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NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

**PUBLIC HEARING FOR REID PETROLEUM CORP.**

May 30, 2014  
4:00 P.M.

Taken at: Lockport Municipal Building  
Council Chambers  
One Locks Plaza  
Lockport, New York 14094

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PRESENT: SUSAN LANGDON,  
As Hearing Officer,  
Niagara County Industrial  
Development Agency,  
Director of Project Development.

REPORTED BY: DAWN M. SITERS,  
Court Reporter.

ATTENDANCE NOTED ON ATTACHED SIGN-IN SHEET

INDEX TO SPEAKERS

<u>NAME</u>	<u>PAGE</u>
Lena Villella.....	6
Ted LeVeque.....	8

1 MS. LANDGON: Good  
2 afternoon. My name is Susan Langdon, Director of  
3 Project Development for the Niagara County  
4 Industrial Development Agency. I'll be serving as  
5 hearing officer for this public hearing. It is  
6 now 4:05 P.M.

7 The purpose of this hearing is to  
8 solicit comments, both written and oral, on the Reid  
9 Petroleum Corp. project in the City of Lockport.  
10 The project entails the construction of an addition  
11 to the company's building at 100 Genesee Street.

12 I have copies of the project  
13 summary and the cost/benefit analysis and project  
14 application available.

15 Your comments can be made in  
16 support of, or in opposition to, or on the nature  
17 or location of the project. All comments are to be  
18 limited to this project only.

19 Notice is hereby given that a  
20 public hearing pursuant to Article 18-A of the New  
21 York General Municipal Law will be held by the  
22 Niagara County Industrial Development Agency (the  
23 "Agency"), on the 30th day of May, 2014 at 4:00

1 P.M., local time, at the Lockport Municipal  
2 Building, One Locks Plaza, Lockport, New York 14094,  
3 in connection with the following matter.

4 Reid Petroleum Corp., and/or an  
5 individual or affiliate, subsidiary, or entity or  
6 entities formed, or to be formed on its behalf (the  
7 "Company"), has submitted an application to the  
8 Agency, a copy of which is on file at the office of  
9 the Agency, requesting that the Agency consider  
10 undertaking a project (the "Project") consisting of:  
11 (A) the acquisition or retention by the Agency of  
12 fee title to, or other interest in, a parcel of land  
13 located at 100 West Genesee Street in the City of  
14 Lockport, New York (the "Land"), together with the  
15 existing buildings located thereon (the "Existing  
16 Improvements"); (B) the renovation and modernization  
17 of the existing buildings; (C) the construction of a  
18 two-story addition consisting of approximately  
19 seventy-five hundred sixty square feet to the  
20 Existing Improvements located on the Land, all to be  
21 comprised of office support for the Company's sales,  
22 service and distribution business (collectively,  
23 the "Improvements"); (D) the acquisition and

1 installation in and around the Improvements of  
2 certain items of machinery, equipment and other  
3 tangible personal property (the "Equipment", and  
4 collectively with the Land, Existing Improvements  
5 and the Improvements, the "Facility").

6           The Agency will acquire title to,  
7 or a leasehold interest in, the Facility and lease  
8 the Facility back to the Company. The Company will  
9 operate the facility during the term of the lease.  
10 At the end of the lease term, the Company will  
11 purchase the Facility from the Agency, or if the  
12 Agency holds a leasehold interest, the leasehold  
13 interest will be terminated. The Agency  
14 contemplates that it will provide financial  
15 assistance (the "Financial Assistance") to the  
16 Company in the form of sales and use tax exemptions  
17 and a mortgage tax exemption consistent with the  
18 policies of the Agency, and a partial real property  
19 tax abatement.

20           A representative of the Agency  
21 will be at the above-stated time and place to  
22 present a copy of the Company's project application,  
23 and hear and accept written and oral comments from

1 all persons with views in favor of, or opposed to,  
2 or otherwise relevant to the proposed Financial  
3 Assistance.

4 This public hearing is being  
5 conducted in accordance with Subdivision 2 of  
6 Section 859-a of the New York General Municipal Law.  
7 Dated May 15, 2014, Niagara County Industrial  
8 Development Agency, by Samuel M. Ferraro, Executive  
9 Director.

10 I will now open the hearing for  
11 comments. Please remember to give your name,  
12 address, and the organization you represent. Direct  
13 all comments to the Chair, and your comments should  
14 be made on this project only.

15 Does anyone wish to speak?

16 LENA VILLELLA: I have a  
17 question.

18 MS. LANDGON: Please state  
19 your name.

20 LENA VILLELLA: Sorry. Lena  
21 Villella. I'm with the Assessment Department for  
22 the City of Lockport.

23 Do you have the schedule yet as to

1 how the payment in lieu of tax will be implemented?

2 MS. LANDGON: Well, it's  
3 going to be -- the attorneys do not prepare that  
4 until closing, so it will be later on in this year,  
5 but it's a ten-year schedule.

6 LENA VILLELLA: So it'll be  
7 ten years?

8 MS. LANDGON: Yes.

9 LENA VILLELLA: And is it  
10 going to be full tax on the land and the existing  
11 facility, and then a nominal percent times the --

12 MS. LANDGON: Correct.

13 LENA VILLELLA: -- normal  
14 whatever percentage for so many years?

15 MS. LANDGON: The abatements  
16 are only on the increased assessments.

17 LENA VILLELLA: Okay. So  
18 you're not sure what it's going to be -- what  
19 percentage it will be each year?

20 MS. LANDGON: Yeah. It  
21 starts out at only twenty percent of the normal tax,  
22 and it goes up by five percent.

23 LENA VILLELLA: Okay. So this

1 one will run that way? Because you've had so many  
2 different ones over the years.

3 MS. LANDGON: Yes. This is  
4 commercial; office building is commercial, so it's  
5 ten years.

6 TED LeVEQUE: Ted LeVeque.  
7 I've live in the area up there, been there for  
8 forty-six years.

9 I have a problem with IDA stealing  
10 from one area to give to another. The City of  
11 Buffalo and Amherst historically have done that.

12 And I really don't think we need  
13 to go give anybody tax breaks right now, with the  
14 city next to bankruptcy. Being they're not here to  
15 speak in favor of, I'm somewhat inclined to not be  
16 as mouthy as I would be.

17 I have to say, with the dire  
18 straits the City of Lockport is in, and the whole  
19 county, and the financial condition of Reid  
20 Petroleum, which is very good, I don't think they  
21 need a tax break. If they were here to state their  
22 financial status, that'd be one thing; but they're  
23 not going to do that.



1                   This is not based on hardship  
2 anyway. It's based on bringing jobs in. And how  
3 many jobs are you going to bring in? Are you going  
4 to steal jobs from down there, the two hundred and  
5 twelve people, and hire possibly two? I mean, it's  
6 ludicrous. And Reid Petroleum certainly is  
7 financially able to do this without a tax break.  
8 I'm totally against it.

9                   They have received help immensely  
10 in their history here. You know, they -- their  
11 access in here; their trucks pull in on state  
12 property. It was granted -- it was granted -- they  
13 don't give an ownership to them, but -- and it's not  
14 just Reid, anybody along the canal can ask for a  
15 permit and use it, use the property. Matt Murphy,  
16 who was vice-president of Reid Petroleum at the  
17 time, saw that that happened.

18                   What I'm saying is, they have  
19 received numerous benefits from the City as it is.  
20 Now, when it comes to paying some taxes when the  
21 City's in dire straits, they say no, we want a  
22 break. Well, they don't deserve a break. Thank  
23 you.

1 MS. LANGDON: Thank you.  
2 Being there's no one else here to speak, I will  
3 close the hearing. It is 4:10 P.M. Our Board will  
4 get a copy of this transcript before their next  
5 meeting.

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**NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York General Municipal Law will be held by the Niagara County Industrial Development Agency (the "Agency") on the 30th day of May, 2014, at 4:00 p.m., local time, at the Lockport Municipal Building, One Locks Plaza, Lockport, New York 14094, in connection with the following matter:

**REID PETROLEUM CORP.**, and/or an individual(s) or affiliate, subsidiary, or entity or entities formed or to be formed on its behalf (the "Company"), has submitted an application to the Agency, a copy of which is on file at the office of the Agency, requesting that the Agency consider undertaking a project (the "Project") consisting of: (A) the acquisition (or retention) by the Agency of fee title to or other interest in a parcel of land located at 100 West Genesee Street in the City of Lockport, New York (the "Land"), together with the existing building(s) located thereon (the "Existing Improvements"); (B) the renovation and modernization of the existing building; (C) the construction of a two-story addition consisting of approximately 7,560 square feet to the Existing Improvements located on the Land all to comprise of office support for the Company's sales, service and distribution business (collectively, the "Improvements"), (D) the acquisition and installation in and around the Improvements of certain items of machinery, equipment and other tangible personal property (the "Equipment" and, collectively with the Land, Existing Improvements and the Improvements, the "Facility").

The Agency will acquire title to, or a leasehold interest in, the Facility and lease the Facility back to the Company. The Company will operate the Facility during the term of the lease. At the end of the lease term, the Company will purchase the Facility from the Agency, or if the Agency holds a leasehold interest, the leasehold interest will be terminated. The Agency contemplates that it will provide financial assistance (the "Financial Assistance") to the Company in the form of sales and use tax exemptions and a mortgage tax exemption consistent with the policies of the Agency, and a partial real property tax abatement.

A representative of the Agency will be at the above-stated time and place to present a copy of the Company's project application and hear and accept written and oral comments from all persons with views in favor of or opposed to or otherwise relevant to the proposed Financial Assistance.

This public hearing is being conducted in accordance with Subdivision 2 of Section 859-a of the New York General Municipal Law.

DATED: May 15, 2014

NIAGARA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

By: \_\_\_\_\_  
Samuel M. Ferraro  
Executive Director

**PUBLIC HEARING SIGN IN SHEET**

Reid Petroleum Corp.

May 30, 2014 - 4:00 p.m.

Lockport Municipal Building, One Locks Plaza, Lockport, N.Y. 14094

Name	Address	Affiliation	Do you Wish to Speak?
Ted LeVeque	58, S, Britton Ave		Maybe!
Lena Villala	Assessment Dept		