

## PUBLIC HEARING SCRIPT

**201 Ellicott, LLC, Ellicott Green Acres,  
LLC dba Braymiller Market 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 30, 2019 at 10:00 a.m.,  
at the Erie County Industrial Development Agency's offices  
located at 95 Perry Street, Suite 403, Buffalo, NY 14203

### **ATTENDANCE:**

Stuart Green – Braymiller Market  
Denise Juron-Borgese – Ciminelli Real Estate Corp.  
Ann Duggan - Ciminelli Real Estate Corp.  
Jim Gottstine- Ciminelli Real Estate Corp.  
Karen Fiala – ECIDA

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

*Hearing Officer:* Welcome. This public hearing is now open; it is 10:00 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 201 Ellicott, 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 Monday, May 20, 2019.

### **☒ 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 portion of a 2.5+/- acre parcel of land located at 201 Ellicott Street, City of Buffalo, Erie County, New York (the "Land"); (ii) the construction and equipping of a 21,640+/- fresh food market consisting of wholesale space (9,580+/- SF), retail space (9,280+/- SF), and back office space (2,780+/- SF), with 29+/- parking spaces specifically for the market users on the Land to serve an adjacent 201-unit affordable housing project to be built on the remaining portion of the 2.5+/- acre parcel and surrounding

community (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 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 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.

Denise Juron-Borgese, Ciminelli Real Estate Corp. – Braymiller Market at 201 Ellicott Street is a fresh food market with a wholesale offering that will service local area restaurants with fresh food sourced from regional farmers. It also has a retail component which will provide fresh produce and other goods for an underserved community within downtown Buffalo. The building is approximately 21,000 sq. ft. and will additionally offer catering, prepared foods and seasonal items. It is part of a larger development at the project site which will include 201 affordable housing units for residents at 50%, 60% & 80% of the Area Median Income (“AMI”).

**6. ADJOURNMENT:**

As there were no further comments, the Hearing Officer closed the public hearing at 10:15 a.m.

