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NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
**PUBLIC HEARING FOR MAID OF THE MIST HOSPITALITY, LLC**

March 6, 2013  
4:00 P.M.

Taken at: Niagara Falls City Hall  
745 Main Street, Room 117,  
Niagara Falls, New York 14302

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

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

8 ATTENDANCE NOTED ON ATTACHED SIGN-IN SHEET

9 INDEX TO SPEAKERS

<u>SPEAKERS</u>	<u>PAGE</u>
RICHARD SMITH.....	7
BONNIE SMITH.....	8

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1 MS. LANGDON: Would everyone  
2 who hasn't already signed the sheet, please do so.

3 My name is Susan Langdon. I'm  
4 Director of Project Development for the Niagara  
5 County Industrial Development Agency. I'll be  
6 serving as public hearing officer for this public  
7 hearing. It is now 4:03 P.M.

8 The purpose of this hearing is to  
9 solicit comments, both written and oral, on the Maid  
10 of the Mist Hospitality, LLC project in the City of  
11 Niagara Falls. The company wishes to renovate the  
12 Comfort Inn Hotel located at One Prospect Pointe in  
13 the City.

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

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 the  
20 Maid of the Mist Hospitality, LLC project.

21 Notice of Public Hearing: Notice  
22 is hereby given that a public hearing pursuant to  
23 Article 18-A of the New York General Municipal Law

1 will be held by the Niagara County Industrial  
2 Development Agency (the "Agency") on the 6th day of  
3 March, 2013, at 4:00 P.M., local time, at the  
4 Niagara Falls City Hall, 745 Main Street, we're in  
5 Room 117, Niagara Falls, New York 14302 in  
6 connection with the following matter:

7                   Maid of the Mist Hospitality, LLC,  
8 for itself, and/or on behalf of an entity formed, or  
9 to be formed (the "Company") has submitted an  
10 application, (the "Application"), to the Agency, a  
11 copy of which is on file at the office of the  
12 Agency, requesting that the Agency consider  
13 undertaking a project (the "Project"), for the  
14 benefit of the Company consisting of: (A) the  
15 acquisition or retention by the Agency of fee title  
16 to, or other interest in, a parcel of land located  
17 at One Prospect Pointe in the City of Niagara Falls,  
18 Niagara County, New York (the "Land"); (B) the  
19 renovation by the Company of the existing building  
20 to implement franchise-required updates for its  
21 Choice Hotel business, all in furtherance to remain  
22 competitive in the marketplace of downtown Niagara  
23 Falls, New York, and retain existing jobs (the

1 "Improvements"); and (C) the acquisition of and  
2 installation in and around the Improvements by the  
3 Company of certain equipment and items of personal  
4 property (the "Equipment", and collectively with the  
5 Land and the Improvements, the "Facility"); (D) the  
6 leasing of the Project back to the Company, and (E)  
7 the providing of financial assistance to the Company  
8 for qualifying portions of the Project in the form  
9 of sales and use tax exemptions and a mortgage  
10 recording tax exemption, consistent with the  
11 policies of the Agency, a partial real property tax  
12 abatement and a mortgage recording tax exemption  
13 with respect to a certain payment-in-lieu-of-tax  
14 mortgage.

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

1 assistance (the "Financial Assistance") to the  
2 Company for qualifying portions of the Project in  
3 the form of sales and use tax exemptions and a  
4 mortgage recording tax exemption for financing  
5 related to the Project, consistent with the policies  
6 of the Agency, a partial real property tax abatement  
7 and a mortgage recording tax exemption with respect  
8 to a certain payment-in-lieu-of-tax agreement  
9 mortgage.

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

17 This public hearing is being  
18 conducted in accordance with Subdivision 2 of  
19 Section 859-a of the New York General Municipal Law.  
20 Dated February 13, 2013, Niagara County Industrial  
21 Development Agency, by Samuel M. Ferraro, Executive  
22 Director.

23 I will now open the hearing for

1 comments. Please remember to give your name,  
2 address, and the organization you may represent.  
3 Direct all comments to the Chair, and your comments  
4 should be made on this project only.

5 Does anyone wish to speak?

6 Mr. Smith.

7 RICHARD SMITH: Richard Smith,  
8 1021 96th Street, Niagara Falls, New York, Chairman  
9 of the City Planning Board.

10 I'm opposed to this PILOT. I feel  
11 that when the Maid of the Mist Hospitality purchased  
12 this hotel, they knew the renovations had to be  
13 needed -- were needed. They should have been  
14 ongoing. And I don't feel that the city taxpayers  
15 should have the burden of paying for their  
16 renovations. And like I said, the renovations  
17 should have been ongoing from the start.

18 MS. LANGDON: Thank you.

19 Does anyone else wish to speak? Yes.

20 BONNIE SMITH: Bonnie Smith,  
21 9602 Greenwald Avenue. I'm here as a taxpayer, city  
22 and county.

23 I don't feel that they should get

1 a PILOT for renovations, as that would be part of  
2 your regular painting, cleanup, and maintenance of  
3 any property that you would own at any time.

4 And my sentiments are the same as  
5 Mr. Smith's. Thank you.

6 MS. LANGDON: Thank you.

7 Anyone else?

8 Okay. There being no further  
9 comments, I will close the hearing. It's 4:08 P.M.  
10 Thank you for attending.

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