

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23

---

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

BROWN ELECTRIC, INC.

May 10, 2010

Taken at Pendleton Town Hall,  
6570 Campbell Boulevard,  
Lockport, New York 14094,

---

PRESENT: SUSAN LANGDON,  
Director of Project Development.

ANDREA P. EGOLF,  
Court Reporter.

1 MS. LANGDON: Would everybody please sign  
2 the attendance sheet even if you do not wish  
3 to comment? Good afternoon. My name is  
4 Susan Langdon, Director of Project  
5 Development for the Niagara County Industrial  
6 Development Agency and I will be serving as  
7 hearing officer for this public hearing.

8 It is now 3:35 p.m. The purpose of this  
9 hearing is to solicit comments, both written  
10 and oral, on the proposed Brown Electric  
11 Project in the Town of Pendleton, New York.  
12 I have passed out the notice of public  
13 hearing and project summary/cost benefit  
14 analysis to the attendees. For your review,  
15 a copy of the project application is also  
16 available.

17 This project involves the construction  
18 of a new building at 6421 Campbell Boulevard  
19 in the town to be used as the offices,  
20 warehouse and shop for Brown Electric, Inc.  
21 Please be advised that this is not a debate  
22 or a question and answer session. I am here  
23 to record your comments and present a

1 transcript of these proceedings to Niagara  
2 County Industrial Development Agency Board of  
3 Directors for their consideration in their  
4 decision relative to this project.

5 Comments can be in support of or in  
6 opposition to or on the nature or location of  
7 the project. All comments are to be limited  
8 to the Brown Electric, Inc., Project. This  
9 hearing is not for accepting comments on any  
10 environmental issues, nor determination and  
11 this is not a part of the New York SEQRA  
12 Process.

13 Notice of public hearing. Notice is  
14 hereby given that the public hearing pursuant  
15 to Article 18-A of the New York General  
16 Municipal Law will be held by the Niagara  
17 County Industrial Agency (the Agency), on the  
18 10th day of May 2011, at 3:30 p.m. local  
19 time, Pendleton Town Hall, 6570 Campbell  
20 Boulevard, Lockport, New York 14094, in  
21 connection with the following matter.

22 Brown Electric, Inc., a New York  
23 corporation with offices at 7367 Bear Ridge

1 Road, North Tonawanda, New York 14120, for  
2 itself and/or on behalf of an entity formed  
3 or to be formed (the Company), has submitted  
4 an application to the Agency, a copy of which  
5 is on file at the office of the Agency,  
6 requesting that the Agency consider  
7 undertaking a project (the project) for the  
8 benefit of the Company consisting of: (A)  
9 The acquisition (or retention) by the Agency  
10 of fee title or a leasehold interest in an  
11 approximately 4.5 acre parcel of land located  
12 on 6421 Campbell Boulevard in the Town of  
13 Pendleton, Niagara County, New York (the  
14 land); (B) the construction of approximately  
15 8500 square foot addition to house the  
16 Company's growing business of industrial and  
17 commercial contracting providing electric  
18 services throughout Western New York (the  
19 Improvements); and (C) the acquisition of and  
20 installation in and around the Improvements  
21 of certain machinery, equipment and items of  
22 personal property (the Equipment and  
23 collectively with the Land and The

1 Improvements, the Facility)

2 The Agency will acquire or retain the  
3 title to or a leasehold interest in the  
4 facility and lease the facility back to the  
5 company. The company will operate the  
6 facility during the term of the lease. At  
7 the end of the lease term the company will  
8 purchase the facility from the agency or if  
9 the agency holds a leasehold interest the  
10 leasehold interest will be terminated.

11 The agency contemplates that it will  
12 provide financial assistance to the company  
13 for qualifying portions of the project in the  
14 form of sales or use tax exemptions and  
15 mortgage recording tax exemptions consistent  
16 with the policies of the agency and partial  
17 real property tax abatement.

18 A representative of the Agency will be  
19 at the above-stated time and place to present  
20 a copy of the application and hear and accept  
21 written and oral comments from all persons  
22 about their views in favor and opposed to the  
23 proposed financial assistance.

1           This public hearing is being conducted  
2           in accordance with Subdivision 2 of the  
3           Section 859 A of the New York General  
4           Municipal Law. Dated 7/20 2011. Niagara  
5           County Industrial Development Agency. Samuel  
6           M. Ferraro, executive director.

7           I'll open the hearing for comments,  
8           please remember to give your name, address,  
9           and organization you represent. Direct your  
10          comments no the chair and your comments  
11          should be made on the project only.

12          Anyone wishing to speak?

13   MR. RIESTER: I guess I'll speak in favor of the  
14          project. Sharon's been a good corporate  
15          citizens in the Town of Pendleton and the  
16          project looks like it will be advantageous  
17          to the Town of Pendleton, so a supervisor of  
18          the Town of Pendleton, I support the project.

19   MS. LANGDON: Thank you. Anyone else? It is  
20          3:41 and I will close the public hearing.  
21          Thanks for attending.

22

23

1 STATE OF NEW YORK)

2 SS:

3 COUNTY OF NIAGARA)

4

5 I, ANDREA P. EGOLF, a Notary Public in  
6 and for the State of New York, County of Niagara,  
7 DO HEREBY CERTIFY that the proceedings were taken  
8 down by me in a verbatim manner by means of  
9 Machine Shorthand on May 10, 2011. That the  
10 proceedings were then reduced in writing under my  
11 direction.

12 I further CERTIFY that the  
13 above-described transcript constitutes a true and  
14 accurate and complete transcript of the  
15 testimony.

16

17

18

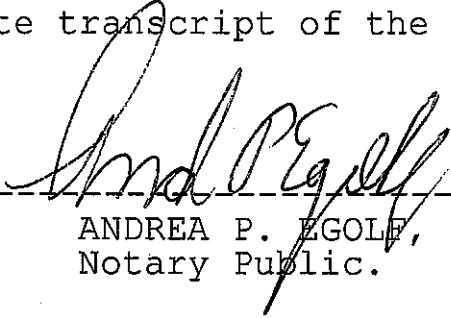
19

20

21

22

23

-----  
  
ANDREA P. EGOLF,  
Notary Public.