the Terminal Great Lawn, released a call for development partners, and secured over \$60 million in funding from public and philanthropic partners to kickstart reuse of our one-of-a-kind building.

There's more excitement ahead! In the coming year, we will continue to welcome the community onto the Terminal grounds. We will also engage new partners—architects, engineers, developers—to help us continue to move our mission forward.

I am immensely grateful for our supporters and neighbors, volunteers, board members, and community partners who continue to be the driving force behind this movement. Our progress is a testament to the hard work and determination of long-time Terminal Champions!

Thank you, again, for sharing our passion and vision. Buffalo's Central Terminal is forever our monument to progress—proof that the destination is indeed our journey together.

With gratitude,



Monica Pellegrino Faix
Executive Director



MOVED BY THE MISSION

Strengthening Our Foundation

Momentum behind the Buffalo Central Terminal is **STRONG**. Over the last year, we have continued to advance a new future for this living landmark.

With the game-changing support of the East Side Avenues initiative, our team has done the hard work to strengthen the organization and ensure the long-term success of this monumental project. We developed the community-driven Master Plan and completed an in-depth Property Conditions Report. We also engaged in strategic planning, brought on additional staff, and grew our funding base.



OUR NEW MISSION

To develop the Buffalo Central Terminal – a majestic historic landmark – as a lasting cultural and economic hub for the community.

THIS YEAR WE . . .

◆ **Realigned our mission.**

We adopted a new mission to reflect our outsized commitment to people and community.

◆ **Exceeded our fund development goals.**

We exceeded our fundraising goal for individual support, received \$126,000 in grants, and continued to diversify our funding sources.

◆ **Brought on 2 new board members.**

We added two new Board Directors this year, bringing on diverse perspectives and skill sets critical to the Terminal's future.

◆ **Refreshed our visual brand.**

We updated our visual identity and developed key messaging that aligns with our goals and values.

◆ **Completed '20 - '22 strategic framework.**

We achieved the aspirational goals outlined in our 3-year strategic framework, including making tremendous strides toward reuse.

◆ **Identified new '23 - '25 strategic framework.**

We updated our 3-year strategic framework to align with upcoming capital improvements and real estate development.



MOVED BY COMMUNITY

Gathering on the grounds.

We welcomed thousands of friends and neighbors to the Buffalo Central Terminal Great Lawn this year! Events included...

- Dyngus Day Tour Giveaway
- Spring Community & UB Alumni Clean Ups
- Shakespeare in the Park
- The Buffalo Flea: Presented by Step Out Buffalo
- Beau Fleuve Music & Arts Celebration
- Slow Roll at the Terminal
- Annual Backpack Giveaway
- Trunk or Treat
- Seat at the Table Launch
- Doors Open in the Neighborhood - Broadway-Fillmore

The future of the Buffalo Central Terminal centers on reestablishing the historic campus as a local and regional destination for year-round public events and celebration. Gathering on the grounds is the first step toward establishing this new future.

Creative, fun, and entertaining events will continue on the Great Lawn while our Passenger Concourse is closed for safety and stabilization repairs through 2024.

THANK YOU to everyone who celebrated with us!





Photo Credit: Get Fokus'd Productions



Photo Credit: Get Fokus'd Productions

PLACEMAKING

We launched seat at the table.

Seat at the Table is the result of months of public engagement to transform the Great Lawn from an under-utilized lawn into a destination for community events, activities, and recreation. Seat at the Table was made possible by \$40,000 in funding from Project for Public Spaces' Community Placemaking Grants initiative.

Inspired by our neighbors and supporters, Seat at the Table is a NEW community gathering space on the Great Lawn featuring two custom, extra-long tables, and sculptural seating. These MASSIVE tables and benches are made from steel tubing and Forest Stewardship Council certified Massaranduba wood decking.

This custom installation was designed by our neighbors at the nonprofit makerspace, The Foundry, and fabricated by young people in their workforce development program, FOUNDRYmade. Seat at the Table is by far the biggest project the program has ever taken on and we are so happy to see these students push their skills to a new level for our beloved Terminal!

A community celebration was hosted in late October in conjunction with Trunk-or-Treat and was attended by dozens of our neighbors and friends.



"I'm really grateful for the opportunity that FOUNDRYmade has given me. I started this project as a side job while working towards my education with The Foundry and Service Collaborative of WNY, and I'm so thankful for the chance to contribute towards building a piece of Buffalo's history,"

- Sheddricck Straker



MOVED BY PROGRESS

Completed \$5 Million Capital Project

This New York State and National Grid funded project addressed the severely deteriorated former restaurant roof which was made worse during a 2019 windstorm, resulting in relentless water infiltration. The impacted areas are now clean and dry, and ready for the next phase of construction.



Began a Search for Development Partners

A Request for Expression of Interest (RFEI) was issued in partnership with the City of Buffalo to identify private developers for the historic campus. This is the first part of a two-stage process to identify development partners that share our community-minded priorities to reuse the Terminal as a cultural and economic hub.



Awarded \$61 Million to Kick Start Reuse

The Central Terminal received \$61M in funding from the Regional Revitalization Partnership, a multi-year collaborative initiative to provide \$300M of targeted investments for catalytic projects in economically distressed neighborhoods in Buffalo, Niagara Falls, and Rochester. This significant investment will usher in a new future alongside our neighbors in Broadway-Fillmore and East Buffalo. Our first round of capital improvements will focus on safety, stabilization, and readying the building for future reuse as a year-round hub.



Received \$1 Million for Great Lawn Activation

The Central Terminal was selected as one of 11 catalytic projects through the state-funded \$10 million Broadway-Fillmore Downtown Revitalization Initiative (DRI). We will leverage the \$1 million investment to transform the Great Lawn from a simple grassy lawn into a destination for community events, activities, and recreation.



Solicited Architecture & Engineering Firms

In 2022, we began the process to seek an experienced architecture and engineering team to design safety and stabilization improvements funded by the \$61 million investment from the Regional Revitalization Partnership.





NEXT STEPS

2023

Select private development partner.

- ◆ The private development partner will join the CTCRC to bring the Master Plan vision to life, establishing the Buffalo Central Terminal as a node of activity and as a catalytic anchor within the Broadway-Fillmore neighborhood and East Buffalo.

Phase 2 construction: stabilization.

- ◆ Reopen the Passenger Concourse for public access.
- ◆ Address structural issues in the Main Terminal Building.
- ◆ Repair parking deck, barrel roof and Guastavino tiles in the Passenger Concourse.
- ◆ Make the Great Lawn safe.
- ◆ Repair severely leaking roofs of the Main Terminal Building.
- ◆ Complete architectural and engineering design for Phase 2.

2024

Phase 3 construction: the great lawn.

- ◆ Design and construct a Great Lawn that is welcoming and functional for large and small events and activities.

Phase 4 construction: ready for reuse.

- ◆ Ready the Terminal for development and reuse, including installation of life safety systems, masonry and roof repair, window replacement, installation of mechanicals, and electric and plumbing repair.

"This is the right time to reimagine the Central Terminal campus"

- Mayor Byron W. Brown





MOVED BY DEDICATION

The Central Terminal Restoration Corp. (CTRC) has cared for this special place for 20 years with the steadfast and generous support of scores of volunteers.

We are so thankful to our dedicated volunteers who provide year-round TLC for the Buffalo Central Terminal by addressing building needs and maintaining the Great Lawn. We are also thankful to all the friends and neighbors who joined us for volunteer events and community clean ups throughout the year. Together, we are doing more than reimagining the future of the Terminal—we are creating it.

THANK YOU to our dedicated weekly volunteers!

 **3**
COMMUNITY
CLEAN UPS

 **53**
SATURDAY
WORKDAYS

 **3,000**
VOLUNTEER
HOURS

\$99,510
VALUE
INVESTMENT 



Photo Credit: Scott Balzer



Photo Credit: Scott Balzer

MOVED BY SHARED VISION

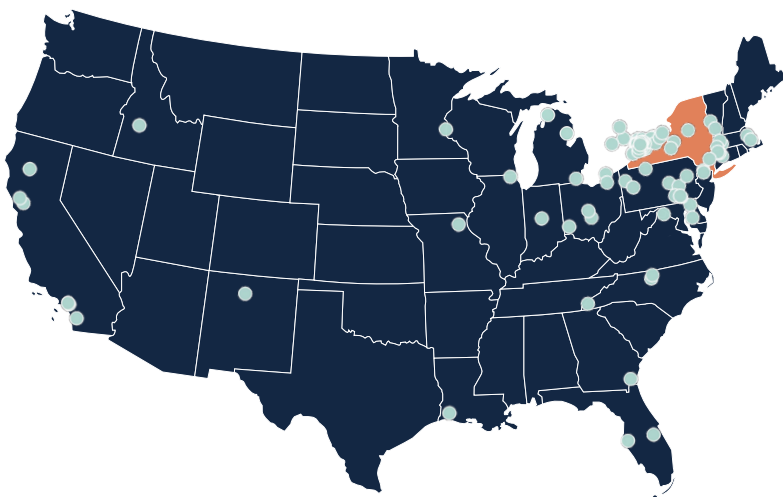
Building momentum.

The future of the Buffalo Central Terminal as a lasting cultural and economic hub is propelled by Terminal Champions.

The generous contributions of these individuals and funders ensure that we can provide year-round care and upkeep, complete urgent repairs, and—most importantly—create a new future for the Terminal through reuse.

Thanks to our community of supporters, we **EXCEEDED** our Annual Appeal match goal of \$10,000 this year and welcomed 200 Terminal Champions into our mission.

Together we are making the Buffalo Central Terminal a new kind of connective force with love and support pouring in from across the country.



Thank you for joining us on this exciting journey!

Funding partners.

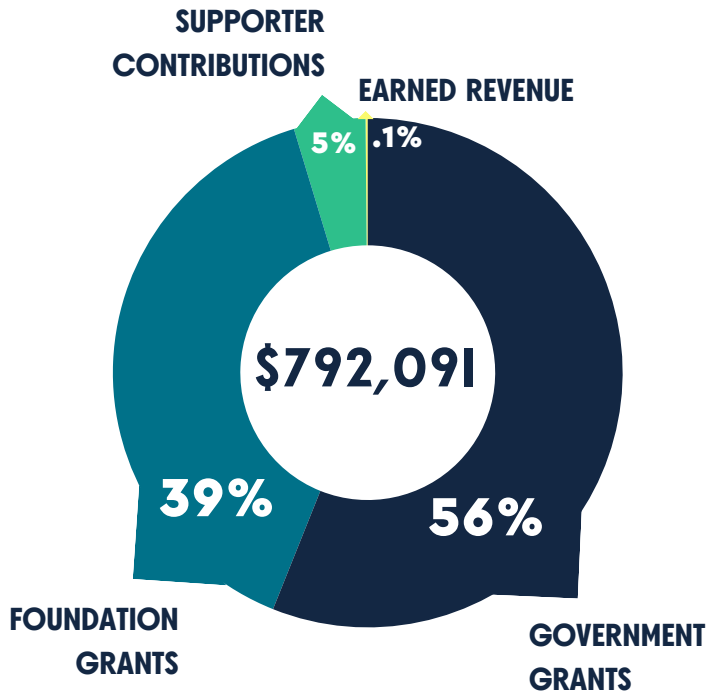


East Side Avenues funding partners.

- Bank of America
- Cannon Heyman & Weiss, LLP
- Community Foundation for Greater Buffalo
- The Cravens Foundation
- Empire State Development
- Evans Bank
- Five Star Bank
- The John R. Oishei Foundation
- Key Bank/First Niagara Foundation
- M&T Bank
- The Margaret L. Wendt Foundation
- Northwest Bank
- Ralph C. Wilson, Jr. Foundation
- The Weiss Family Foundation
- Western New York Foundation



TOTAL INCOME



2022 BUDGET

Our future is strong.

We made tremendous progress this year to strengthen our financial health and ensure a strong future for the organization.

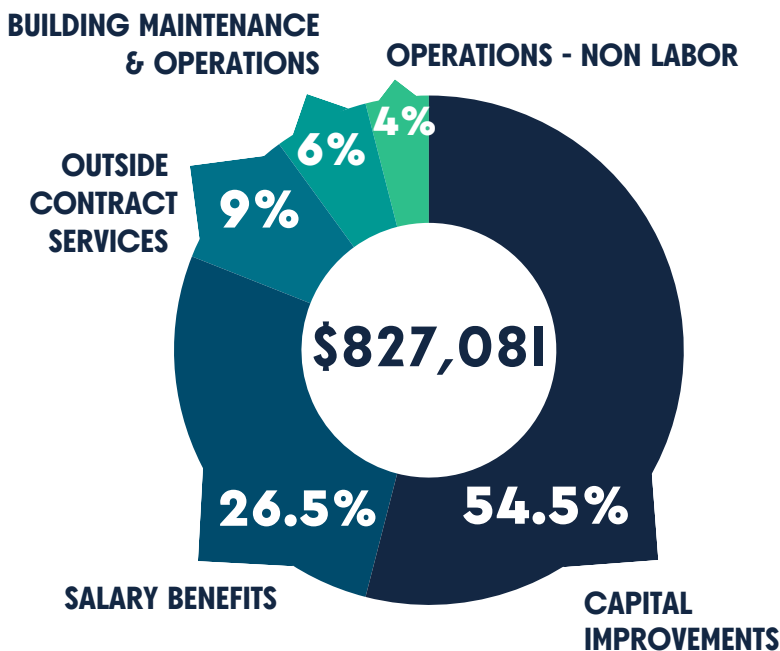
This year, we grew our support from foundations by more than 6 times. Funding from local and national foundations supported critical preparatory work to ready the Terminal for reuse.

Capital funding from New York State continued to make up the majority of our income and expenses in 2022. These dollars are invested directly into the building for critical repairs and construction.

Expenses appear larger than revenue in 2022 because a significant portion of our support is in the form of reimbursement grants. These grants require that our organization pays up-front costs for large projects and we are repaid by grantors after a project is complete. This funding model creates a gap between expenses and reimbursement. We remain financially whole, despite the appearance of a deficit at year-end.

By growing our community of Terminal Champions, implementing new sources of earned income, and continuing to build new funding partnerships, we are ensuring that one of Buffalo's most iconic buildings is cared for and well maintained for generations to come.

TOTAL EXPENSES



MOVED BY COMMITMENT

We stand on the shoulders of visionary leaders from decades passed who saved the Buffalo Central Terminal for generations to come.



Board of directors.

Stephanie Clark - (Outgoing) Chair
James K. Morrell - Vice Chair, (Incoming Chair)
Thomas Kucharski - Treasurer
John Jiloty - Secretary

Thomas Beauford Jr.
Angela Klein
Gustavo A. Lima
Mike Nisengard
Annie O'Neil-White (Incoming Vice Chair)
Carl Skompinski

Director emeritus.

Yuri Hreshchyshyn

Special committee members.

Wendy Diina - Fund Development
Lisa Hicks- Developer Selection
Howard Gynspan - Developer Selection
Stephanie Larson - Fund Development
Rob Sozanski - Developer Selection
Lindsey Taylor - Branding
Hope Watkins-Young - Developer Selection

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Photo Credit: Scott Balzer

WE NEED TERMINAL CHAMPIONS LIKE **YOU!**



**SHARE
YOUR STORY**



VOLUNTEER



**MAKE A
CONTRIBUTION**

**STAY
CONNECTED!**



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