



CITY OF BUFFALO
OFFICE OF THE MAYOR

BYRON W. BROWN
MAYOR

September 8, 2022

Mr. John Cappellino
Chief Executive Officer
Erie County Industrial Development Agency
95 Perry Street, Suite 403
Buffalo, New York 14203

RE: 950 Broadway Adaptive Reuse Project

Dear Mr. Cappellino:

The City of Buffalo supports Cedarland Development's application to the ECIDA for tax incentives to assist the adaptive reuse project at 950 Broadway Street. State funding commitments for key cultural anchors and neighborhood revitalization in Broadway Fillmore will bring catalytic and positive change to East Buffalo. We believe that this project strengthens recent funding commitments by investing in affordable housing, creating retail opportunities for long-term economic stability, and providing community services for residents.

The mixed-use project will consist of twenty-eight affordable units, an indoor urban garden, and a ground floor affordable daycare for the community. This development will provide new job opportunities and fundamental community services in a historic district which is home to a diverse mix of residents and is in urgent need of investment.

I believe this project will enhance the vitality of East Buffalo and the Broadway Fillmore neighborhood for future generations. The adaptive reuse of 950 Broadway Street is a welcome addition to the impressive revitalization efforts that continue to propel Buffalo into a new era of development.

Sincerely,

Byron W. Brown
Mayor

PUBLIC HEARING SCRIPT

**950 Broadway 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 August 26, 2022 at 9:00 a.m. at the Agency's offices,
at 95 Perry Street, Suite 403, Buffalo, NY 14203

ATTENDANCE:

Beth O'Keefe – ECIDA
Joshua Israel – Cederland Development
Kevin Dagher – Cederland Development

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

Hearing Officer: Welcome. This public hearing is now open; it is 9:00 a.m. My name is Andrew Federick 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 950 Broadway, 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 Tuesday, August 16, 2022.

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

Hearing Officer: The proposed project consists of: : (i) a leasehold interest in a portion of a 40,570+/- SF parcel of land located at 950 Broadway Avenue, City of Buffalo, Erie County, New York (the "Land"); (ii) the renovation and equipping of a mixed-use facility consisting of 28 affordable apartment units (18,118+/- SF) and ground floor commercial and retail space (22,452+/- SF) on the Land (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 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 September 27, 2022. 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.

Kevin Dagher – VP Cedarland Development, the developer of 950 Broadway. 950 Broadway is a landmark building at one of the most prominent intersections in Buffalo in the Broadway and Fillmore neighborhood. This vacant building has largely been neglected, as has the immediate neighborhood. Cedarland's motto has always been real estate with a purpose. This means that our development process is tailored around solving complex problems to spur growth in a community, making sure our projects have a central purpose within the surrounding population, and building communities that support their residents. We believe that this project, considering the \$11M investment and the creation of 38 jobs will be a cornerstone of the future of the Broadway-Fillmore area.

This project is a mixed-use project that will consist of 28 affordable units at a mixed AMI, an indoor urban garden, and a ground floor affordable day care for the community. The residential section of the building will be 18,118SF and the commercial portion will be 22,452 SF. The residential units are at 60%, 70%, and 80% AMI levels which correspond to rent ranges of \$840- \$1,457. In addition to providing an affordable place to live and the ability to bring free daycare services to the community the project seeks to incorporate fresh food production on site through an indoor urban garden that will be located in the basement of the building. The two commercial tenants for Cedarland will be bringing these two major needs to an underserved population in the city. Between the two tenants we will also be able to bring 38 new jobs to the community 29 from the daycare and 9 from the urban farm. The daycare provider is CAO (Community Action Organization) which is a non-profit that serves over 50,000 individuals and families annually. These incentives are providing the foundation of feasibility for the project that otherwise would not be financially viable. This is evidenced by the 7-year delay in the project due to previous infeasibility. We have now seen a window to completion and would like the ECIDA to share in our vision of improving the Broadway-Fillmore area by providing the needed assistance for 950 Broadway. We are excited for this opportunity to revitalize a distressed building.

6. ADJOURNMENT:

As there were no further statements and/or comments, the Hearing Officer closed the public hearing at 9:06 a.m.

**SIGN IN SHEET
PUBLIC HEARING**

August 26, 2022 at 9:00 a.m. at the Agency's offices,
at 95 Perry Street, Suite 403, Buffalo, NY 14203
regarding:

**950 Broadway LLC and/or Individual(s) or Affiliate(s),
Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf**

Project Location: 950 Broadway Avenue, City of Buffalo, Erie County, New York

Name	Company and/or Address	X box to speak/ comment
Beth O'Keefe	ECIDA 95 Perry Street, Suite 403 Buffalo, New York 14203	
Joshua Israel	Cedarland Development 60 Lakefront Blvd Buffalo, New York 14216	
Kevin Dagher	Cedarland Development 60 Lakefront Blvd Buffalo, New York 14216	X