

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

PUBLIC HEARING FOR MHT HOLDINGS, INC.

Brookside Commons

August 30, 2023

2:00 p.m.

Taken at: Town of Niagara Town Hall

1 PRESENT:

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3 ANDREA KLYCZEK
Assistant Executive Director
4 Niagara County Industrial Development Agency
Appearing as Hearing Officer

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6 SUSAN LANGDON
Executive Director
Niagara County Industrial Development Agency

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8 ATTENDANCE NOTED ON ATTACHED SIGN-IN SHEET

9

10 MS. KLYCZEK: Welcome. This
11 public hearing is now open. It is 2:00 p.m.

12 My name is Andrea Klyczek. I am
13 the Assistant Director of the Niagara County
14 Industrial Development Agency, and I will be the
15 hearing officer to conduct this public hearing.

16 Notice of this public hearing was
17 published in the Niagara Gazette.

18 We are here to hold this public
19 hearing on MHT Holdings, Inc. (Brookside Commons)
20 and/or Individuals or affiliates, subsidiaries or
21 entities formed, or to be formed on its behalf.

22 The transcript of this hearing will be reviewed
23 and considered by the Agency in determination of

1 this project.

2 The proposed project includes the
3 acquisition and renovation of approximately 16,098
4 square feet comprised of 15 market-rate apartments
5 located at 6127 North Whitham Drive in the Town of
6 Niagara.

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

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

17 If you have a written comment to
18 submit for the record, you may do so. Written
19 comments may also be delivered to the Agency at 6311
20 Inducon Corporate Drive, Suite One, Sanborn, New
21 York 14132, until the comment period closes on
22 September 1, 2023.

23 If anyone is interested in making

1 a comment, please state your name and address. If
2 you are representing a company, please identify the
3 company. Please limit your comments to no more than
4 three minutes in length.

5 Are there any comments?

6 Yes. If you wouldn't mind taking
7 a seat there.

8 **CRAIG GUILIANI:** Craig Guiliani,
9 7105 Lockport Road. I'm the Town of Niagara Police
10 Chief.

11 My only concern right now is that
12 with some of the lower income housing establishments
13 that we have in the town we've had a lot of crime.
14 And if there's another lower income establishment
15 coming into the town, it's only going to exacerbate
16 that problem.

17 One of the areas that we currently
18 have a problem with wasn't a lower income housing
19 project before, and we recently had a shooting
20 there. I'm concerned about that growing should we
21 have to have another lower income housing come into
22 the town. That's my biggest concern with
23 everything. That's all I have.

1 **MS. KLYCZEK:** Thank you.

2 **SYLVIA VIRTUOSO:** Sylvia Virtuoso,
3 7105 Lockport Road. I'm the Town Clerk here in the
4 Town of Niagara.

5 I have major concerns that you
6 said there were 15 market-value apartments; this one
7 is changing to a affordable units. The criteria is
8 that it supports and aligns with the local
9 development plan.

10 This is not. We have no
11 development plans for low income housing.

12 And according to the employment, I
13 don't think it even qualifies for a PILOT. They're
14 not creating more jobs. They're not doing anything
15 in that point.

16 And I know there's been very
17 reputable businesses coming to the town, the County
18 IDA, and have been refused because there are not
19 enough jobs.

20 So those are some of my concerns.

21 But I echo exactly everything the
22 Police Chief said. It is a major concern.

23 We have that bordered by a

1 beautiful subdivision called Veteran Heights. That
2 is the only subdivision in town with sidewalks. And
3 it has very nice modest homes. And lining it with
4 this type of housing is just not acceptable to us in
5 the town anymore. We're not -- we have plenty of
6 it. We don't need any more.

7 And I'm sorry, I don't agree with
8 this project.

9 **MS. KLYCZEK:** Any other
10 comments?

11 **ED HERMAN:** My name is
12 Ed Herman. I live at 3109 Dell Drive in Veteran
13 Heights that Sylvia spoke about. So I'm very
14 concerned about the neighborhood. And I echo the
15 same concerns that Police Chief Guiliani had with
16 who's moving into those apartments.

17 I don't know what your target
18 population is. I certainly don't want immigrants
19 coming in from Buffalo. They're making a mess out
20 there. I don't want sex offenders that are being
21 released from jail there. I've worked at probation
22 for many, many years. I've worked in social
23 services for many, many years.

1 So I guess I'm wondering who is
2 going to be taking advantage of this the low income
3 housing? Is it truly low-income people, or is it
4 no-income people? Are people coming in our town
5 that families haven't worked in three generations,
6 you know?

7 Or are we talking seniors, Social
8 Security people. There's a difference. There's a
9 difference how they'll treat the property. They
10 have a stake in the claim, whereas the others that
11 I mentioned don't.

12 And you can fix up the properties,
13 make them as beautiful as you want, but if you -- if
14 these are the type of clientele that are coming in,
15 they'll destroy it.

16 They'll also have an impact on our
17 neighborhood, and more importantly, our town. We
18 don't want the town to erode to become something
19 like we see in Niagara Falls because we undersell
20 ourselves and keep letting properties like this in.

21 So I guess my question would be,
22 who is your target population? We don't want leased
23 housing section. We don't want to see subsidized.

1 It reminds me of Section 8 housing. And that's
2 where many of the problems the police chief talked
3 about come to, those areas, so.

4 MS. KLYCZEK: Okay. Thank
5 you.

6 CHARLES HASLEY: My name is
7 Charles Hasley. I'm the building inspector for the
8 Town of Niagara, 7105 Lockport Road.

9 My concerns are a little bit
10 different than the previous speakers. As a
11 building inspector, I just want everybody and the
12 applicant to know that any renovations to the
13 building must meet New York State Building Codes,
14 or include safety building permits issued by the
15 Town of Niagara.

16 And as a zoning officer and
17 planning chair -- officer, excuse me -- I would
18 like it known that the population densities will
19 be checked, and the occupancy has to be in line
20 with the previously approved site plan.

21 That's about it. Thank you.

22 MS. KLYCZEK: Thank you.

23 Are there any other comments?

1 **LEE WALLACE:** I was waiting
2 until last. My name is Lee Wallace. I am the
3 Supervisor for the Town of Niagara. 7105 Lockport
4 Road, Niagara Falls, New York, that's my work
5 address. My home address is 5826 Grauer.

6 I will tell you that just in --
7 I'm not going to repeat what everyone else said --
8 in a general sense, this would be -- this will be a
9 gigantic hot button in our town, maybe as big a hot
10 button as Amazon was.

11 The difference between the two
12 projects, from my point of view, is that Amazon was
13 supported by the Town Board because of the --
14 even -- and it was going to change our town
15 drastically, but because of what we anticipate,
16 and what we anticipated as a town would bring in
17 and what it would create, and how it would change
18 us in a positive manner, we felt overrode the
19 negative manner. I do not see that in this case.
20 I really believe this will be a problem.

21 I really have a problem -- I'm not
22 blaming anyone, but I really have an issue with the
23 fact that we seem to always be the dumping ground.

1 You know, it's like, well, look, nobody will -- just
2 put it there, or change it there, or whatever.
3 There are a lot of people that don't know that this
4 is going on, don't know about the public hearing
5 today.

6 And I really have a hard time
7 believing that my Town Board would ever support
8 something like this. I really think there will
9 gigantic opposition. And it will start right here
10 in our town. Thank you.

11 **MS. KLYCZEK:** Thank you.
12 Are there any other comments?

13 **MARK TRAMMELL:** Good afternoon,
14 everyone. I'm Mark Trammell. I'm the developer and
15 owner of this project.

16 And the first thing I want to do
17 is applaud your participation. It is correct to be
18 concerned about where you live.

19 A couple of things about my
20 background. First off, my dad was the Chief Judge
21 for the City of Buffalo for probably 15 years. My
22 wife currently works for the Police Department of
23 the NFTA. And we very much believe in rules and

1 regulations. And we're also very prideful of where
2 we live and what we invest in.

3 There will be no -- as far as I
4 know, there's -- currently the unit in Niagara
5 County is roughly 90 percent occupied. There is no
6 change to be made in the occupancy of the residents.
7 The only thing that is kind of problematic is the
8 titles of the statutes that allow for investment in
9 your community; low-income housing, low-income
10 housing tax credits. It gives a wrong impression.

11 I have a project that was in the
12 City of Buffalo for 20 years. It has, you know, the
13 Section 8 you're talking about. The seniors you're
14 referencing. I've even have problematic people.
15 But for the last 10 years, I never had to go to
16 court because I am -- we are very strict. We also
17 are very sensitive to the populations in our
18 community.

19 But in this instance, the only
20 thing that we should be concerned about, or not even
21 concerned, but be aware of, is that there are rules
22 and regulations that require me to invest in the
23 properties. So in this instance, 20 percent of

1 the acquisition cost, which is roughly two million
2 dollars. So that's at minimum.

3 The plan is to go through the
4 place and look at the structure, the various
5 systems -- the various, the exterior systems,
6 mechanical systems, aesthetics.

7 But the point is, there's
8 really -- nothing requires me -- I don't want to
9 change the population. I only want -- I see this as
10 an opportunity to help. I believe in affordable
11 housing. But affordable, it's simply just -- that's
12 all it means is affordable. Why pay more than you
13 have to?

14 That statutes allow for extra
15 capital for improvement. I understand there's some
16 foundation issues with some of the projects, some of
17 the complexes. There's the -- the exterior systems
18 can be improved. That's it; improve the community,
19 improve that.

20 There is zero change in the
21 demographics. There's zero change in my thinking
22 about community. I've worked in Hamburg, I worked
23 in the City of Buffalo, in Amherst, where I live.

1 Again, it's improper to disrupt, but it is proper to
2 contribute.

3 If you have any questions, you can
4 personally call me.

5 Last night I got a phone call from
6 a Dan O'Donnell. He worked on my dad's campaign.
7 He's a resident at one of the apartments. He knows
8 the complicated market of reality.

9 This is -- I've been in Western
10 New York for all my life. I have zero intent of
11 disrupting my relationship. Again, I believe in the
12 community. We have a lot of different communities.

13 And if you have any personal
14 questions of me -- I believe I saw one of them --
15 you can talk to me afterwards. I'm an open book.
16 There's no problem here at all. Any questions?

17 **MS. KLYCZEK:** Are there any
18 other comments?

19 **ED HERMAN:** Again, I have
20 a question. What is the target population in your
21 other buildings? Do they cater to Section 8
22 housing?

23 **MARK TRAMMELL:** So I'll tell

1 you what, there's a -- another part that's involved
2 right now is workforce house, okay, I call it. It
3 is the workers on the medical campus, the
4 Buffalo/Niagara Medical Campus.

5 So it ranges from everything
6 from -- the first thing that's important, you have
7 to have a job. So in workforce housing it's
8 everything from the hourly person to the RN to the
9 LPN, probably not a physician, but everything
10 underneath that.

11 But different projects have
12 different goals. In this instance, my goal here is
13 just to enhance the asset and provide affordable
14 housing. The rules only restrict the rent to be
15 charged. And right now the rents are in line with
16 the current statute.

17 **ED HERMAN:** Would you
18 accept Section 8 Housing?

19 **MARK TRAMMELL:** First off, I
20 don't think I --

21 **ED HERMAN:** Can you not?

22 **MARK TRAMMELL:** That's the
23 thing. Right now, I don't think any renter in

1 Western New York cannot accept Section 8, yeah.

2 **MS. KLYCZEK:** Are there any
3 other comments?

4 **SYLVIA VIRTUOSO:** Are you also
5 the same project looking into Buffalo Avenue in the
6 City of Niagara Falls?

7 **MARK TRAMMELL:** Yes. I'm
8 trying to remember the address again. Yes. Thanks.

9 **SYLVIA VIRTUOSO:** And you're
10 working also on the PILOT agreement for the City
11 or --

12 **MARK TRAMMELL:** Yes. The
13 application I made is a PILOT agreement in keeping
14 with -- there's other projects that have been passed
15 by the Board, and just following the process and
16 following the other projects that were approved,
17 just following the same rules and regulations.

18 **MS. KLYCZEK:** I just want to
19 know if there's any other comments? Any discussion
20 that wants to take place, it can take place
21 following the public hearing between yourselves.

22 Are there any other comments?

23 **ED HERMAN:** I have another

1 question, is that for later?

2 **UNIDENTIFIED SPEAKER:** I think
3 you need to wait.

4 **MS. KLYCZEK:** Yes, please.
5 Sorry.

6 **ED HERMAN:** I'm very
7 impatient.

8 **MS. KLYCZEK:** No. That's
9 all right. That's all right.

10 So now that completes our comment
11 period. We will adjourn this public hearing. It is
12 2:15.

13 And if you have any follow-up
14 comments, you're welcome to submit then, again, to
15 the Agency at 6311 Inducon Corporate Drive, Suite
16 One.

17 Thank you.

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19 (The hearing was adjourned at 2:15 p.m.)

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**SIGN IN SHEET
PUBLIC HEARING**

August 30, 2023 - 2 p.m.
Town Hall - Town of Niagara

regarding:

**MHT Holdings Inc. (Brookside Commons) and/or Individual(s) or Affiliate(s), Subsidiary(ies),
or Entity(ies) formed or to be formed on its behalf**

Name	Company and/or Address	X box to speak/ comment
Craig Giuliani	Town of Niagara PD	X
Mark Berube	NCIDA	
Mark Trammell	MHT Holdings	
Ed Henman	3109 Doll Dr. NE	X
JAW SHREKAKER	NCRPTS	
Sylvia Venturo	Town of Niagara	X
Charles Hasley	Town of Niagara	X
De Wallace	" "	