

VIRTUAL PUBLIC HEARING SCRIPT

**Tight Holdings 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 October 29, 2020 at 11:30 a.m.
via Virtual Conference Software

ATTENDANCE:

Leo Schultz, Tight Holdings, LLC
Karen Fiala, 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 11:32 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. 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 Tight Holdings 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 Monday, October 19, 2020.

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

Hearing Officer: The proposed project (the "Project") consists of: (i) a 0.47+/- acre parcel of land located at 2505 Main Street, City of Buffalo, Erie County, New York (the "Land") improved with the existing 26,000+/- SF, one (1) story building formerly known as the Ken-Ton Fabricators building (the "Existing Improvements"); (ii) the renovation, upgrading and equipping of the Existing Improvements thereon for design and engineering space and for 5 non-revenue producing housing units for temporary employee housing, as well as a café and dining area for staff (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, 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 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). 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 to the Agency at 95 Perry Street, Suite 403, Buffalo, New York 14203. The comment period closes on November 17, 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 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 participant in the order they registered for this meeting.

Leo Schultz – I am the representative and owner of Tight Holdings, LLC. I will be investing in an adaptive reuse project at 2505 Main Street to convert it into high-end office space and some corporate housing units that will house an engineering design firm. Plans are to complete the project in the next 24-36 months. We are excited to invest further in the community and grow in an area in an opportunity zone right across the street from Tri Main. The building was originally part of the Tri Main complex which was built as one of the first Ford manufacturing plants in the world. Some history dates back to say that this may have been the third major assembly line manufacturing facility and this particular building itself was the showroom where they would drive Model T’s in. It has some interesting architectural elements such as ramps for cars that you could drive to the second story. It is approximately 24,000 sq. ft. that hopefully will be a landmark to the area.

6. ADJOURNMENT:

As there were no further statements and/or comments, the Hearing Officer closed the public hearing at 11:36 a.m.

SIGN IN SHEET

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Project Location: 2505 Main Street, City of Buffalo, New York 14214

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