



Policy Committee

June 4, 2020
9:00 am

Via Conference Call

1. Call Meeting to Order
2. Approval of the April 2, 2020 Policy Committee Minutes (Pages 2-4)
3. Project Matrix (Page 5)
4. Project Presentations (Staff – Company Q&A)
 - a) Kamax, LLC/Raine Logistics, Inc. (Pages 6-33)
5. Adjournment – Next Meeting **July 14, 2020 at 9:00 a.m. (New Date)**

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

- MEETING:** April 2, 2020, at Erie County Industrial Development Agency (the “ECIDA” or “Agency”), held the meeting via phone conference. Governor Cuomo’s Executive Order 202.1, issued in response to the Coronavirus (COVID-19) crisis, suspended Article 7 of the Public Officers Law to the extent necessary to permit any public body to take actions without permitting in public in-person access to such meetings and authorized such meetings to be held remotely by conference call or other similar service, provided the public has the ability to view or listen to such proceedings and that the meeting is recorded and transcribed.
- LIVE STREAMED:** This meeting is being live-audio streamed and made accessible on the Agency’s website at www.ecidanv.com.
- PRESENT:** Rev. Mark E. Blue, Hon. Johanna Coleman, Colleen DiPirro, Hon. William J. Krebs, Richard Lipsitz, Jr., Brenda McDuffie, Hon. Glenn R. Nellis, Laura Smith, David J. State and Maria Whyte
- ABSENT:** Denise Abbott, Hon. April Baskin, Hon. Byron W. Brown, Richard Cummings and Lavon Stephens
- OTHERS PRESENT:** Steve Weathers, Chief Executive Officer; John Cappellino, Executive Vice President; Karen M. Fiala, Assistant Treasurer/Secretary; Dawn Boudreau, Compliance Officer; Brian Krygier, Systems Analyst; Carrie A. Hocieniec, Administrative Assistant; and Robert G. Murray, General Counsel
- GUESTS:** David Chiazza on behalf of Iskalo Development and Matt Kahn on behalf of Big Ditch Brewery

There being a quorum present at 9:01 a.m., the Meeting of the Policy Committee was called to order by Mr. Lipsitz and asked Carrie A. Hocieniec to take roll call.

MINUTES

The minutes of the March 5, 2020 Policy Committee meeting were presented. Upon motion made by Mr. Nellis and seconded by Mr. Blue, the aforementioned Policy Committee meeting minutes were unanimously approved.

At this point in time, Colleen DiPirro joined the meeting.

PROJECT MATRIX

Mr. Cappellino reviewed the Agency’s Project Matrix. Mr. Lipsitz directed that the report be received and filed.

PROJECT PRESENTATIONS

Iskalo 6700 Transit Road, LLC, 6700 and 6704 Transit Road, Cheektowaga, New York.
Mr. Cappellino presented this proposed sales tax, mortgage recording tax exemption and real property tax abatement benefits project involving the expansion of the current facility to accommodate its long-term growth. The proposed new facility would be 105,315 +/- sq. ft. of which 58,690 sq. ft. would consist of brewery production and company offices. The balance would consist of an expansive tap room, event space and related support area which according to New York State law constitutes a retail operation.

Mr. Cappellino stated that in exchange for providing the sales and use tax, mortgage recording tax exemption and real property tax abatement benefits, the approval of this project will be conditioned upon adherence to certain material terms and conditions with respect to the potential modification, recapture and/or termination of financial assistance as follows:

Draft Recapture Material Terms

Condition	Term	Recapture Provision
Total Investment	At project completion	Investment amount equal to or greater than 85% of project amount. Total Project Amount = \$32,300,055 85% = \$27,455,046
Employment	Coincides with 10-year PILOT	Create 85% of Projected Projected = 90 FT 85% = 76 FT Create 85% of Projected Projected = 156 PT 85% = 66 FTE Recapture Employment = 142 FTE
Local Labor	Construction Period	Adherence to policy including quarterly reporting
Pay Equity	Coincides with 10-year PILOT	Adherence to policy
Unpaid Tax	Coincides with 10-year PILOT	Adherence to policy
Recapture Period	Coincides with 10-year PILOT	Recapture of state and local sales tax, mortgage recording tax and real property taxes.

Draft
Subject to Committee Approval

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

RECAPTURE POLICY AND COVID IMPACTS

General discussion ensued with regard to: (1) Recapture Policy and (2) COVID Impacts such as: (a) impacts of required workforce reductions; (b) ECIDA Agreements; (c) Employment shortfalls; and (d) specific company impacts/requests.

There being no further business to discuss, Mr. Lipsitz adjourned the meeting at 9:54 a.m.

Dated: April 2, 2020

Karen M. Fiala, Secretary

Project Matrix/Material Factors/Clawbacks

Count	Project Name	Approval	Project Amount	Investment	Jobs Retained	Job Creation	Jobs Created	Clawback	Local Labor	Length of Term	Additional Findings	*Incentive Amount	Adaptive Reuse	Pay Equity
1	Barcalo Living & Commerce	Feb-20	\$34,727,449	85% threshold \$29,518,331	9	85%-New 25 Jobs	30	Mortgage Sales Tax	Yes	2 Years after Project Completion		\$1,003,750	Adaptive Reuse	YES
1	3310 Benzling Road, LLC/Marathon Drafnis	Mar-20	\$725,000	85% threshold \$616,250	15	85%-New 2 Jobs	2	PILOT Sales Tax	Yes	Period of PILOT 7 Years		\$92,000		YES
1	637 Linwood, LLC/1275 Delaware, LLC	Mar-20	\$12,460,993	85% threshold \$10,591,844	0	85%-New 8 Jobs	10	Mortgage Sales Tax	Yes	2 Years after Project Completion		\$380,911	Adaptive Reuse	YES
1	Jernal's Seneca, LLC	Mar-20	\$45,000,000	85% threshold \$38,250,000	0	85%-New 4.5 Jobs	5	Mortgage	Yes	2 Years after Project Completion		\$337,500		YES
1	Steuben Foods Incorporated	Mar-20	\$25,621,494	85% threshold 21,778,269	604	85%-New 17 Jobs	20	PILOT Sales Tax	Yes	Period of PILOT 10 Years		\$967,505		YES
1	Kamax, LLC/Raine Logistics, Inc.	Mar-20	\$2,214,000	85% threshold \$1,881,900	12	85%-New 1 Job	1	PILOT Sales Tax Mortgage	Yes	Period of PILOT 7 Years		\$424,250		Yes
Count			Project Amount	Investment	Jobs Retained	Job Creation	Jobs Created					Incentive Amount		

Adaptive Reuse 2020 Sub Total	2		\$47,188,442		9		40					\$1,384,661		
2020 Total	6		\$120,748,936		640		68					\$3,205,916		

Kamax, LLC/Raine Logistics, Inc.
\$2,214,000
INDUCEMENT RESOLUTION

ELIGIBILITY

- NAICS Section - 488510

COMPANY INCENTIVES

- Approximately \$96,250 in sales tax savings
- Approximately \$316,000 in real property tax savings
- Approximately \$12,000 in mortgage tax savings

EMPLOYMENT

- Current Jobs: 12
- Projected New Jobs: 1
- Annual payroll: \$818,000
- Estimated salary of jobs to be retained: \$65,000
- Estimated salary of jobs to be Created: \$63,000

PROJECT HISTORY

- 05/26/2020 - Public hearing held. Transcript attached.
- 06/24/2020 - ECIDA ratification of Town determination that Project is consistent with 1991 FEIS
- 06/24/2020 - Lease/Leaseback Inducement Resolution presented to the Board of Directors

Project Title: Kamax, LLC/Raine Logistics, Inc.
 Project Address: 2890 North America Drive
 West Seneca, NY 14224
 (West Seneca Central School District)

Agency Request

A sales tax, real property tax and mortgage recording tax exemption in connection with the construction of a 14,380 sq. ft. truck terminal.

Land Acquisition	\$ 304,000
New Building Construction	\$1,810,000
Non-Manufacturing Equipment	\$ 50,000
Soft Costs/Other	\$ 50,000

Total Project Cost	\$2,214,000
85%	\$1,881,900

Company Description

Kamax, LLC was formed in 2019 for the purpose of undertaking the project on behalf of Raine Logistics, Inc. ("Raine"). Raine is currently a Buffalo based trucking company which was established in 2007. The company is a hauler of dry freight originating in the Buffalo, Rochester and Syracuse areas and ships to 48 states. Customers include companies such as Iovate Health, Nut Butter and Tesla. Items shipped include food products, electronics, auto parts and solar products to name just a few.

Project Description

Raine is currently located in the City of Buffalo in a 6,000 sq. ft. leased facility on Hamburg Street. After reviewing several sites within the City of Buffalo, the company has made the decision to construct a 14,380 sq. ft. truck terminal in the Town of West Seneca. Since the project involves movement of a company from the City of Buffalo to the Town of West Seneca, the ECIDA has followed its Inter-Municipal Move Policy and have notified both the Mayor and the Supervisor of the respective municipalities.

New Tax Revenue Estimated

Current Yearly Taxes	Estimated New Assessed Value	Additional County Revenue Over 7-year PILOT Period	Additional Local Revenue Over 7-year PILOT Period	New Yearly Taxes Upon Expiration of Abatement Period
\$0	\$720,000	\$14,380	\$71,760	\$57,400
Combined Tax Rate: \$80				

Draft Recapture Material Terms

Condition	Term	Recapture Provision
Total Investment	At project completion	Investment amount equal to or greater than 85% of project amount. Total project amount = \$2,214,000 85% = \$1,881,900
Employment	Coincides with 7-year PILOT	Maintain base: 12 Create 85% of Projected Projected = 1 85% = 1 Recapture Employment = 13
Local Labor	Construction period	Adherence to policy including quarterly reporting
Pay Equity	Coincides with 7-year PILOT	Adherence to Policy
Unpaid Tax	Coincides with 7-year PILOT	Adherence to Policy
Recapture Period	Coincides with 7-year PILOT	State and Local Sales Taxes, Real Property Taxes, Mortgage Tax

Recapture applies to:
 State and Local Sales Taxes
 Real Property Tax Savings
 Mortgage Tax

Recapture

Pursuant to New York State General Municipal Law, the agency shall modify, recover, recapture or terminate any financial assistance taken by the company that is in violation of the GML.

At completion of the project company must certify i) total investment amount is equal to or greater than 85% of the anticipated project amount; ii) Company has maintained 12 jobs and created an additional 1 job, iii) confirm adherence to local labor policy during construction and iv) its adherence to unpaid tax/pay equity policies for recapture term.

ADDENDUM TO PROJECT LOG

Kamax, LLC/Raine Logistics

Evaluative Criteria	Notes
Wage Rate (above median wage for area)	Erie County per capita income: \$33,350 Company estimated average salary of jobs to be retained: \$65,000 Company estimated average salary of jobs to be created: \$64,000
Regional Wealth Creation (% sales/customers outside area)	Sales: Outside Erie County and within NYS: 20% Outside NYS and within U.S.: 20%
In Region Purchases (% of overall purchases)	Not applicable for the developer however, Kulback's will be acting as the general contractor for the project and has a good record of utilizing local vendors for purchases.
Research and Development Activities	Not applicable
Investment in Energy Efficiency	The new facility will be furnished with all LED lighting, 3 sides with large windows to provide daylight eliminating the use of electricity during daytime hours of operation
Locational Land Use Factors, Brownfields or Locally Designated Development Areas	The facility will be located within a previously developed industrial park in West Seneca.
Retention/Flight Risk	Not applicable
LEED/Renewable Resources	See above Investment in Energy Efficiency
MBE/WBE Utilization	Raine Logistics promotes equal rights and opportunities within the company and with contractor hiring. The company has chosen Kulback's is acting as the general contractor and has a history of outreach to the women and minority business community as well as the Service Disabled Veteran owned community.
Workforce Access – Proximity to Public Transportation	Metro Bus route 75 provides transportation to the facility.

June 24, 2020



FULL SERVICE GENERAL CONTRACTORS - CONSTRUCTION MANAGEMENT - SITE DEVELOPMENT

June 01, 2020

Erie County Industrial Development Agency
95 Perry Street
Suite 403
Buffalo, New York 14203

RE: Raine Logistics
2890 N. America Drive
West Seneca, New York 14224

To Whom It May Concern,

Kulback's, Inc., a self-performing general contractor serving Western New York since 1962. Beyond the many projects we have successfully built throughout the region, we pride ourselves on our integrity and our long track-record of industry leading safety practices. Our process includes engaging the most qualified sub-contractors throughout the region on our projects.

As a proud Equal Opportunity Employer, Kulback's, Inc. promotes employment and contracting opportunities through various outlets that allow us to reach out to the diverse workforce throughout our region. Besides a focus on engaging with and at times helping to further train Minority and Women Business Enterprises (M/WBE), Kulback's also makes efforts to connect with Service-Disabled Veteran Owned Businesses (SDVOB) as we continue to grow our network of subcontractors.

Should you have any questions or concerns in regard to the above information, please do not hesitate to call our office.

Sincerely yours,

Kulback's, Inc.

Thomas Barrett

Thomas Barrett
President

TB:bjd
Cc: file

PILOT Worksheet: Estimate of Real Property Tax Abatement Benefits* and Percentage of Project Costs financed from Public Sector sources**

**** The PILOT Worksheet will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application.**

PILOT Estimate Table Worksheet-Kamax, LLC/Raine Logistics - 2020

Dollar Value of New Construction and Renovation Costs	Estimated New Assessed Value of Property Subject to IDA*	County Tax Rate/1000	Local Tax Rate (Town/City/Village)/1000	School Tax Rate/1000
\$1,810,000	\$720,000	\$13.32	\$21.89	\$44.56

*Apply equalization rate to value

PILOT Year	% Payment	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	10%	\$959	\$1,576	\$3,208	\$5,743	\$57,434	\$51,691
2	10%	\$959	\$1,576	\$3,208	\$5,743	\$57,434	\$51,691
3	20%	\$1,918	\$3,152	\$6,417	\$11,487	\$57,434	\$45,948
4	20%	\$1,918	\$3,152	\$6,417	\$11,487	\$57,434	\$45,948
5	30%	\$2,877	\$4,728	\$9,625	\$17,230	\$57,434	\$40,204
6	30%	\$2,877	\$4,728	\$9,625	\$17,230	\$57,434	\$40,204
7	30%	\$2,877	\$4,728	\$9,625	\$17,230	\$57,434	\$40,204
TOTAL		\$14,386	\$23,641	\$48,125	\$86,152	\$402,041	\$315,889

***** Estimates provided are based on current property tax rates and assessment value (current as of date of application submission) and have been calculated by IDA staff**

Percentage of Project Costs financed from Public Sector Table Worksheet:

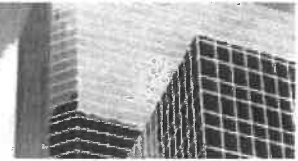
Total Project Cost	Estimated Value of PILOT	Estimated Value of Sales Tax Incentive	Estimated Value of Mortgage Tax Incentive	Total of Other Public Incentives (Tax Credits, Grants, ESD Incentives, etc.)
\$2,214,000	\$315,889	\$96,250	\$12,000	\$0

Calculate %

(Est. PILOT + Est. Sales Tax+ Est. Mortgage Tax+ Other)/Total Project Costs: 19 %



YOUR GROWTH
IS OUR BUSINESS



Internal Report: Kamax, LLC - Raine Logistics, Inc.

Table 1: Basic Information

Project Name	Raine Logistics, Inc.
Project Industry	(484) Truck Transportation
Municipality	West Seneca Town
School District	West Seneca
Project Cost	\$2,214,000
Construction Budget	\$1,810,000
Direct Employment Expected	13 (1 created and 12 retained)
Direct Labor Income	\$832,000
Direct Construction Jobs	13
Direct Construction Labor Income	\$695,628
Total Labor Income	\$1,527,628

Table 2: Estimated State & Regional Benefits *

Region	
New Property Tax Revenue (PILOT or Improvements)	\$72,492
Sales Tax Revenue	\$125,982
State	
Income Tax Revenue	\$349,098
Sales Tax Revenue	\$106,090
TOTAL Estimated Revenue	\$653,662

Table 3: Estimated Project Incentives *

Property Tax Savings	\$274,566
Sales Tax Savings	\$87,938
Mortgage Tax Savings	\$12,000
TOTAL Estimated Incentives	\$374,504

Table 4: Employment Breakdown

Project	
Direct**	13 (1 created and 12 retained)
Indirect***	5
Induced****	7
Construction	
Direct	13
Indirect	5

Table 5: Ratios

Benefit to Cost Ratio	1.7:1
Overall ROI	27:1

* Figures over 7 years and discounted by 3.49%

** Direct - The recipient of IDA assistance adds new jobs to the regional economy and/or retains jobs at risk of being lost to another region. Investments that result in displacing existing jobs (e.g., most retail and many service sector industries) do not fall under this definition.

*** Indirect - The recipient of IDA assistance makes purchases from regional firms, which stimulates suppliers to add jobs and payroll that are new to the regional economy or are saved from being lost to competitors outside the region.

**** Induced - The recipient of IDA assistance by adding to and/or retaining payroll stimulates household spending that is new to the regional economy and/or saved from being lost to competitors outside the region.

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VIRTUAL PUBLIC HEARING SCRIPT

**Kamax, 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 26, 2020 at 10:30 a.m.
via Virtual Conference Software

ATTENDANCE:

Petro Kushnir – Kamax, LLC/Raine Logistics, Inc
Karen Fiala - ECIDA
John Cappellino – ECIDA
Carrie Hocieniec – ECIDA
Brian Krygier – ECIDA

☒ 1. WELCOME: Call to Order and Identity of Hearing Officer.

Hearing Officer: Welcome. This public hearing is now open; it is 10:30 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 virtual public hearing. This public hearing is being live-streamed and made accessible on the Agency's website at www.ecidany.com. Pre-registration for anyone wishing to speak at today's public hearing was required through our website. Today I am joined by Brian Krygier, ECIDA Systems Analyst who will be the Hearing Moderator and he will be managing the public comment portion of this hearing.

☒ 2. PURPOSE: Purpose of the Hearing.

Hearing Officer: We are here to hold the public hearing on the Kamax, 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, May 16, 2020.

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

Hearing Officer: The proposed project (the "Project") consists of: (a) the acquisition of a leasehold interest in a portion of an approximately 8-acre parcel of land located at 2890 North America Drive in the Town of West Seneca, New

York (the “Land”); (b) the construction thereon of (i) an approximately 14,380 sq. ft. trucking and warehouse building and (ii) fully-fenced parking lot (collectively, the “Improvements”), and (c) the acquisition and installation therein, thereon or thereabout of certain machinery, equipment and related personal property (the “Equipment”; and, collectively with the Land 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, mortgage recording tax exemption benefits, and real property tax abatement 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 who have joined this conference call were required to pre-register through our website (www.ecidany.com). Everyone who has pre-registered will be given an opportunity to make statements and/or comments on the Project.

If you have a written statement or comment to submit for the record, please submit it on the Agency’s website or mail to the Agency at 95 Perry Street, Suite 403, Buffalo, New York 14203. The comment period closes on June 23, 2020. There are no limitations on written statements or comments.

5. PUBLIC COMMENT: Hearing Officer gives the Public an opportunity to speak.

Hearing Officer: Those interested in making a statement or comment will be called upon by Brian in the order that they registered for this meeting. Please begin by stating your name and address; if you are representing a company, please identify the company. I request that speakers keep statements and/or comments to 5 minutes, and if possible, 3 minutes.

The Hearing Moderator introduces each participant in the order they registered for this meeting.

Petro Kushnir – CEO & President of Kamax and Raine Logistics. We are developing a new warehouse building in West Seneca on North America Drive. It is going to be a tremendous improvement for our company for the reason first of all, is location. It’s perfect for our operation. The park is prepared for the trucking company plus the park already has service companies that we use and one of our major service dealers which is Buffalo Truck Center is moving from the City of Buffalo to West Seneca. They will basically be on North America Drive just around the corner from us. That means a lot having a service dealer on the same street basically, that is a lot of time saved and Goodyear Tire Dealer is on the same street. Trailer Thermo King is on the same street as well. I would say that is about 20-30% of the downtime that we would eliminate but this is not the major reason. This is definitely an important factor that we took into consideration when we were looking for the parcel for the warehouse. Having the new building will improve our operation. First of all, we will have our yard fully fenced. The warehouse will provide safe & secure storage for the transfer freight that will be destined to the customers that will have go as LTL and smaller portions which currently we lack that because we have the older building that

needs a lot of improvements and unfortunately that can't be done. We are in the building with several other companies. We are sharing 5,000-6,000 sq. ft. of space that is not designated to us only and it often becomes a problem of having that available space for the transfers when needed. The waiting time causes more mishaps, missed deliveries and unhappy customers. That is another formula to keep the business successful. To have a proper building, a safe & secure parking lot and same thing, we will have a nice driver's room which they do not have that now. When the drivers come in after a trip they can relax or come in the morning grab a cup of coffee, get their paperwork ready. Keeping drivers happy is important as well.

With developing this property, we are covering several aspects of our business. First, all our customer base, happy drivers, and service. In concluding that, this location and this development is going to be a large improvement for the company, and I hope it will help us grow at a steady pace. Thank you.

6. ADJOURNMENT:

As there were no further statements and/or comments, the Hearing Officer closed the public hearing at 10:39 a.m.

**SIGN IN SHEET
VIRTUAL PUBLIC HEARING**

Public Hearing to be held on May 26, 2020 at 10:30 a.m.
via Virtual Conference Software

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

Project Location: 2890 North America Drive in the Town of West Seneca, New York

Name	Company and/or Address	X box to speak/ comment
Peter Kushnir	Kamax, LLC/Raine Logistics, Inc. 43 Hamburg Street Buffalo, New York 14204	X
Karen Fiala	ECIDA 95 Perry Street, Suite 403 Buffalo, New York 14203	
John Cappellino	ECIDA 95 Perry Street, Suite 403 Buffalo, New York 14203	
Carrie Hocieniec	ECIDA 95 Perry Street, Suite 403 Buffalo, New York 14203	
Brian Krygier	ECIDA 95 Perry Street, Suite 403 Buffalo, New York 14203	



Trucking terminal

Instructions and Insurance Requirements Document

Section I: Applicant Background Information

Please answer all questions. Use "None" or "Not Applicable" where necessary. Information in this application may be subject to public review under New York State Law.

Applicant Information - Company Receiving Benefit

Project Name Kamax LLC
Project Summary Trucking terminal/warehouse in West Seneca, NY
Applicant Name KAMAX LLC/Raine Logistics Inc
Applicant Address 2890 North America dr
Applicant Address 2
Applicant City West Seneca
Applicant State New York
Applicant Zip 14224
Phone (716) 810-9471
Fax (716) 932-7114
E-mail raine.logistics@gmail.com
Website www.raine.logisticsinc.com
NAICS Code

Business Organization

Type of Business Limited Liability Company
Year Established 2019
State in which Organization is established New York

Individual Completing Application

Name Petro Kushnir
Title President
Address Po Box 513
Address 2
City Getzville
State New York
Zip 14068
Phone (716) 810-9471

Fax (716) 932-7114

E-Mail rainelogistics@gmail.com

Company Contact (if different from individual completing application)

Name

Title

Address

Address 2

City

State

Zip

Phone

Fax

E-Mail

Company Counsel

Name of Attorney Ralph Lorigo

Firm Name The Law Office of Ralph C. Lorigo

Address 101 Slade ave

Address 2

City West Seneca

State New York

Zip 14224

Phone (716) 824-7200

Fax (716) 824-8728

E-Mail lorigo@lorigo.com

Benefits Requested (select all that apply)

Exemption from Sales Tax Yes

Tax Exempt Financing* No

* (typically for not-for-profits & small qualified manufacturers)

Exemption from Mortgage Tax Yes

Exemption from Real Property Tax Yes

Applicant Business Description

Describe in detail company background, history, products and customers. Description is critical in determining eligibility.

Raine Logistics, Inc is a trucking company that is based in Buffalo, NY. It was founded in 2007 and successfully has been providing trucking services for customers in Western New York and nationwide. We specialize in hauling dry freight from Western New York to TX, AZ, CA, NV, UT. Our customers include companies like: 1) Tesla in Buffalo, NY; 2) Iovate Health Sciences in Blasdell, NY; 3) Speed Global Services in Kenmore, NY; 4) First Source in Tonawanda, NY; 5) Whiting Doors in Akron, NY; 9) Once Again Nut Butter in Perry, NY; 10) Oatka Milk in Batavia, NY; 11) Sonwil Distribution in West Seneca, NY; 12) ESSA in Cheektowaga, NY; 13) Cibiya America in Grand Prairie, TX; 14) Tesla in Hayward, CA.

Estimated % of sales within Erie County 60 %

Estimated % of sales outside Erie County but within New York State 20 %

Estimated % of sales outside New York State but within the U.S. 20 %

Estimated % of sales outside the U.S. 0 %

(*Percentage to equal 100%)

For your operations, company and proposed project what percentage of your total annual supplies, raw materials and vendor services are purchased from firms in Erie County?

100

Describe vendors within Erie County for major purchases

Kulback's is doing the site work, distributing the building, erecting the building, Kimil construction for plumbing. DWC Simonelli. Mandon. A touch of Heaven Painting. Mike Lina for paving. Federowicz will be doing the concrete. Upstate rebar for rebar. Service Partners for insulation. Hamburg overhead door for doors and levelers. Forest Materials. Advantage flooring for finished flooring and vinyl base. J&L for landscaping... RTJ Enterprises for the final cleaning.

Section II: Eligibility Questionnaire - Project Description & Details

Project Location

Address of Proposed Project Facility

2890 North America dr

Town/City/Village of Project Site

West Seneca

School District of Project Site

West Seneca

Current Address (if different)

Current Town/City/Village of Project Site (if different)

SBL Number(s) for proposed Project

TBD

What are the current real estate taxes on the proposed Project Site

0

If amount of current taxes is not available, provide assessed value for each.

Land

\$

Building(s)

\$

If available include a copy of current tax receipt.

Are Real Property Taxes current at project location?

Yes

If no please explain

*The ECIDA has an unpaid tax policy and you will be required to certify all taxes and PILOTS are current.

Does the Applicant or any related entity currently hold fee title or have an option/contract to purchase the Project site?

Yes

If No, indicate name of present owner of the Project Site

Does Applicant or related entity have an option/contract to purchase the Project site?

Yes

Describe the present use of the proposed Project site (vacant land, existing building, etc.)

vacant land

Provide narrative and purpose of the proposed project (new build, renovations) square footage of existing and new construction contemplated and/or equipment purchases. Identify specific uses occurring within the project. Describe any and all tenants and any/all end users: (This information is critical in determining project eligibility)

KAMAX,LLC is a holding company ,where Raine Logistics,Inc is Buffalo,NY based trucking company will be the tenant. Raine Logistics,Inc has been servicing customers in Western New York since 2007. We haul dry freight from Buffalo, Rochester, Syracuse and surrounding areas to 48 states. Our fleet consists of 9 tractors and 11 trailers. We service customers like Iovate Health,Once Again Nut Butter,Tesla, First Source and many others. Freight commodity include food products,electronic, auto part,solar panels,etc. To provide quality shipping services for our customers we have the knowledge and expertise. Our fleets consists of of 2018 and newer equipment to get goods delivered without delay and damage. Our current terminal of 6000 square feet is leased and became too small for our operations.With several issues like not sufficient parking, poor security and unsatisfactory warehouse condition we looked into several options of buying and leasing around Buffalo and surrounding towns. As we could not find building that would satisfy our needs for current operation and future expansion a decision was made to build a new terminal in West Seneca which had developed industrial park with easy access to the Thruway. With the help of our new partners at Kulback's Construction Company we were able to outline this project and start the ball rolling. Our new terminal will be located on 8 acres of industrial land ,fully fenced lot and 14380 square feet warehouse. It will be used for cross dock and short term storage of customers' products. Parking lot will provide safe parking for our equipment and drivers personal vehicles while they are on the road. Raine Logistics,Inc is a small trucking company with very hard working people that are inspired by by what we do and very proud of it , especially nowadays,when we know that every load delivered makes a difference. In order to achieve our goal we need assistance from ECIDA to help our company keep financial balance and remain a dependable business partner to our customers.

Municipality or Municipalities of current operations

Town of West Seneca

Will the Proposed Project be located within a Municipality identified above?

Yes

Will the completion of the Project result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state OR in the abandonment of one or more plants or facilities of the project occupant located within the state?

Yes

If the Proposed Project is located in a different Municipality within New York State than that Municipality in which current operations are being undertaken, is it expected that any of the facilities in any other Municipality will be closed or be subject to reduced activity?

Yes

(if yes, you will need to complete the Intermunicipal Move Determination section of this application)

Is the project reasonably necessary to prevent the project occupant from moving out of New York State?

No

If yes, please explain and identify out-of-state locations investigated, type of assistance offered and provide supporting documentation available

Have you contacted or been contacted by other Local, State and/or Federal Economic Development Agencies?

No

If yes, please indicate the Agency and nature of inquiry below

If the Project could be undertaken without Financial Assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be undertaken by the Agency:

Financial assistance will give us assurance to complete the project. It will help secure future stability and expansion of the company.

Describe the reasons why the Agency's financial assistance is necessary, and the effect the Project will have on the Applicant's business or operations. Focus on competitiveness issues, project shortfalls, etc... Your eligibility determination will be based in part on your answer (attach additional pages if necessary)

Raine Logistics,Inc is Buffalo,N.Y. based trucking company that is in need of new terminal . Current location that we lease does not satisfy the need for safe operations. After 2 years of research and looking into different options of leasing and buying a property we made a decision to build our own terminal to the specs that would satisfy our operation. The land was purchased in West Seneca,N.Y. in industrial park that is perfect location for us. With the help of our new partners at Kulback's Construction Company we defined the project requirements and estimated the cost of the building and paved lot of \$2,000,000. Our financial institution approved \$2,000,000 mortgage. On November 7, 2019 a meeting was held by Industrial Park Review Committee of West Seneca,N.Y., which reviewed Raine Logistics project at 2890 North America drive in West Seneca,N.Y. An approval of restricted use permit was later granted at town's Board Meeting. Significant amount of work has been done to locate suitable location, find reputable builder and secure financing . Continuous improvement is required for us to grow, be competitive and provide qualitative services to our customers. New terminal will be a cornerstone for our success in the future and also will have a positive impact on a local economy. We are seeking assistance from ECIDA on exemption from Sales Tax, Mortgage Tax and real Property Tax. it will help us stay financially balanced, competitive among other carriers by keeping cost down on our services and give us time to grow stronger and expand for the benefit of local economy.

Please confirm by checking the box, below, if there is likelihood that the Project would not be undertaken but for the Financial Assistance

provided by the Agency

Yes

If the Applicant is unable to obtain Financial Assistance for the Project, what will be the impact on the Applicant and Erie County?

If Financial Assistance not provided the project may be delayed or cancelled. We will have to increase the cost on our services to the customers which will make us less competitive.

Will project include leasing any equipment?

No

If yes, please describe equipment and lease terms.

Site Characteristics**Is your project located near public transportation?**

Yes

If yes describe if site is accessible by either metro or bus line (provide route number for bus lines)

BUS#75

Has a project related site plan approval application been submitted to the appropriate planning department?

Yes

If Yes, include the applicable municipality's and/or planning department's approval resolution, the related State Environmental Quality Review Act ("SEQR") "negative declaration" resolution, if applicable, and the related Environmental Assessment Form (EAF), if applicable.

If No, list the ECIDA as an "Involved Agency" on the related EAF that will be submitted to the appropriate municipality and/or planning department for site plan approval.

Will the Project meet zoning/land use requirements at the proposed location?

Yes

Describe the present zoning/land use

Industrial

Describe required zoning/land use, if different

If a change in zoning/land use is required, please provide details/status of any request for change of zoning/land use requirements

Is the proposed Project located on a site where the known or potential presence of contaminants is complicating the development/use of the property?

No

If yes, please explain**Has a Phase I Environmental Assessment been prepared, or will one be prepared with respect to the proposed Project Site?**

Yes

If yes, please provide a copy.

Have any other studies, or assessments been undertaken with respect to the proposed Project Site that indicate the known or suspected presence of contamination that would complicate the site's development?

No

If yes, please provide copies of the study.

If you are purchasing new machinery and equipment, does it provide demonstrable energy efficiency benefits?

Yes

If yes, describe the efficiencies achieved

Well sealed and insulated building , all LED lighting, 3 sides large windows to provide daylight, which eliminates use of electricity during daytime.

You may also attach additional information about the machinery and equipment at the end of the application.

End date : Estimated completion date of project

1/1/2021

Project occupancy : estimated starting date of occupancy

1/15/2021

Project Information**Estimated costs in connection with Project****Land and/or Building Acquisition**

\$ 304,000	square feet	8 acres
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New Building Construction

\$ 1,810,000	14,380 square feet
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New Building addition(s)

\$ 0	square feet
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Reconstruction/Renovation

\$ 0	square feet
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Manufacturing Equipment

\$ 0

Infrastructure Work

\$ 0

Non-Manufacturing Equipment: (furniture, fixtures, etc.)

\$ 50,000

Soft Costs: (Legal, architect, engineering, etc.)

\$ 50,000

Other Cost

\$ 0

**Explain Other
Costs**

Total Cost	2,214,000
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Construction Cost Breakdown:

Total Cost of Construction	\$1,860,000 (sum of 2, 3, 4 and 5 in Project Information, above)
Cost of materials	\$1,000,000.00
% sourced in Erie County	100%

Sales and Use Tax:

Gross amount of costs for goods and services that are subject to State and local sales and use tax- said amount to benefit from the Agency's sales and use tax exemption benefit	\$1,100,000.00
Estimated State and local Sales and Use Tax Benefit (product of 8.75% multiplied by the figure, above):	\$96,250.00

** Note that the estimate provided above will be provided to the New York State Department of Taxation and Finance. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to undertake the total amount of investment as

proposed within this Application, and that the estimate, above, represents the maximum amount of sales and use tax benefit that the Agency may authorize with respect to this Application. The Agency may utilize the estimate, above, as well as the proposed total Project Costs as contained within this Application, to determine the Financial Assistance that will be offered.

Project refinancing estimated amount, if applicable (for refinancing of existing debt only) \$0

Have any of the above costs been paid or incurred as of the date of this Application? Yes

If Yes, describe particulars: Land purchase

Sources of Funds for Project Costs:

Equity (excluding equity that is attributed to grants/tax credits): \$304,000

Bank Financing: \$1,600,000

Tax Exempt Bond Issuance (if applicable): \$0

Taxable Bond Issuance (if applicable): \$0

Public Sources (include sum total of all state and federal grants and tax credits): \$0

Identify each state and federal grant/credit: (ie Historic Tax Credit, New Market Tax Credit, Brownfield, Cleanup Program, ESD, other public sources)

Total Sources of Funds for Project Costs: \$1,904,000

Have you secured financing for the project? No

Mortgage Recording Tax Exemption Benefit:

Amount of mortgage, if any that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent/bridge financing). 1,600,000

Lender Name, if Known

Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage amount as indicated above multiplied by % of 1%): \$12,000

Real Property Tax Benefit:

Identify and describe if the Project will utilize a real property tax exemption benefit other than the Agency's PILOT benefit (485-a, 485-b, other):

IDA PILOT Benefit: Agency staff will indicate the estimated amount of PILOT Benefit based on estimated Project Costs as contained herein and anticipated tax rates and assessed valuation, including the annual PILOT Benefit abatement amount for each year of the PILOT benefit and the sum total of PILOT Benefit abatement amount for the term of the PILOT as depicted in the PILOT worksheet in the additional document section.

Percentage of Project Costs financed from Public Sector sources: Agency staff will calculate the percentage of Project Costs financed from Public Sector sources based upon the Sources of Funds for Project Costs as depicted above. The percentage of Project Costs financed from public sector sources will be depicted in the PILOT worksheet in the additional document section.

ECIDA encourages applicants to utilize MBE/WBE contractors for their projects. Describe your company's internal practices that promote MBE/WBE hiring and utilization

We promote equal rights and opportunities within the company and with contractors hiring.

Is project necessary to expand project employment?

Yes

Is project necessary to retain existing employment?

Yes

Will project include leasing any equipment?

No

If yes, please describe equipment and lease terms.

Employment Plan (Specific to the proposed project location)

You must include a copy of the most recent NYS-45 Quarterly Combined Withholding, Wage Reporting and Unemployment Insurance Return.

	Current # of jobs at proposed project location or to be relocated at project location	If financial assistance is granted – project the number of FT and PT jobs to be retained	If financial assistance is granted – project the number of FT and PT jobs to be created upon 24 months (2 years) after Project completion	Estimate number of residents of the Labor Market Area in which the project is located that will fill the FT and PT jobs to be created upon 24 months (2 years) after project completion **
Full time	12	12	1	1
Part time	0	0	0	0
Part time	12	12	1	

Salary and Fringe Benefits for Jobs to be Retained and Created

Category of Jobs to be Retained and/or Created	# of Employees Retained and/or Created	Average Salary for Full Time	Average Fringe Benefits for Full Time	Average Salary for Part Time (if applicable)	Average Fringe Benefits for Part Time (if applicable)
Management	0	\$0	\$0	\$0	\$0
Professional	0	\$0	\$0	\$0	\$0
Administrative	0	\$0	\$0	\$0	\$0
Production	0	\$0	\$0	\$0	\$0
Independent Contractor	13	\$65,000	\$0	\$0	\$0
Other	0	\$0	\$0	\$0	\$0

** Note that the Agency may utilize the foregoing employment projections, among other items, to determine the financial assistance that will be offered by the Agency to the Applicant. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to retain the number of jobs and create the number of jobs with respect to the Project as set forth in this Application.

Employment at other locations in Erie County: (provide address and number of employees at each location):

Address			
Full time	0	0	0
Part time	0	0	0
Total	0	0	0

Payroll Information

Annual Payroll at Proposed Project Site upon completion

845,000

Estimated average annual salary of jobs to be retained (Full Time)

65,000

Estimated average annual salary of jobs to be retained (Part Time)

0

Estimated average annual salary of jobs to be created (Full Time)

65,000

Estimated average annual salary of jobs to be created (Part Time)

0

Estimated salary range of jobs to be created

From (Full Time)	63,000	To (Full Time)	65,000
From (Part Time)	0	To (Part Time)	0

Section III: Environmental Questionnaire

INSTRUCTIONS: Please complete the following questionnaire as completely as possible. If you need additional space to fully answer any question, please attach additional page(s).

General Background Information

Address of Premises

2890 North America dr West Seneca, NY 14224

Name and Address of Owner of Premises

KAMAX LLC PO Box 513 Getzville, NY 14068

Describe the general features of the Premises (include terrain, location of wetlands, coastlines, rivers, streams, lakes, etc.)

Open field with sporadic trees and bushes. Wetland located on the western border of the parcel.

Describe the Premises (including the age and date of construction of any improvements) and each of the operations or processes carried out on or intended to be carried on at the Premises

Vacant lot. Intended use trucking terminal with cross dock facility.

Describe all known former uses of the Premises

vacant lot

Does any person, firm or corporation other than the owner occupy the Premises or any part of it?

No

If yes, please identify them and describe their use of the property

Have there been any spills, releases or unpermitted discharges of petroleum, hazardous substances, chemicals or hazardous wastes at or near the Premises?

No

If yes, describe and attach any incident reports and the results of any investigations

Has the Premises or any part of it ever been the subject of any enforcement action by any federal, state or local government entity, or does the preparer of this questionnaire have knowledge of: a) any current federal, state or local enforcement actions; b) any areas of non-compliance with any federal, state or local laws, ordinances, rules or regulations associated with operations over the past 12 months?

No

If yes, please state the results of the enforcement action (consent order, penalties, no action, etc.) and describe the circumstances

Has there been any filing of a notice of citizen suit, or a civil complaint or other administrative or criminal procedure involving the Premises?

No

If yes, describe in full detail

Solid And Hazardous Wastes And Hazardous Substances

Does any activity conducted or contemplated to be conducted at the premises generate, treat or dispose of any petroleum, petroleum-related products, solid and hazardous wastes or hazardous substances?

No

If yes, provide the Premises' applicable EPA (or State) identification number

Have any federal, state or local permits been issued to the Premises for the use, generation and/or storage of solid and hazardous wastes?

No

If yes, please provide copies of the permits.

Identify the transporter of any hazardous and/or solid wastes to or from the Premises

Identify the solid and hazardous waste disposal or treatment facilities which have received wastes from the Premises for the past two (2) years

Does or is it contemplated that there will occur at the Premises any accumulation or storage of any hazardous wastes on-site for disposal for longer than 90 days?

No

If yes, please identify the substance, the quantity and describe how it is stored

Discharge Into Waterbodies

Briefly describe any current or contemplated industrial process discharges (including the approximate volume, source, type and number of discharge points). Please provide copies of all permits for such discharges

None

Identify all sources of discharges of water, including discharges of waste water, process water, contact or noncontact cooling water, and stormwater. Attach all permits relating to the same. Also identify any septic tanks on site

Wastewater, storm water.

Is any waste discharged into or near surface water or groundwaters?

No

If yes, please describe in detail the discharge including not only the receiving water's classification, but a description of the type and quantity of the waste

Air Pollution

Are there or is it contemplated that there will be any air emission sources that emit contaminants from the Premises?

No

If yes, describe each such source, including whether it is a stationary combustion installation, process source, exhaust or ventilation system, incinerator or other source

Are any of the air emission sources permitted?

No

If yes, attach a copy of each permit.

Storage Tanks

List and describe all above and under ground storage tanks at the Premises used to store petroleum or gasoline products, or other chemicals or wastes, including the contents and capacity of each tank. Please also provide copies of any registrations/permits for the tanks

None

Have there been any leaks, spills, releases or other discharges (including loss of inventory) associated with any of these tanks?

No

If yes, please provide all details regarding the event, including the response taken, all analytical results or reports developed through investigation (whether internal or external), and the agencies which were involved

Polychlorinated Biphenyls ("PCB" or "PCBs") And Asbestos

Provide any records in your possession or known to you to exist concerning any on-site PCBs or PCB equipment, whether used or stored, and whether produced as a byproduct of the manufacturing process or otherwise.

Have there been any PCB spills, discharges or other accidents at the Premises?

No

If yes, relate all the circumstances

Do the Premises have any asbestos containing materials?

No

If yes, please identify the materials

Section IV: Facility Type - Single or Multi Tenant

Is this a Single Use Facility or a Multi-Tenant Facility?

Single Use Facility

For Single Use Facility.

Occupant Name

Address

Contact Person

Phone

Fax

E-Mail

Federal ID #

SIC/NAICS Code

SS

Section V: Tenant Information

PART 1 TO BE COMPLETED BY LESSEE (DEVELOPER)

Tenant Name

Raine Logistics Inc

Property Address:

Po Box 513

City/Town/Village

Getzville

The following information is an outline relative to the potential client and their proposed contract to sublease space in the above reference facility

Amount of space to be leased (square feet)

14,380

What percentage of the building does this represent?

100

Are terms of lease:

NET

If GROSS lease, please explain how Agency benefits are passed to the tenant

Estimated date of occupancy

1/20/2021

PART 2 TO BE COMPLETED BY PROPOSED TENANT

Company Name:

Raine Logistics Inc

Local Contact Person:

Pete Kushnir

Title:

CEO

Current Address:

Po Box 513

Phone:

(716) 810-9471

Fax:

(716) 932-7114

E-Mail:

rainelogistics@gmail.com

Website:

www.rainelogisticsinc.com

Company President/General Manager:

Petro Kushnir

Number of employees moving to new project location:

Full-Time:

12

Part-Time:

0

Total:

Please describe briefly the nature of the business in which the proposed tenant is/will be engaged. This should include NAICS Code; type of business and products or services; percent of total sales in Erie County and the United States:

Trucking, cross dock warehouse. NAICS Code 48-49

Attach additional information as necessary.

History of Company (i.e. start-up, recent acquisition, publicly traded)

Founded in 2007 and providing trucking services to the customers .

Please list the square footage which the proposed tenant will lease at the Project location

14,380

Please list the square footage which the proposed tenant leases at its present location(s)

4,000

Describe the economic reason for either the increase or decrease in leased space.

Company growth

Will the project result in a relocation and/or abandonment of other tenant/user(s) facilities in Erie County, or New York State?

No

If owned, what will happen to the existing facility once vacated?

Leased to another tenant

If leased, when does lease expire?

12/31/2020

Are any of the proposed tenant's current operations located in facilities which have received an Industrial Development Agency benefit?

No

If yes, please provide details as to location, and amount of leased space, how long leased?

Section VI: Retail Determination

To ensure compliance with Section 862 of the New York General Municipal Law, the Agency requires additional information if the proposed Project is one where customers personally visit the Project site to undertake either a retail sale transaction or to purchase services.

Please answer the following:

Will any portion of the project (including that portion of the costs to be financed from equity or other sources) consist of facilities or property that are or will be primarily used in making sales of goods or services to customers who personally visit the project site?

No

If yes, complete the Retail Questionnaire Supplement below.

Section VII: Adaptive Reuse Projects

Adaptive Reuse is the process of adapting old structures or sites for new purposes.

Are you applying for tax incentives under the Adaptive Reuse Program?

No

Section VIII: Inter-Municipal Move Determination

The Agency is required by state law to make a determination that, if completion of a Project benefiting from Agency Financial Assistance results in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, Agency financial Assistance is required to prevent the project occupant from relocating out of the state, or is reasonably necessary to preserve the project occupant's competitive position in its respective industry.

Current Address

43 Hamburg st

City/Town

Buffalo

State

New York

Zip Code

14204

Will the project result in the removal of an industrial or manufacturing plant of the Project occupant from one area of the state to another area of the state?

Yes

Will the project result in the abandonment of one or more plants or facilities of the Project occupant located within the state?

Yes

If Yes to either question, explain how, notwithstanding the aforementioned closing or activity reduction, the Agency's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry:

It's reasonably necessary to preserve the Project occupant's competitive position in its respective industry.

Does this project involve relocation or consolidation of a project occupant from another municipality?

Within New York State

Yes

Within Erie County

Yes

If Yes to either question, please, explain

Present site is leased, new place will be owned. It will be better location in Industrial park with easy access to the thruway.

Will the project result in a relocation of an existing business operation from the City of Buffalo?

Yes

If yes, please explain the factors which require the project occupant to relocate out of the City of Buffalo (For example, present site is not large enough, or owner will not renew leases etc.)

Present site not large enough, building has multiple security issues.

What are some of the key requirements the project occupant is looking for in a new site? (For example, minimum sq. ft., 12 foot ceilings, truck loading docs etc.)

Minimum 12000 square feet, 6 loading docks.

If the project occupant is currently located in Erie County and will be moving to a different municipality within Erie County, has the project occupant attempted to find a suitable location within the municipality in which it is currently located?

Yes

What factors have lead the project occupant to consider remaining or locating in Erie County?

Customer base.

If the current facility is to be abandoned, what is going to happen to the current facility that project occupant is located in?

It will be leased by another tenant and occupied by landlord.

Please provide a list of properties considered, and the reason they were not adequate. (Some examples include: site not large enough, layout was not appropriate, did not have adequate utility service, etc.) Please include full address for locations.

1)1500 Clinton st Buffalo,NY, lease option. Site does not provide safe and secured warehouse and parking for our equipment. Real Estate Person David L. Schiller (716)852-7500 2)1400 William st Buffalo,NY 14206. Sale only, tenants contracts expire in 2 years. Limited parking space. Unsecured lot. Real Estate Person Vito Picone (716)829-1970 3)2475 Broadway Cheektowaga,NY 14227 . Lease or sale option. Parking space is not suitable for tractor trailers, rear building possibly may have asbestos issue. Real estate person David L. Schiller. (716)852-7500 4) 3781 Broadway, Cheektowaga, NY. Sale only, requested price too high, unsecured lot, warehouse in poor condition requires investment. Real Estate person Richard Schechter (716)852-7500

Section IX: Senior Housing

IDA tax incentives may be granted to projects under the Agency's Senior Citizen Rental Housing policy when the project consists of a multi-family housing structure where at least 90% of the units are (or are intended to be) rented to and occupied by a person who is 60 years of age or older.

Are you applying for tax incentives under the Senior Rental Housing policy?

No