### **WNY Makers Model: Mission Statement**

**Mission Statement:** To revolutionize real estate development in Western New York by fostering a collaborative ecosystem where in-kind contributions are valued as equity, enabling debt-free projects that deliver exceptional value, accelerate timelines, and generate superior, equitably shared returns for all committed partners. We build communities, not just buildings, through principled collaboration and unwavering dedication to project success.

### **WNY Makers Model: Project Overview -** 2829 Niagara St. **Co-Development**

The **WNY Makers Model** is a groundbreaking co-development framework designed to transform real estate projects by leveraging in-kind contributions from skilled professionals and partners as equity, thereby eliminating the need for traditional debt financing. This model fosters a truly collaborative environment where shared success is paramount, and risks are significantly minimized.

Our inaugural and flagship project under this model is the **2829 Niagara St. Co-Development in Tonawanda, NY 14207**. This strategic initiative involves the consolidation of multiple prime waterfront lots into a single, cohesive parcel, setting the stage for a visionary mixed-use low-rise building.

Project Vision for 2829 Niagara St.:

The proposed development will feature:

* **Ground Floor:** A dynamic blend of **retail spaces** and dedicated **parking in the rear**, creating a convenient and accessible hub for residents and the community.
* **Upper Three Floors:** A vibrant mix of modern amenities and living spaces, including:
  + **Retail Suites:** Offering diverse commercial opportunities.
  + **Modern Residential Units:** Providing high-quality living spaces with desirable views of the Niagara River.
  + **Hospitality Suites:** Catering to short-term stays, enhancing the property's versatility and income potential.

Core Principles Guiding Our Partnership (WNY Makers Model):

This project is built upon a foundation of mutual respect, transparency, and a shared commitment to excellence. We seek partners who embody the following principles and represent the diverse expertise required for a successful development. These include, but are not limited to, skilled professionals across various disciplines, reputable suppliers providing essential materials, experienced general contractors overseeing construction, specialized sub-contractors executing specific trades, and other strategic partners whose in-kind contributions are vital to the project's success.

1. **Humility and Focus:** Partners are expected to demonstrate humility in business, recognizing their core strengths and limiting their contributions to their defined areas of expertise. This disciplined approach ensures efficiency and prevents over-extension.
2. **Unwavering Commitment:** A 100% commitment is required from all partners towards the singular, overriding goal: completing the 2829 Niagara St. project within the agreed-upon budget and timeline.
3. **Arbitrated Dispute Resolution:** To maintain project momentum and preserve relationships, all legal claims or disputes will be settled exclusively through binding arbitration by independent, development-specific arbitrators from outside the local area, precluding traditional lawsuits.
4. **Realistic Contributions:** Partners are expected to commit only to what they can realistically accomplish, ensuring that all pledges are met and project milestones are achieved without unnecessary delays or compromises.
5. **Fairness and Governance:** Any concerns regarding fairness or project execution can be brought directly to the project board. This board will initially comprise three main partners and can be reconfigured by a vote of the broader partnership, ensuring democratic oversight and equitable decision-making.

By adhering to these principles and leveraging the WNY Makers Model, we aim to deliver an exceptional development at 2829 Niagara St., setting a new standard for collaborative real estate ventures in Western New York.