

## PUBLIC HEARING SCRIPT

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

Public Hearing to be held on April 23, 2025 at 9:00 a.m. at the Agency's offices,  
at 95 Perry Street, Suite 403, Buffalo, NY 14203

### **ATTENDANCE:**

Mythea Mazzola – Park Grove Realty  
Tim Crilly – Park Grove Realty

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

*Hearing Officer:* Welcome. This public hearing is now open; it is 9:02 a.m. My name is Andrew Federick. I am the Property and Business Development Officer for 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 [ecidany.com](http://ecidany.com).

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

*Hearing Officer:* We are here to hold the public hearing on the PG Larkinville, LLC project and/or Individual(s), Affiliate(s), Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf. 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, April 8, 2025.

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

*Hearing Officer:* The proposed project (the "Project") consists of: (i) the acquisition by the Agency of a leasehold interest in certain property located on 619 Exchange Street, City of Buffalo, Erie County, New York and all other lands in the City of Buffalo where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the "Land"), (ii) renovation of the former Iroquois Door Company historic adaptive reuse 100,000 sq. ft. building into 64 high-quality market-rate apartments including 10 units reserved at 80% AMI including full interior and exterior rehabilitation, new mechanical and electrical systems including window repair and installation of Energy Star appliances (the "Improvements"), and (iii) the acquisition by the Company in and around the Improvements of certain

items of machinery, equipment and other tangible personal property (the “Equipment”; and, together with the Land, and the Improvements and the Existing Improvements, the “Facility”).

The proposed financial assistance contemplated by the Agency includes New York State and local sales and use tax exemption benefits, 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 the 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 at 4:00 p.m. on May 27, 2024. 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.

Tim Crilly, Vice President of Development, Park Grove Realty. Iroquois Lofts project is located at 619 Exchange Street in the Larkinville district. This is a historic adaptive re-use project that will redevelop an old industrial building into 64 high quality apartments. The existing building is a 4-story masonry structure that was built in 1904. The building has been vacant and underutilized for a long period of time. The building was designed by Louis Bethune, the nation’s 1<sup>st</sup> practicing woman architect. The building is a deteriorating structure. Masonry, structural components, windows and other key building elements have deteriorated significantly over the years. The building has received code violations for public safety issues from the City of Buffalo. It is a blighted structure in the re-vitalized Larkinville District. The redevelopment project will re-use and revitalize the industrial building into 64 high-quality apartments. The urban in-fill development project will include 15% of the units set aside for individuals and families earning up to 80% of AMI. The project will include a great room with kitchen, fitness center, and also a dog wash. Units will have high-end finishes including quartz countertops, stainless steel energy star appliances, and maintain the historic integrity of the building. The project has received its Part 1 and Part 2 approvals from SHPO and National Parks Service. At the project's completion it will be listed on the National Register of Historic Places.

The project has also been accepted into the Brownfield Cleanup Program. The Project has not been without challenges. It has faced significant financial and economic hurdles over the last 6 years of development. Construction costs have increased 40% and interest rates have risen over 200% as a result of the COVID-19 pandemic. There are substantial costs to bring the building up to code and address structural issues of the building. The cost to preserve the building and to renovate to Historic Standards drive the costs even higher. These factors have created a financing gap. Financial assistance from the ECIDA is needed to make the project financially viable. Impending tariffs from the current administration threatens to further escalate material costs, making it imperative that construction begin immediately. The development team has invested significant resources in the project. Without assistance from ECIDA the project will not be able to move forward and would result in a financial loss to the project, stalled community development momentum in the Larkinville District, eliminating economic benefits to the County and to the City, and loss of a Historic asset. Despite these challenges, we remain excited about this project and the economic impact this project will have on the County and City of Buffalo. The total project investment is over \$20M. It will create 200 construction phase jobs. Upon its completion it will create one full-time and part-time position. Over time the project will contribute to the County's and City's tax base. Importantly the project will provide high quality housing stock within the County and the City of Buffalo, supporting the urgent need for additional housing stock across New York State. The restoration of a historic building will encourage future investment and economic growth in the Larkinville neighborhood. ECIDA's support for financial assistance with this project will be transformative. We can move forward immediately and eliminate public safety and environmental concerns, restore and revitalize a historic community asset, increase housing stock, create jobs, and expand the tax base within the County.

**☒ 6. ADJOURNMENT:**

As there are no further statements and/or comments, I will close the public hearing at 9:09 a.m.

**SIGN IN SHEET  
PUBLIC HEARING**

April 23, 2025 at 9:00 a.m. at the Agency's offices,  
at 95 Perry Street, Suite 403, Buffalo, NY 14203  
regarding:

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

Project Location: 619 Exchange Street, Buffalo, New York 14210

Name	Company and/or Address	X box to speak/ comment
Mythea Mazzola	Park Grove Realty 46 Prince Street, Suite 2003 Rochester, New York 14607	
Tim Crilly	Park Grove Realty 46 Prince Street, Suite 2003 Rochester, New York 14607	X