

PUBLIC HEARING SCRIPT

**The Phoenix Brewery Apartments, 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 February 3, 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

Nicholas Sinatra, Sinatra & Company Real Estate

Second Option: To be followed when Members of the Public are in attendance:

☒ **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 The Phoenix Brewery Apartments, 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 Saturday, January 24, 2015.*

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

Hearing Officer: *The proposed project (the "Project") consists of: (i) a parcel of land located at 835-847 Washington Avenue, City of Buffalo, Erie County, New York (the "Land") improved with an existing 55,000+/- SF, 3-story building (the "Existing Improvements"); (ii) the renovation, upgrading and equipping of the Existing Improvements thereon into a mixed-use project consisting of 30 luxury apartments ranging from 750 SF to 1,250 SF, a 24+/- space drive-in parking garage; and 3,000 SF of commercial space (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 February 24, 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.

Nicholas Sinatra, Sinatra & Company Real Estate and developer for Phoenix Brewery Apartments, LLC. We are looking to renovate this old brewery with historic tax credits and make it into 31 apartments and between 2,000 sq. ft. -3,000 sq. ft. of commercial space. There will be between 20-26 indoor parking spaces. We are looking to have apartments that are at the higher end of the market.

☒ **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

February 3, 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:

**The Phoenix Brewery Apartments, LLC and/or Individual(s) or Affiliate(s),
Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf**

Project Location: 835 Washington Avenue, Buffalo, New York 14203

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