



COUNTY OF ERIE

MARK C. POLONCARZ

COUNTY EXECUTIVE

December 1, 2025

Erie County Legislature
92 Franklin Street, 4th Floor
Buffalo, New York 14202

RE: Payment in Lieu of Taxes (PILOT) Agreement for 245 North Street, 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 245 North Street project. The resolution authorizes the County Executive to execute an agreement with 245 North Street Housing Development Fund Corporation, 245 North Street 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 black ink, reading "Mark C. Poloncarz", with a long horizontal flourish extending to the right.

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 245 North Street, City of Buffalo–
Affordable Housing Project
Date: December 1, 2025

SUMMARY

The resolution authorizes the County Executive to execute a PILOT Agreement extension with 245 North Street Housing Development Fund Corporation, 245 North Street LLC, and the City of Buffalo.

The owner is seeking the extension of 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 the 245 North Street project shall be based on a payment of \$33,635 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 extension and on October 12, 2025, the Common Council of the City of Buffalo approved the 245 North Street PILOT Agreement extension. 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 245 North Street in the City of Buffalo, zip code 14201, and consists of sixty-four (64) residential rental units for low-income seniors with incomes at or below sixty (60) percent of area median income (AMI). The original PILOT Agreement was approved in 2007.

CONSEQUENCES OF NEGATIVE ACTION

Without the PILOT extension, it would not be economically feasible for 245 North Street Housing Development Fund Corporation, and/or 245 North Street 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 extension for 245 North Street, City of Buffalo – Affordable Housing Project

WHEREAS, 245 North Street consists of sixty-four (64) residential units for low- income seniors located at 245 North Street in the City of Buffalo.

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 245 North Street Housing Development Fund Corporation, 245 North Street 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 245 North Street Housing Development Fund Corporation, 245 North Street 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, Department of Law, Department of Real Property Tax Services, Department of Environment and Planning, and Division of Budget and Management.

SCHEDULE A-2
PILOT "A" Payments

YEAR	PILOT "A"	CITY	COUNTY
16	\$33,635	\$26,572	\$7,063
17	\$34,644	\$27,369	\$7,275
18	\$35,684	\$28,190	\$7,494
19	\$36,754	\$29,036	\$7,718
20	\$37,857	\$29,907	\$7,950
21	\$38,992	\$30,804	\$8,188
22	\$40,162	\$31,728	\$8,434
23	\$41,367	\$32,680	\$8,687
24	\$42,608	\$33,660	\$8,948
25	\$43,886	\$34,670	\$9,216
26	\$45,203	\$35,710	\$9,493
27	\$46,559	\$36,782	\$9,777
28	\$47,956	\$37,885	\$10,071
29	\$49,394	\$39,022	\$10,373
30	\$50,876	\$40,192	\$10,684

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