



# COUNTY OF ERIE

**MARK C. POLONCARZ**

COUNTY EXECUTIVE

2025 JUL 2 11:41

July 2, 2025

Erie County Legislature  
92 Franklin Street, 4<sup>th</sup> Floor  
Buffalo, New York 14202

**RE: Payment in Lieu of Taxes (PILOT) Agreement for Marine Drive Apartments -  
Phase 1, City of Buffalo – Affordable Housing Development**

Dear Honorable Members:

Please find an enclosed resolution from the Department of Environment and Planning regarding a Payment in Lieu of Taxes (PILOT) Agreement for Marine Drive Apartments - Phase 1 project. The resolution authorizes the County Executive to execute an agreement with Bridges Marine Drive I Housing Development Fund Company, Inc., Marine Drive Apartments I LLC, and the City of Buffalo.

Should your Honorable Body require further information, I encourage you to contact Commissioner Daniel Castle. Thank you for your consideration on this matter.

Sincerely yours,

A handwritten signature in blue ink that reads "Mark C. Poloncarz". The signature is fluid and cursive, with the first name "Mark" and last name "Poloncarz" clearly legible.

Mark C. Poloncarz, Esq.  
Erie County Executive

MCP/jw  
Enclosure

cc: Daniel R. Castle, Commissioner

## **MEMORANDUM**

**To:** Honorable Members of the Erie County Legislature  
**From:** Department of Environment and Planning  
**Re:** Payment in Lieu of Taxes (PILOT) Agreement Marine Drive Apartments I, City of Buffalo– Affordable Housing Project  
**Date:** July 2, 2025

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### **SUMMARY**

The resolution authorizes the County Executive to execute a PILOT Agreement with Bridges Marine Drive I Housing Development Fund Company, Inc., Marine Drive Apartments I LLC, and the City of Buffalo.

The owner is seeking a PILOT from the City of Buffalo and Erie County consistent with the PILOT Policy adopted by the Erie County Legislature on December 16, 1999.

### **FISCAL IMPLICATIONS**

In accordance with the PILOT policy, the proposed PILOT payment for Marine Drive Apartments I project shall be based on a payment of \$74,742.55 in year 1 and would escalate by 3% each year for an additional fifteen-year term. The payment Schedule A lists the payments for the 15 years of the Agreement.

### **REASONS FOR RECOMMENDATION**

The City of Buffalo supports the PILOT and on June 24, 2025, the Common Council of the City of Buffalo approved the Marine Drive Apartments I PILOT Agreement. The project conforms to the provisions of Article XI of the New York Private Housing Finance Law.

### **BACKGROUND INFORMATION**

The residential project is located at 90 Erie Street in the City of Buffalo, zip code 14202. The project consists of the demolition of a 370-space surface parking lot and the new construction of three (3) residential buildings and one (1) parking garage providing two hundred and fifty-four (254) residential units. This is a mixed income development with units targeting households earning from below 30% area medium income (AMI) to 120% area medium income (AMI) with 70% of the units for households earning below 60% area medium income (AMI). The total project cost is projected to be \$245,028,750.

### **CONSEQUENCES OF NEGATIVE ACTION**

Without the PILOT, it would not be economically feasible for Bridges Marine Drive I Housing Development Fund Company, Inc., and/or Marine Drive Apartments I LLC to operate the project as it is currently structured.

### **STEPS FOLLOWING APPROVAL**

The County Executive or Deputy County Executive will enter into a PILOT Agreement with the noted parties.

A RESOLUTION SUBMITTED BY:  
DEPARTMENT OF ENVIRONMENT AND PLANNING

RE: Payment in Lieu of Taxes (PILOT) Agreement for Marine Drive Apartments I, City of Buffalo – Affordable Housing Project

WHEREAS, Marine Drive Apartment I consists of the demolition of a 370-space surface parking lot and the construction of three (3) residential buildings providing two hundred and fifty-four (254) rental units with two hundred and fourteen (214) affordable rental units at 90 Erie Street, City of Buffalo, NY; 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 Bridges Marine Drive I Housing Development Fund Company, Inc., Marine Drive Apartments I LLC to operate the housing project it is necessary to extend tax relief from the County of Erie and the City of Buffalo.

NOW, THEREFORE, BE IT

RESOLVED, that the Erie County Legislature hereby authorizes the County Executive or Deputy County Executive to execute a Payment in Lieu of Taxes (PILOT) Agreement with Bridges Marine Drive I Housing Development Fund Company, Inc., Marine Drive Apartments I LLC, and 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's Office, Comptroller's Office, Division of Budget and Management, Department of Real Property Tax Services, Department of Environment and Planning, and Department of Law.

**SCHEDULE A**  
**PILOT Payments**

<b>YEAR</b>	<b>PILOT "B"</b>	<b>CITY</b>	<b>COUNTY</b>
<b>1</b>	\$74,720.30	\$59,029.04	\$15,691.26
<b>2</b>	\$76,961.91	\$60,799.91	\$16,162.00
<b>3</b>	\$79,270.77	\$62,623.91	\$16,646.86
<b>4</b>	\$81,648.89	\$64,502.62	\$17,146.27
<b>5</b>	\$84,098.36	\$66,437.70	\$17,660.66
<b>6</b>	\$86,621.31	\$68,430.83	\$18,190.47
<b>7</b>	\$89,219.95	\$70,483.76	\$18,736.19
<b>8</b>	\$91,896.55	\$72,598.27	\$19,298.27
<b>9</b>	\$94,653.44	\$74,776.22	\$19,877.22
<b>10</b>	\$97,493.05	\$77,019.51	\$20,473.54
<b>11</b>	\$100,417.84	\$79,330.09	\$21,087.75
<b>12</b>	\$103,430.37	\$81,710.00	\$21,720.38
<b>13</b>	\$106,533.28	\$84,161.29	\$22,371.99
<b>14</b>	\$109,729.28	\$86,686.13	\$23,043.15
<b>15</b>	\$113,021.16	\$89,286.72	\$23,734.44

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