

## PUBLIC HEARING SCRIPT

**Shea's Seneca, 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 27, 2017 at 10:00 a.m.,  
at the Erie County Industrial Development Agency's offices located at  
95 Perry Drive, Suite 403, Buffalo, New York 14203

### **ATTENDANCE**

Jake Schneider, Schneider Development

Matt Hartrich, Schneider Development

#### ☒ **1. WELCOME:** Call to Order and Identity of Hearing Officer.

Hearing Officer: *Welcome. This public hearing is now open; it is 10:00 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 Shea's Seneca, 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 16, 2017.*

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

Hearing Officer: *The proposed project (the "Project") consists of: (i) a 1.62+/- acre parcel of land located at 2178 Seneca Street in the City of Buffalo, Erie County, New York (the "Land") together with an existing 48,000+/- SF building thereon known as the historic Shea's Seneca (the "Existing*

*Improvements"), (ii) the construction and/or renovation, upgrading and equipping of the Existing Improvements thereon into a mixed-use project consisting of 29,257+/- SF of 25 residential apartments and 18,776+/- SF of commercial retail space, together with on-site parking allocated between commercial and residential tenants (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 25, 2017. 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*

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Jake Schneider, Schneider Development – We are thrilled to be bringing this project before the ECIDA asking for these incentives which are critical to the viability of our project

because of the unique nature of the adaptive reuse and historic properties. We are also undertaking this adaptive reuse of a historic structure that was created by Michael Shea in 1929. Michael Shea had a great theater emporium in Buffalo. At one time, he had nine different facilities across the Western New York landscape. Three of his structures remain today which include; Downtown Shea's Buffalo, North Park Theater and Shea's Seneca Street. This will be an approximately 9M dollar project that will result in the restoration of this historic building into a mixed-use property that will include 21 new apartments largely on the second floor and partially on the first floor. There will also be a new banquet facility that be run by Billy and Molly Koessler who are very successful restaurant owners in Buffalo. There will also be a second-generation theater company making their home in the new 136 seat black box theater. There will also be some additional store front space along the Seneca Street elevation added that we have already had very successful initial discussions with some tenants there.

We have a lot of good feedback from the elected officials in South Buffalo and a lot of cooperation. I know that the community in general has been very excited about the revitalization of this building. We are hoping that the Shea's Seneca project will act as a catalyst for the greater development and revitalization of the commercial corridor of Seneca Street that once was a very vital corridor in South Buffalo. There are other developers looking at this neighborhood. There is great density, great housing stock, an Olmstead Park across the street and great institutions like Mercy Hospital and Trocaire College. These are the things that drew us to this neighborhood and we are really excited about the project.

☒ **6. ADJOURNMENT.**

As there were no further comments, the Hearing Officer closed the public hearing at 10:15 a.m.

# SIGN IN SHEET PUBLIC HEARING

March 27, 2017, at 10:00 a.m.  
at the Erie County Industrial Development Agency's offices located at  
95 Perry Drive, Suite 403, Buffalo, New York 14203  
regarding:

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

Project Location: 2178 Seneca Street, Buffalo, New York

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