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NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

PUBLIC HEARING FOR GARY AMINOV, LLC

April 2, 2019

2:30 P.M.

Taken at: NIAGARA FALLS CITY HALL
745 Main Street
Niagara Falls, New York

1 PRESENT: SUSAN LANGDON,
2 Executive Director,
3 Niagara County Industrial
4 Development Agency.
5 Appearing as Hearing Officer.

6
7 REPORTED BY: DAWN M. SITERS,
8 Court Reporter.

9 ATTENDANCE NOTED ON ATTACHED SIGN-IN SHEET

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Thomas DeSantis.....	4

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14 MS. LANGDON: This public
15 hearing is now open. It is 2:33 p.m.

16 My name is Susan Langdon. I am
17 the Executive Director of the Niagara County
18 Industrial Development Agency, and I have been
19 designated by the Agency to be the hearing officer
20 to conduct this public hearing.

21 We are here to hold the public
22 hearing on Gary Aminov, LLC to be formed and/or
23 individuals or affiliates, subsidiaries or entities

1 formed, or to be formed, on its behalf. The
2 transcript of this hearing will be reviewed and
3 considered by the Agency in determination of this
4 project. Notice of this hearing appeared in the
5 Niagara Gazette on March 16, 2019.

6 The proposed project includes
7 the renovation of a vacant apartment building at
8 704 8th Street in Niagara Falls into 25-unit
9 market rate apartments.

10 The proposed financial assistance
11 contemplated by the Agency includes New York State
12 and local sales and use tax exemption benefits and
13 mortgage recording tax exemption benefits in
14 compliance with the Agency's uniform tax exemption
15 policy.

16 Written comments may be delivered
17 to the Agency at 6311 Inducon Corporate Drive, Suite
18 One, Sanborn, New York 14132 until the comment
19 period closes on April 5, 2019.

20 If anyone is interested in making
21 a comment, please raise your hand, state your name
22 and address. If you are representing a company,
23 please identify the company.

1 Does anybody wish to make a
2 comment? Mr. DeSantis.

3 THOMAS DESANTIS: Yes. Thomas
4 DeSantis. I'm the Acting Director of Planning,
5 Environment and Economic Development for the City
6 of Niagara Falls, New York.

7 And while we are aware of this
8 project, and we obviously support the redevelopment
9 of the Eleanor Apartment Building into market rate
10 apartments, we do question -- you know, we do have
11 some concern that this is a residential project and
12 otherwise not a job-creating project.

13 And if this is going to be the
14 policy of the IDA to support residential projects,
15 we would like to understand the evaluation criteria
16 used for such projects in the future.

17 As the City has stated in previous
18 hearings, and we'll state again, we prefer that
19 standard PILOTs are offered to all applicants, and
20 that any extension of the PILOT beyond ten years be
21 done so only after economic analysis of the project
22 is completed and where evidence can be provided as
23 to need and necessity for such an extension.

1 MS. LANGDON: Okay. Thank
2 you.

3 THOMAS DESANTIS: That's all I
4 have.

5 MS. LANGDON: Thanks.
6 Anybody else wish to speak?

7 Okay. There being no further
8 speakers, I will adjourn the hearing. It is 2:36
9 p.m. Thank you very much.

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11 (The hearing was concluded at 2:36 p.m.)

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**SIGN IN SHEET
PUBLIC HEARING**

April 2, 2019
at Niagara Falls City Hall

regarding:

**Gary Aminov, LLC to be formed and/or Individual(s) or Affiliate(s), Subsidiary(ies), or Entity(ies)
formed or to be formed on its behalf**

Project Location: 704 8th Street, City of Niagara Falls

Name	Company and/or Address	X box to speak/ comment
Anthony Villwo	CNF	
THOMAS DeSANTIS	CNF	X
JOHN STEENAKER	NCRPTS	
Dmitri Lindski	NCIDA	