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NCIDA

# NCIDA

## APPLICATION FOR ASSISTANCE

### NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Each applicant seeking assistance must complete the accompanying application material which includes the Application for Assistance and Environmental Assessment form. A non-refundable application fee of \$1,000.00 must be included with this application, payable to the Niagara County Industrial Development Agency. Every project seeking NCIDA assistance must use best efforts to use local labor for the construction of new, expanded or renovated facilities.

Please answer all questions. Use "none" or "not applicable" where necessary. Information in this application may be subject to public review under New York State Law, except for information that is considered deniable by the Freedom of Information Law. This form is available online at our web page at [www.nccedev.com](http://www.nccedev.com).

#### I. APPLICANT DATA

A. **APPLICANT NAME** Dr. Scott D. Geise

ADDRESS 2 Pine Street

CITY/STATE/ZIP Lockport, NY 14094

B. **APPLICANT'S OFFICER RESPONSIBLE FOR COMPLETING THIS APPLICATION**

NAME GEISE PROPERTIES LLC

TITLE Owner

MAILING ADDRESS 2535 West Creek Road

CITY/STATE/ZIP Newfane, NY 14108

TELEPHONE 716 863-6980

FAX \_\_\_\_\_

E-MAIL [drbuckweet@hotmail.com](mailto:drbuckweet@hotmail.com)

APPLICANT'S TAX  
ID NUMBER 20-1506090

6311 Inducon Corporate Drive, Suite One, Sanborn, New York 14132  
(716) 278-8760 Fax (716) 278-8769

- C. **BUSINESS TYPE**
- Sole Proprietorship
  - Partnership
  - Privately-held Corporation
  - Public Corporation
  - Not-for-Profit Corporation
  - LLC
  - Other \_\_\_\_\_

D. **STATE OF INCORPORATION:**

NY

E. **IS APPLICANT AUTHORIZED TO DO BUSINESS IN NEW YORK STATE?**

Yes       No

F. **PRINCIPAL STOCKHOLDERS (Owners of 20% or more of Stock Outstanding)**

Name	%	Corporate Title
<u>Dr. Scott D. Geise</u>	<u>100</u>	<u>President</u>
—	—	—
—	—	—

G. **Has the Applicant (or any related entity) received previous NCIDA assistance?**

Yes       No.

If yes, please give year(s) and project location

—

H. **APPLICANT'S LEGAL COUNSEL**

FIRM NAME                      Rupp Baas

ADDRESS                        172 East Avenue

CITY/STATE/ZIP                Lockport, NY 14094

TELEPHONE                      716 438-0488

ATTORNEY'S NAME            John O'ttaviano

E-MAIL                            —

## II. PROJECT & OCCUPANCY DATA

### A. LOCATION OF PROPOSED PROJECT FACILITY

ADDRESS 2 Pine Street  
PRINCIPAL USE Lease Space  
SBL # 290900 109.55-1-11  
ZONING Commercial

### B. INDICATE MUNICIPAL JURISDICTION

TOWN \_\_\_\_\_  
VILLAGE \_\_\_\_\_  
CITY Lockport  
SCHOOL DISTRICT City of Lockport School

### C. CURRENT OWNERSHIP OF PROPERTY

CURRENT OWNER Dr. Scott D. Geise  
CURRENT ASSESSMENT \$178,000  
CURRENT TAXES (ANNUAL) \$6070

### D. Who are the principal user(s) of the facility (the "Company")? If there are multiple users, please indicate on attached sheet. If same as Applicant indicate the "same" below.

COMPANY NAME Flight of Five Winery LLC  
ADDRESS 2 Pine Street  
CITY/STATE/ZIP Lockport, NY 14094  
CONTACT Jackie Connelly  
TELEPHONE 716 523-7539  
TAX ID NO. \_\_\_\_\_  
% OF FACILITY TO BE OCCUPIED BY COMPANY 25

E. **Are other facilities or related companies located within New York State:**

Yes  No

LOCATION \_\_\_\_\_  
\_\_\_\_\_

**If there are other company facilities within the State, will any of these close or be subject to reduced activity?**

Yes  No

F. **Has the company actively sought sites and/or facilities in another country or state?**

Yes  No

If yes, please describe on separate sheet.

G. **Description of project (check one or more)**

- New Construction Sq. Footage \_\_\_\_\_
- Addition to existing facility Sq. Footage \_\_\_\_\_
- Renovation and modernization of existing facility \_\_\_\_\_
- Acquisition and modernization of existing facility \_\_\_\_\_
- New machinery and equipment Production  Non-Production
- Other (specify) \_\_\_\_\_

H. **Provide a general narrative description of the project, including history and background on user(s) of the facility. Provide information on (Appendix A) for user(s) of the facility. Describe reasons why this project is necessary and its effect it will have on Applicant. Include site plans, renderings, photos, etc.**

For the past 5 years, "Old City Hall" has been underutilized. The current project will renovate the available lease space for businesses that foster increased tourism to the City of Lockport. A new lease has been recently signed with Flight of Five Winery, and other interested persons are awaiting the renovation of the main floor before committing to a lease. As the parking garage next door is removed, "Old City Hall" will gain additional exposure and interest. The goal is to efficiently and effectively, maximize the lease space opportunities that are available at 2 Pine Street.

It only takes one pass over the Pine Street Bridge during tourism season, to realize that the locks themselves are an international attraction. By developing "Old City Hall", we can provide so much more for these visitors to experience, and they in turn will coax their friends and family to visit as well. Our plan is to promote the canal and its history by maintaining a late 1800's feel to the décor.

Future projects will showcase the rich history that exists not only in downtown Lockport, but within the building itself. Birdsill Holly, renowned Lockport inventor, designed and built his first functional water turbine in this building, and

the machinery still exists today. Plans are to seek additional grant funding for renovation of the original power source.

### III. COMPANY EMPLOYMENT INFORMATION

A. **Total current employment within Niagara County is**

2 Full-Time      8 Part-Time

**Current Annual Payroll  
Including benefits**                      \$120,000

B. **Projected Employment:**      25 employees

Applicant or principal user(s) must complete Appendix A.

### IV. EMPLOYMENT IMPACT

Every project seeking NCIDA assistance must use best efforts to use Niagara County labor for the construction of new, expanded or renovated facilities. This requirement includes all project employees of the General Contractor, Subcontractor or sub to a Subcontractor, working on the project. Applicant agrees and understands the obligations herein, and agrees to transmit and convey in a timely fashion this requirement to all applicable contractors, subcontractors, suppliers and materialmen.

A. Will Niagara County contractors and/or subcontractors be utilized for the construction project?

Yes                       No

B. What is the estimated number of construction jobs to be created at the project site from

Niagara County: 10      Erie County:          Other Areas



C. **If applicant expects the Tax-Exempt IRB to exceed \$1,000,000, what is the dollar value of "capital expenditures" that the applicant and company, or any related company or person, has expended within the last three years in the municipality in which the proposed project is to be located and expects to expend in that municipality three years after the bond issue?**

—

D. **Has the applicant made any arrangements for the financing of the project?**

Yes                       No

If so, please specify bank, underwriter, etc.

Private Capital

## VI. PROJECT CONSTRUCTION INFORMATION

A. What is the proposed commencement date of construction or acquisition of the project?

February 4, 2013

B. Outline the timetable for the project, indicating when project will be in full use.

Construction to begin on, or close to, February 4, 2013. Estimated time for Main Floor renovation will be 45 days. Main floor will be in full use by May 1, 2013.



## VII. REPRESENTATIONS BY THE APPLICANT

The Applicant understands and agrees with the Agency as follows:

- A. Job Listings. In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entities") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA") in which the Project is located.
- B. First Consideration for Employment: In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.
- C. Annual Sales Tax Filings: In accordance with Section 874(8) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant.
- D. Annual Employment Reports: The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site.
- E. Absence of Conflicts of Interest: The Applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described: \_\_\_\_\_.
- F. Local Labor: The Applicant understands that the residents of Niagara County will be providing assistance to the project. The Applicant further understands that every project seeking NCIDA assistance must use best efforts to use Niagara County labor for the construction of new, expanded or renovated facilities. This requirement includes all project employees of the General Contractor, Subcontractor or sub to a Subcontractor, working on the project. Applicant agrees and understands the obligations herein, and agrees to transmit and convey in a timely fashion this requirement to all applicable contractors, subcontractors, suppliers and materialmen.

## VIII. ENVIRONMENTAL ASSESSMENT

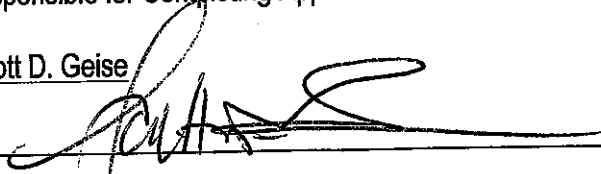
New York State law requires that an Environmental Assessment Form (EAF) must be completed and submitted along with this application. Attach the EAF which was submitted to the municipality.

Name of Applicant's Officer Responsible for Completing Application:

(Please Print)

Dr. Scott D. Geise

Signature



Date of Application

February 1, 2013

# CERTIFICATION

**Dr. Scott D. Geise**

Name of chief executive of the company submitting application

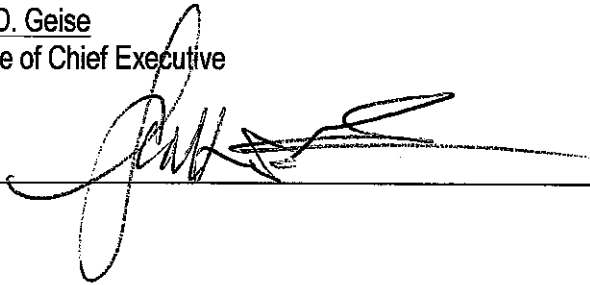
Deposes and says that he/she is the Owner of GEISE PROPERTIES LLC, the corporation named in the attached application; that he/she has read the foregoing application and knows the contents thereof; that the same is true to his/her knowledge. Deponent further says the reason this verification is made by the deponent and not by GEISE PROPERTIES LLC, (company name) is because the said company is a corporation. The grounds of deponent's belief relative to all matters in the said application which are not stated upon his/her own personal knowledge are investigations which deponent has caused to be made concerning the subject matter of this application as well as information acquired by deponent in the course of his/her duties as an officer of and from the books and papers of said corporation.

As officer of said corporation (hereinafter referred to as the "applicant") deponent acknowledges and agrees that applicant shall be and is responsible for all costs incurred by the nonprofit Niagara County Industrial Development Agency (hereinafter referred to as the "Agency") acting on behalf of the attached application whether or not the application, the project it describes, the attendant negotiations and ultimately the necessary issue of bonds and/or completion of the lease/leaseback transaction are ever carried to successful conclusion. If, for any reason whatsoever, the applicant fails to act within a reasonable or specified period of time to take reasonable, proper, or requested actions or withdraws, abandons, cancels, or neglects the application or if the Agency or applicant are unable to identify buyers willing to purchase the total bond issue required or facilitate the lease/leaseback transaction, then upon presentation of invoice, applicant shall pay to the Agency, its agents, or assigns all actual costs involved in conduct of the application, up to that date and time, including but not necessarily limited to fees of bond counsel for the Agency and fees of general counsel for the Agency. Upon successful conclusion and sale of the required bond issue or completion of the lease/leaseback transaction, the applicant shall pay to the Agency an administrative fee set by the Agency. The cost incurred by the Agency and paid by the applicant, including bond counsel and the Agency's general counsel's fees and the administrative fee, may be considered as a cost of the project and included as part of the resultant bond issue or lease/leaseback transaction.

Dr. Scott D. Geise

Print Name of Chief Executive

Signature

A handwritten signature in black ink, appearing to read 'Dr. Scott D. Geise', is written over a horizontal line. The signature is stylized and cursive.

## NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

### PROJECTED EMPLOYMENT\*

	Full-Time		Part-Time		Total	Total Payroll*
Total number of employees within Niagara County at the date of application	<u>2</u>	+	<u>8</u>	=	<u>10</u>	<u>\$120,000.00</u>
Total number of employees to be directly <u>IMPACTED</u> by the project:	<u>2</u>	+	<u>8</u>	=	<u>10</u>	<u>\$120,000.00</u>
ADD: Number of new jobs to be created During the first year after completion:	<u>6</u>	+	<u>0</u>	=	<u>6</u>	<u>\$90,000.00</u>
<b>Total end of first year:</b>	<u>8</u>	+	<u>8</u>	=	<u>16</u>	<u>\$210,000.00</u>
ADD: Number of new jobs to be created During the second year after completion:	<u>4</u>	+	<u>2</u>	=	<u>6</u>	<u>\$70,000.00</u>
<b>Total end of second year:</b>	<u>12</u>	+	<u>10</u>	=	<u>22</u>	<u>\$280,000.00</u>
ADD: Number of new jobs to be created During the third year after completion:	<u>4</u>	+	<u>2</u>	=	<u>6</u>	<u>\$70,000.00</u>
<b>Total end of third year:</b>	<u>16</u>	+	<u>12</u>	=	<u>28</u>	<u>\$350,000.00</u>

Estimated average annual salary of new jobs to be created: \$17,500.00

Expected high salary of new jobs to be created: \$25,000.00

Expected low salary of new jobs to be created: \$10,000.00

List types of jobs (i.e. production, managerial, clinical, engineering, etc.) to be created.

\*Applicant or principal user(s) as noted in Section III B of application (includes benefits)

Dr. Scott D. Geise

Print Name

Signature

Date