

## VIRTUAL PUBLIC HEARING SCRIPT

**Terzo Development, 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 March 1, 2021 at 9:00 a.m.  
via Virtual Conference Software

### **ATTENDANCE:**

Carl Montante, III – Terzo Development  
John Ticco – Pyramid Brokerage  
Karen Fiala – ECIDA  
Carrie Hocieniec – ECIDA  
Brian Krygier – ECIDA  
Tara Heavern

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

*Hearing Officer:* Welcome. This public hearing is now open; it is \_\_\_\_\_ 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](http://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 Terzo Development, 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 Friday, February 19, 2021.

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

*Hearing Officer:* The proposed project (the "Project") consists of: (i) the acquisition by the Agency of a leasehold interest in certain property located on 44 17<sup>th</sup> Street,

City of Buffalo, Erie County, New York (the “Land”), (ii) the renovation on the Land of an approximately 15,000 square-foot historic facility to be utilized for 13 market/affordable-rate apartments (1 of which being affordable at 80% AMI) and 6-7 spaces of off-site parking which will be rented/leased to tenants (the “Improvements”), and (iii) the acquisition by the Company in and around the Improvements of certain items of machinery, equipment and other tangible personal property (the “Equipment”; and, together 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 March 23, 2021. 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.**

[Insert transcription of public comments here.]

**6. ADJOURNMENT:**

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

**SIGN IN SHEET  
VIRTUAL PUBLIC HEARING**

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Project Location: 44 17<sup>th</sup> Street, Buffalo, New York 14213

Name	Company and/or Address	X box to speak/ comment
Carl Montante, III	Terzo Development 505 Ellicott Street, Suite 122 Buffalo, New York 14203	
John Ticco	Pyramid Brokerage 14 Lafayette Square, Suite 1900 Buffalo, New York 14203	
Karen Fiala	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	
Tara Heavern	17 17 <sup>th</sup> Street Buffalo, New York 14213	