

PUBLIC HEARING SCRIPT

11580 Walden Ave 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 January 29, 2026 at 9:00 a.m.,
at the Town of Alden Town Hall, located at 3311 Wende Road,
Alden, NY 14004

ATTENDANCE:

Zach Dewey - Hodgson Russ, LLP
Noah Cliff – ECIDA
Michelle Moore – ECIDA
Mark Kerl –Councilperson, Town of Alden
Hon. Colleen Pautler – Supervisor, Town of Alden

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

Hearing Officer: Welcome. This public hearing is now open; it is 9:17 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 11580 Walden Ave 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 Friday, January 16, 2026.

☒ 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 11580 Walden Avenue, Town of Alden, Erie County, New York and all other lands in the County of Erie where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the “Land”), (ii) the construction on the Land of a one-story approximately 57,933+/- square-foot cannabis cultivation, processing and distribution facility on approximately 5 acres (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, 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 February 24, 2026. 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.

Zach Dewey, Hodson Russ Counsel for 11580 Walden Avenue, LLC including its sole member Northeastern Alliance, LLC. As Grant kind of introduced in the preamble constructing approximately a 58,000 sq. ft. one-story facility on the former Erie County Home and Infirmary property. The property has been subdivided; the property has been rezoned as a planned unit development limited to just the parcel that will have the facility and its current use. Otherwise, you know, everything will need to go back to the town of Alden for any other uses on the property the county is and has retained the current DPW facility. I believe the sheriffs also use it kind of in the back of the property there. Again, it’s not a retail facility-only distribution, cultivation, processing. I think everything else has kind of been set forth in the plans previously, but, you know, it's intended to be an incognito building something kind of out of the ordinary not to attract attention. It is a secure facility, and, you know, intending to create more or less 80 jobs in the area and kind of focusing on local residents and like Grant mentioned as well, kind of seeking property tax, mortgage tax and sales tax benefits.

☒ 6. **ADJOURNMENT:**

As there are no further statements and/or comments, I will close the public hearing at 9:22 a.m.

**SIGN IN SHEET
PUBLIC HEARING**

January 29, 2026, at 9:00 a.m.
at the Town of Alden Town Hall, located at 3311 Wende Road,
Alden, NY 14004, regarding:

**11580 Walden Ave LLC project and/or Individual(s), Affiliate(s),
Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf**

Project Location: 11580 Walden Avenue, Alden, New York 14004

Name	Company and/or Address	X box to speak/ comment
Zach Dewey	Hodgson Russ The Guaranty Building 140 Pearl Street Suite 100 Buffalo, NY 14202	X
Noah Cliff	ECIDA 95 Perry Street, Suite 403 Buffalo, New York 14203	
Michelle Moore	ECIDA 95 Perry Street, Suite 403 Buffalo, New York 14203	
Mark Kerl	Town of Alden Town Hall 3311 Wende Road, Alden, NY 14004	
Hon. Colleen Pautler	Town of Alden Town Hall 3311 Wende Road, Alden, NY 14004	