

**MINUTES OF A MEETING OF THE
POLICY COMMITTEE OF THE
ERIE COUNTY INDUSTRIAL DEVELOPMENT AGENCY**

- MEETING:** March 5, 2020, at Erie County Industrial Development Agency, 95 Perry Street, 5th Floor Conference Room, Buffalo, New York
- LIVE STREAMED:** This meeting is being live-streamed and made accessible on the Agency's website at www.ecidany.com.
- PRESENT:** Denise Abbott, Hon. Byron W. Brown, Hon. Johanna Coleman, Richard Cummings, Hon. William J. Krebs, Brenda W. McDuffie, Hon. Glenn R. Nellis, Laura Smith and Lavon Stephens
- ABSENT:** Hon. April Baskin, Rev. Mark E. Blue, Colleen DiPirro, Richard Lipsitz, Jr., David J. State, and Maria Whyte
- OTHERS PRESENT:** Steve Weathers, Chief Executive Officer; John Cappellino, Executive Vice President; Karen M. Fiala, Assistant Treasurer/Secretary; Dawn Boudreau, Assistant Secretary; Robert G. Murray, Esq./Harris Beach, General Counsel
- GUESTS:** Tod Cislo, on behalf of 3310 Benzing Road, LLC; Byron DeLuke, on behalf of 637 Linwood, LLC; Milan Tyler, Esq., counsel to Jemal's Seneca, LLC; and Taylor Creighton, on behalf of Steuben Foods, Incorporated

There being a quorum present at 9:05 a.m., the Meeting of the Members of the Policy Committee of the Erie County Industrial Development Agency was called to order by Ms. McDuffie who presided over the meeting in the absence of Chair Lipsitz.

MINUTES

The minutes of the February 6, 2020 Policy Committee meeting were presented. Upon motion made by Ms. Abbott and seconded by Mr. Nellis, the aforementioned Policy Committee meeting minutes were unanimously approved.

PROJECT MATRIX

Mr. Cappellino reviewed the Agency's Project Matrix. Ms. McDuffie directed that the report be received and filed.

PROJECT PRESENTATIONS

3310 Benzing Road, LLC/Marathon Drains/MRP Supports, 3310 North Benzing Road, Orchard Park, New York. Mr. Cappellino presented this proposed sales tax and real property tax abatement benefits project involving the construction of a 10,000 sq. ft. addition to the company's existing facility. The existing facility is approximately 23,000 sq. ft. and is at capacity. The expansion is necessitated by increased product demand and related business growth and will create a safer working experience.

Mr. Cislo spoke on behalf of the company and described the proposed project. General discussion ensued.

At this point in time, Mr. Brown joined the meeting.

Ms. Coleman moved and Mr. Krebs seconded to recommend the project as proposed be forwarded to the ECIDA Board for approval. Ms. McDuffie called for the vote and the project was then unanimously approved.

637 Linwood, LLC/1275 Delaware, LLC, 1275 Delaware Avenue, Buffalo, New York. Mr. Cappellino presented this proposed sales tax and mortgage recording tax benefits project involving the adaptive re-use of a former medical office building located at 1275 Delaware Avenue in the City of Buffalo. The project involves converting the medical office building into a mixed use structure containing approximately 10,000 sq. ft. of commercial space and 33 residential one and two bedroom units.

Mr. DeLuke spoke on behalf of the company and described the proposed project. General discussion ensued.

Mr. Brown moved and Mr. Stephens seconded to recommend the project as proposed be forwarded to the ECIDA Board for approval. Ms. McDuffie called for the vote and the project was then unanimously approved.

Jemal's Seneca, LLC, 1 Seneca Street, Buffalo, New York. Mr. Cappellino presented this proposed mortgage recording tax benefits project involving the redevelopment and re-occupancy of the vacant 1.2 million sq. ft. Seneca One complex which consists of a vacant 38-story tower, two 4-story annex buildings to the south and west of the tower and a plaza area surrounding these buildings. The redevelopment plan will serve to provide needed commercial Class A office space to Buffalo's growing IT hub and stabilize an iconic Buffalo commercial complex. Mr. Cappellino also described the request made by the City of Buffalo and the company to establish a PIF structure to fund certain project related streetscape and public infrastructure improvements.

Mr. Tyler, counsel to the company, spoke on behalf of the company and described the proposed project. Mr. Brown spoke in favor of the project.

Mr. Cummings moved and Mr. Brown seconded to recommend the project be forwarded to the ECIDA Board for approval. Ms. McDuffie called for the vote and the project was then unanimously approved.

Steuben Foods, Incorporated, 1150 Maple Road, Elma, New York. Mr. Cappellino presented this proposed sales tax and real property tax abatement benefits project involving the buildout of approximately 26,000 sq. ft. in Steuben's existing facility along with construction of a 7,700 sq. ft. addition. The project will allow Steuben to increase its capacity to receive and separately store multiple steams of fluid milk. Additionally, the project will increase Steuben's overall product processing and production capacity.

Mr. Creighton spoke on behalf of the company and described the proposed project. General discussion ensued.

Mr. Krebs moved and Ms. Coleman seconded to recommend the project be forwarded to the ECIDA Board for approval. Ms. McDuffie called for the vote and the project was then unanimously approved.

There being no further business to discuss, Ms. McDuffie adjourned the meeting at 9:58 a.m.

Dated: March 5, 2020



Karen M. Fiala, Secretary