

1
2 NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

3 PUBLIC HEARING FOR DSAV, LLC (Sleep Inn)

4 September 3, 2014

5 3:30 P.M.

6
7 Taken at: NIAGARA FALLS CITY HALL
8 745 Main Street
9 Niagara Falls, New York 14302

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

4 Aaron Besecker,
5 The Buffalo News.

6 REPORTED BY: DAWN M. SITERS,
7 Court Reporter.

8
9 MS. LANGDON: Good

10 afternoon. My name is Susan Langdon, Director of
11 Project Development for the Niagara County
12 Industrial Development Agency. I will be serving as
13 hearing officer for the public hearing. It is now
14 3:34 P.M.

15 The purpose of this hearing is to
16 solicit comments, both written and oral, on the
17 DSAV, LLC project in the City of Niagara Falls. The
18 project entails the demolition of an existing
19 structure, and the construction of a new Sleep Inn
20 at 7804 Niagara Falls Boulevard.

21 I have copies of the project
22 cost/benefit analysis, project summary and
23 application up here on the table.

1 Comments can be in support of, or
2 in opposition to, or on the nature or location of
3 the project. All comments are to be limited to this
4 project.

5 Since there's no one here except
6 the press, I'm not going to read the Public Hearing
7 Notice, but will put it with the transcript.

8 I'm going to leave the hearing
9 open for a few minutes in case anyone shows up.

10 (A recess was then taken.)

11 MS. LANGDON: Okay. It's
12 now 3:40 P.M. There's no one here to speak. I'll
13 close the hearing. Thank you.

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16 * * * *

**NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York General Municipal Law will be held by the Niagara County Industrial Development Agency (the "Agency") on the 3rd day of September, 2014, at 3:30 p.m., local time, at Niagara Falls City Hall, Room 117, 745 Main Street, Niagara Falls, New York 14302, in connection with the following matter:

DSAV LLC, and/or an individual(s) or affiliate, subsidiary, or entity or entities formed or to be formed on its behalf (the "Company"), has submitted an application to the Agency, a copy of which is on file at the office of the Agency, requesting that the Agency consider undertaking a project (the "Project") consisting of: (A) the acquisition (or retention) by the Agency of fee title to or other interest in a parcel of land located at 7804 Niagara Falls Boulevard in the City of Niagara Falls, New York (the "Land"), together with the existing building(s) located thereon; (B) the demolition of the existing building located thereon; (C) the construction of an approximately 32,508 square foot building(s) (collectively, the "Improvements"), to consist of an approximately 50 room hotel with amenities; (D) the acquisition and installation in and around the Improvements of certain items of machinery, equipment and other tangible personal property (the "Equipment" and, collectively with the Land and the Improvements, the "Facility").

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

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

This public hearing is being conducted in accordance with Subdivision 2 of Section 859-a of the New York General Municipal Law.

DATED: August 14, 2014

NIAGARA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By _____

Samuel M. Ferraro
Executive Director

PUBLIC HEARING SIGN IN SHEET

DSAV LLC

September 3, 2014 - 3:30 p.m.

Niagara Falls City Hall, Room 117, 745 Main Street, Niagara Falls, NY 14302

| Name | Address | Affiliation | Do you Wish to Speak? |
|---------------|-------------------------|--------------|-----------------------|
| Aron Besecker | One News Plaza, Buffalo | Buffalo News | no |
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