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3 NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

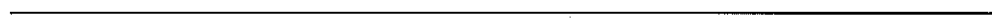
4 PUBLIC HEARING FOR SUMMIT OUTLET, LP

5 March 30, 2017

6 3:00 P.M.

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9 Taken at: 6311 Inducon Corporate Drive

10 Sanborn, New York 14132



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

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

7 ATTENDANCE NOTED ON ATTACHED SIGN-IN SHEET.

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15 P R O C E E D I N G S

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17 MS. LANGDON: Welcome,
18 everyone. This public hearing is now open. It is
19 3:00 p.m.

20 My name is Susan Langdon. I am
21 the Director of Projects and Finance of the Niagara
22 County Industrial Development Agency, and I have
23 been designated by the Agency to be the hearing
24 officer to conduct this public hearing.

25 We are here to hold the public

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

8 The proposed project consists of
9 the erection of two 96,000 square foot sports domes.
10 These domes will also be used during the off season
11 for trade shows and conventions. The project
12 will also include renovating and repurposing
13 approximately 48,540 square feet of existing space
14 inside the mall. This area will be built out for
15 supporting programs to the domes, including locker
16 rooms, pool area, health club, personal training and
17 fitness, batting cages, pitching mound. The project
18 location is on the east side of the existing Summit
19 Park Mall in the rear parking area.

20 The proposed financial assistance
21 contemplated by the Agency includes New York State
22 and local sales and use tax exemption benefits,
23 mortgage recording tax exemption benefits, and real
24 property tax abatement benefits in compliance with
25 the Agency's uniform tax exemption policy.

1 All those in attendance are
2 required to register by signing the sign-in sheet
3 here on the table. You will not be permitted to
4 speak unless you have registered. If you have a
5 written comment to submit for the record, you may do
6 so. Written comments may also be delivered to the
7 Agency at 6311 Inducon Corporate Drive, Suite One,
8 Sanborn, New York 14132 until the comment period
9 closes on April 3, 2017. There are no limitations
10 on written comments.

11 If anyone is interested in making
12 a comment, please raise your hand, state your name
13 and address. If you are representing a company,
14 please identify the company. I request that
15 speakers keep their comments to five minutes.

16 Does anyone wish to speak? Sir?

17 R. FEDERSPIEL: Robert
18 Federspiel, Jagow Road, Niagara Falls. As a
19 neighbor and resident of the area, I just came
20 today to see how this project is going to go
21 forward.

22 And a couple questions I had was,
23 I know the mall in the past has owed a lot of back
24 taxes on the property from previous owners. I'm
25 wondering if all the back taxes were taken care of

1 on this property to the county or town? If they're
2 getting loans and tax forgiveness, I think all back
3 taxes should have been taken care of first. I don't
4 know. You know, I don't know the situation.

5 MS. LANGDON: I'll just say
6 for the record that the current owner is current
7 with their taxes. There's no delinquent taxes on
8 the property.

9 R. FEDERSPIEL: And I was
10 reading about all the equipment that has been
11 stripped of the mall. Who owned this property when
12 all this property was stripped, like air handling
13 units, and electrical, and flood damage? Shouldn't
14 their insurance have covered some of this incidence
15 that took place, if the people that are going to
16 build the mall or the domes have to spend all this
17 money to update this property? Insurance-wise I
18 would think whoever had it before, their insurance
19 should have covered some of this damage. And then
20 why was it so expensive, with all this stuff being
21 stolen out of the mall?

22 MS. LANGDON: The purpose
23 of this hearing is to take comments on the dome
24 project. So that's kind of not within the purview
25 of what we're going over here.

1 We want to hear about what people
2 think about the financial incentives for the domes.
3 And I don't know, maybe if the owners want to speak
4 with you after the meeting about it. I don't want
5 to speak for them. But I don't think it's anything
6 that needs to be on the record for the public
7 hearing, because it's kind of a different issue.

8 R. FEDERSPIEL: Okay.

9 CYNTHIA POTTS: Cynthia Potts,
10 if I may speak just to address that. I'm sure that
11 everything was considered before the purchase was
12 made. So there were -- due diligence was done, and
13 you know, whatever necessary adjustments to the sale
14 prices and so forth were adjusted at that time.

15 R. FEDERSPIEL: Thank you.

16 CYNTHIA POTTS: You're welcome.

17 MS. LANGDON: Okay. Any
18 other comments on the financial incentives
19 contemplated by the Agency?

20 Okay. There being none, I will
21 call the hearing to a close. It's 3:07. Thank you
22 very much.

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**SIGN IN SHEET
PUBLIC HEARING**

March 30, 2017, at 3:00 p.m.
At 6311 Inducon Corporate Drive, Sanborn, NY
regarding:

**Summit Outlet, LP and/or Individual(s) or Affiliate(s), Subsidiary(ies),
or Entity(ies) formed or to be formed on its behalf**

Project Location: 6929 Williams Road, Town of Wheatfield, Niagara County, New York

Name	Company and/or Address	X box to speak/ comment
Robert Federspiel	Jagow Rd NFNY	X
JOHN SHOEMAKER	NCRPTS	
BILL ROSS	1. D. O. A.	
CYNTHIA POTT	Summit Outlet	X
DEAL TURVEY	WISE	X
Lauren Zaepfel		