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2 NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

3 PUBLIC HEARING FOR WURLITZER INDUSTRIAL PARK

4 April 30, 2014
5 4:00 P.M.

6
7 Taken at: North Tonawanda Public Library
8 505 Meadow Drive
9 North Tonawanda, New York 14120

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11 PRESENT: SUSAN LANGDON,
12 As Hearing Officer.
13 Niagara County Industrial
14 Development Agency,
15 Director of Project Development.

16 REPORTED BY: DAWN M. SITERS,
17 Court Reporter.

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1 MS. LANGDON: Good
2 afternoon. My name is Susan Langdon, Director of
3 Project Development for the Niagara County
4 Industrial Development Agency. I will be serving as
5 hearing officer for this public hearing. It is now
6 4:00 P.M.

7 The purpose of this hearing is to
8 solicit comments, both written and oral, on the
9 Wurlitzer Industrial Park, Inc. project in the City
10 of North Tonawanda. The project entails the
11 renovation of the Wurlitzer Industrial Park Building
12 at 908 Niagara Falls Boulevard to accommodate
13 additional light manufacturing and office tenants.

14 I have made copies available of
15 the projects's cost/benefit analysis, project
16 summary and project application.

17 Comments can be in support of, or
18 in opposition to, or on the nature or location of
19 the project. All comments are to be limited to this
20 project only.

21 This hearing is not for accepting
22 comments on any environmental issues, nor
23 environmental determination, and this is not a part

1 of the New York State SEQRA process.

2 There being no one in attendance
3 at this time, I will forego the reading of the
4 Public Hearing Notice, but will include a copy as
5 part of the transcript record.

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

8 (A recess was then taken.)

9 It is now 4:12 P.M. There is no
10 one in attendance. I will close the public hearing
11 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 30th day of April, 2014, at 4:00 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:

WURLITZER INDUSTRIAL PARK, 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 908 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 approximately 130,000 square feet of the Existing Improvements located on the Land to comprise a multi-tenant facility transitioning from an outdated factory to a commercial/office/light manufacturing facility (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: April 09, 2014

NIAGARA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: _____

Samuel M. Ferraro
Executive Director