

PUBLIC HEARING SCRIPT

**Fedder Lofts, 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 May 13, 2019 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:

Eran Epstein – Fedder Lofts

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 Fedder Lofts, 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 Friday, May 3, 2019.

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

Hearing Officer: The proposed project in the historic Black Rock Neighborhood (the "Project") consists of: (i) two (2) parcels of land (2.6+/- acres) located at 57 and 71 Tonawanda Street in the City of Buffalo, Erie County, New York, (the "Land") improved with four (4) existing connected 4-story buildings, previously known as Fedders Manufacturing Works, containing 135,000+/- SF (the "Existing Improvements"), (ii) the renovation, upgrading and equipping of the Existing Improvements thereon into a mixed-use project consisting of 85 one- and two-bedroom apartments, 20,000+/- SF of public storage; 65 parking spaces, 20 bike parking spaces, indoor bike storage, and access to the adjacent bike path and Scajaquada Creek (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 June 25, 2019. 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.

Eran Epstein – I am co-owner of Fedder Lofts, LLC. We are seeking to convert 57 Tonawanda Street into 80 apartments and 25,000 sq. ft. of mini storage space. We are hoping to receive ECIDA assistance in order to provide more affordable units to the Erie County Community.

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 Erie County Industrial Development Agency's offices located at
95 Perry Street, Suite 403, Buffalo, New York 14203
regarding:

Fedder Lofts, LLC and/or Individual(s) or Affiliate(s), Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf

Project Location: 57 and 71 Tonawanda Street, Buffalo, New York 14207

Name	Company and/or Address	X box to speak/ comment
Eran Epstein	Fedder Lofts, LLC 950 Delaware Avenue Buffalo, New York 14209	X