

PUBLIC HEARING SCRIPT

**791 Washington Street 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 December 28, 2021 at 10:00 a.m. at the Agency's offices,
at 95 Perry Street, Suite 403, Buffalo, NY 14203

ATTENDANCE:

Scott Fairbrother – Krog Group
Beth O'Keefe – 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 Director of Business Development 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. This public hearing is being live-streamed and made accessible on the Agency's website at www.ecidany.com.

☒ 2. PURPOSE: Purpose of the Hearing.

Hearing Officer: We are here to hold the public hearing on the {Company} 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 Thursday, December 16, 2021.

☒ 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 2+/- acre parcel of land located at 791 Washington Street, City of Buffalo, Erie County, New York (the "Land") improved thereon with the 479,475+/- SF historic Trico Building (the "Existing Improvements"); (ii) the partial demolition, construction, reconstruction and/or renovation, upgrading and equipping of the Existing Improvements on the Land to accommodate a mixed-use structure for approximately 60,000+/- SF of commercial space available for companies seeking to be located in the Buffalo Niagara Medical Campus as well as offering 243 units consisting of studio, 1-bedroom, 2-bedroom and 3-bedroom apartments with 80% market-rate and 10% workforce housing to meet the expanding demand as well as on-site parking amenities (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, the Existing Improvements 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 and mortgage recording tax exemption 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. Everyone who has 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, you may leave it at this public hearing, submit it on the Agency's website or deliver it to the Agency at 95 Perry Street, Suite 403, Buffalo, New York 14203. The comment period closes on January 25, 2022. There are no limitations on written statements or comments.

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

Hearing Officer: If anyone is interested in making a statement or 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 statements and/or comments to 5 minutes, and if possible, 3 minutes.

The Hearing Officer calls on those who raise their hand.

Scott Fairbrother - CFO The Krog Group. I'm here on behalf of the 791 Washington Street, LLC to speak in support of the Trico project. It's an iconic historic structure located on the Buffalo Niagara Medical Campus. The building has been vacant for a number of years prior to the Krog Group and its development team commencing redevelopment efforts. Demolition and environmental remediation were on their way along with some masonry restoration when Covid hit in March 2020. At that point we were forced to revise the project and put it on hold and undertake a substantial redesign effort to eliminate the extended stay hotel component of the project and convert it to a mixed-use project with 60,000 square feet of commercial space to serve the Buffalo Niagara Medical Campus as well as 243 units of housing. At that point in time, we determined the hospitality market was going to be substantially negatively impacted by Covid and that redesign. We resubmitted our application to the IDA and are in need of IDA assistance for mortgage and sales tax in order for us to restart the redevelopment efforts. We have received IDA support in the past for this project and we need this IDA support in order for us to continue our efforts and are excited to have the opportunity to move forward subject to IDA approval.

6. ADJOURNMENT:

As there were no further statements and/or comments, the Hearing Officer closed the public hearing at 10:05 a.m.

**SIGN IN SHEET
PUBLIC HEARING**

December 28, 2021 at 10:00 a.m. at the Agency's offices,
at 95 Perry Street, Suite 403, Buffalo, NY 14203
regarding:

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

Project Location: 791 Washington Street, City of Buffalo, Erie County, New York

| Name | Company and/or Address | X box to speak/ comment |
|-------------------|--|------------------------------------|
| Scott Fairbrother | Krog Group 4 Centre Drive Orchard Park, New York 14127 | X |
| Beth O'Keefe | ECIDA 95 Perry Street, Suite 403 Buffalo, New York 14203 | |
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