

Iskalo Development Corp.
2780 Delaware Ave
Bond Sale Resolution
\$5,422,317

HIGHLIGHTS

Eligibility: NAICS Section - 53 Real Estate



Project Name	Iskalo Development Corp. / 2780 Delaware, Ave.
Project Address:	2780 Delaware Avenue (Buffalo Public School District)
SIC/NAICS:	6513/531110

Agency Request

Issuance and sale of industrial revenue bond or collateral mortgage in the amount of approximately \$8,635,825. Sales tax exemption, real property tax exemption and mortgage recording tax exemption.

Land & Building Acquisition	\$ 816,860
Building Construction	2,961,000
Building Renovation	280,000
Soft Costs	938,547
Other (demo, contingency)	<u>425,910</u>
	\$5,422,317

Company Description

Iskalo Development Corp. is a real estate developer of both “ground-up” and “adaptive re-use” commercial projects in Western New York.

Examples of Iskalo projects include the historic Electric Tower in downtown Buffalo and close to a dozen properties along the Main Street corridor in Amherst and the Village of Williamsville including redevelopment of the former Bond’s Retail Store, and redevelopment of the former Stereo Advantage Lifetime Service Center.

Project Description

Iskalo has acquired the former Kane Doyle Jeep Dealership in the Village of Kenmore and will undertake a comprehensive revitalization of the property in a true mixed-use “village” context. The prime location on Delaware Avenue offers an ideal opportunity to undertake a redevelopment project that could serve to revitalize the area.

There are three existing buildings on the property constructed between 1928 and 1950 totaling approximately 31,000 sq. ft. Iskalo was hopeful at the outset to be able to re-use two of the three existing structures, but soon concluded that only the smallest building could be economically and functionally restored. The intent is to retain and restore the existing building at 2766 Delaware and replace the existing building at 2780 and 2802 Delaware with new structures designed in a traditional village context.

The building which will replace 2780 will be a two-story structure with ground floor retail and second floor office space. The building that will replace 2802 Delaware would be a single story structure housing either offices, services or retail.

Employment

At Occupancy
0

Year 2
28

Assumes 2.5 full time equivalents per 1,000 sq. ft. with 20,800 sq. ft. after project completion.

ILDC Project History

10/13/2010 Approval of RZFB Intent Resolution presented to the Board of Directors

10/18/2010 Bond Sale Resolution presented to the Board of Directors

Amount: up to \$6,000,000 (RZB)
Purchaser: M & T Bank
Term: 20 Years
Rate: First ten years - 10 year cost of funds plus 3%
Second - 10 years - Market determined.

ECIDA Project History

2/6/09 Public hearings held. Transcripts are attached.

2/9/09 Special Resolutions presented to Board of Directors authorizing adoption of a Negative Declaration in accordance with SEQRA.

2/9/09 \$5,422,317 Inducement/Bond Sale Resolution presented to Board of Directors .

2/9/09 \$3,213,508 Inducement/Bond Sale Resolution presented to Board of Directors