

1  
2 NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

3 PUBLIC HEARING FOR NEELKANTH HOTEL, LLC

4 June 3, 2015

5 4:00 P.M.

6  
7  
8 Taken at: PENDLETON TOWN HALL  
9 6725 Campbell Boulevard  
10 Lockport, New York 14094

---

1           PRESENT:     SUSAN LANGDON,  
                          As Hearing Officer.  
2                        Niagara County Industrial  
                          Development Agency,  
3                        Director of Project Development.

4           REPORTED BY:   DAWN M. SITERS,  
5                            Court Reporter.

6  
7                            MS. LANGDON:                Good afternoon.

8           My name is Susan Langdon, Director of Project  
9           Development for the Niagara County Industrial  
10          Development Agency. I will be serving as hearing  
11          officer for this public hearing. It is now 4:06  
12          P.M.

13                        The purpose of this hearing is to solicit  
14          comments, both written and oral, on the Neelkanth  
15          Hotel, LLC project in the Town of Pendleton. The  
16          project entails the construction of a new Hampton  
17          Inn at 6082 Transit Road.

18                        I have copies available of the project's  
19          cost/benefit analysis, project summary and project  
20          application on the table up here.

21                        Comments can be in support of, or in  
22          opposition to, or on the nature or location of the  
23          project. All comments are to be limited to this

1 project.

2 I'll now read the Notice of Public  
3 Hearing. Notice is hereby given that a public  
4 hearing pursuant to Article 18-A of the New York  
5 General Municipal Law will be held by the Niagara  
6 County Industrial Development Agency (the "Agency")  
7 on the 3rd day of June, 2015 at 4:00 P.M. local time  
8 at 6750 Campbell Boulevard, Lockport, New York 14094  
9 in connection with the following matter.

10 Neelkanth Hotel, LLC, and/or an individual  
11 or affiliate, subsidiary, or entity or entities  
12 formed or to be formed on its behalf (the  
13 "Company"), has submitted an application to the  
14 Agency, a copy of which is on file at the office of  
15 the Agency, requesting that the Agency consider  
16 undertaking a project (the "Project") consisting of:  
17 (A)(i) the acquisition or retention by the Agency of  
18 fee title to, or a leasehold interest in, the parcel  
19 of land located at 6082 Transit Road in the Town of  
20 Pendleton, Niagara County, New York (the "Land");  
21 (ii) the construction of an approximately 40,000  
22 square foot hotel, together with various amenities,  
23 (the "Improvements"), and (iii) the installation of

1 certain equipment and items of personal property  
2 including, but not limited to, laundry equipment,  
3 guest room and related furnishing, and telephone,  
4 computer and internet equipment and support systems  
5 (the "Equipment", and collectively with the Land and  
6 the Improvements, the "Facility").

7           The Agency will acquire title to, or a  
8 leasehold interest in, the Facility and lease the  
9 Facility back to the Company. The Company will  
10 operate the Facility during the term of the lease.  
11 At the end of the lease term, the Company will  
12 purchase the Facility from the Agency, or if the  
13 Agency holds a leasehold interest, the leasehold  
14 interest will be terminated. The Agency  
15 contemplates that it will provide financial  
16 assistance (the "Financial Assistance") to the  
17 Company in the form of sales and use tax exemptions  
18 and a mortgage tax exemption consistent with the  
19 policies of the Agency, and a partial real property  
20 tax abatement.

21           A representative of the Agency will be at  
22 the above-stated time and place to present a copy of  
23 the Company's project application, and hear and

1 accept written and oral comments from all persons  
2 with views in favor of, or opposed to, or otherwise  
3 relevant to the proposed Financial Assistance.

4 This public hearing is being conducted in  
5 accordance with Subdivision 2 of Section 859-a of  
6 the New York General Municipal Law. Dated May 13,  
7 2015, Niagara County Industrial Development Agency.

8 I will now open the hearing for comments.  
9 Please remember to give your name, address and  
10 organization you may represent. Direct all comments  
11 to the chair. Your comments should be made on this  
12 project only.

13 Does anyone wish to speak? There being  
14 no one wishing to speak, it's now 4:09 and I'll  
15 close the hearing. Thank you.

16

17

18

\* \* \* \*

19

20

21

22

23