

PUBLIC HEARING SCRIPT

**93 NYRPT 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 July 30, 2025 at 9:00 a.m.,
at the Village of Depew, Council Chambers, 85 Manitou Street, Depew, NY 14043

ATTENDANCE:

Eric Recoon – Benderson Development
Evan Finegan – Urban Vantage, LLC
Travis Gordon – Urban Vantage, LLC
Christa McHale – Erie 1 Boces
Jeff Sellers – Buffalo Construction Consultants
Tony Battista Benderson Development

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

Hearing Officer: Welcome. This public hearing is now open; it is 9:01 a.m. My name is Grant Lesswing. I am the Director of Business Development 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.

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

Hearing Officer: We are here to hold the public hearing on the 93 NYRPT 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 Wednesday, July 9, 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 2911 Walden Avenue, Village of Depew, Town of Cheektowaga, Erie County, New York and all other lands in the Village of Depew where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the "Land"), (ii) the renovation of an approximately 178,144 square foot building located on the Land (the "Existing Improvements"), (iii) the construction of an approximately 39,975 square foot addition thereto consisting of 3 gymnasiums, 6 courtyards and 2 playfields to create

a state-of-the-art campus that integrates innovation educational practices with tailored services for special education students (the “Improvements”), and (iv) the acquisition by the Company in and around the Existing Improvements and the Improvements of certain items of machinery, equipment and other tangible personal property (the “Equipment”; and, together with the Land, and the 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 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 August 26, 2025. 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.

Eric Recoon - Vice President of Development and leasing for Benderson Development. Here today to talk about the project contemplated at 2911 Walden Avenue. That's the southeast corner of Walden and Dick in Depew. The applicant is 93 NYRPT, LLC. That is a Benderson affiliate, and we will be undertaking an adaptive reuse of the former HSBC Mortgage Center site. The site is a roughly 13-acre site which is today housing a vacant 179,000 square foot building. The project contemplates transforming that into a roughly 219,000 square foot campus for Erie 1 BOCES. Erie 1 BOCES is dedicated to serving K through 12 special ed students and the facility will actually service 19 school districts throughout Western New York. With me here today, I have Christa McHale Director of Educational Partnerships and services from Erie 1 BOCE, who I'll turn it over to in a moment to speak more in greater detail about Erie 1BOCES. The project itself is contemplated to cost roughly \$77M, which will see an end result of a state-of-the-art facility for BOCES and its constituency on a long-term lease. We are actually here today seeking sales tax and real estate PILOT benefits only. We are not pursuing mortgage tax benefits. The entire project is to be privately funded by Benderson and one thing that is important to note is that all benefits received if granted by the ECIDA will result in pass-through savings for BOCES. With that, I think I'll turn it over to Christa McHale.

Christa McHale - Director of Educational Partnerships and Workforce Development for Erie 1 BOCES. BOCES stands for the Board of Cooperative Educational Services and we exist for the purposes of serving our 19 component districts in Western New York. This building has come to this point because for years, educators and administrators across our 19 component districts have faced a growing challenge and that is the need for more space and resources to serve students requiring out of district specialized education services. According to the New York State Department of Education the rate of students classified with special needs has grown by 14% in the last 10 years. Additionally, we have faced the challenge that several of our districts that we are currently leasing space from have need to reclaim that property that Erie 1 BOCES is currently renting from and what we know as a BOCES and as a service provider is that traditional school settings often lack the specialized design infrastructure and resources necessary to serve students with diverse needs. So with that Erie 1 BOCES partnered with Buffalo Construction Consultants in February, 2024 to put out a request for proposals and find a space that was most suitable for our 19 component districts and the families that we serve and after a host of focus groups we have narrowed that property down to 2911 Walden Avenue in Depew and with our longstanding partners of Benderson Development, we feel confident that the property is going to meet the needs of our students and families and the community at large. When the construction is completed at the 219,000 square foot campus, we're going to serve 500 students. We will have about 300 staff members on site. We will have all kinds of partnerships for our students. We will have opportunities for career and technical education and just a very unique and I would say one of its kind facility that is going to be designed intentionally to serve the students that our districts are sending to us.

☒ **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**

July 30, 2025, at 9:00 a.m.
at the Village of Depew, Depew Municipal Building, 85 Manitou Street, Depew, NY 14043
regarding:

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

Project Location: 2911 Walden Avenue, Depew, New York 14043

Name	Company and/or Address	X box to speak/ comment
Evan Finegan	Urban Vantage, LLC 1786 Main Street, Suite C4 Buffalo, New York 14214	
Travis Gordon	Urban Vantage, LLC 1786 Main Street, Suite C4 Buffalo, New York 14214	
Eric Recoon	Benderson Development 570 Delaware Avenue Buffalo, New York 14202	X
Christa McHale	Erie 1 BOCES 355 Harlem Rd West Seneca, New York 14224	X
Jeff Sellers	Buffalo Construction Consultants 496 Kennedy Rd Cheektowaga, New York 14227	
Tony Battista	Benderson Development 570 Delaware Avenue Buffalo, New York 14202	