

PUBLIC HEARING SCRIPT

**Wood and Brooks Properties 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 April 11, 2023 at 9:00 a.m.,
at the Town of Tonawanda, Town Board Conference Room #20, located at
2919 Delaware Avenue, Kenmore, NY 14217

ATTENDANCE:

Mike Wopperer – Wood and Brooks Properties, LLC
Ryan McCarthy - Hopkins Sorgi & McCarthy PLLC

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

Hearing Officer: Welcome. This public hearing is now open; it is 9:00 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 Wednesday, March 29, 2023.

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 2101 Kenmore Avenue, Town of Tonawanda (with accessory parking in City of Buffalo), Erie County, New York and all other lands in the Town of Tonawanda where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the "Land"), (ii) the redevelopment on the Land of an approximately 98,370+/- square-foot adaptive re-use of historic Wood & Brooks piano factory complex into mixed-use development consisting of redevelopment of the existing six-story building as well as an adjacent single-story building into first floor commercial space anchored by a Construction Trade Incubator and upper 5 floors as apartments (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 Facility will be initially operated and/or managed by the Company.

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 April 25, 2023. 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.

Ryan McCarthy with Hopkins Sorgi & McCarthy. Our firm represents Wood & Brooks Properties LLC in relation to the application. Thank you to ECIDA for your consideration and to Supervisor Emminger for his support of the project. The ECIDA’s assistant is a vital component of this project. We strongly believe the project will provide a range of benefits to the local community, including rehabilitation and reuse of an aging and underutilized historic complex in the former Wood and Brooks piano factory, along with the creation of a construction trades incubator space to provide valuable resources for local businesses and tradespeople, as well as construction of 82 new apartments including a number of units which will be available at or below 80% AMI rents to provide needed affordable housing opportunities in the community. Additionally, the project will provide a substantial environmental benefit to the area as the site undergoes an environmental cleanup through the New York DEC’s brownfield cleanup program. Our clients have operated their family-owned business in the community for several decades and are excited to be part of the renaissance of the property and the benefits it will bring to the community and on a personal note as a longtime resident of the Town I am excited to see this project come to fruition. Thank you again for your consideration and thanks again to Supervisor Emminger for his support.

6. ADJOURNMENT:

As there were no further statements and/or comments, the Hearing Officer closed the public hearing at 9:05 a.m.

**SIGN IN SHEET
PUBLIC HEARING**

April 11, 2023, at 9:00 a.m.
at the Town of Tonawanda, Town Board Conference Room #20, located at
2919 Delaware Avenue, Kenmore, NY 14217, regarding:

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

Project Location: 2101 Kenmore Avenue, Town of Tonawanda (with accessory parking in City of Buffalo),
Erie County, New York

Name	Company and/or Address	X box to speak/ comment
Mike Wopperer	Wood and Brooks Properties, LLC 2101 Kenmore Avenue Buffalo, New York 14207	
Ryan McCarthy	Hopkins Sorgi & McCarthy PLLC 726 Main Street, Suite B East Aurora, New York 14052	X