

PUBLIC HEARING SCRIPT

Orchard Heights, Inc. Project

Public Hearing to be held on June 23, 2015 at 9:00 a.m.,
at the Town of Orchard Park Town Offices, 4295 South Buffalo Street
(1st Floor Lobby Conference Room), Orchard Park, NY 14127

ATTENDANCE

Kevin Budin, Hamister Corp.
Andrea Czopp, Hamister Corp.

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 Business Development Officer for the Erie County Industrial Development Agency, and I have been designated by the Agency to be the hearing officer to conduct this public hearing.*

2. PURPOSE: Purpose of the Hearing.

Hearing Officer: *We are here to hold the public hearing on the Orchard Heights, Inc. 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 June 13, 2015.*

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

Hearing Officer: *The proposed project (the "Project") consists of: (i) the leasehold interest in a 17+/- acre parcel of land located at 5200 Chestnut Ridge Road, Town of Orchard Park, Erie County, New York (the "Land") together with the existing improvements thereon (the "Existing Improvements"), (ii) the expansion, renovation, upgrading and equipping of the Existing Improvements to include a new wing of 41 assisted living units and additions to the facility common area and dining areas, and the revision for construction and equipping of one (1) 32-unit independent living apartment building (the "Improvements"), and (iii) the acquisition and installation in and around the Existing Improvements and Improvements 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 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 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. If you have a written comment to submit for the record, you may do so. Written comments may also be delivered to the Agency at 95 Perry Street, Suite 403, Buffalo, New York 14203 until the comment period closes on July 14, 2015. There are no limitations on written comments.*

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

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

The Hearing Officer calls on those who raise their hand.

Kevin Budin, I represent the Hamister Group. I am here on behalf of the company to present and provide a scope of the Orchard Heights expansion project. This hearing is to serve as notification that there has been a change in the project scope for the Orchard Heights expansion project, as a result in a decrease of the budget. Overall our original development plan called for the new expansion, renovation, upgrading and equipping of the existing improvements to include a new wing of 41 assisted living units and additions to the facility common area, dining areas and the construction and equipping of two 32 unit independent living apartment buildings. We are now proceeding with one 32 unit independent living apartment building.

During our continued analysis of the project finances, it became apparent that the cost to construct 64 independent living facility units was financially unsupportable and therefore we made the decision to reduce the number of independent living facilities by half in order to keep the project alive and on track and that result was a total project cost projection of \$18.7 million, where the original project cost was \$28.6 million.

6. ADJOURNMENT.

As there were no further comments, the Hearing Officer closed the public hearing at 9:15 a.m.

SIGN IN SHEET

PUBLIC HEARING

June 23, 2015, at 9:00 a.m.
at the Town of Orchard Park Town Offices, 4295 South Buffalo Street
(1st Floor Lobby Conference Room), Orchard Park, NY 14127
regarding:

Orchard Heights, Inc.

Project Location: 5200 Chestnut Ridge Road, Orchard Park, New York 14127

Name	Company and/or Address	X box to speak/ comment
Kevin Budin	Hamister Group 10 Lafayette Square Suite 1900 Buffalo, New York 14203	X
Andrea Czopp	Hamister Group 10 Lafayette Square Suite 1900 Buffalo, New York 14203	

[Name and Address]
February 23, 2010
Page 4

