

April 20, 2017

ECONOMIC DEVELOPMENT COMMITTEE
REPORT NO. 6

ALL MEMBERS PRESENT.

1. COMM. 7E-7 (2017)
COUNTY EXECUTIVE

WHEREAS, the Buffalo and Erie County Central Library auditorium is original to the 60 year old building, and upgrades or replacement to the seating, carpeting, lighting, plumbing, ADA and technology are required; and

WHEREAS, LaBella Associates, D.P.C. has the necessary expertise and manpower to provide professional design and construction services for the Buffalo and Erie County Public Library – 2017 Auditorium Renovations Phase 2 project; and

WHEREAS, the County Executive requests authorization to enter into a First Amendment with the firm of LaBella Associates, D.P.C. for providing Professional Architectural/Engineering Services for the Buffalo and Erie County Public Library – 2017 Auditorium Renovations Phase 2 project.

NOW, THEREFORE, BE IT

RESOLVED, that the County Executive is authorized to execute a First Amendment with the firm of LaBella Associates, D.P.C. for providing Professional Architectural/Engineering Services for the Buffalo and Erie County Public Library – 2017 Auditorium Renovations Phase 2 project for an amount not to exceed \$60,000.00, including reimbursables and a design contingency; and be it further

RESOLVED, that the Comptroller's Office be authorized to make payment for all the above from BA 122, Fund 490, SAP Project F.16001 – 2016 Buffalo and Erie County Public Library – Mechanical Electrical and Plumbing, for an amount not to exceed \$60,000; and be it further

RESOLVED, that two certified copies of this resolution be sent to the Department of Public Works, Commissioner's Office and one copy each to Buffalo and Erie County Public Library, office of Ken Stone, the Office of the County Executive, the Division of Budget and Management, and the Office of the Comptroller.
(5-0)

2. COMM. 7E-8 (2017)
COUNTY EXECUTIVE

WHEREAS, The Town of Newstead ("Town") intends to design and maintain on a County owned roadway, a recreational pathway crossing on Cummings Road (CR 263);

WHEREAS, said crossing shall be designed, constructed and maintained by the Town of Newstead; and

WHEREAS, the Town shall be responsible for any and all maintenance aspects related to the crossing; and

WHEREAS, an agreement between the Town and the County will be necessary to allow the Town to proceed with the design, construction, and maintenance of the crossing.

NOW, THEREFORE, BE IT

RESOLVED, that the County Executive be authorized to execute an agreement between the County of Erie and the Town of Newstead, allowing the Town to design, construct, and maintain the crossing located on Cummings Road (CR 263); and be it further

RESOLVED, that the Clerk of the Legislature be directed to send one certified copy of the resolution to the County Executive, the County Attorney, the Department of Public Works.
(5-0)

3. COMM. 7E-16 (2017)
COUNTY EXECUTIVE

WHEREAS, the project site located at 903 Ellicott Street in the City of Buffalo – Condominium Unit A, contains 92 affordable apartments; and

WHEREAS, Pilgrim Village Associates III, L.P., a New York limited partnership with offices at 91 Nora Lane, Buffalo, New York 14202 (the "Company") and Campus Square Housing Development Fund Company, Inc., a New York not-for-profit corporation organized pursuant to Article XI of the New York State Private Housing Finance Law (the "PHFL") with offices at 91 Nora Lane, Buffalo, New York 14202 (the "Taxpayer") want to redevelop said site; and

WHEREAS, Pilgrim Village Associates III, L.P. is developing 92 affordable apartments and 50% of the parking will be owned by Campus Square Housing Development Fund Company, Inc., whose beneficial owner will be Pilgrim Village Associates III, L.P. ("Condominium Unit A"). The tenants in this building will qualify as low income in which 60% of the units are affordable to persons earning no greater than 60% of the area medium income adjusted for family size; and

WHEREAS, the Erie County Legislature adopted a policy on Payment in Lieu of Taxes (PILOT) on December 16, 1999, and the PILOT is consistent with said policy; and

WHEREAS, in order to make the Project economically feasible for Pilgrim Village Associates III, L.P. to operate the housing project it is necessary to obtain tax relief from the County of Erie and the City of Buffalo.

NOW, THEREFORE, BE IT

RESOLVED, that the County Executive is hereby authorized to execute a Payment in Lieu of Taxes (PILOT) Agreement with Pilgrim Village Associates III, L.P., the City of Buffalo, and any other organizations necessary to conclude this PILOT Agreement; and be it further

RESOLVED, that said Agreement shall include an annual PILOT in the amount of taxes due as set forth on Schedule A attached hereto; and be it further

RESOLVED, that certified copies of this resolution shall be forwarded to the County Executive; the Director of the Division of Budget and Management; the Director of Real Property Tax Services; the County Comptroller; the County Attorney; the Commissioner of the Department of Environment and Planning; and Paul D’Orlando, Department of Environment and Planning.

SCHEDULE A

Condominium Unit A – 903 Ellicott Street

Year	Total	City	County
1	39,132.00	29,349.00	9,783.00
2	40,305.96	30,229.47	10,076.49
3	41,515.14	31,136.35	10,378.78
4	42,760.59	32,070.44	10,690.15
5	44,043.41	33,032.56	11,010.85
6	45,364.71	34,023.53	11,341.18
7	46,725.65	35,044.24	11,681.41
8	48,127.42	36,095.57	12,031.86
9	49,571.25	37,178.44	12,392.81
10	51,058.38	38,293.79	12,764.60
11	52,590.14	39,442.60	13,147.53
12	54,167.84	40,625.88	13,541.96

13	55,792.88	41,844.66	13,948.22
14	57,466.66	43,100.00	14,366.67
15	59,190.66	44,393.00	14,797.67

(5-0)

4. COMM. 7E-17 (2017)
COUNTY EXECUTIVE

WHEREAS, the Pilgrim Village Development/Campus Square – Rehabilitation Parcel – 1100 Michigan Avenue project site is currently in a 12-acre development built in 1980, comprised of 90 townhomes within 18 buildings; and

WHEREAS, the project will be redeveloped by Pilgrim Village Associates IV, L.P., a New York limited partnership with offices at 91 Nora Lane, Buffalo, New York 14202 (the “Company”); and Campus Square Housing Development Fund Company, Inc., a New York not-for-profit corporation organized pursuant to Article XI of the New York State Private Housing Finance Law (the “PHFL”) with offices at 91 Nora Lane, Buffalo, New York 14202 (the “Taxpayer”); and

WHEREAS, Pilgrim Village Associates IV, L.P. is developing approximately 7 acres of real estate at this site, containing 57 affordable townhouses which will all be rehabilitated on the balance of the parcel at 1100 Michigan Avenue, surrounded by Best and Michigan and Ellicott Streets. These units will qualify as very low income households in that 60% units are affordable to persons earning no greater than 50% of the area medium income adjusted for family size; and

WHEREAS, the Erie County Legislature adopted a policy on Payment in Lieu of Taxes (PILOT) on December 16, 1999, and the PILOT is consistent with said policy; and

WHEREAS, in order to make the Project economically feasible for Pilgrim Village Associates IV, L.P. to operate the housing project it is necessary to obtain tax relief from the County of Erie and the City of Buffalo.

NOW, THEREFORE, BE IT

RESOLVED, that the County Executive is hereby authorized to execute a Payment in Lieu of Taxes (PILOT) Agreement with Pilgrim Village Associates IV, L.P., the City of Buffalo, and any other organizations necessary to conclude this PILOT Agreement; and be it further

RESOLVED, that said Agreement shall include an annual PILOT in the amount of taxes due as set forth on Schedule A attached hereto; and be it further

RESOLVED, that certified copies of this resolution shall be forwarded to the County Executive; the Director of the Division of Budget and Management; the Director of Real Property Tax Services; the County Comptroller; the County Attorney; the Commissioner of the Department of Environment and Planning; and Paul D'Orlando, Department of Environment and Planning.

SCHEDULE A

Rehabilitation Parcel at 1100 Michigan Avenue

Year	Total	City	County
1	15,693.00	11,769.75	3,923.25
2	16,163.79	12,122.84	4,040.95
3	16,648.70	12,486.53	4,162.18
4	17,148.16	12,861.12	4,287.04
5	17,662.61	13,246.96	4,415.65
6	18,192.49	13,644.37	4,548.12
7	18,738.26	14,053.70	4,684.57
8	19,300.41	14,475.31	4,825.10
9	19,879.42	14,909.57	4,969.86
10	20,475.81	15,356.85	5,118.95
11	21,090.08	15,817.56	5,272.52
12	21,722.78	16,292.09	5,430.70
13	22,374.47	16,780.85	5,593.62
14	23,045.70	17,284.27	5,761.42
15	23,737.07	17,802.80	5,934.27

(5-0)

JOSEPH C. LORIGO
CHAIR