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PRESENT: LAWRENCE WITUL,
Assistant Director.

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ANDREA P. EGOLF,

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Court Reporter.

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1 MR. WITUL: Would everyone
2 please sign the attendance sheet, even if
3 you do not wish to comment?

4 Good afternoon. My name is
5 Lawrence Witul. I am the Assistant
6 Director of the Niagara County Industrial
7 Development Agency. I will be serving as
8 the hearing officer for this public
9 hearing. It is now 4:35 p.m.

10 A copy of the project
11 summary is available for review upon
12 request.

13 The purpose of this hearing
14 is to solicit comments, both written and
15 oral, on the CI-G6 Holdings, LLC.,
16 Project, Wheatfield, New York.

17 Comments can be in support
18 of or in opposition to the project, or on
19 the nature of location of the project.
20 All comments are to be limited to the
21 CI-6 Holdings, LLC., Project, Wheatfield,
22 New York.

23 This hearing is not for

1 accepting comments on any environmental
2 issues, not environmental determination,
3 and this is not a part of the NYS SEQRA
4 Process.

5 I will forgo the reading of
6 the notice, but will be submitting it as
7 an attachment to the transcript.

8 I will open the hearing for
9 comments. Once you are recognized,
10 please give your name, address and
11 organization you might represent, direct
12 all comments to the chair, and your
13 comments should be limited to this
14 project.

15 I will keep the hearing open
16 for a couple of minutes should anyone
17 appear.

18 (Off the record.)

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20 MR. WITUL: It is now 4:45,
21 there being no one in attendance, I will
22 close the hearing.

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STATE OF NEW YORK)

SS:

COUNTY OF NIAGARA)

I, ANDREA P. EGOLF, a Notary Public in and for the State of New York, County of Niagara, DO HEREBY CERTIFY that the proceedings were taken down by me in a verbatim manner by means of Machine Shorthand. That the proceedings were taken to be used in the above-entitled action.

I further CERTIFY that the above-described transcript constitutes a true, accurate and complete transcript of the testimony.



ANDREA P. EGOLF,
Notary Public

Niagara County Industrial Development Agency
Project Summary Sheet
CI6 Holdings - Viatran (9/1/09)
Project No. 09-09

Applicant: CI6 Holdings - Viatran (Dynisco, Massachusetts)

Project Location: Woodlands Corporate Park
Town of Wheatfield

Assistance: PILOT and Sales tax exemptions.

Description: CI6 is an existing Project of the Niagara County IDA undertaken 6 years ago as a spec building in the Woodland Corporate Park. Part of the building has been leased; however, there remained additional leasable space that was to be completed when a new tenant was identified.

Viatran Corporation, a manufacturer of pressure and level measurement devices, is currently leasing space on Grand Island. The company is out growing this space and its landlord is a competitor so it became prudent for the company to find new space to meet their growing needs.

Conducting a search, four location options were identified: a Western New York location, out of State, off shore, or Woodlands Park in Niagara County. Due to the high number of Niagara County residents working for the company, the Niagara County IDA has been working with Viatran for over three years seeking to locate the company here. Viatran would lease 18,000 square feet of production and office space, invest over \$1 million, retain 45 people, and create 30 new jobs over the next 3 years.

Currently, the CI6 building at Woodlands Park is the preferred location. Conditions for locating at this facility include the availability of sales and property tax exemptions. The company wants a full 15 year PILOT (requiring a modification to the existing 4 year old PILOT), sales tax exemptions on build-outs and equipment, and Empower Niagara low cost electric power. The Niagara County Legislature has supported the 150 kw power allocation.

Project Costs: Total project cost \$1,000,000

Employment: Current: 45 New: 25
Skills: production, processing, quality control and support

Staff Recommendations:

- Project is consistent with Agency policy and legislation.
- Retain and create employment, increased payroll.
- Project adds to property tax base with new building investments.
- Technology based research & development and production business.

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 22nd day of October, 2009 at 4:30 p.m., local time, at the Niagara County Center for Economic Development, Vantage Center, 6311 Inducon Corporate Drive, Wheatfield, New York 14132, in connection with the following matter:

CI6 HOLDINGS, LLC, a New York limited liability company, with offices at 3829 Forest Parkway, Wheatfield, New York 14120, for itself or on behalf of an entity formed or to be formed (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 retention by the Agency of fee title to, or a leasehold interest in, a portion of an approximately 4.5-acre parcel of land located at 3829 Forest Parkway in the Town of Wheatfield, Niagara County, New York (the "Land"); (B) the renovation of an approximately 17,878 square foot area to its existing approximately 42,138 square foot building (the "Improvements"); and (C) the acquisition of and installation in and around the Improvements of certain machinery, equipment and items of personal property (the "Equipment" and, collectively with the Land and the Improvements, the "Facility").

The Agency will 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 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, and a par-ial real property tax abatement.


A representative of the Agency will be at the above-stated time and place to present a copy of the Application and hear and accept written and oral comments from all persons with views in favor of or opposed 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: September 17, 2009

**NIAGARA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY**

By: _____


Samuel M. Ferraro
Executive Director