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NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
PUBLIC HEARING FOR DoJo, LLC, INC.

March 7, 2011

Taken at: Niagara County Center for  
Economic Development, Vantage Center,  
6311 Inducon Corporate Drive  
Wheatfield, New York 14132

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PRESENT: SUSAN LANGDON,  
Director of Project Development.

DAWN M. SITERS,  
Court Reporter.

1 MS. LANGDON: Would everyone  
2 please sign in on the attendance sheet, even if you  
3 do not wish to comment.

4 Good afternoon. My name is Susan  
5 Langdon, Director of Project Development for the  
6 Niagara County Industrial Development Agency, and I  
7 will be serving as hearing officer for this public  
8 hearing. It is now three thirty-three P.M.

9 The purpose of the hearing is to  
10 solicit comments, both written and oral, on the  
11 proposed DoJo, LLC Project in the Town of  
12 Wheatfield, New York. I have passed out the notice  
13 of public hearing and project summary to any  
14 attendees. For your review, a copy of the project  
15 application and cost/benefit analysis are also  
16 available.

17 This project involves the  
18 expansion of a medical office at 2890 Niagara Falls  
19 Boulevard.

20 Please be advised that this is not  
21 a debate, or a question and answer session. I'm  
22 here to record your comments, and present a  
23 transcript of these proceedings to the Niagara

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

4 Comments can be in support of, or  
5 in opposition to, or on the nature of, or location  
6 of the project. All comments are to be limited to  
7 the DoJo, LLC Project.

8 This hearing is not for accepting  
9 comments on any environmental issues, nor  
10 environmental determination; and this is not a part  
11 of the New York State SEQRA process.

12 Given that there are no attendees,  
13 I'm going to forgo the reading of the Notice of  
14 Public Hearing, and attach a copy to the transcript.

15 We'll give it a few minutes, in  
16 case anyone shows up.

17 (A recess was then taken.)

18 MS. LANGDON: It is now  
19 three thirty-six P.M.; and I will close this  
20 hearing.

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**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 7th day of March, 2011 at 3:30 p.m., local time, at the Niagara County Center for Economic Development, Vantage Center, 6311 Inducon Corporate Drive, Wheatfield, New York 14132, in connection with the following matter:

**DOJO, LLC**, for itself or on behalf of an entity to be formed (the "Company"), has submitted an application to the Agency (a copy of which is on file at the office of the Agency) requesting the Agency to undertake a certain project (the "Project") consisting of: (A) the acquisition or retention by the Agency of fee title to or a leasehold or other interest in an approximately 4-acre parcel of land known as 2890 Niagara Falls Boulevard in the Town of Wheatfield, Niagara County, New York (the "Land"); (B) the renovation thereof of an approximately 3,350 square foot medical office building (the "Improvements"); and (C) the acquisition of and installation in and around the Improvements of certain equipment and items of personal property (the "Equipment" and, collectively with the Land and the Improvements, the "Facility"), all to be used by the Company in its business as a family medical practice.

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 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 agreement mortgage.

A representative of the Agency will be at the above-stated time and place to present a copy of the Application and hear and accept written and oral comments from all persons with views in favor of or opposed 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: February 2, 2011

**NIAGARA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY**

By: \_\_\_\_\_

  
Samuel M. Ferraro  
Executive Director