

Public Hearing for Shipman Properties, LLC

Vantage Center
6311 Inducon Corporate Drive
Sanborn, New York 14132

October 4, 2011
4:00pm

Present: Susan C. Langdon,
Director of Project Development
Niagara County Industrial Development Agency

Susan Langdon:

Good afternoon, my name is Susan Langdon, Director of Project Development for the Niagara County Industrial Development Agency and I will be serving as hearing Officer for this Public Hearing. It is now 4:00 P.M.

The purpose of this Hearing is to solicit comments, both written and oral on the **Shipman Properties, LLC** project in the Town of Wheatfield, New York

The proposed project entails the acquisition and renovation of a building at 6120 Lendell Road in the Town of Wheatfield to serve as a production facility for a commercial printer. Please note that I have copies of the project summary/cost benefit and the project application available for review.

Comments can be in support of or in opposition to, or on the nature or location of the project. All comments are to be limited to the Shipman Properties LLC Project

This hearing is not for accepting comments on any environmental issues or environmental determination and this is **not** a part of the NYS SEQRA process.

For the record, there is no one in attendance. I will leave the hearing open for 15 minutes to accommodate any late arrivals. Since no one is here, I will forgo the reading of the Notice but will be submitting it as an attachment to the Transcript.

Adjournment:

It is now 4:15 P.M., I will close the hearing.

**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 4th day of October, 2011, at 4:00 p.m., local time, at the Niagara County Center for Economic Development, 6311 Inducon Corporate Drive, Suite One, Sanborn, New York 14132, in connection with the following matter:

SHIPMAN PROPERTIES, LLC, for itself 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 an approximately 10-acre parcel of land located at 6120 Lendell Road in the Town of Wheatfield, Niagara County, New York (the "Land"); (ii) the renovations and upgrading of an approximately 18,000 square foot facility thereto (the "Improvements"); and (iii) the installation of certain equipment and items of personal property including, but not limited to, new presses and a more efficient manufacturing environment to allow for product work flow and product process (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: September 15, 2011

**NIAGARA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY**

By: _____


Samuel M. Ferraro
Executive Director

