

Iskalo Development Corp. on behalf of Iskalo 2780 Delaware, LLC and 2800 Delaware, LLC ECIDA SPECIAL RESOLUTION \$5,422,317 and \$3,213,508

HIGHLIGHTS

- Leveraging \$8,635,825 in private investment
- Eligibility—NAICS—53 Real Estate
- Project will entail a comprehensive revitalization of the property



Project Title: Iskalo Development Corp. on behalf of
Iskalo 2780 Delaware, LLC & 2800 Delaware, LLC

Project Addresses: 2755 Delaware Avenue, Kenmore, NY
2884 Delaware Avenue, Kenmore, NY
9 W. Hazeltine Drive, Kenmore, NY
17 W. Hazeltine Drive, Kenmore, NY
2802 Delaware Avenue, Kenmore, NY
2808 Delaware Avenue, Kenmore, NY
14 LaSalle Avenue, Kenmore, NY
(Ken-Ton Public School District)

SIC/NAICS: 6513/531110

Agency Request

Issuance and sale of industrial revenue bond or collateral mortgage in the amount of approximately \$8,635,825. Sales tax exemption, real property tax exemption and mortgage recording tax exemption.

	2780 Delaware	2800 Delaware
Land & Building Acquisition	\$ 816,860	\$ 588,660
Building Construction	2,961,000	1,705,000
Building Renovation	280,000	0
Soft Costs	938,547	654,111
Other (demo, contingency)	425,910	265,737
	\$5,422,317	\$3,213,508

Company Description

Iskalo Development Corp. is a real estate developer of both “ground-up” and “adaptive re-use” commercial projects in Western New York.

Examples of Iskalo projects include the historic Electric Tower in downtown Buffalo and close to a dozen properties along the Main Street corridor in Amherst and the Village of Williamsville including redevelopment of the former Bond’s Retail Store, and redevelopment of the former Stereo Advantage Lifetime Service Center.

Project Description

Iskalo Development Corp.

On behalf of Iskalo 2780 Delaware, LLC and 2800 Delaware, LLC

Iskalo has acquired the former Kane Doyle Jeep Dealership in the Village of Kenmore and will undertake a comprehensive revitalization of the property in a true mixed-use “village” context. The prime location on Delaware Avenue offers an ideal opportunity to undertake a redevelopment project that could serve to revitalize the area.

There are three existing buildings on the property constructed between 1928 and 1950 totaling approximately 31,000 sq. ft. Iskalo was hopeful at the outset to be able to re-use two of the three existing structures, but soon concluded that only the smallest building could be economically and functionally restored. The intent is to retain and restore the existing building at 2766 Delaware and replace the existing building at 2780 and 2802 Delaware with new structures designed in a traditional village context.

The building which will replace 2780 will be a two-story structure with ground floor retail and second floor office space. The building that will replace 2802 Delaware would be a single story structure housing either offices, services or retail.

Project Benefits

- The project are anticipated to create 80 additional jobs.

Project Incentives

The project will receive sales tax and mortgage tax savings.

Employment—2780 Delaware, LLC

Assumes 2.5 full time equivalents per 1,000 sq. ft. with 20,800 sq. ft. after project completion.

	<u>2780 Delaware</u>
At Occupancy:	0
Year 2:	52

Employment—2800 Delaware, LLC

Assumes 2.5 full time equivalents per 1,000 sq. ft. with 11,000 sq. ft. after project completion.

	<u>2780 Delaware</u>
At Occupancy:	0
Year 2:	28

Project History

2/6/09	Public hearings held. Transcripts are attached.
2/9/09	Special Resolutions presented to Board of Directors authorizing adoption of a Negative Declaration in accordance with SEQRA.
2/9/09	\$5,422,317 Inducement/Bond Sale Resolution presented to Board of Directors .
2/9/09	\$3,213,508 Inducement/Bond Sale Resolution presented to Board of Directors
01/11/10	Special Resolution presented to the Board of Directors reaffirming & restating the February 9, 2009 Inducement Resolution