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**NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**PUBLIC HEARING FOR ALI RIZEK PROJECT**

August 1, 2012  
4:00 P.M.

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

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

REPORTED BY: DAWN M. SITERS,  
Court Reporter.

ATTENDANCE NOTED ON ATTACHED SIGN-IN SHEET

INDEX TO SPEAKERS

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GERALD SKRLIN.....	7

1 MS. LANGDON: Okay. We'll  
2 get started. Would everybody please sign the  
3 attendance sheet, even if you don't wish to comment.

4 Good afternoon. My name is Susan  
5 Langdon, Director of Project Development for the  
6 Niagara County Industrial Development Agency. I'll  
7 be serving as hearing officer for this public  
8 hearing. We're here in the Council Chambers at the  
9 Niagara Falls City Hall. It is now 4:02 P.M.

10 The purpose of this hearing is to  
11 solicit comments, both written and oral, on the Ali  
12 Rizek Project in the City of Niagara Falls. The  
13 project entails the construction of a new Comfort  
14 Inn & Suites hotel on Niagara Falls Boulevard.

15 Comments can be in support of, or  
16 in opposition to, or on the nature or location of  
17 the project. All comments are to be limited to the  
18 Ali Rizek project.

19 This hearing is not for accepting  
20 comments on any environmental issues, nor  
21 environmental determination, and this is not part of  
22 the New York State SEQRA process.

23 I will now read the Notice of

1 Public Hearing. Notice is hereby given that a  
2 public hearing pursuant to Article 18-A of the New  
3 York General Municipal Law will be held by the  
4 Niagara County Industrial Development Agency (the  
5 "Agency") on the 1st day of August, 2012 at 4:00  
6 P.M. local time, at the Niagara Falls City Hall, 745  
7 Main Street, Chambers Room, Niagara Falls, New York  
8 14302, in connection with the following matter.

9 Ali Rizek, for himself, and/or on  
10 behalf of an entity formed or to be formed (the  
11 "Company"), has submitted an application (the  
12 "Application") to the Agency, a copy of which is  
13 on file at the office of the Agency, requesting  
14 that the Agency consider undertaking a project  
15 (the "Project") for the benefit of the Company  
16 consisting of: (A)(i) the acquisition or retention  
17 by the Agency of fee title to, or a leasehold  
18 interest in, the parcel of land located at 6115  
19 Niagara Falls Boulevard in the City of Niagara  
20 Falls, Niagara County, New York (the "Land"); (ii)  
21 the construction of an approximately one hundred  
22 room hotel, together with restaurant and various  
23 amenities (the "Improvements"), and (iii) the

1 installation of certain equipment and items of  
2 personal property including, but not limited to,  
3 laundry equipment, guest room and related  
4 furnishings, and telephone, computer and Internet  
5 equipment and support systems (the "Equipment", and  
6 collectively with the Land and the Improvements, the  
7 "Facility"); (B) the leasing of the Project back to  
8 the Company, and (C) the providing of financial  
9 assistance to the Company for qualifying portions of  
10 the Project in the form of sales and use tax  
11 exemptions and a mortgage recording tax exemption,  
12 consistent with the policies of the Agency, a  
13 partial real property tax abatement and a mortgage  
14 recording tax exemption with respect to a certain  
15 payment-in-lieu-of-tax mortgage.

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

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

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

18 This public hearing is being  
19 conducted in accordance with Subdivision 2 of  
20 Section 859-a of the New York General Municipal Law.  
21 Dated July 10, 2012, Niagara County Industrial  
22 Development Agency; by Samuel M. Ferraro, Executive  
23 Director.

1 I will now open the hearing for  
2 comments. Please remember to give your name,  
3 address and organization you represent. Direct all  
4 comments to the Chair. Your comments should be made  
5 on this project only.

6 GERALD SKRLIN: My name is  
7 Gerald Skrlin. I live at the Lavinia E. Porter  
8 House, 162 Buffalo Avenue, Niagara Falls, New York.

9 First, I want to quote the  
10 publication from the IDA, Section 7, Niagara County  
11 Goals, one, two and three. Number one; to improve  
12 the quality of life for the people of Niagara  
13 County. Two; attract higher-paying jobs, to afford  
14 Niagara County residents opportunities for higher  
15 incomes. And three; increase employment opportunities.

16 I wish to express, I'm not voicing  
17 a voice of dissent. I want to express a realistic  
18 analyzation of what I interpret this to be. As  
19 stated by the corporation, sixty workers will be  
20 added, with a payroll of, I believe, two million --  
21 two point one million dollars. On an average, that  
22 turns out to be thirty-five thousand dollars a year.  
23 As stated in this paper, one position for fifty

1 thousand; other positions for twenty thousand  
2 dollars per year.

3                   There are seventeen profitable  
4 weekends per year in our tourist season. I wish to  
5 express that, in my opinion as well, I do not think  
6 this is realistic.

7                   What I wish to express to this  
8 committee in granting any form of tax relief to  
9 corporations which need our local manpower is that I  
10 know thirty-two jobs were given to foreign student  
11 workers in the city. And I say they are being  
12 exploited. They're employed not in accordance with  
13 the worker federal guidelines. We have a cook  
14 working for minimum wage at one of our best  
15 restaurants; whereas, he worked as a cook in his  
16 hometown in Eastern Europe. So I say that is  
17 exploitation of foreign student workers, as well as  
18 that of USA American workers who are displaced. If  
19 you're granting these people tax breaks, we need to  
20 guarantee that American workers will be employed at  
21 gainful wages, mentioned in this book. Twenty  
22 thousand dollars; that is approaching gainful wage,  
23 twenty thousand per year.



1                   Again, I want to say that foreign  
2 students are being exploited; American workers are  
3 being displaced; corporations are misrepresenting  
4 economic benefits, these jobs are seasonal. And the  
5 policy aids to keeping minimum wage prevalent.

6                   I know this from personal  
7 experience, that hotels are actually housing -- they  
8 have at this present moment, an illegal boarding  
9 house housing eight foreign student workers.

10                   MS. LANGDON:            Are you  
11 talking about this project, sir?

12                   GERALD SKRLIN:        I'm sorry. I  
13 stepped out of the way with that comment.

14                   Okay. In the IDA Tourism Book, it  
15 says, Section B, number 14; create opportunities for  
16 major new investment in other educational and  
17 interpretive facility centers, a series of  
18 interrelated and linked museum exhibits and  
19 attractions. Here's where I got off track, because  
20 I was going to mention this as relating to my  
21 project, and not to this project.

22                   MS. LANGDON:            I just don't  
23 want anything on the record that doesn't pertain to

1 the Rizek project.

2 GERALD SKRLIN: Well, we'll  
3 scratch that, yes. Okay. Our county community  
4 college has a school, a culinary school, which we  
5 want to train our kids to work in and serve in the  
6 establishments which will be created and constructed  
7 in our area. I feel that if the IDA were to give  
8 money to any entrepreneur, or any corporation that  
9 comes in here without making promises that they will  
10 follow the federal guidelines regarding student  
11 workers, and promote our locals to receive gainful  
12 employment, I think that the -- giving them such tax  
13 breaks will be too great of a burden upon our  
14 present system. Thank you.

15 MS. LANGDON: Thank you.  
16 Does anyone else wish to speak?

17 PERRY JOST: I'll pass.

18 MS. LANGDON: Thank you.  
19 Okay. There being no further comments, I will  
20 adjourn the hearing. It's 4:12. Thank you for  
21 attending.

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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 August, 2012, at 4:00 p.m., local time, at the Niagara Falls City Hall, 745 Main Street, Chambers Room, Niagara Falls, New York 14302, in connection with the following matter:

**ALI RIZEK**, for himself and/or on behalf of an entity formed or to be formed (the "Company"), has submitted an application (the "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") for the benefit of the Company consisting of: (A)(i) the acquisition or retention by the Agency of fee title to or a leasehold interest in the parcel of land located at 6115 Niagara Falls Boulevard in the City of Niagara Falls, Niagara County, New York (the "Land"); (i) the construction of an approximately 100 room hotel together with restaurant and various amenities (the "Improvements"), 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"); (B) the leasing of the Project back to the Company, and (C) the providing of financial assistance to the Company for qualifying portions of the Project in the form of sales and use tax exemptions and a mortgage recording tax exemption, consistent with the policies of the Agency, a partial real property tax abatement and a mortgage recording tax exemption with respect to a certain payment-in-lieu-of-tax mortgage.

The Agency will acquire or retain 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 for qualifying portions of the Project in the form of sales and use tax exemptions and a mortgage recording tax exemption for financing related to the Project, consistent with the policies of the Agency, a partial real property tax abatement and a mortgage recording tax exemption with respect to a certain payment-in-lieu-of-tax agreement mortgage.

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: July 10, 2012

NIAGARA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

By:

  
Samuel M. Ferraro  
Executive Director

**PUBLIC HEARING SIGN IN SHEET**

Ali Rizek

August 1, 2012 4:00 p.m.

City Hall, Chambers Room, Niagara Falls, NY

Name	Address	Affiliation	Do you Wish to Speak?
Gerald Skrlin	LAVINIA E. PORTER HOUSE 162 Buffalo Ave NFNJ		YES
Perry Jost	Elizabeth House 327 Buffalo Ave		YES
Corleob Rizak	5919 Niagara Falls Blvd.		NO