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2 NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

3 PUBLIC HEARING FOR IRR SUPPLY CENTERS, INC.,

4 June 3, 2014
5 3:45 P.M.

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7 Taken at: North Tonawanda Public Library
8 505 Meadow Drive
9 North Tonawanda, New York 14120
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1 PRESENT: SUSAN LANGDON,
2 As Hearing Officer.
3 Niagara County Industrial
4 Development Agency,
5 Director of Project Development.

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

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10 MS. LANDGON: Good

11 afternoon. My name is Susan Langdon, Director of
12 Project Development for the Niagara County
13 Industrial Development Agency. I will be serving as
14 hearing officer for the public hearing. It is now
15 3:45 P.M.

16 The purpose of this hearing is to
17 solicit comments, both written and oral, on the Irr
18 Supply Centers, Inc. project in the City of North
19 Tonawanda. The project entails the renovation and
20 modernization of the company's facility at 908
21 Niagara Falls Boulevard for use as a distribution
22 center and for lease to other industrial tenants.

23 I have copies available of the
24 project's cost/benefit analysis, project summary and
25 project application on the table.

26 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 3:58 P.M. There is no
16 one in attendance. I will close the public hearing
17 at this time.

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**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 June, 2014, at 3:45 p.m., local time, in the Conference Room at North Tonawanda Public Library, 505 Meadow Drive, North Tonawanda, New York 14120, in connection with the following matter:

IRR SUPPLY CENTERS, INC., 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 956, 960 and 962 Niagara Falls Boulevard in the City of North Tonawanda, New York (the "Land"), together with the existing building(s) located thereon (the "Existing Improvements"); (B) the renovation and modernization of the Existing Improvements located on the Land to comprise a multi-tenant facility and distribution center (collectively, the "Improvements"), (C) 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, Existing Improvements 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: May 19, 2014

NIAGARA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: _____
Samuel M. Ferraro
Executive Director