

PUBLIC HEARING SCRIPT

**9271 Group 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 March 24, 2015 at 9:00 a.m.,
at the Erie County Industrial Development Agency offices located at
95 Perry Street, Suite 403, Buffalo, New York 14203

ATTENDANCE

Tom Fox - Ellicott 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 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 public hearing.*

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

Hearing Officer: *We are here to hold the public hearing on the 9271 Group 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 Thursday, March 12, 2015.*

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

Hearing Officer: *The proposed project (the "Project") consists of: (i) a leasehold interest in a parcel of land located at 960 Busti Avenue, City of Buffalo, Erie County, New York (the "Land") improved thereon with an existing 56,000+/- SF multi-story building constructed around 1930 which is of historical significance (the "Existing Improvements"), (ii) the construction and/or renovation, upgrading and equipping of the Existing Improvements thereon for the development of a mixed-use facility to include approximately eighteen (18) market-rate one, two and three bedroom residential units on the third and fourth floors and 23,000+/- SF commercial space on the first and second floors (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").

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. If you have a written comment to submit for the record, you may do so. Written comments may also be delivered to the Agency at 95 Perry Street, Suite 403, Buffalo, New York 14203 until the comment period closes on April 21, 2015. There are no limitations on written comments.*

☒ 5. PUBLIC COMMENT: Hearing Officer gives the Public an opportunity to speak.

Hearing Officer: *If anyone is interested in making a 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 comments to 5 minutes, and if possible, 3 minutes.*

The Hearing Officer calls on those who raise their hand.

Tom Fox, Ellicott Development Company. I am here today regarding 960 Busti Avenue. 960 Busti Avenue was built in 1922. It was originally used for the General Electric Company. The building was later occupied by Multi-Form Desicants. It has been vacant since 1995.

The building is 56,000 sq. ft.. Our plans include a mix use of residential and commercial space. The 3rd and 4th floors of the building will include 9 apartments per floor, for a total of 18 apartments. The square footage ranges from roughly 800-1,700 sq. ft. and will consist of between 1-3 bedroom apartments. The first two floors are reserved for commercial space with some potential retail on the 1st floor. Plans also include building access to the basement which is about 13,000 sq. ft. (possibly for a small office tenant) and basement parking for the residents which will include 28-30 spaces of protective parking with direct elevator access to the apartment units.

We are looking at a current lease with the City for the property to the south to revitalize that surface parking lot for approximately 65-70 parking spaces for the other users of the building.

The project involves a Historic Tax Credit application which includes some significant work on the windows, reappointing some masonry in the building, refinishing some of the original elements of the interior, the steel brick walls inside for reuse, and finished bases. Several costs are involved with bringing the building up to code compliance. We need all new water, electrical services, sprinklers, and elevators. The stairs need to be modified to bring them up to code as well. We will also have some significant costs with asbestos abatement, the biggest of which is the glazing on the historic windows facing the West and North elevations of the building.

We completed our planning board approvals at this point and also received a variance from the Zoning Board of Appeals for residential use on light industrial on one district. We also have approval from the Common Council for a special use permit in the costal review district along the Niagara River. The only thing pending is the Historic Tax Credit application. We will hopefully be ready to start construction within 60 days and expect to be completed later this year or early 2016.

☒ **6. ADJOURNMENT.**

As there were no further comments, the Hearing Officer closed the public hearing at 9:15 a.m.

SIGN IN SHEET PUBLIC HEARING

March 24, 2015, at 9:00 a.m.
at the Erie County Industrial Development Agency offices located at
95 Perry Street, Suite 403, Buffalo, New York 14203
regarding:

**9271 Group LLC and/or Individual(s) or Affiliate(s), Subsidiary(ies),
or Entity(ies) formed or to be formed on its behalf**

Project Location: 960 Busti Avenue, Buffalo, New York 14213

[illegible]