

## PUBLIC HEARING SCRIPT

**791 Washington Street, LLC and/or  
Individual(s) or Affiliate(s),  
Subsidiary(ies), or Entity(ies) formed or  
to be formed on its behalf Project**

Public Hearing to be held on August 1, 2016 at 9:00 a.m.,  
at the Erie County Industrial Development Agency's office located at  
95 Perry Street, Suite 403, Buffalo, New York 14203

### **ATTENDANCE**

Paul Neureuter, 791 Washington Street, LLC, c/o/ The Krog Corp.

John Cappellino, ECIDA

David Chiazza, Iskalo Development

### **Second Option: To be followed when Members of the Public are in attendance:**

#### **1. WELCOME:** Call to Order and Identity of Hearing Officer.

Hearing Officer: *Welcome. This public hearing is now open; it is 9:00 a.m. My name is Karen Fiala. I am the Business Development Officer Manager of Tax Incentives of the Erie County Industrial Development Agency, and I have been designated by the Agency to be the hearing officer to conduct this public hearing.*

#### **2. PURPOSE:** Purpose of the Hearing.

Hearing Officer: *We are here to hold the public hearing on the 791 Washington Street, LLC and/or Individual(s) or Affiliate(s), Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf project. The transcript of this hearing will be reviewed and considered by the Agency in determination of this project. Notice of this hearing appeared in The Buffalo News on Wednesday, July 20, 2016.*

**☒ 3. PROJECT SUMMARY: Description of Project and Contemplated Agency Benefits.**

Hearing Officer: *The certain proposed Adaptive Reuse project (the "Project") consists of: (i) a leasehold interest in a 2+/- acre parcel of land located at 791 Washington Street, City of Buffalo, Erie County, New York (the "Land") improved thereon with the 479,475+/- SF historic Trico Building (the "Existing Improvements"); (ii) the partial demolition, construction, reconstruction and/or renovation, upgrading and equipping of the Existing Improvements on the Land to accommodate a new Buffalo Culinary School, an extended stay hotel, market-rate housing, on-site parking amenities, commercial office space and limited retail component to serve the Buffalo Niagara Medical Campus and surrounding community (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 proposed financial assistance contemplated by the Agency includes New York State and local sales and use tax exemption benefits and mortgage recording tax exemption benefits (in compliance with Agency's uniform tax exemption policy).*

**☒ 4. FORMAT OF HEARING: Review rules and manner in which the hearing will proceed.**

Hearing Officer: *All those in attendance are required to register by signing the sign-in sheet at the front of the room; you will not be permitted to speak unless you have registered. If you have a written comment to submit for the record, you may do so. Written comments may also be delivered to the Agency at 95 Perry Street, Suite 403, Buffalo, New York 14203 until the comment period closes on August 23, 2016. There are no limitations on written comments.*

**5. PUBLIC COMMENT:** Hearing Officer gives the Public an opportunity to speak.

Hearing Officer: *If anyone is interested in making a comment, please raise your hand, state your name and address; if you are representing a company, please identify the company. I request that speakers keep comments to 5 minutes, and if possible, 3 minutes.*

**The Hearing Officer calls on those who raise their hand.**

Please see attached comments

**6. ADJOURNMENT.**

As there were no further comments, the Hearing Officer closed the public hearing at 9:15 a.m.

**SIGN IN SHEET  
PUBLIC HEARING**

August 1, 2016, at 9:00 a.m.  
at the Erie County Industrial Development Agency's office located at  
95 Perry Street, Suite 403, Buffalo, New York 14203  
regarding:

**791 Washington Street, LLC and/or Individual(s) or Affiliate(s), Subsidiary(ies),  
or Entity(ies) formed or to be formed on its behalf**

Project Location: 791 Washington Street, Buffalo, New York 14203

<b>Name</b>	<b>Company and/or Address</b>	<b>X box to speak/ comment</b>
Paul Neureuter	791 Washington Street, LLC (C/O The Krog Corp.	
John Cappellino	ECIDA	
David Chiazza	Iskalo Development	

## **791 Washington Street LLC**

### **ECIDA Public Hearing Statement August 1, 2016**

791 Washington Street LLC is a single-purpose entity formed for the redevelopment of the former Trico Building, Plant No. 1.

791 Washington Street LLC is seeking sales tax and mortgage tax abatement under the ECIDA's Adaptive Re-use Policy, in order to make the project economically viable.

The Trico Building is an iconic symbol of Buffalo's manufacturing heritage. The Building was named to the National Register of Historic Places, recognizing its importance both as an example of a daylight manufacturing facility from the early 20<sup>th</sup> Century, but also recognizing the importance of John Oishei's development of the automatic windshield wiper.

The building has been vacant since approximately 2000 and has been off the tax rolls since approximately 2006, having been owned by the Buffalo Brownfield Restoration Corporation. While essentially sound, the building suffers from certain structural and environmental deficiencies that must be remedied to return the building to productive use. These deficiencies render the project economically challenging and have caused many to shy away from redevelopment.

Redevelopment requires extraordinary costs including structural and environmental rehabilitation and partial demolition. The project also involves compliance with strict historic architectural standards.

When complete, the building will be home to:

- New Culinary Public High School supporting approximately 500 students and 100 staff positions
- Extended Stay Hotel of approximately 114 rooms with 25 new staff positions
- Approximately 70 apartments targeted to support the new Medical School and Medical Campus demand
- Over 100,000 sf of commercial space expected support approximately 300 – 500 future jobs
- Indoor parking for approximately 300 cars

The project is also expected to create approximately 150 construction jobs.

Without the support of the ECIDA, the project is not viable and the building will likely remain in the City's possession. The condition of the building and lack of other interest in redevelopment will likely lead to demolition and environmental remediation which is expected to cost approximately \$5,000,000.

On behalf of 791 Washington Street LLC, we ask for the ECIDA's support for the redevelopment of the Trico Building.

Respectfully submitted,

Paul R. Neureuter

## Hocieniec, Carrie

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**From:** Web Form <no-reply@webcmstools.com>  
**Sent:** Friday, July 22, 2016 10:02 AM  
**To:** Hocieniec, Carrie  
**Subject:** `Comment Form Submission` Submission [cede6960c037a968bb5f21d3f0e6dd72]

[www.ecidany.com](http://www.ecidany.com)

`Comment Form Submission` Submission

### Comment Form

**Name :** Steve Lakomy, MD  
**Email Address :** Steve\_Lakomy@TeamHealth.com  
**Phone Number :** 7168863236

**Comment :** I am in favor of tax support for this project. Successful completion of this project will benefit Buffalo economically and will help continue Buffalo's renaissance fueled in part by re-purposing of buildings which are leftovers from Buffalo's booming economy and glory years of long ago. This Trico building represents a significant piece of Buffalo's history. Better to support this project with tax dollars rather than spend tax dollars to demolish it.