NOTICE OF PUBLIC HEARING

Pursuant to Article 18-A of NYS General Municipal Law, the Erie County Industrial Development Agency (the "Agency") will hold a public hearing on April 27, 2017 at 9:00 a.m. at the Agency's offices, at 95 Perry Street-Suite 403, Buffalo, NY 14203 regarding:

683 Northland LLC, NorDel II LLC and/or Individual(s) or Affiliate(s), Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf (the "Company"), has submitted an application to the Agency (a copy of which is on file at the office of the Agency) requesting the Agency to undertake a certain adaptive reuse project (the "Project") consisting of: (i) a 10.19+/- acre parcel of land located at 644, 664, 683, 688 and 690 Northland Avenue in the City of Buffalo, Erie County, New York (the "Land") together with an existing 235,000+/- SF building (the "Existing Improvements"), (ii) the renovation, upgrading and equipping of the Existing Improvements thereon to house a 100,000+/- SF advanced manufacturing and electrical utilities training center and a 135,000+/- SF multi-tenant manufacturing facility consisting of manufacturing space, research and development space, and office space (the "Improvements"), and (iii) the acquisition and installation by the Company of certain items of machinery, equipment and other tangible personal property (the "Equipment," and collectively with the Land, the Existing Improvements and the Improvements, the "Facility").

The Agency will acquire a leasehold interest in the Facility and lease the Facility back to the Company. The Company will operate the Facility during the term of the lease. At the end of the lease term, the leasehold interest will be terminated. The Agency contemplates that it will provide financial assistance to the Company for qualifying portions of the Project in the form of sales and use tax exemption benefits, mortgage recording tax exemption benefits, and real property tax abatement benefits consistent with the policies of the Agency.

A representative of the Agency will be present at the above-stated time and place to present a copy of the Application and hear and accept written and oral comments from all persons with views in favor of or opposed to the proposed financial assistance. Written comments may be submitted at this public hearing or delivered to the Agency at 95 Perry Street-Suite 403, Buffalo, NY 14203 until the comment period closes on May 23, 2017. The project application is available for public inspection at the Agency's offices Monday through Friday (excluding public holidays) from 9:00 a.m. until 4:00 p.m.

This public hearing is being conducted in accordance with Subdivision 2 of Section 859-a of the New York General Municipal Law.

Erie County Industrial Development Agency

683Northland

Section I: Applicant Background Information

Applicant Information - Company Receiving Benefit

Project Name	683 Northland & WNY Workforce Training Center
Applicant Name	Buffalo Urban Development Corporation
Applicant Address	95 Perry Street
Applicant Address 2	Suite 404
Applicant City	Buffalo
Applicant State	New York
Applicant Zip	14203
Phone	(716) 362-8378
Fax	(716) 819-3664
E-mail	dstebbins@buffalourbandevelopment.com
Website	www.buffalourbandevelopment.com
Federal ID#	22-2324226
NAICS Code	531110
Will a Real Estate Holding Company be utilized to own the Project property/facility	Yes
What is the name of the Real Estate Holding Company	683 Northland LLC
Federal ID#	35-2580394
State and Year of Incorporation/Organization	NY 2017
List of stockholders, members, or partners of Real Estate Holding Company	Buffalo Urban Development Corporation

Individual Completing Application

Name	David A. Stebbins
Title	Executive Vice President
Address	95 Perry Street
Address 2	Suite 404
City	Buffalo
State	New York
Zip	14203

Phone	(716) 362-8378
Fax	(716) 819-3664
E-Mail	dstebbins@buffalourbandevelopment.com

Company Contact (if different from individual completing application)

Name	
Title	
Address	
Address 2	
City	
State	
Zip	
Phone	
Fax	
E-Mail	

Company Counsel

Name of Attorney	Kevin J. Zanner
Firm Name	Hurwitz & Fine
Address	1300 Liberty Building
Address 2	
City	Buffalo
State	New York
Zip	14202
Phone	(716) 849-8900
Fax	(716) 855-0874
E-Mail	kjz@hurwitzfine.com

Identify the assistance being requested of the Agency

Exemption from Sales Tax	Yes
Exemption from Mortgage Tax	Yes
Exemption from Real Property Tax	Yes
Tax Exempt Financing*	No

* (typically for not-for-profits & small qualified manufacturers)

Business Organization

Type of Business	Corporation
Type of Ownership	
Year Established	1978
State of Organization	New York

List all stockholders, members, or partners with % of ownership greater than 20%

Please include name and % of ownership.

N/A

Applicant Business Description

Describe in detail company background, products, customers, goods and services. Description is critical in determining eligibility

The Buffalo Urban Development Corporation (BUDC) is a not-for-profit development corporation specializing in brownfield development and re-positioning of challenged real estate assets in the City of Buffalo. BUDC's mission is to prepare challenged real estate to attract new private investment and employment opportunities to the City of Buffalo. BUDC has previously redeveloped the former Hanna Furnace Pig Iron factory in South Buffalo into the Buffalo Lakeside Commerce Park, an 235 acre urban business park with operating businesses currently located within it - Sonwil Distribution, Cobey, Inc. and CertainTeed. BUDC also re-positioned the former Republic Steel and Donner-Hanna Coke facility along the Buffalo River and successfully attracted the Buffalo High-Tech Manufacturing Innovation Hub (Solar City). The 1.5 million sf, $1.5 billion facility will be the largest solar panel manufacturing hub in the Western Hemisphere. With the support of the State of New York and the City of Buffalo, BUDC is currently undertaking the redevelopment of five (5) vacant industrial facilities, totaling over 750,000 sf of built space on 35 acres along the Northland Corridor.

Estimated % of sales within Erie County	100
Estimated % of sales outside Erie County but within New York State	0
Estimated % of sales outside New York State but within the U.S.	0
Estimated % of sales outside the U.S.	0

(*Percentage to equal 100%)

What percentage of your total annual supplies, raw materials and vendor services are purchased from firms in Erie County? Include list of vendors, raw material suppliers and percentages for each. Provide supporting documentation of the estimated percentage of local purchases

60%

Section II: Eligibility Questionnaire - Project Description & Details

Project Location

Municipality or Municipalities of current operations

Buffalo, NY

Will the Proposed Project be located within a Municipality identified above?

Yes

In which Municipality will the proposed project be located

Buffalo, NY

Address

683, 644, 664, 688 & 690 Northland Avenue, Buffalo, NY

Will the completion of the Project result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state OR in the abandonment of one or more plants or facilities of the project occupant located within the state?

No

If the Proposed Project is located in a different Municipality than that Municipality in which current operations are being undertaken, is it expected that any of the facilities in any other Municipality will be closed or be subject to reduced activity?

No

(If yes, you will need to complete the Retail Section of this application)

SBL Number for Property upon which proposed Project will be located

101.21-5-1.1; 101.21-1-1.1; 101.21-1-13.11; 101.21-2-12.11; 101.21-2-16

What are the current real estate taxes on the proposed Project Site

$0

Assessed value of land

146,000

Assessed value of building(s)

594,100

Are Real Property Taxes current?

Yes

If no please explain

Town/City/Village of Project Site

Buffalo

School District of Project Site

Buffalo

Does the Applicant or any related entity currently hold fee title to the Project site?

Yes

If No, indicate name of present owner of the Project Site

Does Applicant or related entity have an option/contract to purchase the Project site?

No

Describe the present use of the Proposed Project site

Vacant manufacturing facility and accessory properties (parking lots)

Please provide narrative of the proposed project and the purpose of the proposed project (new build, renovations, and/or equipment purchases). Identify specific uses occurring within the project. Describe any and all tenants and any/all end users: (This information is critical in determining project eligibility)

The project includes the renovation of a vacant, 235,000 sf manufacturing facility at 683 Northland to house the WNY Workforce Training Center (WTC) for Advancing Manufacturing and Electrical Utilities, as well as to create a small business center. The WNY Workforce Training Center will occupy approximately 93,000 sf or 40% of the building. The WNY-WTC will be operated by the Economic Development Group, a newly created not-for-profit comprised of the Buffalo Urban League, Goodwill of Buffalo and Erie County, Catholic Charities of WNY, and the Buffalo Niagara Manufacturing Alliance. The remainder space will transformed into a multi-tenant manufacturing facility and marketed to small manufacturing companies. Buffalo Manufacturing Works (BMW) is a prospective tenant that could occupy a portion of the space. Industrial training equipment will be purchased for the WNY-WTC. 683 Northland is the fomer headquarters and primary manufacturing facilithy for the Niagara Machine & Tool Company and is eligible for the National Register of Historic Places. The project is an historic preservation project and is eligible for Historic Preservation Tax Credits. The property is also a brownfield site and has been accepted into the NYS Brownfield Cleanup Program.

If the Project could be undertaken without Financial Assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be undertaken by the Agency:

Describe the reasons why the Agency's Financial Assistance is necessary and how the Financial Assistance enables the company to undertake the Project to facilitate investment, job creation and/or job retention. Focus on competitiveness issues, project shortfalls, etc... Your eligibility determination will be based in part on your answer (attach additional pages if necessary)

Although the project is being funded with State financial assistance, and eligible for both Historic Preservation and Brownfield Cleanup Program Tax Credits, the extraordinary costs associated with renovation of a 100+ year old office and manufacturing facility, historic preservation and brownfield remediation exceed the available resources for the project. The project is expected to serve approximately 300-350 low-income and disadvantaged residents of Erie County per year, and provide training necessary to help these individuals find jobs in the advanced manufacturing and energy sectors. The Project is intended to help fill the expected demand of over 20,000 jobs by the Year 2020 in these employment sectors. This project is also located in a highly distressed census tract, with 39% poverty and 29% unemployment. Therefore, the project is expected to serve as a catalyst for neighborhood revitalization. The remaining space in the building, will be rented to private-sector manufacturing companies, with the potential to provide employment opportunities for up to 284 individuals.

Please confirm by checking the box, below, if there is likelihood that the Project would not be undertaken but for the Financial Assistance provided by the Agency

Yes

If the Applicant is unable to obtain Financial Assistance for the Project, what will be the impact on the Applicant and Erie County?

The scope of the project may need to be reduced.

Will project include leasing any equipment?

No

If yes, please describe equipment and lease terms.

Site Characteristics

Will the Project meet zoning/land use requirements at the proposed location?

Yes

Describe the present zoning/land use

D-IL (Light Industrial)

Describe required zoning/land use, if different

The proposed use is consistent with the Zoning.

If a change in zoning/land use is required, please provide details/status of any request for change of zoning/land use requirements

A change in zoning is not required.

Is the proposed Project located on a site where the known or potential presence of contaminants is complicating the development/use of the property?

Yes

If yes, please explain

Yes, the site is a former industrial site with PCB, Volatile Organic Compounds (VOC's) and other contaminants. The site has been accepted in the New York State Brownfield Cleanup Program and will be remediated as part of the redevelopment project.

Has a Phase I Environmental Assessment been prepared, or will one be prepared with respect to the proposed Project Site?

Yes

If yes, please provide a copy.

Have any other studies, or assessments been undertaken with respect to the proposed Project Site that indicate the known or suspected presence of contamination that would complicate the site's development?

Yes

If yes, please provide copies of the study.

If you are purchasing new machinery and equipment, does it provide demonstrable energy efficiency benefits?

The project will meet current New York State Energy Codes and will strive to achieve LEED Silver status.

You may also attach additional information about the machinery and equipment at the end of the application.

Does or will the company or project occupant perform research and development activities on new products/services at the project location?

No

If yes, please explain.

What percentage of annual operating expenses are attributed to the above referenced research and development activities?

Select Project Type for all end users at project site (you may check more than one)

Will customers personally visit the Project site for either of the following economic activities? If yes with respect to either economic activity indicated below, complete the Retail Determination contained in Section IV of the Application.

Please check any and all end uses as identified below.

Retail Sales No **Services** Yes

For purposes of this question, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

Yes	**Manufacturing**	Yes	**Multi-Tenant**	No	**Mixed Use**
No	**Acquisition of Existing Facility**	No	**Commercial**	No	**Facility for the Aging**
No	**Housing**	No	**Back Office**	No	**Civic Facility (not for profit)**
No	**Equipment Purchase**	No	**Retail**	Yes	**Other**
					Workforce Training

Project Information

Estimated costs in connection with project

Land and/or Building Acquisition

$ 3,226,520 244,709 square feet 10 acres

New Building Construction

$ 0 square feet

New Building addition(s)

$ 0 square feet

Infrastructure Work

$ 2,333,684

Renovation

$ 50,611,594 244,709 square feet

Manufacturing Equipment

$ 0

Non-Manufacturing Equipment: (furniture, fixtures, etc.)

$ 0

Soft Costs: (professional services, etc.)

$ 1,896,119

Other Cost

$ 0

Explain Other Costs

Total Cost

$ 58,067,917

Project Refinancing; estimated amount (for refinancing of existing debt only)

$ 0

Have any of the above costs been paid or incurred as of the date of this Application?

Yes

If Yes, describe particulars:

Property acquisition and design costs

Sources of Funds for Project Costs:

Equity (excluding equity that is attributed to grants/tax credits):

$ 2,760,180

Bank Financing:

$ 0

Tax Exempt Bond Issuance (if applicable):

$ 0

Taxable Bond Issuance (if applicable):

$ 0

Public Sources (Include sum total of all state and federal grants and tax credits):

$ 55,307,737

Identify each state and federal grant/credit:

Total Sources of Funds for Project Costs:

$58,067,917

Has a financing preapproval letter or loan commitment letter been obtained?

No

Mortgage Recording Tax Exemption Benefit:

Estimated Mortgage Amount (Sum total of all financing – construction and bridge).
***Amount of mortgage, if any, that would be subject to mortgage recording tax.**

$ 25,000,000

Lender Name, if Known

Estimated Mortgage Recording Tax Exemption Benefit (% of estimated mortgage amount stated above):

$250,000

Construction Cost Breakdown:

Total Cost of Construction

$ 52,945,278 (sum of 2,3,4,5, and/or 7 in Question K, above)

Cost for materials

$ 26,472,639

% sourced in Erie County

40%

% sourced in State

90% (including Erie County)

Gross amount of costs for goods and services that are subject to State and local sales and use tax- said amount to benefit from the Agency's sales and use tax exemption benefit

$ 26,472,639

Estimated State and local Sales and Use Tax Benefit (product of 8.75% multiplied by the figure, above):

$ 2,316,356

Real Property Tax Benefit:

Identify and describe if the Project will utilize a real property tax exemption benefit OTHER THAN the Agency's PILOT benefit:

For proposed facility please include # of sq ft for each of the uses outlined below

			Cost	% of Total Cost
Manufacturing/Processing	126,405	square feet	$ 17,420,375	30
Warehouse		square feet	$ 0	0
Research & Development		square feet	$ 0	0
Commercial		square feet	$ 0	0
Retail		square feet	$ 0	0
Office	18,304	square feet	$ 4,645,433	8
Specify Other	100,000	square feet	$ 36,002,108	62

If you are undertaking new construction or renovations, are you seeking LEED certification from the US Green Building Council?

Yes

If you answered yes to question above, what level of LEED certification do you anticipate receiving? (Check applicable box)

Silver

Provide estimate of additional construction cost as a result of LEED certification you are seeking

2,903,395

Will project result in significant utility infrastructure cost or uses

Yes

What is your project timetable (Provide dates)

Start date : acquisition of equipment or construction of facilities

6/1/2017

End date : Estimated completion date of project

8/31/2018

Project occupancy : estimated starting date of operations

8/1/2018

Have construction contracts been signed?

No

Have site plans been submitted to the appropriate planning department for approval?

Yes

Has the Project received site plan approval from the appropriate planning department?

Yes

Is project necessary to expand project employment?

No

Is project necessary to retain existing employment?

No

Employment Plan (Specific to the proposed project location):

	Current # of jobs at proposed project location or to be relocated at project location	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PT jobs to be RETAINED	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PT jobs to be CREATED upon TWO years after Project completion	Estimate number of residents of the Labor Market Area in which the Project is located that will fill the FTE and PT jobs to be created upon TWO Years after Project Completion **
Full time	0	0	8	8
Part time	0	0	0	0

Total	0	0	8

** The Labor Market Area includes the Counties of Erie, Niagara, Genesee, Cattaraugus, Wyoming and Chautauqua. For the purposes of this question, please estimate the number of FTE and PT jobs that will be filled, as indicated in the third column, by residents of the Labor Market Area, in the fourth column.
***By statute, Agency staff must project the number of FTE jobs that would be retained and created if the request for Financial Assistance is granted. Agency staff will project such jobs over the TWO Year time period following Project completion. Agency staff converts PT jobs into FTE jobs by dividing the number of PT jobs by two (2).

Salary and Fringe Benefits for Jobs to be Retained and Created:

Category of Jobs to be Retained and Created	Average Salary	Average Fringe Benefits
Management	$ 85,000	$ 12,750
Professional	$ 50,000	$ 7,500
Administrative	$ 30,000	$ 4,500
Production	$ 0	$ 0
Independent Contractor	$ 0	$ 0
Other	$ 40,000	$ 6,000

Employment at other locations in Erie County: (provide address and number of employees at each location):

Address			
Full time	0	0	0
Part time	0	0	0
Total	0	0	0

Will any of the facilities described above be closed or subject to reduced activity?

No

Payroll Information

Annual Payroll at Proposed Project Site

$ 400,000

Estimated average annual salary of jobs to be retained

$ 0

Estimated average annual salary of jobs to be created

$ 50,000

Estimated salary range of jobs to be created

From $ 30,000 **To** $ 85,000

Is the project reasonably necessary to prevent the project occupant from moving out of New York State?

No

If yes, please explain and identify out-of-state locations investigated

N/A

What competitive factors led you to inquire about sites outside of New York State?

N/A

Have you contacted or been contacted by other Local, State and/or Federal Economic Development Agencies?

No

If yes, please indicate the Agency and nature of inquiry below

Do you anticipate applying for any other assistance for this project?

Yes

If yes, what type of assistance (Historic Tax Credits, 485(a), Grants, Utility Loans, Energy Assistance, Workforce Training)

Historic Tax Credits, Brownfield Tax Credits, Grants

Section III: Facility Type - Single or Multi Tenant

Is this a Single Use Facility or a Multi-Tenant Facility?

Multi-Tenant Facility

For Single Use Facility

Occupant Name

Address

Contact Person

Phone

Fax

E-Mail

Federal ID #

SIC/NAICS Code

Multi-Tenant Facility

Please explain what market conditions support the construction of this multi-tenant facility

Based on the most current Industrial Market report prepared by CBRE- Buffalo (4th Quarter, 2016) Availability or vacancy rate in the Buffalo market remained well below national averages at 4.6%, with absorption at 1.4 million square feet. Conversions of almost 1 million square feet of industrial inventory to other uses in the City of Buffalo has further reduced in the industrial inventory in the City of Buffalo.

Have any tenant leases been entered into for this project?

No

If yes, please fill out a tenant form in section VII, for each tenant.

Tenant Name	Current Address (city, state, zip)	# of sq ft and % of total to be occupied at new projet site	SIC or NAICS-also briefly describe type of business, products services, % of sales in Erie Co.

Section IV: Tenant Information

PART 1 TO BE COMPLETED BY LESSEE (DEVELOPER)

Tenant Name
WNY Workforce Training Center
Property Address:
683 Northland Avenue
City/Town/Village
Buffalo, NY 14211

The following information is an outline relative to the potential client and their proposed contract to sublease space in the above reference facility

Amount of space to be leased (square feet)
100,000
What percentage of the building does this represent?
40%
Are terms of lease:
NET
If GROSS lease, please explain how Agency benefits are passed to the tenant
Estimated date of occupancy
8/1/2018

PART 2 TO BE COMPLETED BY PROPOSED TENANT

Company Name:
Economic Development Group, Inc.
Local Contact Person:
Peter Coleman
Title:
President
Current Address:
726 Exchange Street, Suite 812, Buffalo, NY 14210
Phone:
(716) 583-9830
Fax:
E-Mail:
peterc@bnmalliance.com
Website:
Company President/General Manager:
Peter Coleman
Number of employees moving to new project location:

Full-Time:
0
Part-Time:
0
Total:

Do you anticipate increasing employment within the next two years?
If yes, how many additional employees moving to new project location?

Full-Time:

8

Part-Time:

0

Total:

8

Please describe briefly the nature of the business in which the proposed tenant is/will be engaged. This should include NAICS Code; type of business and products or services; percent of total sales in Erie County and the United States:
This will be a vocational training school of manufacturing and electrical utilities. The Tenant - Economic Development Group (EDG) Partners, Inc. - is a not-for-profit consortium of the Buffalo Niagara Manufacturing Alliance, the Buffalo Urban League, Goodwill Industries of WNY, and Catholic Charities of Buffalo. Mr. Coleman is serving as President, and the contact information is for his organization, not EDG.

Attach additional information as necessary.

History of Company (i.e. start-up, recent acquisition, publicly traded)
Start-up

Please list the square footage which the proposed tenant will lease at the Project location
100,000 sf

Please list the square footage which the proposed tenant leases at its present location(s)
0

Describe the economic reason for either the increase or decrease in leased space.
N/A

Will the project result in a relocation and/or abandonment of other tenant/user(s) facilities in Erie County, or New York State?
No

Where is company relocating from?

Address:

City/Town/Village:

State:

Zip:

If yes, please provide reason for move; i.e. larger/smaller facility required, competitive position, lease expiration, etc.

If owned, what will happen to the existing facility once vacated?

If leased, when does lease expire?
1/1/2012

Are any of the proposed tenant's current operations located in facilities which have received an Industrial Development Agency benefit?
<BLANK>

If yes, please provide details as to location, and amount of leased space, how long leased?

Is location necessary to:

Discourage your company from moving out of New York State
No

Maintain your company's competitiveness within the industry:
No

(if yes is checked on one or both please provide specific explanation as an attachment on company letterhead)

Will tenant/user's use of the project involve the sales of goods OR services to customers who personally visit the facility
Yes

If the answer is YES, are sales taxes collectible under Article 28 of the Tax Law of the State of New York on sales of these goods
No

Were local economic development officials contacted about the availability of alternative sites within the community you are leaving?
No

If yes, who was contacted and what was the outcome?

If no, why not?
N/A Start-up venture

Will present location be your company's headquarters?
Yes

If No, Where is the location of HQ:

City:

State:

Form Completed By:

Relationship to Company:

Section V: Environmental Questionnaire

General Background Information

Address of Premises	683 Northland, Buffalo, NY 14211
Name and Address of Owner of Premises	683 Northland LLC, c/o Buffalo Urban Development Corporation, 95 Perry Street, Buffalo, NY 14203

Describe the general features of the Premises (include terrain, location of wetlands, coastlines, rivers, streams, lakes, etc.)

The premise is an abandoned industrial complex in an urban setting.

Describe the Premises (including the age and date of construction of any improvements) and each of the operations or processes carried out on or intended to be carried on at the Premises

The original portion of the premise was constructed in 1911, with multiple additions added through 1981.

Describe all known former uses of the Premises

The premise was always used for manufacturing, first by Niagara Machine & Tool and then by the successor company, Clearing Niagara.

Does any person, firm or corporation other than the owner occupy the Premises or any part of it?

No

If yes, please identify them and describe their use of the property

Have there been any spills, releases or unpermitted discharges of petroleum, hazardous substances, chemicals or hazardous wastes at or near the Premises?

Yes

If yes, describe and attach any incident reports and the results of any investigations

There is PCB contaminated flooring in the building and soils outside the building, as well as petroleum contamination inside and outside the building. The site has been entered into the New York State Brownfield Cleanup Program and a Remedial Investigation Work Plan is being implemented at this time.

Has the Premises or any part of it ever been the subject of any enforcement action by any federal, state or local government entity, or does the preparer of this questionnaire have knowledge of: a) any current federal, state or local enforcement actions; b) any areas of non-compliance with any federal, state or local laws, ordinances, rules or regulations associated with operations over the past 12 months?

No

If yes, please state the results of the enforcement action (consent order, penalties, no action, etc.) and describe the circumstances

Has there been any filing of a notice of citizen suit, or a civil complaint or other administrative or criminal procedure involving the Premises?

No

If yes, describe in full detail

Solid And Hazardous Wastes And Hazardous Substances

Does any activity conducted or contemplated to be conducted at the premises generate, treat or dispose of any petroleum, petroleum-related products, solid and hazardous wastes or hazardous substances?

No

If yes, provide the Premises' applicable EPA (or State) identification number

Have any federal, state or local permits been issued to the Premises for the use, generation and/or storage of solid and hazardous wastes?

No

If yes, please provide copies of the permits.

Identify the transporter of any hazardous and/or solid wastes to or from the Premises

Identify the solid and hazardous waste disposal or treatment facilities which have received wastes from the Premises for the past two (2) years

Does or is it contemplated that there will occur at the Premises any accumulation or storage of any hazardous wastes on-site for disposal for longer than 90 days?

No

If yes, please identify the substance, the quantity and describe how it is stored

Discharge Into Waterbodies

Briefly describe any current or contemplated industrial process discharges (including the approximate volume, source, type and number of discharge points). Please provide copies of all permits for such discharges

None

Identify all sources of discharges of water, including discharges of waste water, process water, contact or noncontact cooling water, and stormwater. Attach all permits relating to the same. Also identify any septic tanks on site

None

Is any waste discharged into or near surface water or groundwaters?

No

If yes, please describe in detail the discharge including not only the receiving water's classification, but a description of the type and quantity of the waste

Air Pollution

Are there or is it contemplated that there will be any air emission sources that emit contaminants from the Premises?

No

If yes, describe each such source, including whether it is a stationary combustion installation, process source, exhaust or ventilation system, incinerator or other source

Are any of the air emission sources permitted?

No

If yes, attach a copy of each permit.

Storage Tanks

List and describe all above and under ground storage tanks at the Premises used to store petroleum or gasoline products, or other chemicals or wastes, including the contents and capacity of each tank. Please also provide copies of any registrations/permits for the tanks

Existing storage tanks will be removed as part of the Brownfield Cleanup Program.

Have there been any leaks, spills, releases or other discharges (including loss of inventory) associated with any of these tanks?

Yes

If yes, please provide all details regarding the event, including the response taken, all analytical results or reports developed through investigation (whether internal or external), and the agencies which were involved

Contaminated soil surrounding the underground storage tank was discovered during environmental site investigations as part of the appropriate due diligence during redevelopment planning for this site. The date and exact circumstances of this leak(s) is unknown. Analytical results are pending. The UST and associated soil contamination will be remediated as part of the redevelopment effort under the New York State Brownfield Cleanup Program.

Polychlorinated Biphenyls ("PCB" or "PCBs") And Asbestos

Provide any records in your possession or known to you to exist concerning any on-site PCBs or PCB equipment, whether used or stored, and whether produced as a byproduct of the manufacturing process or otherwise.

Have there been any PCB spills, discharges or other accidents at the Premises?

Yes

If yes, relate all the circumstances

The circumstances are unknown. PCB contamination was discovered during site investigations in the floor of the building and on site.

Do the Premises have any asbestos containing materials?

Yes

If yes, please identify the materials

ACM are found throughout the building, particularly in floor tiles, window caulking and window glazing.

Section VI: Inter-Municipal Move Determination

The Agency is required by state law to make a determination that, if completion of a Project benefiting from Agency Financial Assistance results in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, Agency financial Assistance is required to prevent the project occupant from relocating out of the state, or is reasonably necessary to preserve the project occupant's competitive position in its respective industry.

Will the project result in the removal of an industrial or manufacturing plant of the Project occupant from one area of the state to another area of the state?	No
Will the project result in the abandonment of one or more plants or facilities of the Project occupant located within the state?	No

If Yes to either question, explain how, notwithstanding the aforementioned closing or activity reduction, the Agency's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry:

Does this project involve relocation or consolidation of a project occupant from another municipality or abandonment of an existing facility?

Within New York State	No
Within Erie County	No

If Yes to either question, please, explain

Will the project result in a relocation of an existing business operation from the City of Buffalo?

No

If yes, please explain the factors which require the project occupant to relocate out of the City of Buffalo (For example, present site is not large enough, or owner will not renew leases etc.)

What are some of the key requirements the project occupant is looking for in a new site? (For example, minimum sq. ft., 12 foot ceilings, truck loading docs etc.)

If the project occupant is currently located in Erie County and will be moving to a different municipality within Erie County, has the project occupant attempted to find a suitable location within the municipality in which it is currently located?

No

What factors have lead the project occupant to consider remaining or locating in Erie County?

If the current facility is to be abandoned, what is going to happen to the current facility that project occupant is located in?

Please provide a list of properties considered, and the reason they were not adequate. (Some examples include: site not large enough, layout was not appropriate, did not have adequate utility service, etc.) Please include full address for locations.

Section VII: Adaptive Reuse Projects

Are you applying for tax incentives under the Adaptive Reuse Program?	Yes
What is the age of the structure (in years)?	106
Has the structure been vacant or underutilized for a minimum of 3 years? (Underutilized is defined as a minimum of 50% of the rentable square footage of the structure being utilized for a use for which the structure was not designed or intended)	Yes
If vacant, number of years vacant.	20
If underutilized, number of years underutilized.	20
Describe the use of the building during the time it has been underutilized:	The building was used for miscellaneous storage for industrial equipment.
Is the structure currently generating insignificant income? (Insignificant income is defined as income that is 50% or less than the market rate income average for that property class)	No
If yes, please provide dollar amount of income being generated, if any	$
Does the site have historical significance?	Yes
Are you applying for either State/Federal Historical Tax Credit Programs?	Yes
If yes, provide estimated value of tax credits	$ $15,000,000

Briefly summarize the financial obstacles to development that this project faces without ECIDA or other public assistance. Please provide the ECIDA with documentation to support the financial obstacles to development (you will be asked to provide cash flow projections documenting costs, expenses and revenues with and without IDA and other tax credits included indicating below average return on investment rates compared to regional industry averages)

The cost of the renovation is extraordinary due to the age of the building, deterioration of all major building systems, environmental contamination throughout the complex, and the need to renovate the building according toe U.S. Dept. of Interior Standards due to the historic nature of the complex. In addition, the costs of constructing vocational training labs within an existing industrial complex also provide an additional financial obstacle to implementing this project.

Briefly summarize the demonstrated support that you intend to receive from local government entities. Please provide ECIDA with documentation of this support in the form of signed letters from these entities

We have the full support of the City of Buffalo. A letter of support is pending.

Please indicate other factors that you would like ECIDA to consider such as: structure or site presents significant public safety hazard and or environmental remediation costs, site or structure is located in a distressed census tract, structure presents significant costs associated with building code compliance, site has historical significance, site or structure is presently delinquent in property tax payments

Section VIII: Senior Citizen Rental Housing Projects

Are you applying for tax incentives under the Senior Rental Housing policy?

No

Has the project received written support from the city, town or village government in which it is located?

<BLANK>

Describe the location of the project as it relates to the project's proximity to the town / village / city center or to a recognized hamlet.

Is the project consistent with the applicable municipal master plan?

<BLANK>

If yes, please provide a narrative identifying the master plan (by name) and describing how the project aligns with the plan details

Does the project advance efforts to create a walkable neighborhood and community in proximity to important local amenities and services?

<BLANK>

If yes, please provide a narrative describing the walkable nature of the project including access seniors would have to specific neighborhood amenities.

Has a market study shown that there is a significant unmet need in the local community or specific neighborhood where seniors are unable to find appropriate housing opportunities?

<BLANK>

Is the project located in an area (defined as a 1 – 5 mile radius of the project site) where there are significant local resident populations that are at or below the median income level?

<BLANK>

If yes, please describe how you made this determination based upon census tract and other relevant third party data.

Does the project provide amenities that are attractive to seniors and differentiates the project from standard market rate housing?

<BLANK>

If yes, please describe these amenities (examples may include: community rooms, social / recreational activity areas, senior-oriented fixtures and safety amenities, security systems, call systems, on site medical services)

Are there impediments that hinder the ability to conventionally finance this project and /or negatively impact the project's return on investment?

<BLANK>

If yes, please briefly summarize the financial obstacles to development that this project faces without IDA or other public assistance. Please provide the IDA with documentation to support the financial obstacles to development (you will be asked to provide cash flow projections documenting costs, expenses and revenues with and without IDA and other tax credits included indicating below average return on investment rates compared to regional industry averages)

Will the project target (and maintain during the incentive period) a minimum 50% occupancy rate of senior citizens whose income is at or below 60-80% of the median income for Erie County?

<BLANK>

If yes, please describe provide a narrative citing key facts that substantiate this finding.

Section IX: Retail Determination

Will any portion of the project (including that portion of the costs to be financed from equity or other sources) consist of facilities or property that are or will be primarily used in making sales of goods or services to customers who personally visit the project site? Yes

If yes, complete the Retail Questionnaire Supplement below.

What percentage of the cost of the project will be expended on such facilities or property primarily used in making sales of goods or services to customers who personally visit the project? 65 %

If the answer to this is **less than 33%** do not complete the remainder of the page and proceed to the next section (Section V: Inter-Municipal Move Determination).

If the answer to A is Yes AND the answer to Question B is greater than 33.33%, indicate which of the following questions below apply to the project:

Will the project be operated by a not-for-profit corporation? Yes

Is the project location or facility likely to attract a significant number of visitors from outside the economic development region (Erie,Niagara, Allegheny, Chautauqua and Cattaraugus counties) in which the project will be located? No

If yes, please provide a third party market analysis or other documentation supporting your response.

Is the predominant purpose of the project to make available goods or services which would not, but for the project, be reasonably accessible to the residents of the municipality? Are services provided at the proposed project site needed because of a lack of reasonably accessible retail trade facilities offering such goods or services? Yes

If yes, please provide a market analysis supporting your response.

Will the project preserve permanent, private sector jobs or increase the overall number of permanent private sector jobs in the State of New York? Yes

If yes, explain

The project is intended to fill an employment gap of 20,000 jobs in advanced manufacturing and electrical utilities by the year 2020.

Is the project located in a Highly Distressed Area? Yes