

- **PUBLIC HEARING DLV Properties, LLC, and/or Individual(s) or Affiliate(s), Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf**

Public Hearing on August 30, 2022 at 2:00 p.m.
at North Tonawanda Public Library – 505 Meadow Drive

Andrea Klyczek: *Welcome. This public hearing is now open; it is 2 :05 p.m. My name is Andrea Klyczek. I am the Assistant Director of the Niagara County Industrial Development Agency, and I have been designated by the Agency to be the hearing officer to conduct this public hearing. Notice of this public hearing was published in the Niagara Gazette on August, 16, 2022.*

We are here to hold the public hearing on DLV Properties LLC. and/or Individual(s) or Affiliate(s), Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf. The transcript of this hearing will be reviewed and considered by the Agency in determination of this project.

The proposed project (the "Project") includes site development and the construction of a 148,000 square foot market-rate apartment building at 624 River road.

The proposed financial assistance contemplated by the Agency includes New York State and local sales and use tax exemption benefits and mortgage recording tax exemption benefits(in compliance with Agency's tax exemption policy), and a partial real property tax abatement.

The project application and project summary are posted on the Agency's website at niagaracountybusiness.com and I have copies with me today.

If you have a written comment to submit for the record, you may do so. Written comments may also be delivered to Agency at 6311 Inducon Corporate Drive, Suite One, Sanborn, New York 14132 until the comment period closes on September 2, 2022.

If anyone is interested in making a comment, please, state your name and address; if you are representing a company, please identify the company. Are there any comments

Douglas Taylor: *I'll comment. Visone has been an exceptionally good developer and he's got a site. I don't know if any of you are aware of the history of the site. It opened in 1872 as the Niagara River Iron and Steel Corporation. It went through multiple owners. When I was a kid, it*

was Tonawanda Iron and it closed in 1972 for various reasons. The Fed was involved and the nation of Pakistan was involved and be that as it may, there it sat. They blew down the site in the late 70's culminating when they knocked the ore bridge down and just took off. The site was available and no one wanted it for what, 45 years. And then Visone came along. The reason nobody wanted it was the slag that was left over from the iron, you make iron from bringing iron ore in from Michigan, limestone in from wherever you can find it, you melt it all in a pot, the limestone pulls the impurities out of the iron, you pour out nice iron. The trouble is the limestone they had, the iron they had, was slightly radioactive so people do a check on the site and they go oh it's radioactive, can't touch it, of course in the iron business you got slag on the ground you just throw it on the ground run it over with bulldozers and push it in. Louis had the idea and we backed him up on it from the Lumber City Development Corporation of getting around the radiation issue by putting a large amount of fill on the site. I think the first project at 600 I think ended up with putting 8 feet of soil, he had to put over the whole site which was difficult, took a while. And eh everything's fine, State signed off, he had enough soil over it so you didn't have to worry about the latent radiation. And he's got a great project going. This is a continuation, it's on the same site, and he's got the same problems, in fact I think he's gonna have more because he appears to be getting into some of the older buildings that are underground from all the slag they piled up and he's gonna have... I think he found some tunnels, he's gonna find all kinda crazy things there. So it's a big job he's the only person that's come into town in 45 years that wants to touch that site and more power to him as far as I'm concerned. In my previous position as CEO of Taylor Devices, I'm well aware of the environment of the part of the river and all he's done is improve it, much nicer then it was.

Andrea Klyczek: Thank you

Austin Tylec: I'll make a comment. Austin Tylec, the Mayor of the City of North Tonawanda. So I'm in favor of this project and any incentives that the County can provide as well as the City. As Mr. Taylor has described Visone has proved to be a fantastic developer in the City of North Tonawanda utilizing unusable space, really cleaning up our waterfront there and being a contributing member of our City, so I am in full support. I know they're had a lot of hardship in the last year or two in terms of inflation, cost of construction, delays and any incentive that can make this project happen and done the right way that they intend to, I think the community should support.

Andrea Klyczek: Thank you. Are there any further comments?

Douglas Taylor: I could also comment when the Planning Board reviewed the plans he's got a nice public benefit area along the water too, which helps.

Austin Tylec: It was supported ... A portion of the project was supported by our local planning committee through the Downtown Revitalization Initiative, so a few hundred thousand dollars was submitted to the State for hopefully approval that will go toward that public benefit area, so it has community support as well.

Andrea Klyczek: Are there any more comments? Hearing no further comments, I will now adjourn the meeting. It is now 2:11 p.m. Thank you.