

## VIRTUAL PUBLIC HEARING SCRIPT

**Iskalo 6700 Transit 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 May 18, 2020 at 10:00 a.m.  
via Virtual Conferencing Software

### **ATTENDANCE:**

David Chiazza – Iskalo Development Corporation  
Karen Fiala – ECIDA  
John Cappellino – ECIDA  
Carrie Hocieniec – ECIDA  
Brian Krygier – 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 virtual public hearing. This public hearing is being live-streamed and made accessible on the Agency's website at [www.ecidany.com](http://www.ecidany.com). Pre-registration for anyone wishing to speak at today's public hearing was required through our website. Today I am joined by Brian Krygier, ECIDA Systems Analyst who will be the Hearing Moderator and he will be managing the public comment portion of this hearing.

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

*Hearing Officer:* We are here to hold the public hearing on the Iskalo 6700 Transit 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 Thursday, May 7, 2020.

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

*Hearing Officer:* The proposed project (the "Project") consists of: (i) three (3) parcels of land totaling 9+/- acres located at 0, 6700 and 6704 Transit Road, Town of Cheektowaga, Erie County, New York (the "Land") improved with existing vacant buildings (the "Existing Improvements"); (ii) the

demolition of the Existing Improvements and the construction of a 105,315+/- SF destination brewery comprised of 58,690+/- SF of brewery production and office space and 46,625+/- SF for an expansive tap room, event space and related support areas (collectively, the “Improvements”) to be utilized by Big Ditch Brewing Company LLC (the “Tenant”), 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 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 with respect to the qualifying personal property included in or incorporated into the Facility or used in the construction or equipping of the Facility specifically for those components of the Project related to brewery operations/production, 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 who have joined this conference call were required to pre-register through our website ([www.ecidany.com](http://www.ecidany.com)). Everyone who has pre-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, please submit it on the Agency's website or mail it to the Agency at 95 Perry Street, Suite 403, Buffalo, New York 14203. The comment period closes on May 26, 2020. There are no limitations on written statements or comments.

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

*Hearing Officer:* Those interested in making a statement or comment will be called upon by the Brian in the order that they registered for this meeting. Please begin by stating 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.

**The Hearing Moderator introduces each participate in the order they registered for this meeting.**

Thank you, Grant, for the nice project summary. My name is David Chiazza, Executive Vice President of Iskalo Development, developer of the proposed project. The purpose of the project is to allow Big Ditch Brewery to expand its distribution footprint across NYS and beyond. In a little more than 5 years since its founding, Big Ditch Brewery has grown into the top 10 of independent craft breweries in NYS. However, the Brewery's current downtown facility is at

full brewing capacity and cannot meet growing demand. The proposed building would accommodate its long- term expansion. In addition to the brewery, the building would also house company offices as well as a tap room, beer hall and private event facilities. The latter components are not part of the incentive application.

Incentives are being sought from the ECIDA for approximately 57% of the building. Big Ditch Brewing's downtown facility will remain in operation after the new building is finished. When completed in late 2021/early 2022, Big Ditch expects to increase full and part-time employment by up to 246 people.

In summary, the proposed project will result in the following benefits:

- Redevelopment of a tired...some have said blighted property in a highly visible section of Transit Road in the Town of Cheektowaga
- Facilitate the growth of a local Buffalo-born craft brewery into a regional craft brewery powerhouse
- Creation of a world-class destination brewery to anchor and help grow the region's growing beer tourism industry
- Increase in tax base and tax revenues for the Town, County and Schools
- Substantial increase in construction employment
- Substantial increase in full and part time permanent employment opportunities

## ☒ **6. ADJOURNMENT:**

As there were no further statements and/or comments, the Hearing Officer closed the public hearing at 10:06 a.m.

**SIGN IN SHEET  
PUBLIC HEARING**

May 18, 2020 at 10:00 a.m.

via Virtual Conferencing

**Iskalo 6700 Transit LLC and/or Individual(s) or Affiliate(s), Subsidiary(ies), or Entity(ies) formed  
or to be formed on its behalf Project**

Project Location:

<b>Name</b>	<b>Company and/or Address</b>	<b>X box to speak/ comment</b>
David Chiazza	Iskalo Development Corporation 5166 Main Street Williamsville, New York 14221	X
Karen Fiala	ECIDA 95 Perry Street, Suite 403 Buffalo, New York 14203	
John Cappellino	ECIDA 95 Perry Street, Suite 403 Buffalo, New York 14203	
Carrie Hocieniec	ECIDA 95 Perry Street, Suite 403 Buffalo, New York 14203	
Brian Krygier	ECIDA 95 Perry Street, Suite 403 Buffalo, New York 14203	