

## PUBLIC HEARING SCRIPT

### Richardson Center Corporation and Richardson Center Development Corporation Project

Public Hearing to be held on June 4, 2013 at 9:00 a.m.,  
at the Erie County Industrial Development Agency's offices  
located at 143 Genesee Street, Buffalo, New York 14203

### ATTENDANCE

Monica Pellegrino-Faix, Richardson Center Corporation

Members of the General Public

### Second Option: To be followed when Members of the Public are in attendance:

**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 a 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 Richardson Center Corporation and Richardson Center Development Corporation 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 24, 2013.*

**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 parcel of land located at 400 Forest Avenue (the historic Richardson Olmsted Complex) in the City of Buffalo, Erie County, New York (the "Land") improved thereon with an existing Administration Building and two adjacent buildings and their connectors (the "Existing Improvements"), (ii) the construction,*

*reconstruction and/or renovation, upgrading and equipping of the Existing Improvements on the Land to accommodate an upscale hotel containing 90+/- rooms (with a potential expansion in the future of an additional 30 additional rooms), a conference center and event space, an architecture center for Buffalo, and a restaurant and catering service (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 sales and use tax exemptions and partial real property tax abatement (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 143 Genesee Street, Buffalo, New York 14203 until the comment period closes on Friday, June 14, 2013. 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.**

Monica Pellegrino-Faix - Executive Director, Richardson Center Corporation. The Richardson Center Corporation has been overseeing the reuse of the historic Richardson Olmsted Complex. This site is a National Historic Landmark. This site has the highest historic destination and is of national importance to America. There are only a handful of these sites here in Buffalo. It's one of the few collaborations between the famous American Architect Henry Hobson Richardson and the best known landscape designer Frederick Law Olmsted. This site was the former Buffalo State Asylum for the Insane, a state facility that left to deteriorate over the last 40 years.

The Richardson Center Corporation was appointed to oversee the reuse. Throughout the planning process it was determined that this would be a hotel, event/conference space and Architecture Center for Buffalo. The Architecture Center will be a portal for visitors to the region to learn about Buffalo and the region's architecture, landscape architecture and urban design and go out to experience it.

This nearly 500,000 square foot deteriorated facility is a formidable market obstacle. We are using State funds to fund the reuse and those funds will leverage private investment dollars but we really need the full host of funding available to make this project feasible.

The first phase of reuse will save this complex and create economic development, including jobs, and serve as a focal point for expanded cultural tourism in the region. So in summary, in order to meet the economic challenges of this project we are seeking all available resources, including tax credits and ECIDA incentives.

**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**

June 4, 2013, at 9:00 a.m.  
at the Erie County Industrial Development Agency's offices  
located at 143 Genesee Street, Buffalo, New York 14203  
regarding:

**Richardson Center Corporation and Richardson Center Development Corporation**

Project Location: 400 Forest Avenue, Buffalo, New York

<b>Name</b>	<b>Company and/or Address</b>
Monica Pellegrino-Faix,	Richardson Center Corporation P.O. Box 100 Buffalo, New York 14203