

## PUBLIC HEARING SCRIPT

**Buffalo High Technology Centre, Inc.,  
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 July 1, 2019 at 10:00 a.m.,  
at the Erie County Industrial Development Agency's office  
located at 95 Perry Street, Suite 403, Buffalo, New York 14205

### **ATTENDANCE:**

Peter Sayadoff – Uniland Development Company  
Kellena Kane – Uniland Development Company  
John Cappellino – ECIDA

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

*Hearing Officer:* Welcome. This public hearing is now open; it is 10:00 a.m. My name is Grant Lesswing. I am the Business Development Officer 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 Buffalo High Technology Centre, Inc., 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 Thursday, June 20, 2019.

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

*Hearing Officer:* The proposed project (the "Project") consists of: (i) a .51+/- acre parcel of land located at 505 Ellicott Street in the City of Buffalo, Erie County, New York, (the "Land") improved with an existing vacant warehouse building (the "Existing Improvements"), (ii) the construction of a mezzanine component and the renovation, upgrading and equipping of the Existing Improvements thereon into a mixed-use project consisting of 31,363+/- SF of flexible commercial space, 1,326+/- SF of retail space, and a 882+/- SF apartment (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, mortgage recording tax exemption benefits, and real property tax abatement 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 July 23, 2019. 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.

Kellena Kane – Uniland Development Company. I am here to make a brief statement about our project we applied for tax incentives through the ECIDA. It's an adaptive reuse project. 505 Ellicott is currently a vacant former warehouse. The building will be fully renovated (interior and exterior), including a new brick facade on Ellicott Street that will be reflective of the historical buildings in the neighborhood. A mezzanine component will be added to the building and, post-renovation, the building will total approximately 35,000 square feet including commercial, retail, and residential components. We feel that this adaptive reuse is in an area of the City that is right for reinvestment. We think that the ECIDA's support of the project will really help to transform the neighborhood. We are excited to bring this project to fruition.

☒ **6. ADJOURNMENT:**

As there were no further comments, the Hearing Officer closed the public hearing at 10:15 a.m.

# SIGN IN SHEET PUBLIC HEARING

July 1, 2019 at 10:00 a.m.  
at the Erie County Industrial Development Agency's office  
located at 95 Perry Street, Suite 403, Buffalo, New York 14203  
regarding:

**Buffalo High Technology Centre, Inc. and/or Individual(s) or Affiliate(s),  
Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf**

Project Location: 505 Ellicott Street, Buffalo, New York 14203

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