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NCIDA PUBLIC HEARING for
NIAGARA'S CHOICE FEDERAL CREDIT UNION

LOCATION: Vantage Center
6311 Inducon Corporate Drive
Wheatfield, New York 14132

DATE: February 6, 2009

TIME: 4:34 p.m.

HEARING OFFICER: LAWRENCE WITUL

REPORTED BY: KELLY MAJCHRZAK

1 HEARING OFFICER: Good afternoon. My
2 name is Lawrence Witul. I'm the assistant
3 director of the Niagara County Industrial
4 Development Agency. I will be serving as the
5 hearing officer for this public hearing. It's
6 now 4:34.

7 A copy of the project summary is
8 available for review. The purpose of this
9 hearing is to solicit comments, both written and
10 oral, on the Niagara's Choice Federal Credit
11 Union Project, Wheatfield, New York.

12 Comments can be in support or in
13 opposition to the project, or on the nature or
14 location of the project. All comments are to be
15 limited to the Niagara's Choice Federal Credit
16 Union Project, Wheatfield, New York.

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

21 Notice of public hearing: Notice is
22 hereby given that a public hearing pursuant to
23 Article 18-A of the New York General Municipal

1 Law will be held by the Niagara County
2 Industrial Development Agency (the Agency) on
3 Friday, February 6, 2009 at 4:30 p.m. local time
4 at the Niagara County Center for Economic
5 Development, Vantage Center, 6311 Inducon
6 Corporate Drive, Wheatfield, New York 14132 in
7 connection with the following matter:

8 Niagara's Choice Federal Credit Union
9 for itself or in behalf of an entity formed or
10 to be formed (the Company), has requested the
11 Agency's assistance with respect to a certain
12 project (the Project) consisting of one, the
13 acquisition of an approximately 1.2-acre parcel
14 of vacant land situated adjacent to their
15 present location known as 3571 Niagara Falls
16 Boulevard, Meadowbrook Plaza, in the Town of
17 Wheatfield, New York, (the Land). Two, the
18 construction on the Land of an approximately
19 \$3,000 square foot building to be used as office
20 space (the improvements), and three, the
21 acquisition of and installation in and around
22 the improvements of certain machinery and
23 related equipment and items of personal

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1 property, including but not limited to, office
2 and data processing equipment (the Equipment and
3 collectively with the Land and the Improvements,
4 the Facility).

5 The Agency will acquire a leasehold or
6 other interest in the Facility and lease such
7 interest in the facility back to the Company.
8 The Company will operate the Facility during the
9 term of the lease. At the end of the lease
10 term, the Agency's leasehold interest in the
11 Facility will be terminated. The Agency
12 contemplates that it will provide financial
13 assistance (the Financial Assistance) to the
14 Company in the form of an abatement or exemption
15 from real property taxes levied against the
16 Facility, pursuant to a payment-in-lieu-of-tax
17 agreement to be entered into by the Agency and
18 the Company, subject to compliance with the
19 Agency's policy with respect to
20 payment-in-lieu-of-tax agreements or procedures
21 for deviation from the Agency's policy have been
22 completed in accordance with the provisions of
23 the New York General Municipal Law.

1 A representative of the Agency will be
2 at the above-stated time and place to present a
3 copy of the Company's Project Application
4 (including a cost-benefit analysis) and hear and
5 accept written and oral comments from all
6 persons with views in favor of or opposed to or
7 otherwise relevant to the proposed Financial
8 Assistance, Dated January 5th, 2009, Niagara
9 County Industrial Development Agency, by Samuel
10 M. Ferraro, Executive Director.

11 I will open the hearing for comments.
12 Once you've been recognized, please be sure to
13 give your name, address and the organization you
14 might represent. Direct all comments to the
15 Chair. Your comments should be limited to this
16 project and we ask that you limit our
17 presentation to three minutes until everyone has
18 had an opportunity to speak.

19 At this time is there anyone wishing to
20 make any comments?

21 C. LEE: I'd like to make a comment.

22 HEARING OFFICER: Please stand and give
23 your name, address and organization you might

1 represent.

2 C. LEE: My name is Cathy Lee. I
3 represent Noah. My address is 925 Main Street,
4 Niagara Falls. We are not necessarily against
5 the project, but are in support of local hiring
6 as a requirement, as well as a policy. We just
7 wanted to make that statement.

8 HEARING OFFICER: Thank you. Anybody
9 else wish to comment? I'll leave the hearing
10 open for a couple moments. During the interim,
11 the transcript of this hearing will be made
12 available to agency board members prior to its
13 meeting. A summarization of the hearing will be
14 given to the agency prior to them making any
15 recommendations or decisions on the project.

16 Again, is there anybody else that would
17 wish to comment? Final opportunity.

18 Okay. It is now 4:39 p.m. There being
19 no further comments, I will close the hearing.
20 I thank everyone for attending today.

21 * * * * *

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1 STATE OF NEW YORK)

2 SS:

3 COUNTY OF ERIE)

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5 I, KELLY MAJCHRZAK, a Notary Public in
6 and for the State of New York, County of Erie,
7 DO HEREBY CERTIFY, that the proceedings were
8 taken down by me in a verbatim manner by means
9 of Machine Shorthand on February 6, 2009,
10 that the proceedings were taken to be used in
11 the above-entitled action.

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

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KELLY MAJCHRZAK
Notary Public

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