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2 NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

3 PUBLIC HEARING FOR NFNY HOTEL MANAGEMENT, LLC

4
5 September 5, 2017

6 3:15 P.M.

7
8 Taken at: NIAGARA FALLS CITY HALL
9 745 Main Street
Niagara Falls, New York



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1 PRESENT: SUSAN LANGDON,
 As Hearing Officer.
2 Niagara County Industrial
 Development Agency,
3 Director of Projects and Finance.

4 REPORTED BY: DAWN M. SITERS,
5 Court Reporter.

6

7 ATTENDANCE NOTED ON ATTACHED SIGN-IN SHEET

8

9 INDEX TO SPEAKERS

	<u>PAGE</u>
10	
11 Diane Tattersall.....	4
12 Thomas DeSantis.....	4

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14 MS. LANGDON: Welcome,
15 everyone. The public hearing is now open.
16 It's 3:18 p.m.

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

22 We are here to hold the public
23 hearing on the NFNH Hotel Management, LLC and/or

1 individuals, affiliates, subsidiaries or entities
2 formed, or to be formed, on its behalf. The
3 transcript of this hearing will be reviewed and
4 considered by the Agency in determination of this
5 project. Notice of this hearing appeared in the
6 Niagara Gazette on August 11, 2017.

7 The proposed project consists of
8 the construction of a 150,000 square foot two-story
9 water park on a vacant lot adjacent to the Sheraton
10 at the Falls Hotel at 300 Third Street.

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

17 All those in attendance are
18 required to register by signing the sign-in sheet at
19 the front of the room. You will not be permitted to
20 speak unless you have registered. If you have a
21 written comment to submit for the record, you may do
22 so. Written comments may also be delivered to the
23 Agency at 6311 Inducon Corporate Drive, Suite One,

1 Sanborn, New York 14132 until the comment period
2 closes on September 8, 2017. There are no
3 limitations on written comments.

4 If anyone is interested in making
5 a comment, please raise your hand, state your name
6 and address. If you are representing a company,
7 please identify the company. I request that
8 speakers keep their comments to five minutes.

9 Would anyone here like to make
10 a public comment? Ma'am.

11 DIANE TATTERSALL: My name is
12 Diane Tattersall, 1420 Fort Avenue, Niagara Falls,
13 New York 14303.

14 As a lifelong resident of this
15 city, I think this would be a great project; very
16 much could be done in control and be done in a
17 reasonable amount of time. And I would just support
18 this application.

19 MS. LANGDON: Thank you.
20 Does anybody else wish to comment? Mr. DeSantis.

21 THOMAS DeSANTIS: Thomas
22 DeSantis, Acting Director of Planning, Environment
23 and Economic Development for the City of Niagara

1 Falls, New York.

2 I'd just like to say that we're
3 pleased that this project is finally coming to
4 fruition. It's been planned and discussed for
5 some time now.

6 We would also like to point out
7 that while the City routinely supports Niagara
8 County IDA PILOT projects in the City, we do so
9 with the understanding that those projects are
10 at a standard PILOT. And we are noting that this
11 project does not have a standard PILOT, and that
12 the amount of net tax exemption to this project
13 by the City of Niagara Falls is substantial.

14 And we want the IDA Board to
15 take that into consideration when it makes its
16 deliberation.

17 MS. LANGDON: Okay.

18 Thank you. Does anybody else wish to speak?

19 Okay. There being no further
20 comments, I'll close the public hearing. It is now
21 3:22 p.m. Thank you very much, everyone.

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