

VIRTUAL PUBLIC HEARING SCRIPT

**Great Point Opportunity Fund B QOZB
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 July 28, 2020 at 9:00 a.m.
via Virtual Conference Software

ATTENDANCE:

Lawrence Quinn – Representing Great Point Opportunity Fund

Carrie Hocienec – 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 9:02 a.m. My name is Beth O’Keefe 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 Great Point Opportunity Fund B QOZB 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, July 18, 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 an approximately 3.67+/- acre parcel of land located at 1155 Niagara Street, City of Buffalo, Erie County New York (the “Land”); (b) the construction thereon of an approximately 55,000+/- SF television/film sound stage and studio (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 August 25, 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.

Lawrence Quinn – I am representing Great Point Opportunity Fund. We are proposing to build a full-service television/film studio on Niagara Street. It will consist of a major sound stage, dressing rooms, support facilities for the sound stage, offices, production capability. We are applying to the ECIDA to defer some extraordinary costs that we are having on the site. The site is not level. We have to move a lot of soil and we also have extraordinary costs in installing power. This studio requires a major installation of electrical grid and we are spending quite a bit of money to bring in a direct feed from Niagara Mohawk. Obviously, we want to stay competitive with other facilities around the United States as well, that is why we need the assistance and are asking for it. Thank you.

6. ADJOURNMENT:

As there were no further statements and/or comments, the Hearing Officer closed the public hearing at 9:06 a.m.

**SIGN IN SHEET
VIRTUAL PUBLIC HEARING**

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Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf**

Project Location: 1155 Niagara Street, City of Buffalo, Erie County New York

Name	Company and/or Address	X box to speak/ comment
Lawrence Quinn	Representing Great Point Opportunity Fund	X
Carrie Hocieniec	ECIDA 95 Perry Street, Suite 403 Buffalo, New York 14203	
Brian Krygier	ECIDA 95 Perry Street, Suite 403 Buffalo, New York 14203	