

1
2 NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

3 PUBLIC HEARING FOR IVY LEA CONSTRUCTION, INC.

4 April 7, 2015

5 3:30 P.M.

6
7 Taken at: NORTH TONAWANDA PUBLIC LIBRARY
8 Conference Room
9 505 Meadow Drive
North Tonawanda, New York 14120

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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.

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8 ATTENDANCE NOTED ON ATTACHED SIGN-IN SHEET

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11 MS. LANGDON: Good
12 afternoon. My name is Susan Langdon, Director
13 of Project Development for the Niagara County
14 Industrial Development Agency. I will be serving
15 as hearing officer for this public hearing. It is
16 now 3:37 P.M.

17 The purpose of this hearing is to
18 solicit comments, both written and oral, on the Ivy
19 Lea Construction, Inc. project in the City of North
20 Tonawanda. The project entails the construction of
21 a new thirty thousand square foot headquarters,
22 including shop, offices and warehouse, on five point
23 one acres on Walck Road.

1 I have copies of the project's
2 cost/benefit analysis, project summary and project
3 application here on the table.

4 Comments can be made in support
5 of, or in opposition to, or on the nature or
6 location of the project.

7 I will now read the Notice of
8 Public Hearing. Notice is hereby given that a
9 public hearing pursuant to Article 18-A of the New
10 York General Municipal Law will be held by the
11 Niagara County Industrial Development Agency (the
12 "Agency") on the 7th day of April, 2015 at 3:30 P.M.
13 local time in the Conference Room at the North
14 Tonawanda Public Library, 505 Meadow Drive, North
15 Tonawanda, New York 14120, in connection with the
16 following matter.

17 Ivy Lea Construction, Inc., and/or
18 an individual or affiliate, subsidiary or entity or
19 entities formed, or to be formed on its behalf (the
20 "Company"), has submitted an application to the
21 Agency, a copy of which is on file at the office of
22 the Agency, requesting that the Agency consider
23 undertaking a project (the "Project") consisting of:

1 (A) the acquisition or retention by the Agency of
2 fee title to, or other interest in, a parcel of land
3 located at 758 Walck Road in the City of North
4 Tonawanda, New York (the "Land"); (B) the
5 construction of an approximately thirty thousand
6 square foot building located on vacant land to
7 comprise a multi-tenant facility to include offices,
8 warehousing and shopping centers (the "Improvements"),
9 (C) the acquisition and installation in and around
10 the Improvements of certain items of machinery,
11 equipment and other tangible personal property (the
12 "Equipment", and collectively with the Land and the
13 Improvements, the "Facility").

14 The Agency will acquire title to,
15 or a leasehold interest in, the Facility and lease
16 the Facility back to the Company. The Company will
17 operate the Facility during the term of the lease.
18 At the end of the lease term, the Company will
19 purchase the Facility from the Agency, or if the
20 Agency holds a leasehold interest, the leasehold
21 interest will be terminated. The Agency
22 contemplates that it will provide financial
23 assistance (the "Financial Assistance") to the

1 Company in the form of sales and use tax exemptions
2 and a mortgage tax exemption consistent with the
3 policies of the Agency, and a partial real property
4 tax abatement.

5 A representative of the Agency
6 will be at the above-stated time and place to
7 present a copy of the Company's project application,
8 and hear and accept written and oral comments from
9 all persons with views in favor of, or opposed to,
10 or otherwise relevant to the proposed Financial
11 Assistance.

12 This public hearing is being
13 conducted in accordance with Subdivision 2 of
14 Section 859-a of the New York General Municipal Law.
15 Dated March 18, 2015, Niagara County Industrial
16 Development Agency.

17 I will now open the hearing for
18 comments. Please remember to give your name,
19 address and organization you may represent. Direct
20 all comments to the Chair, and your comments should
21 be made on this project only.

22 Does anyone wish to speak?

23 BARBARA W. KLENKE: We are for

1 the project. Barbara W. Klenke, I'm the City
2 Assessor with North Tonawanda. And we approve
3 this IDA PILOT.

4 MS. LANGDON: Okay. Do you
5 want to speak, Mayor?

6 MAYOR PAPPAS: We approve.

7 MS. LANGDON: Okay. Just
8 let the record show that the City supports the
9 project.

10 All right. There being nobody
11 else here, we'll close the public hearing. It is
12 3:41 p.m. Thank you.

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