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NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

PUBLIC HEARING FOR GEISE PROPERTIES, LLC,

March 5, 2013
4:00 P.M.

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

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.

9
10 ATTENDANCE NOTED ON ATTACHED SIGN-IN SHEET

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Jane Whitmore.....	5

1 MS. LANGDON: Good
2 afternoon. My name is Susan Langdon, Director of
3 Project Development for the Niagara County
4 Industrial Development Agency. I will be serving as
5 hearing officer for this public hearing. It is now
6 4:02 P.M.

7 The purpose of this hearing is to
8 solicit comments, both written and oral on the Geise
9 Properties, LLC project in the City of Lockport.

10 The company wishes to renovate space within the Old
11 City Hall building located at 2 Pine Street, to be
12 leased to the Flight of Five Winery, as well as
13 other food and tourism operations.

14 I've made copies available of the
15 project's cost/benefit analysis, project summary,
16 and project application.

17 Comments can be in support of, or
18 in opposition to, or on the nature or location of
19 the project. All comments are to be limited to the
20 Geise Properties, LLC project.

21 Notice of Public Hearing: Notice
22 is hereby given that a public hearing, pursuant to
23 Article 18-A of the New York General Municipal will

1 be held by the Niagara County Industrial Development
2 Agency (the "Agency"), on the 5th day of March, 2013
3 at 4:00 P.M., local time, in Council Chambers at the
4 Lockport Municipal Building, One Locks Plaza,
5 Lockport, New York 14094, in connection with the
6 matter.

7 Geise Properties, LLC, for itself,
8 or on behalf of an entity formed, or to be formed,
9 (the "Company"), has submitted an application to the
10 Agency, a copy of which is on file at the office of
11 the Agency, requesting that the Agency consider
12 undertaking a project (the "Project"), consisting
13 of: (A) the acquisition or retention by the Agency
14 of fee title to, or other interest in, a parcel of
15 land located at 2 Pine Street in the City of
16 Lockport, Niagara County, New York (the "Land"); (B)
17 the renovation by the company of the approximate
18 fifty-by-one-hundred-thirteen foot existing building
19 to be used for lease to Flight of Five Winery, LLC
20 for its tourism business, and other prospective
21 tenants, all in furtherance of the revitalization of
22 downtown Lockport, New York (the "Improvements");
23 and (C) the acquisition of and installation in and

1 around the Improvements by the Company of certain
2 equipment and items of personal property (the
3 "Equipment", and collectively with the Land and the
4 Improvements, the "Facility").

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

19 A representative of the Agency
20 will be at the above-stated time and place to
21 present a copy of the company's project application,
22 and hear and accept written and oral comments from
23 all persons with views in favor of, or opposed to,

1 or otherwise relevant to the proposed Financial
2 Assistance.

3 This public hearing is being
4 conducted in accordance with Subdivision 2 of
5 Section 859-a of the New York General Municipal Law.
6 Dated February 12, 2013, by Samuel M. Ferraro,
7 Executive Director, Niagara County Industrial
8 Development Agency.

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

14 Does anyone wish to speak? Ms.
15 Whitmore.

16 JANE WHITMORE: My name is
17 Jane Whitmore.

18 MS. LANGDON: And your
19 address?

20 JANE WHITMORE: 272 Pine
21 Street, in Lockport. I'm here as a concerned
22 citizen.

23 I'm here to express my opposition

1 to the proposed financial assistance to the Flight
2 of Five Winery. Why? Lockport is broke, according
3 to Moody's financial rating of municipalities. In
4 their eyes, a mere two percent of financial cushion
5 to cover the cost of a large, unexpected project,
6 such as infrastructure repairs, is insufficient.

7 As a result, the City of Lockport
8 should not be asking local taxpayers to help finance
9 the operations of the Flight of Five Winery. The
10 Flight of Five Winery has already been assisted by
11 the taxpayers, with the Council agreeing to give
12 them fifty thousand dollars towards the start-up
13 costs of their new business.

14 Through economic gymnastics, the
15 Niagara County IDA will acquire title to, or a
16 leasehold in the facility, and now is requesting a
17 sales and mortgage tax exemption. This is very
18 unfair to the local taxpayers.

19 Thank you. Jane Whitmore.

20 MS. LANGDON: Thank you.
21 Can I just say for the record that the assistance is
22 being made to the owner of the building, which is
23 Geise Properties, not the Flight of Five Winery,

1 they're just a tenant.

2 JANE WHITMORE: Oh, thank you.

3 MS. LANGDON: Does anybody
4 else wish to speak?

5 Okay. No one else wishes to
6 speak. It's 4:08 P.M. I'll close the public
7 hearing. Thank you all for attending.

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