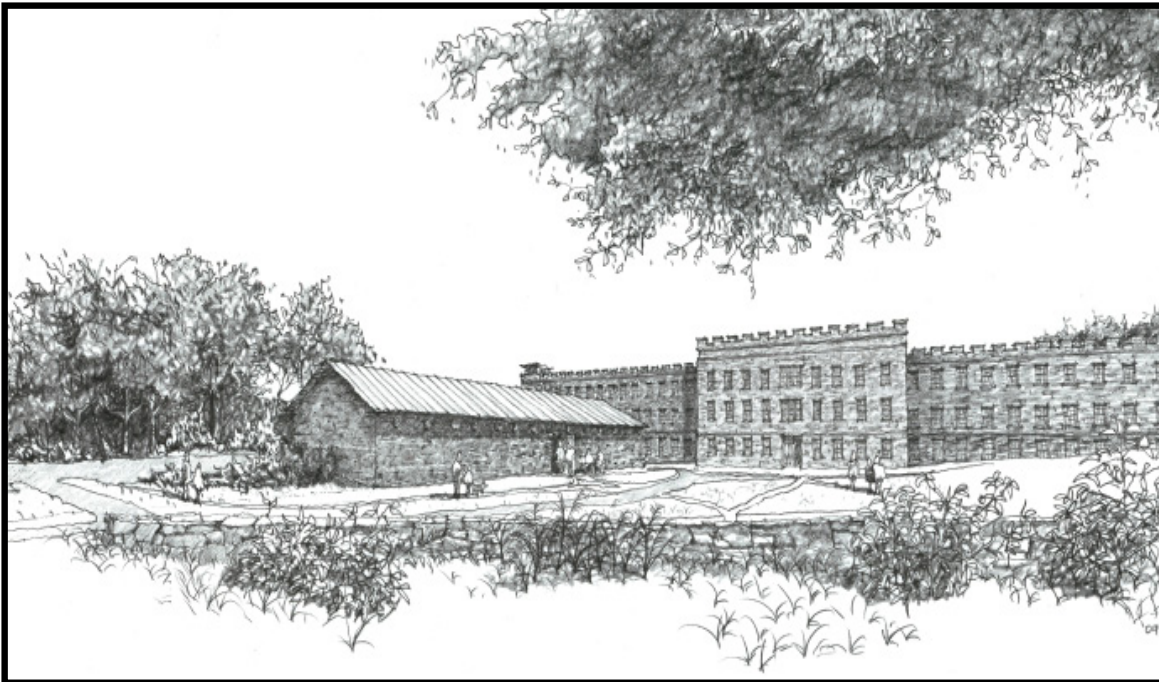


Silk Mill

The Most Significant Historic Redevelopment Project in the Lake Region

Project Update
September 18, 2009

200+ Jobs and \$7 Million Payroll Projected



SEPTEMBER 15TH - Data recently prepared for an economic impact study, showing the economic impact of the Silk Mill project on the region's economy, indicates that the project could create over 200 jobs resulting in a \$7 million projected payroll. The impact study is being done at no cost by the NEPA Alliance. The NEPA Alliance is a non-profit organization providing business and communities with assistance that promotes economic growth and community development.

Congressman Carney tours the Hawley Silk Mill and offers his assistance to the project.

Congressman Supports Silk Mill Project

Congressman Carney described the Hawley Silk Mill Project as a "unique opportunity" that must not be passed by. He suggested that he may be able to help support the project by requesting federal funding as well as writing letters of support to various agencies for the Silk Mill project. The Congressman was pleased to see this significant private investment being made in the Lake Region.



CONGRESSMAN CARNEY speaks with members of the press during his tour of the Hawley Silk Mill Project on August 27th.

Increase in Local Traffic vs. Economic Benefits?

HAWLEY SILK, LLC is listening closely to community concerns regarding the adaptive reuse of the Hawley Silk Mill. The number one issue raised by neighboring residents is the potential amount of traffic that would use surrounding residential streets if Welwood Avenue were closed. Residents from Atkinson, Academy, Church and Hudson Streets have expressed concern over traffic. To address these concerns, Kiley & Associates is updating their traffic study to include seasonal numbers and the summertime impact of any additional vehicles on local residential streets. Aside from studying the effects of traffic in our neighborhoods, ways to improve traffic safety and reduce speeds are being explored. Some of the ideas discussed include posting signs on neighboring residential streets restricting access to local traffic and deliveries only, no thru traffic, and clearly posted speed limit signs. The use of speed bumps, radar speed signs and additional enforcement of existing speed limits on downtown neighborhood streets is being evaluated as well. It is clear that a top priority is keeping our neighborhoods safe for all residents.

The bottom line is that closing Welwood Avenue is critical to the project's success by providing adequate parking and public safety for educational institutions and retail stores that would be interested in locating in the Silk Mill. If Welwood Avenue remains open, commercial mixed use would not be legally or financially possible and the current project would be abandoned. All possible safety and parking alternatives have been explored and vacating Welwood Avenue is the only viable option for the successful adaptive reuse of the property.

Hawley Silk Mill History

The silk milling firm of Dexter, Lambert & Company, headquartered in Paterson, New Jersey, created what became Hawley's most important manufacturing concern. During 1880-1881, Dexter Lambert constructed the Bellefonte Silk Mill building of native bluestone on a terrace situated above and to the south of town and immediately beside the west bank of the falls of the Wallenpau-pack Creek. The Bellefonte Mill was possibly the earliest instance of a Paterson silk firm transferring a portion of its operations to a location in Pennsylvania. A date plaque inscribed "1880" is set on the front façade of the building, indicating that the construction was initiated in that year. The Honesdale Citizen reported on January 27, 1881, that, "The long looked for water wheel for the Bellefonte silk factory arrived in town last week. It is said the wheel weighs fourteen tons." On June 2, the same paper predicted that the silk mill would commence operation in about mid-June. A dedication of the building had just recently taken place, attended by Wayne County dignitaries as well as some 70 people from Paterson and New York accompanying Mr. Catholina Lambert, the principal proprietor of the firm, via special railway coach.



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Silk Mill Holds Informational Meetings

TO PROVIDE local residents with up to date information on the Silk Mill Project a series of informational meetings are being held at the building from 5-7 pm every Thursday during the month of September. The community is encouraged to learn about the project and provide alternatives to closing Welwood that could be studied and analyzed during the planning stages in order to create the best possible project with the greatest benefit to the residents of Hawley.

Why Close Welwood Ave?

- Provides for safe public use of the Hawley Silk Mill Property.
- Calms traffic and reduces vehicle speeds through Hawley.
- Allows for improved storm water management on the property.
- Increases visibility for businesses on Main and Church Streets.
- Eliminates dangerous intersection at Welwood & Route 6.
- Creates a safe pedestrian and bike zone with green areas and landscaping.
- Provides adequate parking required by the borough to for a mixed use commercial building.



THE COCOON building undergoes preparations to begin renovations in October. Tasks include removing the existing roof, cleaning the exterior stone work, removing tar on the interior surfaces, cleaning interior surfaces, and removing soil from the interior to provide enough depth for stone, insulation, installation of radiant heat, plumbing, electric and other systems. Once a building permit is issued, a new roof will be installed and the interior build out work completed.

Lackawanna College Expresses Interest

LACKAWANNA COLLEGE is considering locating in Hawley on the third floor of the Silk Mill. During a recent walk through of the Silk Mill, Ray Angeli, President of Lackawanna College stated, "You can let everyone know that Lackawanna College is considering a presence in Hawley and we are very interested in the third floor of this building." The third floor of the building offers approximately 16,000 square feet providing room for a wide range of programs. In addition to the historic qualities of the building, the campus-like site design, local services, thoughtful architectural design, and project team dedication to attracting an educational institution are significant selling points.

Online Source for Project Info

IN CONTINUING efforts to keep the residents of Hawley informed on the progress of the project, hawleysilkmill.com is constantly updated offering information, press releases, news coverage, historic information, site progress, development plans and other information. Anyone interested in finding out more about the Silk Mill or has questions on the project is welcome to call Project Executive, Troy Bystrom at 646-205-2723. Visit www.hawleysilkmill.com for more information.

