
NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

PUBLIC HEARING FOR MERANI HOLDINGS, LLC

July 3, 2012
4:00 P.M.

Taken at: Niagara Falls City Hall
745 Main Street, Chambers Room,
Niagara Falls, New York 14302

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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

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1 MS. LANGDON: Okay. 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. We are
6 here in the Council Chambers at Niagara Falls City
7 Hall. It is now 4:02 P.M.

8 The purpose of this hearing is to
9 solicit comments, both written and oral, on the
10 Merani Holdings, LLC project in the City of Niagara
11 Falls. The project entails the construction of a
12 seventy-eight hundred square foot restaurant on a
13 parcel that is currently being used as a parking lot
14 for the Holiday Inn, located at 114 Buffalo Avenue.
15 I have copies available of the project's
16 cost/benefit analysis, project summary and project
17 application here on the table.

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

22 This hearing is not for accepting
23 comments on any environmental issues, nor

1 environmental determination; and this is not a part
2 of the New York State SEQRA process.

3 Notice of Public Hearing: Notice
4 is hereby given that a public hearing pursuant to
5 Article 18-A of the New York General Municipal Law
6 will be held by the Niagara County Industrial
7 Development Agency (the "Agency") on the 3rd day of
8 July, 2012, at 4:00 P.M. local time, at the Niagara
9 Falls City Hall, Chambers Room, 745 Main Street,
10 Niagara Falls, New York 14302, in connection with
11 the following matter.

12 Merani Holdings, LLC, for itself
13 and/or on behalf of an entity formed, or to be
14 formed (the "Company"), has submitted an application
15 (the "Application") to the Agency, a copy of which
16 is on file at the office of the Agency, requesting
17 that the Agency consider undertaking a project (the
18 "Project") for the benefit of the Company consisting
19 of: (A)(1) the acquisition of an interest in a
20 parcel of land located at 114 Buffalo Avenue in the
21 City of Niagara Falls, Niagara County, New York (the
22 "Land"), (i) together with an existing approximately
23 one hundred thirty-five square foot building located

1 thereon; (ii) the additional construction thereon of
2 an approximately seventy-eight hundred square foot
3 facility to be used as a restaurant and additional
4 retail component (the "Facility"), (2) the
5 acquisition and installation therein and thereon of
6 certain machinery and equipment (the "Equipment"),
7 all the foregoing to constitute the upgrading of an
8 existing full-service hotel (the Land, the Facility
9 and the Equipment being collectively referred to as
10 the "Project Facility"); (B) the leasing of the
11 Project back to the Company, and (C) the providing
12 of financial assistance to the company for
13 qualifying portions of the Project in the form of
14 sales and use tax exemptions, and a mortgage
15 recording tax exemption, consistent with the
16 policies of the Agency, a partial real property tax
17 abatement and a mortgage recording tax exemption
18 with respect to a certain payment-in-lieu-of-tax
19 mortgage.

20 The Agency will acquire or retain
21 title to, or a leasehold interest in, the Facility
22 and lease the Facility back to the Company. The
23 Company will operate the Facility during the term of

1 the lease. At the end of the lease term, the
2 Company will purchase the Facility from the Agency,
3 or if the Agency holds a leasehold interest, the
4 Leasehold interest will be terminated. The Agency
5 contemplates that it will provide financial
6 assistance (the "Financial Assistance") to the
7 Company for qualifying portions of the Project in
8 the form of sales and use tax exemptions, and a
9 mortgage recording tax exemption for financing
10 related to the Project, consistent with the policies
11 of the Agency, a partial real property tax abatement
12 and a mortgage recording tax exemption with respect
13 to a certain payment-in-lieu-of-tax agreement
14 mortgage.

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

22 This public hearing is being
23 conducted in accordance with Subdivision 2 of

1 Article 859-a of the New York General Municipal Law;
2 dated June 8, 2012; Niagara County Industrial
3 Development Agency; by Samuel M. Ferraro, Executive
4 Director.

5 I will now open the hearing for
6 comments. Please remember to give your name,
7 address, and the organization you represent. Direct
8 all comments to the Chair. Your comments should be
9 made on this project only.

10 Would anyone like to speak? Ron.

11 RON ANDERLUH: My name is Ron
12 Anderluh. I reside at 151 Buffalo Avenue, Niagara
13 Falls, New York.

14 I'm here to speak on behalf of the
15 Niagara Street Business Association. I act as their
16 revitalization coordinator for the whole Niagara
17 Street area. At one time, the whole downtown area
18 was part of our -- our boundaries and that.

19 I had the opportunity to meet the
20 Meranis; and I like what they're doing downtown with
21 the Holiday Inn at 114. They run a first-class
22 operation. They've done a lot of remodeling at 114,
23 and they've done it in such a way that it's been

1 first class.

2 And with what they did with the
3 old Treadway on Buffalo Avenue, turned it into a
4 Four Points, that is like a four-star or a
5 three-star hotel down there now.

6 And just from what they've done in
7 the past, and what they're planning to do here,
8 adding that seventy-eight hundred square feet of
9 restaurant space will create new jobs. And any time
10 that we can get new jobs the way they do it, first
11 class, I'm in favor of this, on behalf of the
12 Niagara Street Business Association.

13 So I wish them all the best on
14 this project. Thank you.

15 MS. LANGDON: Thank you.
16 Anyone else?

17 THOMAS DeSANTIS: Thomas
18 DeSantis, Senior Planner, City of Niagara Falls
19 Department of Planning and Development.

20 With respect to the project, I
21 just have a point of clarification; Sue, if you
22 could, give me the definition of facility again that
23 you read off?

1 MS. LANGDON: An
2 approximately seventy-eight hundred square foot
3 facility to be used as a restaurant and additional
4 retail component (the "Facility").

5 THOMAS DeSANTIS: Okay. I
6 didn't quite hear it when you read it the first
7 time.

8 MS. LANGDON: Oh, I'm sorry.

9 THOMAS DeSANTIS: Thank you. I
10 just want to bring it to the attention of the agency
11 that this project was offered one point one million
12 dollars worth of incentives without the
13 consideration of a PILOT, and that the granting of a
14 PILOT would clearly cause a recalculation of any
15 benefits being offered; five hundred and fifty
16 thousand from the State of New York Empire State
17 Development Corporation, and five hundred and fifty
18 thousand from the City of Niagara Falls.

19 MS. LANGDON: They're going
20 to take those incentives, or they're not going to?

21 THOMAS DeSANTIS: That's a good
22 question. Are they going to take those incentives
23 or not? If they are, they have to reapply for them.

1 MS. LANGDON: Okay. We'll
2 check that out.

3 THOMAS DeSANTIS: Okay.

4 MS. LANGDON: Thank you.

5 Next?

6 MARK GROZIO: My name is
7 Mark Grozio; business address being 8803 Niagara
8 Falls Boulevard. I represent IBEW #237.

9 I just know that with the IDA
10 PILOTS and loans that there's a little weak language
11 with the local labor. We appreciate the Merani
12 Group on what they did on the Four Points Sheraton
13 on the old Treadway Inn; the local labor they used.
14 We try to give back, and wish them success on this
15 new project now. We're behind it. Thank you.

16 MS. LANGDON: Thank you, sir.

17 Okay. It's now 4:10 P.M. There's
18 no other speakers, so I'll close the hearing.

19 Thank you, all, for attending.

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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 3rd day of July, 2012, at 4:00 p.m., local time, at the Niagara Falls City Hall, Chambers Room, 745 Main Street, Niagara Falls, New York 14302, in connection with the following matter:

MERANI HOLDINGS, LLC, for itself and/or on behalf of an entity formed or to be formed (the "Company"), has submitted an application (the "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") for the benefit of the Company consisting of: (A) (1) the acquisition of an interest in a parcel of land located at 114 Buffalo Avenue in the City of Niagara Falls, Niagara County, New York (the "Land"), (i) together with an existing approximately 135,000 square foot building located thereon; (ii) the additional construction thereon of an approximately 7,800 square foot facility to be used as a restaurant and additional retail component (the "Facility"), (2) the acquisition and installation therein and thereon of certain machinery and equipment (the "Equipment"), all the foregoing to constitute the upgrading of an existing full service hotel (the Land, the Facility and the Equipment being collectively referred to as the "Project Facility"); (B) the leasing of the Project back to the Company, and (C) the providing of financial assistance to the Company for qualifying portions of the Project in the form of sales and use tax exemptions and a mortgage recording tax exemption, consistent with the policies of the Agency, a partial real property tax abatement and a mortgage recording tax exemption with respect to a certain payment-in-lieu-of-tax mortgage.

The Agency will acquire or retain 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 for qualifying portions of the Project in the form of sales and use tax exemptions and a mortgage recording tax exemption for financing related to the Project, consistent with the policies of the Agency, a partial real property tax abatement and a mortgage recording tax exemption with respect to a certain payment-in-lieu-of-tax agreement mortgage.

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. *Article*

DATED: June 8, 2012

NIAGARA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: 

Samuel M. Ferraro
Executive Director

PUBLIC HEARING SIGN IN SHEET

Merani Holdings, LLC

July 3, 2012 - 4:00 p.m.

Niagara Falls City Hall, Chambers Room, 745 Main Street, Niagara Falls, NY 14302

Name	Address	Affiliation	Do you Wish to Speak?
Ron Auerlich	PO Box 2796 WENY 14302	Niagara St Bos. Assoc.	YES
Tom DeSantis	745 MAIN ST	WLF - PINELEV	YES
Mark Grezo	8803 WFBld	IBEW # 237	yes