


TO: Erie County Gaming Revenue Authority
FROM: Chuck Peters 
DATE: 1/18/2018
RE: ECGRA Lease

It has come to my attention that a concern was recently raised to a member of ECGRA that Altair Real Estate Services (a company that I am managing partner of), manages Knowledge Park, and that ECGRA rents from Knowledge Park and as such there may be a conflict.

I want to address the concern directly and thought that some details may help:

1. ECGRA has been a tenant at Knowledge Park since 3-1-2010.
2. ECGRA's current lease expired on 5-21-2017, placing them in "holdover" status.
3. ECGRA's management attempted to renew the lease with Knowledge Park's prior management company without success.
4. At ECGRA's 8-10-2017 Board meeting, the Executive Director shared with the board that ECGRA's auditor noted that ECGRA was occupying its office without a current lease. He then asked the board to take action on a 1 year extension of the Lease. The board voted to approve the extension 7-0.
5. Altair was awarded management of Knowledge Park on 9-1-2017 after a publicly advertised and competitive bidding process.
6. On 9-5-2017 Altair in house legal counsel began working with any and all tenants that did not have current leases and on or about 9-15-2017 was able to work with ECGRA staff to bring them current in their lease by having them execute an amendment that covered the period 5-22-2017 through 5-21-2018.
7. Since the commencement of Altair's engagement at Knowledge Park on 9-1-2017 and based on how our management fees are calculated Altair has received a total of \$389.80 for management services related to ECGRA's tenancy at the Park. Altair has neither billed for nor received any other fees, dues or commissions related to ECGRA's occupancy at Knowledge Park.

I've been advised by Altair's corporate legal counsel that there was no conflict at the time of my vote in August when the board agreed to extend the lease at Knowledge Park; however, in the interest of transparency and in an effort to eliminate any concern or impression of conflict over my company's involvement at Knowledge Park, I have made arrangements for Altair to refund the fees earned related to ECGRA back to Knowledge Park and have agreed to waive any such fees as long as I am a member of the ECGRA board.

Finally, as has been my practice since joining the board, if I have involvement with an organization that is being considered for funding, I will, as I have always done, recuse myself from deliberation or voting on any such matters. Specifically, should ECGRA have interest in remaining at Knowledge Park at the expiration of their current extension I will recuse myself from any deliberation or voting on the matter.

I do appreciate that the concern was raised so that I could address it directly. Please let me know if you have any questions.