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NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PUBLIC HEARING FOR BRENT INDUSTRIES, LLC

November 4, 2013
3:30 P.M.

Taken at: TOWN HALL
5316 Royalton Center Road
Middleport, New York 14105

1 PRESENT: SUSAN LANGDON,
2 As Hearing Officer,
3 Niagara County Industrial
4 Development Agency,
5 Director of Project Development.

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

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10 ATTENDANCE NOTED ON ATTACHED SIGN-IN SHEET

11 MS. LANGDON: Good

12 afternoon. My name is Susan Langdon, Director of
13 Project Development for the Niagara County
14 Industrial Development Agency. I will be serving as
15 hearing officer for this public hearing. It is now
16 3:34 P.M.

17 The purpose of this hearing is to solicit
18 comments, both written and oral, on the Brent
19 Industries, LLC project in the Town of Royalton.

20 The project entails the construction of
21 an addition to the company's facility on Mountain
22 Road.

23 I have copies of the project summary and
24 cost benefit analysis, and a copy of the application
25 available for review on the front table.

1 Comments can be in support of, or in
2 opposition to, or on the nature or location of the
3 project. All comments are to be limited to the
4 Brent Industries, LLC project.

5 Notice is hereby given that a public
6 hearing pursuant to Article 18-A of the New York
7 General Municipal Law will be held by the Niagara
8 County Industrial Development Agency (the "Agency"),
9 on the 4th day of November 2013 at 3:30 P.M. local
10 time, at the Town Hall, 5316 Royalton Center Road,
11 Middleport, New York 14105, in connection with the
12 following matter:

13 Brent Industries, LLC, and/or an
14 individual, affiliate, subsidiary, or entity formed,
15 or to be formed on its behalf (the "Company"), has
16 submitted an application to the Agency, a copy of
17 which is on file at the office of the Agency,
18 requesting that the Agency consider undertaking a
19 project (the "Project") consisting of: (A) the
20 acquisition or retention by the Agency of fee title
21 to, or other interest in, a parcel of land located
22 at 9952 Mountain Road in the Village of Middleport,
23 New York (the "Land"), together with the existing

1 building located thereon (the "Existing
2 Improvements"); (B) the construction on the Land
3 of a 12,600 square foot addition to the existing
4 facility (the "Improvements"), to be used for the
5 Company in its parts and components business; and
6 (C) the acquisition of and installation in and
7 around the Improvements by the Company of certain
8 equipment and items of personal property (the
9 "Equipment", and collectively with the Land and the
10 Improvements, the "Facility").

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

1 tax abatement.

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

8 This public hearing is being conducted in
9 accordance with Subdivision 2 of Section 859-a of
10 the New York General Municipal Law. Dated October
11 21, 2013, Niagara County Industrial Development
12 Agency; by Samuel M. Ferraro, Executive Director.

13 I'll just note that the only person here
14 is Mike from the Town. Do you wish to say anything?

15 MIKE HARTMAN: I support the
16 project.

17 MS. LANGDON: Would you give
18 your name and address for the record.

19 MIKE HARTMAN: My name is
20 Mike Hartman, located at 5316 Royalton Center Road,
21 Middleport, New York 14105. I'm in support of the
22 project as submitted.

23 MS. LANGDON: I'm just going

1 to leave the hearing open for five minutes to see if
2 there's any latecomers, and then we'll close the
3 hearing.

4 (A recess was then taken.)

5 MS. LANGDON: It's 3:40 P.M.
6 I'll now close the hearing.

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