

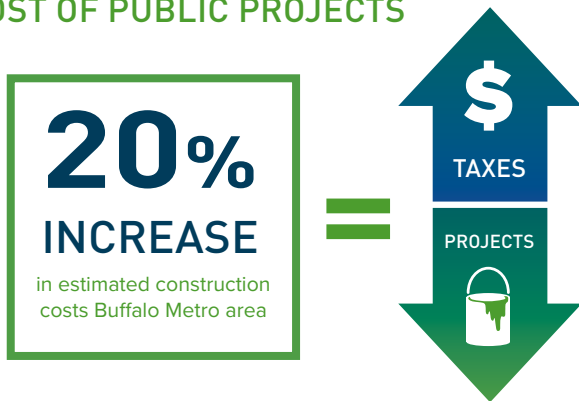
# Development & Construction

Private sector development continues to reinvigorate downtown Buffalo and commercial corridors throughout the region. Most of these projects would not have been possible without public incentives necessary to counterbalance low rental rates locally and the high cost of construction in New York State. Critical to the economic success of the region are reforms to lower construction costs and strong, focused incentives aimed at encouraging sustainable development.

## Prevailing Wage

- ▶ Oppose expansion of prevailing wage mandate to private projects

PREVAILING WAGE INFLATES THE COST OF PUBLIC PROJECTS



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## Adaptive Reuse

- ▶ Maintain and strengthen ECIDA's existing Adaptive Reuse policy



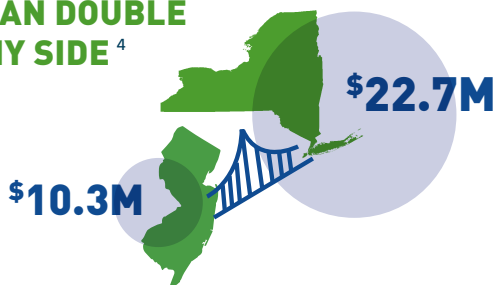
“ The Adaptive Reuse Program operated by the ECIDA over the past eight years is one of the most successful adaptive reuse programs in the country. ”

– *Redevelopment Resources*

## Scaffold Law Reform

- ▶ Reform the Scaffold Law by replacing absolute liability with a comparative negligence standard, allowing liability to be apportioned based on fault – the standard that exists in every state except New York

LIABILITY COSTS ON ONE JOINT NY-NJ BRIDGE PROJECT ARE MORE THAN DOUBLE ON THE NY SIDE <sup>4</sup>



### The Cost of Scaffold Law:

Taxpayers - \$785M/year <sup>5</sup>

Private Business - \$1.49B/year <sup>6</sup>

NY's general liability insurance costs are highest in the nation <sup>7</sup>



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## Inclusionary Zoning

- ▶ Oppose mandated Inclusionary Zoning on development projects in the City of Buffalo