

PUBLIC HEARING SCRIPT

**Emerson Huron, 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 November 30, 2017 at 9:00 a.m.,
at the Erie County Industrial Development Agency's office located
at 95 Perry Street, Suite 403, Buffalo, New York 14203

ATTENDANCE

Lisa Hicks- McGuire Development
Dave Carswell - McGuire Development
Mark Croce – Buffalo Development Corporation

☒ 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 Emerson Huron, 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 Monday, November 20, 2017.*

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

Hearing Officer: *The proposed project (the "Project") consists of: (i) three (3) parcels of land located at 73, 77 and 79 Huron West, City of Buffalo, Erie County, New York (the "Land") improved with the vacant historic C.W. Miller Livery building (the "Existing Improvements"); (ii) the renovation, upgrading and equipping of the Existing Improvements and the construction and equipping of a 5,000+/- SF addition (the "Improvements") to consist of a new hospitality high school for a population of 500 students, a public restaurant as part of the first floor, and 1-2 self-contained residential units with separate access; 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 December 19, 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.*

The Hearing Officer calls on those who raise their hand.

Dave Carswell, McGuire Development – We are presenting the Emerson II project located at 75 West Huron Street in the City of Buffalo. The building is approximately 100,000 sq. ft. and will be leased to the Buffalo Public School system for a second Culinary High School. The project has been in the works for more than 2 years and is finally coming to fruition. We hope to start construction by January of 2018. The project will also be involved in the 485-a program through the City. The project will have a small residential component with a separate entrance and access from the school. The main part of the building is a historic structure. The project will have an addition on the side of the building. The addition will be approximately 5,000 sq. ft. and will be for a full-size functioning basketball gym for the students. We have received all variances and we have site plan approval from the City. We are looking for a sales tax and mortgage tax abatement to facilitate the project. Thank you.

☒ 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**

November 30, 2017, at 9:00 a.m.
at the Erie County Industrial Development Agency's office located
at 95 Perry Street, Suite 403, Buffalo, New York 14203
regarding:

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

Project Location: 73, 77 and 79 Huron West, Buffalo, New York 14202

Name	Company and/or Address	X box to speak/ comment
Lisa Hicks	McGuire Development 560 Delaware Avenue Suite 300 Buffalo, New York 14202	
Dave Carswell	McGuire Development 560 Delaware Avenue Suite 300 Buffalo, New York 14202	X
Mark Croce	Buffalo Development Corporation 257 Franklin Street Buffalo, New York 14202	