



510 Washington Street

Section I: Applicant Background Information

Applicant Information - Company Receiving Benefit

Project Name	Former Loew's Theatre warehouse
Applicant Name	The Alexandre Apartments, LLC
Applicant Address	168 North Street
Applicant Address 2	
Applicant City	Buffalo
Applicant State	New York
Applicant Zip	14201
Phone	7166047178
Fax	
E-mail	ajudd@thealexandrebuffalo.com
Website	www.thealexandrebuffalo.com
Federal ID#
NAICS Code	531110
Will a Real Estate Holding Company be utilized to own the Project property/facility	Yes
What is the name of the Real Estate Holding Company	The Alexandre Apartments, LLC
Federal ID#
State and Year of Incorporation/Organization	2,014
List of stockholders, members, or partners of Real Estate Holding Company	Amy E. Judd Mark C. Judd

Individual Completing Application

Name	Amy E Judd
Title	President
Address	168 North Street
Address 2	
City	Buffalo
State	New York
Zip	14201

Phone	716-604-7178
Fax	
E-Mail	ajudd@thealexandrebuffalo.com

Company Contact (if different from individual completing application)

Name

Title

Address

Address 2

City

State

Zip

Phone

Fax

E-Mail

Company Counsel

Name of Attorney

Christian J. Henrich

Firm Name

Woods Oviatt Gilman LLP

Address

1900 Main Place Tower

Address 2

350 Main Street

City

Buffalo

State

New York

Zip

14202

Phone

7162483200

Fax

7168545100

E-Mail

Chenrich@woodsoviatt.com

Identify the assistance being requested of the Agency

Exemption from Sales Tax

Yes

Exemption from Mortgage

Yes

Tax

Exemption from Real

No

Property Tax

Tax Exempt Financing*

No

* (typically for not-for-profits & small qualified manufacturers)

Business Organization

Type of Business

Limited Liability Company

Type of Ownership

WBE

Year Established

2014

State of Organization

New York

List all stockholders, members, or partners with % of ownership greater than 20%

Please include name and % of ownership.

Amy E. Judd 51% Mark C. Judd 49%

Applicant Business Description

Describe in detail company background, products, customers, goods and services. Description is critical in determining eligibility

The Alexandre Apartments, LLC is a woman owned Real Estate Development Company with a current mixed-use redevelopment project downtown at 510 Washington Street. This project is an adaptive reuse and historic rehabilitation of the vacant 7-story tall structure formerly known as the Loew's Theater Warehouse. The 1920 concrete structure will be transformed into 12 brand new, market rate, one and two bedroom loft apartments with commercial/retail space on the street level. We will also incorporate notable improvements to the building and space that will enhance livability in this long neglected downtown block. The Alexandre Apartments, LLC's project is located in the center of Mayor Brown's targeted downtown revitalization area at 510 Washington Street between E. Huron and E. Mohawk streets, within the 500 Block of Main Street Historic District. This location is easily accessible to all public transportation and is especially close to the NFTA transit system stations on Main Street at Fountain Plaza, Lafayette Square, and the Flower District. The location is no further than a healthy walk or easy bike ride to the Allentown Medical Campus, Buffalo's waterfront at Canal Side or the Larkin District. Our target resident will be IBM headquarters employees, the Medical Campus employees, new Children's Hospital employees or Start up NY company's employees that will be relocating in the next few years. There is also great interest from young professionals and suburban empty nesters to live in a walk-able urban neighborhood in a old downtown building with character and history. The Alexandre Apartments, LLC will be ideally situated to meet the growing demand for residences within a historic district and an inviting building to live.

Estimated % of sales within Erie County	90
Estimated % of sales outside Erie County but within New York State	5
Estimated % of sales outside New York State but within the U.S.	4
Estimated % of sales outside the U.S.	1

(*Percentage to equal 100%)

What percentage of your total annual supplies, raw materials and vendor services are purchased from firms in Erie County? Include list of vendors, raw material suppliers and percentages for each. Provide supporting documentation of the estimated percentage of local purchases

Architectural Services & Engineering Services- Schenne & Associates 100% Construction Manager - Hayes Construction Services, Inc. (WBE) 100% Enviromental Services - LCS Inc. 100% Asbestos Consultant - AMD Enviromental 100% Interior Design - L2K Design (WBE) 100% Website Design - Queen City Media 100% Attorney/Legal - Woods Oviatt Gilman LLP 100% Insurance Agency - Vanner Insurance 100%

Section II: Eligibility Questionnaire - Project Description & Details

Project Location

Municipality or Municipalities of current operations

City of Buffalo

Will the Proposed Project be located within a Municipality identified above?

Yes

In which Municipality will the proposed project be located

City of Buffalo

Address

510 Washington Street, Buffalo NY 14203

Will the completion of the Project result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state OR in the abandonment of one or more plants or facilities of the project occupant located within the state?

No

If the Proposed Project is located in a different Municipality than that Municipality in which current operations are being undertaken, is it expected that any of the facilities in any other Municipality will be closed or be subject to reduced activity?

No

(If yes, you will need to complete the Retail Section of this application)

SBL Number for Property upon which proposed Project will be located

1,114,600,009,006,000

What are the current real estate taxes on the proposed Project Site

3,620

Assessed value of land

Assessed value of building(s)

100,000

Are Real Property Taxes current?

Yes

If no please explain

Town/City/Village of Project Site

City of Buffalo

School District of Project Site

Buffalo 140200

Does the Applicant or any related entity currently hold fee title to the Project site?

Yes

If No, indicate name of present owner of the Project Site

Does Applicant or related entity have an option/contract to purchase the Project site?

No

Describe the present use of the Proposed Project site

Vacant warehouse currently owned outright by The Alexandre Apartments, LLC.

Please provide narrative of the proposed project and the purpose of the proposed project (new build, renovations, and/or

equipment purchases). Identify specific uses occurring within the project. Describe any and all tenants and any/all end users: (This information is critical in determining project eligibility)

The Alexandre Apartments, LLC is a woman owned Real Estate Development Company with a current mixed-use redevelopment project located downtown at 510 Washington Street. This project is a reuse and historic rehabilitation of the vacant 7-story tall structure formerly known as the Lowe's Theater Warehouse. The 1920 concrete structure will be transformed into a new commercial/retail bread bakery on the first floor (street level) and 12-market rate, one and two bedroom loft apartments on floors 2-7. We will also incorporate notable improvements to the building and common space that will enhance livability in this long neglected downtown block. The Alexandre Apartments, LLC's redevelopment project is located in the center of Mayor Brown's targeted downtown revitalization area at 510 Washington Street between E. Huron and E. Mohawk streets, within the 500 Block of Main Street Historic District. This location is easily accessible to all public transportation and is especially close to the NFTA light-rail transit system stations on Main Street at Fountain Plaza and Lafayette Square. The location is no further than a quick train ride, healthy walk or easy bike ride to the Allentown Medical Campus, Buffalo's waterfront at Canal Side or the Larkin District. This historic property has been vacant for many years and is one of the last vacant buildings now remaining on the 500 Block of Main Street. Mayor Brown has recently requested of developers that another 2,000 units of housing be added to the downtown core to meet the needs of "the fastest growing neighborhood in the city" and we are very proud as Buffalo residents to be a part of it. 510 Washington is the tallest building on the 500 Block of Main Street and because of the reasons described below, it is the last historic structure remaining to be redeveloped on the block. The building is currently exhibiting decades-old blight and urban decay in this rapidly transitioning, upbeat and "hip" new metropolitan neighborhood. Our commercial space occupying the first floor will be home to an old school commercial/retail bakery that will also supply artisan breads and ethnic specialties to local commercial restaurants in the area. This new business, which will be leasing the space as soon as it is available, will be creating approximately 4 new full time jobs. For the residential floors, our target resident will be IBM headquarters employees, the Medical Campus employees, new Children's Hospital employees or Start up NY company's employees that will be relocating to downtown Buffalo in the next few years. There is great interest from young professionals and suburban empty nesters to live in a walk able urban neighborhood in a old downtown building with character and history. The Alexandre Apartments, LLC will be ideally situated to meet this growing demand with 12 brand new rental residences with the long term tenant in mind, located within a historic district and within an old inviting building. These residences will offer the sought after option to live, work and play locally within the City of Buffalo, without the necessity of having to be use a car daily. The residences will range in size from approx. 887 to 1,100 square feet with rents ranging from \$1,500 to \$2,000 per month. Our construction phase will require us to hire many skilled tradesmen and tradeswomen in the areas of demolition, carpentry, plumbers, electricians, window installers, painters, appliance installers, concrete repair specialists, HVAC installers, roofers, security system professionals, and others. The project design includes high-end energy efficient mechanicals and associated Wi-Fi controls, LED lighting and high-end energy efficient appliances for all applications. The owner's desire for high quality and supreme energy efficiency has been incorporated into the project design and is represented in current budgets derived from hard dollar competitive bids as received by Hayes from trade subs. We purchased the building in cash and over the past 29 month period we have invested all soft costs incurred to the project thereby providing over \$535K in owner equity to date. The project design has been approved by the NY State Historic Preservation Office and also the City's Planning and Historic Preservation Boards. The Historic Tax Credit application has been approved by the National Park Service.

If the Project could be undertaken without Financial Assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be undertaken by the Agency:

This project still has a significant funding gap and would not proceed without the assistance of the ECIDA.

Describe the reasons why the Agency's Financial Assistance is necessary and how the Financial Assistance enables the company to undertake the Project to facilitate investment, job creation and/or job retention. Focus on competitiveness issues, project shortfalls, etc... Your eligibility determination will be based in part on your answer (attach additional pages if necessary)

We have not yet applied for City building permits, although we are technically prepared to immediately proceed with making the application to the City of Buffalo once we attain viable commitments or term sheets from lenders and public funding sources that prove that the project is financially viable in today's market. We have worked and advanced the project where we have completed the engineering, design and then advanced the pre-construction bidding process to a point where we received hard quotes for construction items and have now identified that there is a funding gap in our development plan. We cannot sign our contract with our proposed builder, Hayes Construction Services Inc. until we find the solution to our current funding gap. As soon as we identify and secure the source to fund the gap, Hayes's first responsibility will be to champion the project through the building permit process with the City of Buffalo. The funding gap is derived from the high cost of redeveloping this very tall, but small footprint concrete warehouse for a modern mixed re-use development. This is due to the necessity of adding all-new infrastructure items to the currently devoid structure, such as modern utilities, tenant egress and exterior repairs to the buildings stout 96-year-old concrete shell. A new elevator and shaft must replace the existing freight system, plus a new (2-7) story stairwell must also be built within the small 30ft. x 90ft. footprint to modern building code standards. There are currently no existing public utility services or any serviceable utility infrastructure (water, gas, electric, and sewer) to be found within the 510 building. The

enormous cost of basic infrastructure improvement for so few rentable units is the basic reasoning behind the funding gaps in our current development and financing plan. We have hired a development-financing consultant who specializes in the redevelopment and reuse of historic structures, to assist us in solving this inequitable gap problem. Our consultant is currently working with CPC bank and BUDC on the underwriting of both construction and permanent financing. We are currently identifying all potential sources of special project financing, local development grants, city/county/state development incentives including sales tax and property tax abatement and the use of historic tax credits to get this project to construction phase. There is a significant gap between what lenders value the perceived new building when completed and the actual cost of the overall redevelopment and construction process. Compounding this imbalance and shortfall is the reduced percentage of the loan value for which commercial lenders are willing to lend (i.e. 70% LTV). It is with historic building projects like this one, which have proven to be difficult to redevelop, where the significant costs to remove blight, provide safe egress, update elevator access and meet rigorous building and fire code requirements, are only being spread across a small commercial space and limited number of apartments to rent, due only to the constraints of the small overall footprint size of this building. Therefore, for all of the reasons as stated above, the ECIDA's sales tax and mortgage tax savings program is a critical and crucial piece of the financing components we require to successfully redevelop this small but tall "sliver warehouse" that was not uncommon construction in the early 20th century, but is now the last in the City of Buffalo.

Please confirm by checking the box, below, if there is likelihood that the Project would not be undertaken but for the Financial Assistance provided by the Agency

Yes

If the Applicant is unable to obtain Financial Assistance for the Project, what will be the impact on the Applicant and Erie County?

This building has been vacant for 19 years and will likely remain so if our project fails to find the financing to restore it. It is the tallest building in the critical 500 block and can not be torn down due to it's historic designation.

Will project include leasing any equipment?

No

If yes, please describe equipment and lease terms.

Site Characteristics

Will the Project meet zoning/land use requirements at the proposed location?

Yes

Describe the present zoning/land use

Downtown opportunity district (DO)

Describe required zoning/land use, if different

If a change in zoning/land use is required, please provide details/status of any request for change of zoning/land use requirements

Retail & residential are allowed.

Is the proposed Project located on a site where the known or potential presence of contaminants is complicating the development/use of the property?

Yes

If yes, please explain

Asbestos, see attached testing results from AMD Enviromental

Has a Phase I Environmental Assessment been prepared, or will one be prepared with respect to the proposed Project Site?

Yes

If yes, please provide a copy.

Have any other studies, or assessments been undertaken with respect to the proposed Project Site that indicate the known or suspected presence of contamination that would complicate the site's development?

Yes

If yes, please provide copies of the study.

If you are purchasing new machinery and equipment, does it provide demonstrable energy efficiency benefits?

We plan on using all energy efficient equipment and appliances.

You may also attach additional information about the machinery and equipment at the end of the application.

Does or will the company or project occupant perform research and development activities on new products/services at the project location?

No

If yes, please explain.

What percentage of annual operating expenses are attributed to the above referenced research and development activities?

Select Project Type for all end users at project site (you may check more than one)

Will customers personally visit the Project site for either of the following economic activities? If yes with respect to either economic activity indicated below, complete the Retail Determination contained in Section IV of the Application.

Please check any and all end uses as identified below.

Retail Sales Yes **Services** Yes

For purposes of this question, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4) (i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

No Manufacturing

Yes Multi-Tenant

Yes Mixed Use

No Acquisition of Existing Facility

No Commercial

No Facility for the Aging

Yes Housing

No Back Office

No Civic Facility (not for profit)

No Equipment Purchase

Yes Retail

No Other

Estimated costs in connection with project

\$ 340,000	23,847 square feet	0 acres
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\$0 0 square feet

\$ 0 square feet

\$ 12,500

\$ 3,146,503 23,847 square feet

\$ 0

\$ 68,728

\$ 250,000

\$ 969,550

Insurance during construction period, taxes & utilities. (\$110,500) developer fees (\$512,300), organization costs (\$1,000), reserves and leasing costs(\$50,000), Equipment purchase taxes \$131,250, Construction sales tax \$140K, Mortgage recording tax \$24

\$ 4,787,281

\$ 0

Yes

Acquisition costs, \$340,000, Additional soft costs, taxes, marketing paid into the business by owner. \$193,186

\$ 500,000

\$ 2,550,000

\$ 0

Oct 11, 2016

\$ 0

Public Sources (Include sum total of all state and federal grants and tax credits):

\$ 1,396,118

Identify each state and federal grant/credit:

Main Street Grant \$50,000 National Grid grant \$50,000 NYS Tax credits \$510,592 Fed Tax credits \$785,526

Total Sources of Funds for Project Costs:

\$4446118.00

Has a financing preapproval letter or loan commitment letter been obtained?

Yes

Mortgage Recording Tax Exemption Benefit:

Estimated Mortgage Amount (Sum total of all financing – construction and bridge).

***Amount of mortgage, if any, that would be subject to mortgage recording tax.**

\$ 2,550,000

Lender Name, if Known

CPC & BUDC

Estimated Mortgage Recording Tax Exemption Benefit (product of Mortgage Amount as indicated above multiplied by 1%):

\$0.00

Construction Cost Breakdown:

Total Cost of Construction

\$ 3,227,731 (sum of 2,3,4,5, and/or 7 in Question K, above)

Cost for materials

\$ 1,613,865

% sourced in Erie County

90%

% sourced in State

90% (including Erie County)

Gross amount of costs for goods and services that are subject to State and local sales and use tax- said amount to benefit from the Agency's sales and use tax exemption benefit

\$ 1,613,865

Estimated State and local Sales and Use Tax Benefit (product of 8.75% multiplied by the figure, above):

\$ 141,213

Real Property Tax Benefit:

Identify and describe if the Project will utilize a real property tax exemption benefit OTHER THAN the Agency's PILOT benefit:

485-a

For proposed facility please include # of sq ft for each of the uses outlined below

		Cost	% of Total Cost
Manufacturing/Processing	square feet	\$ 0	0
Warehouse	square feet	\$ 0	0
Research & Development	square feet	\$ 0	0

Commercial	square feet	\$ 0	0
Retail	1,356 square feet	\$ 442,261	14
Office	square feet	\$ 0	0
Specify Other	22,491 square feet	\$ 2,716,742	86

If you are undertaking new construction or renovations, are you seeking LEED certification from the US Green Building Council?

No

If you answered yes to question above, what level of LEED certification do you anticipate receiving? (Check applicable box)

Standard

Provide estimate of additional construction cost as a result of LEED certification you are seeking

Will project result in significant utility infrastructure cost or uses

Yes

What is your project timetable (Provide dates)

Start date : acquisition of equipment or construction of facilities

11/15/2016

End date : Estimated completion date of project

6/15/2017

Project occupancy : estimated starting date of operations

6/15/2017

Have construction contracts been signed?

No

Have site plans been submitted to the appropriate planning department for approval?

Yes

Has the Project received site plan approval from the appropriate planning department?

Yes

Is project necessary to expand project employment?

Yes

Is project necessary to retain existing employment?

No

Employment Plan (Specific to the proposed project location):

	Current # of jobs at proposed project location or to be relocated at project location	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PT jobs to be RETAINED	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PT jobs to be CREATED upon TWO years after Project completion	Estimate number of residents of the Labor Market Area in which the Project is located that will fill the FTE and PT jobs to be created upon TWO Years after Project Completion **
Full time	0	0	5	5

Part time	0	0	0	0
Total	0	0	5	

** The Labor Market Area includes the Counties of Erie, Niagara, Genesee, Cattaraugus, Wyoming and Chautauqua. For the purposes of this question, please estimate the number of FTE and PT jobs that will be filled, as indicated in the third column, by residents of the Labor Market Area, in the fourth column.

***By statute, Agency staff must project the number of FTE jobs that would be retained and created if the request for Financial Assistance is granted. Agency staff will project such jobs over the TWO Year time period following Project completion. Agency staff converts PT jobs into FTE jobs by dividing the number of PT jobs by two (2). This estimate, based on information provided above, will be included within the PILOT worksheet in the additional documents section.

Salary and Fringe Benefits for Jobs to be Retained and Created:

Category of Jobs to be Retained and Created	Average Salary	Average Fringe Benefits
Management	\$ 40,000	\$ 10,000
Professional	\$ 0	\$ 0
Administrative	\$ 0	\$ 0
Production	\$ 30,000	\$ 0
Independent Contractor	\$ 0	\$ 0
Other	\$ 0	\$ 0

Employment at other locations in Erie County: (provide address and number of employees at each location):

Address			
Full time	0	0	0
Part time	0	0	0
Total	0	0	0

Will any of the facilities described above be closed or subject to reduced activity?

No

Payroll Information

Annual Payroll at Proposed Project Site

\$ 160,000

Estimated average annual salary of jobs to be retained

\$ 0

Estimated average annual salary of jobs to be created

\$ 30,000

Estimated salary range of jobs to be created

From \$ 30,000 **To** \$ 40,000

Is the project reasonably necessary to prevent the project occupant from moving out of New York State?

No

If yes, please explain and identify out-of-state locations investigated

What competitive factors led you to inquire about sites outside of New York State?

Have you contacted or been contacted by other Local, State and/or Federal Economic Development Agencies?

Yes

If yes, please indicate the Agency and nature of inquiry below

BUDC, loan for \$750K (approved by full BUDC board, currently in underwriting review); Federal and State Historic Preservation Tax Credits - Application was approved for Part II. NY State ESD Transit Oriented Development (TOD) after construction reimbursement loan for \$750K, IP offer received. New York Main Street Grant Program for \$50K, National Grid Main Street Revitalization grant \$50K

Do you anticipate applying for any other assistance for this project?

Yes

If yes, what type of assistance (Historic Tax Credits, 485(a), Grants, Utility Loans, Energy Assistance, Workforce Training)

485(a), Energy assistance through NYSERTA

Section III: Facility Type - Single or Multi Tenant

Is this a Single Use Facility or a Multi-Tenant Facility?

Multi-Tenant Facility

For Single Use Facility

Occupant Name

Address

Contact Person

Phone

Fax

E-Mail

Federal ID #

SIC/NAICS Code

Multi-Tenant Facility

Please explain what market conditions support the construction of this multi-tenant facility

The market for downtown housing units is significant. The need for housing in the core of downtown's business district has been growing expodentiously due in part to the success of Canal Side, the revitalization of the Downtown Central Business District and the emerging goliath employer in the new Buffalo Niagara Medical Campus. Popular now is urbanism which is the people's desire to have safe, walkable city neighborhoods as opposed to living in the suburbs. The mayor of Buffalo has called for 2,000 new housing units in the downtown core by 2018 and it will take projects like this to meet this demand.

Have any tenant leases been entered into for this project?

No

If yes, please fill out a tenant form in section VII, for each tenant.

Tenant Name	Current Address (city, state, zip)	# of sq ft and % of total to be occupied at new projet site	SIC or NAICS-also briefly describe type of business, products services, % of sales in Erie Co.
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Section IV: Tenant Information

Section V: Environmental Questionnaire

General Background Information

Address of Premises 510 Washington Street, Buffalo NY

Name and Address of Owner of Premises The Alexandre Apartments, LLC 168 North Street Buffalo, NY 14201

Describe the general features of the Premises (include terrain, location of wetlands, coastlines, rivers, streams, lakes, etc.)

Downtown 7 story fireproof concrete building, former theater warehouse, landlocked on 3 sides by neighboring structures.

Describe the Premises (including the age and date of construction of any improvements) and each of the operations or processes carried out on or intended to be carried on at the Premises

1920 concrete building. No significant improvements made as of this date. The intentions of our project are a complete rehabilitation of the building with commercial space occupying the first floor and 12 market rate apartments on floors 2-7.

Describe all known former uses of the Premises

Loew's Theatre Warehouse, for props, costumes, sets & films M&T warehouse for documents Buffalo Place warehouse for documents Vacant

Does any person, firm or corporation other than the owner occupy the Premises or any part of it?

No

If yes, please identify them and describe their use of the property

Have there been any spills, releases or unpermitted discharges of petroleum, hazardous substances, chemicals or hazardous wastes at or near the Premises?

No

If yes, describe and attach any incident reports and the results of any investigations

According to LCS Environmental Phase I site assessment report dated 4/27/15, various printing companies were located historically at 491-501 Washington Street. The report states "Although there is potential for on-site impact from such operations, LCS did not discover any visual evidence or records suggesting a significant concern"

Has the Premises or any part of it ever been the subject of any enforcement action by any federal, state or local government entity, or does the preparer of this questionnaire have knowledge of: a) any current federal, state or local enforcement actions; b) any areas of non-compliance with any federal, state or local laws, ordinances, rules or regulations associated with operations over the past 12 months?

No

If yes, please state the results of the enforcement action (consent order, penalties, no action, etc.) and describe the circumstances

Has there been any filing of a notice of citizen suit, or a civil complaint or other administrative or criminal procedure involving the Premises?

No

If yes, describe in full detail

Solid And Hazardous Wastes And Hazardous Substances

Does any activity conducted or contemplated to be conducted at the premises generate, treat or dispose of any petroleum, petroleum-related products, solid and hazardous wastes or hazardous substances?

No

If yes, provide the Premises' applicable EPA (or State) identification number

Have any federal, state or local permits been issued to the Premises for the use, generation and/or storage of solid and hazardous wastes?

No

If yes, please provide copies of the permits.

Identify the transporter of any hazardous and/or solid wastes to or from the Premises

Identify the solid and hazardous waste disposal or treatment facilities which have received wastes from the Premises for the past two (2) years

Does or is it contemplated that there will occur at the Premises any accumulation or storage of any hazardous wastes on-site for disposal for longer than 90 days?

No

If yes, please identify the substance, the quantity and describe how it is stored

Discharge Into Waterbodies

Briefly describe any current or contemplated industrial process discharges (including the approximate volume, source, type and number of discharge points). Please provide copies of all permits for such discharges

None

Identify all sources of discharges of water, including discharges of waste water, process water, contact or noncontact cooling water, and stormwater. Attach all permits relating to the same. Also identify any septic tanks on site

None

Is any waste discharged into or near surface water or groundwaters?

No

If yes, please describe in detail the discharge including not only the receiving water's classification, but a description of the type and quantity of the waste

Air Pollution

Are there or is it contemplated that there will be any air emission sources that emit contaminants from the Premises?

No

If yes, describe each such source, including whether it is a stationary combustion installation, process source, exhaust or ventilation system, incinerator or other source

Are any of the air emission sources permitted?

<BLANK>

If yes, attach a copy of each permit.

Storage Tanks

List and describe all above and under ground storage tanks at the Premises used to store petroleum or gasoline products, or other chemicals or wastes, including the contents and capacity of each tank. Please also provide copies of any registrations/permits for the tanks

None

Have there been any leaks, spills, releases or other discharges (including loss of inventory) associated with any of these tanks?

No

If yes, please provide all details regarding the event, including the response taken, all analytical results or reports developed through investigation (whether internal or external), and the agencies which were involved

Polychlorinated Biphenyls ("PCB" or "PCBs") And Asbestos

Provide any records in your possession or known to you to exist concerning any on-site PCBs or PCB equipment, whether used or stored, and whether produced as a byproduct of the manufacturing process or otherwise.

Have there been any PCB spills, discharges or other accidents at the Premises?

No

If yes, relate all the circumstances

Do the Premises have any asbestos containing materials?

Yes

If yes, please identify the materials

Some asbestos on roof wall covering, windows and door caulk, window glaze, floor mastic and office 1st floor wall panel mastic.

Section VI: Inter-Municipal Move Determination

The Agency is required by state law to make a determination that, if completion of a Project benefiting from Agency Financial Assistance results in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, Agency financial Assistance is required to prevent the project occupant from relocating out of the state, or is reasonably necessary to preserve the project occupant's competitive position in its respective industry.

Will the project result in the removal of an industrial or manufacturing plant of the Project occupant from one area of the state to another area of the state? No

Will the project result in the abandonment of one or more plants or facilities of the Project occupant located within the state? No

If Yes to either question, explain how, notwithstanding the aforementioned closing or activity reduction, the Agency's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry:

Does this project involve relocation or consolidation of a project occupant from another municipality or abandonment of an existing facility?

Within New York State No

Within Erie County No

If Yes to either question, please, explain

Will the project result in a relocation of an existing business operation from the City of Buffalo?

No

If yes, please explain the factors which require the project occupant to relocate out of the City of Buffalo (For example, present site is not large enough, or owner will not renew leases etc.)

What are some of the key requirements the project occupant is looking for in a new site? (For example, minimum sq. ft., 12 foot ceilings, truck loading docs etc.)

If the project occupant is currently located in Erie County and will be moving to a different municipality within Erie County, has the project occupant attempted to find a suitable location within the municipality in which it is currently located?

No

What factors have lead the project occupant to consider remaining or locating in Erie County?

If the current facility is to be abandoned, what is going to happen to the current facility that project occupant is located in?

Please provide a list of properties considered, and the reason they were not adequate. (Some examples include: site not large enough, layout was not appropriate, did not have adequate utility service, etc.) Please include full address for locations.

Section VII: Adaptive Reuse Projects

Are you applying for tax incentives under the Adaptive Reuse Program?	Yes
What is the age of the structure (in years)?	96
Has the structure been vacant or underutilized for a minimum of 3 years? (Underutilized is defined as a minimum of 50% of the rentable square footage of the structure being utilized for a use for which the structure was not designed or intended)	Yes
If vacant, number of years vacant.	19
If underutilized, number of years underutilized.	0
Describe the use of the building during the time it has been underutilized:	
Is the structure currently generating insignificant income? (Insignificant income is defined as income that is 50% or less than the market rate income average for that property class)	No
If yes, please provide dollar amount of income being generated, if any	\$
Does the site have historical significance?	Yes
Are you applying for either State/Federal Historical Tax Credit Programs?	Yes
If yes, provide estimated value of tax credits	\$ 1,300,000

Briefly summarize the financial obstacles to development that this project faces without ECIDA or other public assistance. Please provide the ECIDA with documentation to support the financial obstacles to development (you will be asked to provide cash flow projections documenting costs, expenses and revenues with and without IDA and other tax credits included indicating below average return on investment rates compared to regional industry averages)

This building has many obstacles that historically have prevented other developers from attempting the challenge. First, the structure is land locked on three sides with the only access to the street being a 30 foot wide section on Washington Street. This limits the size of use for safe egress requirements for the building code. It also is the only point which the elevator, existing stair and newly required stairwell need to terminate which reduces the size of the commercial space significantly. This takes away from the commercial space available to generate revenue. The overall size of the building is small so the number of apartments paying rent (12) will be substantially lower than a larger building. There is not parking available in the building or part of the land. This means we have had to put a parking plan in place to buy spaces for each of the apartments which added an additional expense. In order to have operable windows on the west side of the building an easement is needed from our neighbors. Lastly, there is abatement work to be done on the existing mastic on roof, chimney and materials in the basement.

Briefly summarize the demonstrated support that you intend to receive from local government entities. Please provide ECIDA with documentation of this support in the form of signed letters from these entities

NPS & State Preservation has approved our Part 2 application for historic tax credits. BUDC is underwriting a loan for \$750K for our project. National Grid has approved a grant for \$50K. Buffalo Place has accepted our project for a Main Street grant for \$50K. ESD has offered our project an incentive through the Transit Oriented Development Fund re-imbursement loan of \$750K

Please indicate other factors that you would like ECIDA to consider such as: structure or site presents significant public safety hazard and or environmental remediation costs, site or structure is located in a distressed census tract, structure presents significant costs associated with building code compliance, site has historical significance, site or structure is presently delinquent in property tax payments

The ECIDA incentive is a critical and crucial piece of the financing components we require to successfully redevelop this tall, but small footprint "sliver warehouse" that was not uncommon construction in the early 20th century. It is with historic building projects like this one, where the significant costs to remove blight, provide safe egress, update elevator access and meet rigorous building and fire code requirements are only being spread across a small number of apartments to rent, due to the small overall size of this building. With so few apartments and limited area for a commercial storefront, the ability of the developer to garner profit is limited after significant infrastructure investment making redevelopment of these old structures financially difficult. Also complicating matters further, the building itself is landlocked on three sides making access for repairs a challenge in itself.

Section VIII: Senior Citizen Rental Housing Projects

Are you applying for tax incentives under the Senior Rental Housing policy?

No

Has the project received written support from the city, town or village government in which it is located?

<BLANK>

Describe the location of the project as it relates to the project's proximity to the town / village / city center or to a recognized hamlet.

Is the project consistent with the applicable municipal master plan?

<BLANK>

If yes, please provide a narrative identifying the master plan (by name) and describing how the project aligns with the plan details

Does the project advance efforts to create a walkable neighborhood and community in proximity to important local amenities and services?

<BLANK>

If yes, please provide a narrative describing the walkable nature of the project including access seniors would have to specific neighborhood amenities.

Has a market study shown that there is a significant unmet need in the local community or specific neighborhood where seniors are unable to find appropriate housing opportunities?

<BLANK>

Is the project located in an area (defined as a 1 – 5 mile radius of the project site) where there are significant local resident populations that are at or below the median income level?

<BLANK>

If yes, please describe how you made this determination based upon census tract and other relevant third party data.

Does the project provide amenities that are attractive to seniors and differentiates the project from standard market rate housing?

<BLANK>

If yes, please describe these amenities (examples may include: community rooms, social / recreational activity areas, senior-oriented fixtures and safety amenities, security systems, call systems, on site medical services)

Are there impediments that hinder the ability to conventionally finance this project and /or negatively impact the project's return on investment?

<BLANK>

If yes, please briefly summarize the financial obstacles to development that this project faces without IDA or other public assistance. Please provide the IDA with documentation to support the financial obstacles to development (you will be asked to provide cash flow projections documenting costs, expenses and revenues with and without IDA and other tax credits included indicating below average return on investment rates compared to regional industry averages)

Will the project target (and maintain during the incentive period) a minimum 50% occupancy rate of senior citizens whose income is at or below 60-80% of the median income for Erie County?

<BLANK>

If yes, please describe provide a narrative citing key facts that substantiate this finding.

Section IX: Retail Determination

Will any portion of the project (including that portion of the costs to be financed from equity or other sources) consist of facilities or property that are or will be primarily used in making sales of goods or services to customers who personally visit the project site?

Yes

If yes, complete the Retail Questionnaire Supplement below.

What percentage of the cost of the project will be expended on such facilities or property primarily used in making sales of goods or services to customers who personally visit the project?

14 %

If the answer to this is **less than 33%** do not complete the remainder of the page and proceed to the next section (Section V: Inter-Municipal Move Determination).

If the answer to A is Yes AND the answer to Question B is greater than 33.33%, indicate which of the following questions below apply to the project:

Will the project be operated by a not-for-profit corporation?

No

Is the project location or facility likely to attract a significant number of visitors from outside the economic development region (Erie, Niagara, Allegheny, Chautauqua and Cattaraugus counties) in which the project will be located?

No

If yes, please provide a third party market analysis or other documentation supporting your response.

Is the predominant purpose of the project to make available goods or services which would not, but for the project, be reasonably accessible to the residents of the municipality? Are services provided at the proposed project site needed because of a lack of reasonably accessible retail trade facilities offering such goods or services?

No

If yes, please provide a market analysis supporting your response.

Will the project preserve permanent, private sector jobs or increase the overall number of permanent private sector jobs in the State of New York?

Yes

If yes, explain

In addition to the local construction jobs it creates, after the building is complete we will hire maintenance and service positions and also have a General Manager. The lessor of the commercial/retail bakery component is estimated to create 4 full time equivalent positions with salaries in the range of \$30-\$40K per year.

Is the project located in a Highly Distressed Area?

No