

1  
2 NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

3 PUBLIC HEARING FOR NIAGARA FALLS HOSPITALITY, INC.,  
4 (Microtel)

5 July 1, 2014  
6 3:30 P.M.

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

---

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

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

6  
7                           MS. LANGDON:            Good  
8           afternoon. My name is Susan Langdon, Director of  
9           Project Development for the Niagara County  
10          Industrial Development Agency. I will be serving as  
11          hearing officer for the public hearing. It is now  
12          3:30 P.M.

13                           The purpose of this hearing is to  
14          solicit comments, both written and oral, on the  
15          Niagara Falls Hospitality, Inc. project in the City  
16          of Niagara Falls. The project entails the  
17          demolition of an existing structure, and the  
18          construction of a new Microtel at 7726 Niagara Falls  
19          Boulevard.

20                           I have made copies available of  
21          the project's cost/benefit analysis, project summary  
22          and project application on the table.

23                           Comments can be made in support

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

4 This hearing is not for accepting  
5 comments on any environmental issues, nor  
6 environmental determinations, and this is not a part  
7 of the New York State SEQRA process.

8 There being no one in attendance  
9 at this time, I will forego the reading of the  
10 Public Hearing Notice, but will include a copy as  
11 part of the transcript record.

12 I will keep the hearing open for a  
13 short time in case anyone shows up.

14 (A recess was then taken.)

15 It is now 3:42 P.M. There is no  
16 one in attendance. I will close the public hearing  
17 at this time.

18

19

20

21

22

23

\* \* \* \*

**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 1st day of July, 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:

**NIAGARA FALLS HOSPITALITY, INC.**, for itself or on behalf of an entity formed or to be formed (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)(i) the acquisition or retention by the Agency of fee title to or a leasehold interest in an approximately .94-acre parcel of land located at 7726 Niagara Falls Boulevard in the City of Niagara Falls, Niagara County, New York (the "Land"); (ii) the demolition of a bar/restaurant thereon (the "Existing Improvements") and the construction of a new approximately 26,000 square foot addition thereto (the "Improvements"), to consist of approximately 60 hotel guest rooms, together with various amenities; and (iii) the installation of certain equipment and items of personal property including, but not limited to, laundry equipment, guest-room and related furnishings, and telephone, computer, and internet equipment and support systems (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: June 12, 2014

NIAGARA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

By: \_\_\_\_\_

Samuel M. Ferraro  
Executive Director