

## VIRTUAL PUBLIC HEARING SCRIPT

**72 E. Niagara Street, 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 December 30, 2020 at 11:30 a.m.  
via Virtual Conference Software

### **ATTENDANCE:**

David Pawlik – CCS Construction  
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 11:30 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 72 E. Niagara Street, 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 Friday, December 18, 2020.

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

*Hearing Officer:* The proposed project (the "Project") consists of: (i) 1.03+/- acre parcel of land located at 72 East Niagara Street, City of Tonawanda, Erie County New York (the "Land") together with an existing 26,000+/- SF of a former vacant school building (the "Existing Improvements"); (ii) the renovation, upgrading and equipping of the Existing Improvements thereon to consist of 26,000+/- SF of 14 affordable residential units: Nine (9) one-bedroom and Five (5) two-bedroom apartments to be rented below 80% of the average median income ("AMI") and will include approximately 4,000 sq. ft. of commercial space (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”), all to be used by the Company. The Facility will be initially operated and/or managed by the Company.

The proposed financial assistance contemplated by the Agency includes 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 January 26, 2021. 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.**

David Pawlik – This proposed development of this dilapidated and distressed building at the time of our purchase allowed us to create the 14 affordable housing units and 4,000 sq. ft. of office space. Our company has extreme experience in dealing with former school and church renovations to do exactly what we are attempting on doing at 72 East Niagara. We are looking at moving this project forward and having it complete in the spring of 2021.

**6. ADJOURNMENT:**

As there were no further statements and/or comments, the Hearing Officer closed the public hearing at 11:34 a.m.

