



6122 South Park Avenue
Hamburg, New York 14075
716.648.4145
www.HamburgIDA.com

September 8, 2021

TO: The Chief Executive Officers of
Affected Tax Jurisdictions

RE: **Hamburg Industrial Development Agency (the "Agency")**
Iskalo 17 Long, LLC
17 Long Street
Hamburg, NY 14075
Proposed PILOT Deviation

Ladies and Gentlemen:

Iskalo 17 Long, LLC and/or Individual(s) or Affiliate(s), Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf (the "Company") has requested the Agency's assistance (a real property tax abatement benefit), collectively, the "Financial Assistance" with respect to a certain project (the "Project").

Iskalo 17 Long, LLC for the adaptive re-use and renovation of an approximately 28,890 square feet former grocery store at 17 Long Avenue, Hamburg, New York.

Iskalo 17 Long, LLC is seeking financial assistance from the Town of Hamburg Industrial Development Agency due construct this project. The capital investment for the project is \$4,500,000. If financial assistance is granted, the project will retain 20 full time jobs and create ten full time equivalent jobs with averages wage of \$37,500-\$200,000 and fringe estimated at \$9,375-\$50,000 annually.

We are providing this notice to you pursuant to Section 874 of the General Municipal Law of the State of New York as a notice of contemplated deviation from the Agency's Uniform Tax Exemption Policy ("Policy") in connection with the Agency's provision of a real property tax abatement associated with the Project. The Agency will hold a public hearing meeting on September 20, 2021 at 8:30 AM., local time, at Hamburg Village Hall, 100 Main Street, Hamburg, NY 14075, to consider providing Financial Assistance in connection with the above referenced transaction as described herein. The Agency will review these benefits at its next regular meeting on September 22, 2021. meeting schedules are available at www.HamburgIDA.com

The proposed payments under the contemplated PILOT Agreement will deviate from the terms of the standard PILOT agreement. As such the Company has agreed on a 5 year freeze on assessment of \$ 674,000.00 payment in lieu of taxes program (PILOT) for the investment in Hamburg. The payments will be distributed to the County, Town and School districts on a pro-rata basis of the percentage a value of the overall tax burden of these jurisdictions.

This notice is being sent to you for purposes of complying with the Policy, which requires written notice be provided to you prior to the Agency taking final action with respect to the PILOT Request. In support of the proposed deviation, the Agency shall consider the following factors prior to approving the proposed deviation from its Policy:

1. The extent to which the project will create or retain permanent, private sector jobs. The Company has represented that the project is anticipated to retain 20 full time jobs and to create 10 full time well-paying jobs.
2. The estimated value of tax exemptions to be provided is \$ 234,503.32.
3. Whether affected taxing jurisdictions shall be reimbursed by the Project occupant if the Project does not fulfill the purposes for which an exemption was provided. The Company will be subject to potential financial assistance recapture with respect to any Agency benefits in the event it does not adhere to the Agency's standard material terms and conditions of receipt of financial assistance.
4. The impact of the proposed project on existing and proposed businesses and economic development projects in the vicinity. The impact of the Project is positive. The current building has been partially vacant since 1990. This Project will further adapt and re-use a run-down building..
5. The amount of private sector investment generated or likely to be generated by the proposed Project. The total private sector investment in the Project is expected to exceed approximately \$866,259.00 .
6. The demonstrated public support for the Project. The Village of Hamburg has expressed its support for the Project, by issuing approvals and permits.
7. The likelihood of accomplishing the proposed project in a timely fashion. It is anticipated that the proposed project can be completed in a timely manner, with construction anticipated to begin this year or early spring 2022 and completed within 18 months.

8. The effect of the proposed Project upon the environment. The Project is not expected to result in any adverse environmental impact. The Construction is a Type II action under SEQRA..
9. The extent to which the Project will require additional services. This Project is not expected to require any additional services beyond those already in existence.
10. The extent to which the Project will provide additional sources of revenue for municipalities and school districts. The benefit is a positive one economically, in that it is expected that the Proposed PILOT Agreement payments will be greater than what would be collected in the event that the Project is not undertaken.

The Agency is considering the foregoing deviation from its Policy to provide tax revenues to the affected taxing jurisdictions which will be greater than the amounts that would have been received if the Agency does not implement the proposed deviation. Prior to taking final action on the proposed deviation, the Agency will review and respond to any correspondence received from any affected tax jurisdiction regarding proposed deviation. The Agency will allow any representative of an affected tax jurisdiction present at the meeting to consider the proposed deviation to address the Agency regarding such proposed deviation.

Sincerely,

A handwritten signature in blue ink, appearing to read 'S. Doyle', with a long horizontal flourish extending to the right.

Sean P. Doyle, Executive Director
Hamburg Industrial Development Agency

Distribution List:

*Hamburg IDA
Proposed
PILOT Deviation*

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