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NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

HT PRODUCTIONS, INC.

February 7, 2011

Taken at Town of Lewiston Town Hall

1375 Ridge Road,

Lewiston, New York 14092

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PRESENT: SUSAN LANGDON,  
Director of Project Development.

ANDREA P. EGOLF,  
Court Reporter.

1 MS. LANGDON: Would everyone please sign the  
2 attendance sheet even if you do not  
3 wish to comment.

4 Good afternoon. My name is Susan  
5 Langdon, Director of Project Development  
6 for the Niagara County Industrial  
7 Development Agency and I will be serving  
8 as hearing officer for this public  
9 hearing. It is now 4:02 p.m.

10 The purpose this hearing is to  
11 solicit comments, both written and oral,  
12 on the proposed pilot modification for  
13 the HT Productions Project for Town of  
14 Lewiston, New York. I have passed out  
15 the notice of public hearing and project  
16 summary to the attendees. For your  
17 review, a copy of the project application  
18 and cost benefit analysis are also  
19 available.

20 This project involves an acquisition  
21 and renovation of a building at 1707  
22 Ridge Road in the Town of Lewiston to  
23 serve a manufacturing and warehousing

1 facility for corrugated boxes.

2 Please be advised that this is not a  
3 debate or a question and answer session.

4 I'm here to record your comments and  
5 present a transcript of these proceedings  
6 to the Niagara County Industrial  
7 Development Agency Board of Directors for  
8 the consideration in their decision  
9 relative to the project.

10 Comments can be in support of or in  
11 opposition to and/or on the nature or  
12 location of the project. All comments  
13 are to be limited to the HT Productions,  
14 Inc., Project. This hearing is not for  
15 accepting on comments on any  
16 environmental issues nor environmental  
17 determination, and this is not a part of  
18 the New York State SEQRA Process.

19 Notice of Public Hearing. Notice is  
20 hereby given that a public hearing  
21 pursuant to Article 18-A of the New York  
22 General Municipal Law will be held by the  
23 Niagara County Industrial Development

1 Agency (the Agency) on the 7th day of  
2 February, 2011, at 4:00 p.m., local time,  
3 at the Town of Lewiston Town Hall, 1375  
4 Ridge Road, Lewiston, New York 14092, in  
5 connection with the following matter:

6 HT Productions, Inc., for itself or  
7 on behalf of an entity formed or to be  
8 formed (the Company), has submitted an  
9 application (the Application) to the  
10 Agency, a copy of which is on file at the  
11 office of the agency, requesting that the  
12 agency consider undertaking a project  
13 (the Project) for the benefit of the  
14 company consisting of: (A) (i) the  
15 acquisition (or retention) by the Agency  
16 of fee title to, or a leasehold interest  
17 in, an approximately 6.4-acre parcel of  
18 land located at 1707 Ridge Road in the  
19 Town of Lewiston, Niagara County, New  
20 York (the Land) together with existing  
21 approximately 55,000 square foot  
22 buildings thereon (the Existing  
23 Improvements); (ii) the renovation of the

1 existing improvements (together with the  
2 Existing Improvements, the Improvements);  
3 and (iii) the acquisition of and  
4 installation in and around the  
5 improvements of certain machinery,  
6 equipment to manufacture corrugated boxes  
7 (the Equipment and collectively with the  
8 land and the improvements, the facility);  
9 (B) the leasing of the project back to  
10 the company, and (C) the providing of  
11 financial assistance to the company for  
12 qualifying portions of the project in the  
13 form of sales and use tax exemptions and  
14 a mortgage recording tax exemption,  
15 consistent with the policies of the  
16 agency, a partial real property tax  
17 abatement and a mortgage recording tax  
18 exemption with respect to a certain  
19 payment-in-lieu-of-tax mortgage.

20 The agency will acquire or retain  
21 title to or a leasehold interest in the  
22 facility and lease the facility back to  
23 the company. The company will operate

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

20 A representative of the agency will  
21 be at the above-stated time and place to  
22 present a copy of the company's project  
23 application and hear and accept written

1 and oral comments from all persons with  
2 views in favor of or opposed to or  
3 otherwise relevant to the proposed  
4 financial assistance.

5 The public hearing is being  
6 conducted in accordance with Subdivision  
7 2 of Section 859-a of the New York  
8 General Municipal Law.

9 Dated, January 5, 2011. Niagara  
10 County Industrial Development Agency. By  
11 Samuel M. Ferraro, Executive Director.

12 I will open the public hearing for  
13 comments. Please remember to give your  
14 name, address and organization you  
15 represent, direct all comments to the  
16 chair, and your comments should be made  
17 on this project only.

18 Anyone wishing to speak? Okay,  
19 there being no one wishing to speak, it  
20 is now 4:06 p.m., and I'll close the  
21 hearing. Thank you for attending.

22  
23 \* \* \* \* \*

1 STATE OF NEW YORK)

2 SS:

3 COUNTY OF NIAGARA)

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5 I, ANDREA P. EGOLF, a Notary Public  
6 in and for the State of New York, County of  
7 Niagara, DO HEREBY CERTIFY that the  
8 proceedings were taken down by me in a  
9 verbatim manner by means of Machine Shorthand  
10 on February 7, 2011. That the proceedings  
11 were then reduced in writing under my  
12 direction.

13 I further CERTIFY that the  
14 above-described transcript constitutes a true  
15 and accurate and complete transcript of the  
16 testimony.

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ANDREA P. EGOLF  
Notary Public.



**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 7th day of February, 2011, at 4:00 p.m., local time, at the Town of Lewiston Town Hall, 1375 Ridge Road, Lewiston, New York 14092, in connection with the following matter:

**HT PRODUCTIONS INC.**, for itself 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)(i) the acquisition (or retention) by the Agency of fee title to, or a leasehold interest in, an approximately 6.4-acre parcel of land located at 1707 Ridge Road in the Town of Lewiston, Niagara County, New York (the "Land") together with existing approximately 55,000 square foot buildings thereon (the "Existing Improvements"); (ii) the renovation of the Existing Improvements (together with the Existing Improvements, the "Improvements"); and (iii) the acquisition of and installation in and around the Improvements of certain machinery, equipment and items of personal property including, but not limited to, installation of equipment to manufacture corrugated boxes (the "Equipment" and, collectively with the Land and the Improvements, the "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.

DATED: January 5, 2011

**NIAGARA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY**

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

**PUBLIC HEARING SIGN IN SHEET**

HT Productions Inc.

February 7, 2011 - 4:00 p.m.

Town of Lewiston Town Hall

Name	Address	Affiliation	Do you Wish to Speak?
<i>Don Appold</i>	<i>Lewiston - Porters 4061 Oak Rd.</i>	<i>L-P CSD</i>	<i>No</i>
<i>Chin Poan</i>	<i>"</i>	<i>L-P CSD</i>	<i>No</i>