

PUBLIC HEARING SCRIPT

**637 Linwood LLC, 1275 Delaware 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 February 25, 2020 at 10:00 a.m.,
at the Erie County Industrial Development Agency offices located at
95 Perry Street, Suite 403, Buffalo, New York 14203

ATTENDANCE:

Byron DeLuke – TM Montante Development

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

Hearing Officer: Welcome. This public hearing is now open; it is 10:14 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. This public hearing is being live-streamed and made accessible on the Agency's website at www.ecidany.com.

☒ 2. PURPOSE: Purpose of the Hearing.

Hearing Officer: We are here to hold the public hearing on the 637 Linwood LLC, 1275 Delaware 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, February 12, 2020.

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

Hearing Officer: The proposed adaptive reuse project (the "Project") consisting of: (i) a 0.56+/- acre parcel of land located at 1275 Delaware Avenue, City of Buffalo, Erie County New York (the "Land") together with an existing 50,000+/- SF 6-story multi-tenant building (the "Existing Improvements"); (ii) the renovation, upgrading and equipping of the Existing Improvements thereon to consist of 9,000+/- SF of ground floor and garden level space dedicated to commercial space for professional services or back office use, along with 1,000+/- SF dedicated to a food service component off of the lobby in the original diner/café space, and 40,000+/- SF of market rate residential units in the upper floors of the

building consisting of twenty-two (22) one bedroom units and eleven (11) two bedroom units (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. Everyone who has registered will be given an opportunity to make statements and/or comments on the Project.

If you have a written statement or comment to submit for the record, you may leave it at this public hearing, submit it on the Agency’s website or deliver it to the Agency at 95 Perry Street, Suite 403, Buffalo, New York 14203. The comment period closes on March 24, 2020. There are no limitations on written statements or comments.

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

Hearing Officer: If anyone is interested in making a statement or 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 statements and/or comments to 5 minutes, and if possible, 3 minutes.

Good morning. Thank you all for your time and consideration today. My name is Byron DeLuke and I am the director of development for TM Montante Development. I am here today representing 637 Linwood LLC and 1275 Delaware LLC, which are co-applicants for the proposed project at 1275 Delaware Ave., in the City of Buffalo. The 1275 Delaware Project consists of the adaptive reuse of a vacant, historic building into a mix of commercial and residential space. It represents the next phase of redevelopment at the former Millard Fillmore Gates Circle Hospital site. The existing building is approximately 50,000 square feet. It has been vacant for the past three years and underutilized since shortly after the former hospital was closed due to a state-mandated restructuring in 2012. We are proposing a comprehensive exterior restoration and interior reconstruction to develop residential units on the upper floors and commercial space below. Thirty-three (33) new residential units will be created, consisting of twenty-two (22) one-bedroom units and eleven (11) two-bedroom units. Approximately 9,000 square feet of ground floor and lower level space will be dedicated to professional services or back office commercial tenants, and about 1,000 square feet of ground floor space will be dedicated to a food service component in the original café space. The new café will serve

residents and tenants of the building as well as the surrounding neighborhood. To accommodate the building tenants and visitors to the site, we will construct parking both on-site via seventeen (17) parking spaces immediately adjacent to the building, as well as within the adjacent Gates Circle Parking Ramp. The Gates Circle Parking Ramp is wholly owned by the Montante Group.

The City of Buffalo Planning Board acted as Lead Agency for purposes of environmental review under SEQRA., and at a meeting held November 18, 2019, issued a negative declaration for the project – declaring that no further environmental review was required. At the same meeting, the Planning Board voted to approve the proposed Site Plan for the Project. However, the Project cannot proceed without a public private partnership. The site contains a vacant and distressed building, and extensive environmental remediation and demolition is required prior to any redevelopment. The building has been listed on the National Register and we are pursuing historic tax credits to help finance the project. In addition, we will look to utilize the 485a tax abatement program and have applied to this Agency for sales and mortgage tax abatements. Factoring in these incentives, the initial rate of return is still projected to be a modest three (3) percent. Thus, tax abatements from this Agency are critical in securing bank financing and ensuring that the Project moves forward. The Project would result in an approximately \$12.5 million investment, dozens of short-term construction jobs, and an anticipated twelve (12) permanent jobs upon full occupancy. We will work with community leaders and other neighborhood stakeholder groups to ensure that these construction-related and permanent jobs benefit the local community.

Once again, on behalf of the Applicant, and TM Montante Development, I want to thank you all for your time and consideration today.

6. ADJOURNMENT:

As there were no further statements and/or comments, the Hearing Officer closed the public hearing at 10:23 a.m.

**SIGN IN SHEET
PUBLIC HEARING**

February 25, 2020, at 10:00 a.m.
at the Erie County Industrial Development Agency's offices located
at 95 Perry Street, Suite 403, Buffalo, New York 14203
regarding:

**637 Linwood LLC, 1275 Delaware LLC, and/or Individual(s) or Affiliate(s),
Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf**

Project Location: 1275 Delaware Avenue, Buffalo, New York 14209

Name	Company and/or Address	X box to speak/ comment
Byron DeLuke – TM Montante Development	2760 Kenmore Avenue Tonawanda, New York 14150	X