

PUBLIC HEARING SCRIPT

**The Alexandre 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 October 24, 2016 at 9:00 a.m.,
at the Erie County Industrial Development Agency's offices located at
95 Perry Street, Suite 403, Buffalo, New York 14203

ATTENDANCE

Amy Judd, President

☒ **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 Alexandre 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 Thursday, October 13, 2016.*

☒ **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 510 Washington Street, City of Buffalo, Erie County, New York (the "Land") improved with an existing 23,847+/- SF, seven (7) story building formerly known as the Loew's Theater Warehouse (the "Existing Improvements"); (ii) the renovation, upgrading and equipping of the Existing Improvements thereon into a mixed-use project consisting of 1,356+/- SF of commercial/retail space on the first floor and 22,491+/- SF of 12-market rate one- and two- bedroom apartments on the second through seventh floors ranging from 882 SF to 1,100 SF (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, 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 November 29, 2016. 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.

Amy Judd, President of the woman owned business called the Alexandre Apartments,

LLC along with the only other member, my husband, Mark C. Judd.

510 Washington Street is the former Loew’s warehouse and consists of 23,847 sq. ft. The 1920 concrete structure has been vacant for 19 years. We formed The Alexandre Apartments, LLC in 2014 and purchased the property. We plan to adaptively reuse the building and convert the vacant space into a commercial/retail bakery on the first floor and twelve, one and two bedroom apartments on the upper floors. Apartments will be in the range of 877 sq. ft. to 1,200 sq. ft. with market rate rents ranging from \$1,4500 to \$2,000 per month.

☒ **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

October 24, 2016, at 9:00 a.m.
at the Erie County Industrial Development Agency's offices located at
95 Perry Street, Suite 403, Buffalo, New York 14203
regarding:

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

Project Location: 510 Washington Street, Buffalo, New York 14203

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