

PUBLIC HEARING SCRIPT

**130 Pearl 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 Tuesday, June 27, 2023, at 9:30 a.m.
at the Agency's offices, at 95 Perry Street, Suite 403, Buffalo, NY 14203

ATTENDANCE:

John Daly – Trautman Associates
Mark Daly – Trautman Associates
Carrie Hocieniec – 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 9:00 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 130 Pearl 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 Tuesday, June 13, 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 132 Pearl Street, City of Buffalo, Erie County, New York, and all other lands in the City of Buffalo where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the "Land"); (ii) the adaptive reuse on the Land of an approximately 21,000+/- square-foot 3-story former historic Underwood Building facility into 18 luxury apartments with a mix of studio, one-bedroom and two-bedroom units together with commercial/retail space

occupying the remaining 3,200+/- square feet (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 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 July 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.

John Daly – Member, 130 Pearl, LLC. 130 Pearl, LLC is really the partners of Trautman Associates. Our Architectural Engineering Firm has been in Buffalo for 65 years and is located just around the corner from the building. We are as you stated seeking to renovate 130 Pearl, an adaptive re-use turning it into a mixed-use facility with 18 residential apartments and commercial space on the first and ground floors which the building is on a hill, so the backside comes out to grade. So, it’s really four stories from the backside, three stories from the front. Thank you for considering our application. The ECIDA funds are critical to this project. We started this project prior to COVID, and it is a historic restoration project. Our application was into the Federal Parks Department for historic preservation, and it sat all through COVID. Coming out of COVID we’ve been faced with all kinds of price increases and now inflation numbers are going up so these funds will help make this project viable and they are very important to us. I did mention we were working with SHIPO, the State Historic Preservation Office & Federal Parks Department on the historic preservation of the building. I will say it’s sandwiched between two beautiful buildings. The Guaranty building. One of the most famous buildings in Buffalo. We see tourists coming by all the time on tours looking at that building, and our building up abuts it directly and is sadly in need of historic preservation restoration and

that is what we are seeking to do. We think it's going to be a great benefit and asset to the historic district downtown, the tourism that it brings and things like that. We're really looking forward to really shining up that old building and making it look worthy of standing next to the one that it does. The other nice thing about our project is that it will help the economy down there. It's going to provide construction jobs immediately and beyond that it will provide opportunity for maintenance, housekeeping, repairs, and things like that which I personally have developed other properties and those jobs are important to people. A lot of them first-time business owners starting up. Companies that we contract with or directly hire. The project like I say is going to be vital to the neighborhood, community, the region in general. I think it will provide immediate construction jobs and opportunity for long-term employment with people. I think that's about everything.

6. ADJOURNMENT:

As there were no further statements and/or comments, the Hearing Officer closed the public hearing at 9:38 a.m.

**SIGN IN SHEET
PUBLIC HEARING**

Tuesday, June 27, 2023, at 9:30 a.m.
at the Agency's offices, at 95 Perry Street, Suite 403, Buffalo, NY 14203
regarding:

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

Project Location: 132 Pearl Street, City of Buffalo, Erie County, New York

Name	Company and/or Address	X box to speak/ comment
John Daly	Trautman Associates 37 Franklin St., Suite 100 Buffalo, New York 14202	X
Mark Daly	Trautman Associates 37 Franklin St., Suite 100 Buffalo, New York 14202	
Carrie Hocieniec	ECIDA 95 Perry Street, Suite 403 Buffalo, New York 14203	
Brian Krygier	ECIDA 95 Perry Street, Suite 403 Buffalo, New York 14203	