

David E. Pawlik/ 2137 Seneca Street, LLC /CCS Construction

\$1,000,000

INDUCEMENT RESOLUTION

HIGHLIGHTS

- Eligibility: NAICS Section - **53 Real estate**
- **Adaptive Site Reuse**

COMPANY INCENTIVES

- Approximately \$40,000 in sales tax savings
- Approximately \$8,700 in mortgage recording tax savings
- No property tax benefits will be provided.



Project Title: David E. Pawlik

Project Address: 2137 Seneca Street
Buffalo, New York 14210
(City of Buffalo School District)

SIC/NAICS: 6513/531110

Agency Request

Sales tax and mortgage tax savings in connection with the adaptive reuse of the building site for the construction of a Dollar General.

Building Construction:	\$900,000
Soft Costs	100,000
Total Project Cost	\$1,000,000

Company Description

David E. Pawlik is a local developer. He has renovated the North Park Presbyterian Church located at 700 Parkside Avenue in the City of Buffalo and has constructed a Dollar General on Genesee Street in the City of Buffalo.

Project Description

The project site formerly housed a laundry facility and most recently a Pizza-Hut Restaurant. For 10 years the site has been vacant due to environmental issues. Within the past few years GE has conducted remediation work.

While the site has been remitted through the DEC voluntary clean up program continued monitoring is required. Under DEC's soil management plan, rules exist which dictate how construction must be completed, where debris may be stockpiled and how it must be hauled away and to which sites. All of this will lead to additional costs to the developer.

The project consists of the demolition of the existing facility, proper removal of building materials in accordance with DEC standards and the construction of a 9,100 sq. ft. single story building which will house a Dollar General.

Project Incentives

- Approximately \$40,000 in sales tax savings
- Approximately \$8,700 in mortgage recording tax savings

Project Benefits

The project is anticipated to create 8 full time and 4 part time jobs.

This adaptive reuse project will demolish a long vacant structure, monitor the site for contamination and construct a facility which will enhance the general well being of the area.

Employment

<u>At Application</u>	<u>Year 1</u>	<u>Year 2</u>
0	8	8

Project History

No public hearing was required since project benefits are below \$100,000

09/19/2011 Lease/Leaseback Inducement Resolution presented to Board of Directors.

Company History

07/20/2010 \$ 1,730,000 Lease Closed

04/08/2011 \$1,430,000 Lease Closed