

## PUBLIC HEARING SCRIPT

**Double Eagle Kenmore, 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 29, 2017 at 9:00 a.m.,  
at the Town of Tonawanda's Town Hall located at 2919 Delaware Avenue  
(Town Board Conference Room #21), Kenmore, NY 14203

### **ATTENDANCE**

Hon. Joseph Emminger, Supervisor Town of Tonawanda  
Todd Potter – Legal Counsel, Grashow Long  
Lawrence Bicz – Double Eagle Kenmore, LLC

#### ☒ **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 Beth O'Keefe 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 Double Eagle Kenmore, 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 Saturday, March 18, 2017.*

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

Hearing Officer: *The proposed project (the "Project") consists of: (i) a leasehold interest in a 0.75+/- acre parcel of land located at 45 Victoria Boulevard in the Town of Tonawanda, Village of Kenmore, Erie County, New York (the "Land") improved thereon with the vacant former St. Paul's School building (the "Existing Improvements"), (ii) the construction of a 2,700+/-*

*SF addition and renovation, upgrading and equipping of the Existing Improvements and the aforementioned addition on the Land to accommodate approximately 37 market-rate apartments consisting of approximately 28 one-bedroom units, 8 two-bedroom units and 1 loft unit (collectively, 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.*

Hon. Joseph Emminger - Supervisor, Town of Tonawanda – I am here on behalf of the entire Town of Tonawanda Board whom wholeheartedly endorse this application for Double Eagle Kenmore, LLC. to renovate and convert the former St. Paul's School which we can view right

outside the window as we speak. This has created a lot of buzz over the last 18 months or so when the project was announced by the developer. It certainly will be a great addition not only for the Village of Kenmore but for the entire community of Tonawanda and we wholeheartedly endorse it.

Lawrence Bicz – President, Double Eagle Kenmore, LLC/Double Eagle Development – I have purchased the building and I am the developer. This has been a long process. I am also a community member. We have had the full support of the community, The Village of Kenmore, The Town of Tonawanda and the School Board with the different programs that are necessary. There are immense costs in refurbishing these schools. Ken Ton is experiencing a glut of school buildings and they are aware between the School Board, The Village and The Town of Tonawanda of a couple different programs including the ECIDA tax incentives that would make it viable to do this project. In the 30 years that I have been in real estate I have never experienced the cost associated with this type of rehabilitation. So, each and every program that we could apply for we have including historic tax credits and we surely appreciate the support of not only the previous mentions but the Village, the community and we look forward to moving forward really soon. 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**

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at the Town of Tonawanda's Town Hall located at 2919 Delaware Avenue  
(Town Board Conference Room #21), Kenmore, NY 14203  
regarding:

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

Project Location: 45 Victoria Boulevard, Kenmore, New York

<b>Name</b>	<b>Company and/or Address</b>	<b>X box to speak/ comment</b>
Hon. Joseph Emminger	Town of Tonawanda Supervisor 2919 Delaware Avenue Kenmore, New York 14217	X
Todd Potter	Grashow Long 19687 Wehrle Drive Williamsville, New York 14221	
Lawrence Bicz	Double Eagle Kenmore, LLC 47 Victoria Blvd. Kenmore, New York 14217	X