

**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 March, 2021, at 2:15 p.m., local time. Because of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 220.1 issued on March 12, 2020 suspending the Open Meetings Law, the Public Hearing scheduled for March 3, 2021 being held by the Niagara County Industrial Development Agency (the "Agency") in accordance with the provisions of Article 18-A of the New York General Municipal Law with respect to Cerrone Estate Properties, LLC project located at 1500 James Avenue, Niagara Falls, New York will be held electronically via conference call instead of a public hearing open for the public to attend in person. Members of the public may listen to or view the Public Hearing and comment on the Project and the benefits to be granted to the Applicant by the Agency during the Public Hearing by dialing 716-439-7740, enter meeting number 8763#, then enter PIN number 1234#. Comments may also be submitted to the Agency in writing or electronically. Minutes of the Public Hearing will be transcribed and posted on the Niagara County Industrial Development Agency's website.

CERRONE ESTATE PROPERTIES, LLC and/or an individual(s) or affiliate, subsidiary, or entity or entities formed or to be formed on its behalf (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 acquisition (or retention) by the Agency of fee title to or other interest in a parcel of land located at 1500 James Avenue in the City of Niagara Falls, Niagara County, New York (the "Land"), together with the existing 20,000 square foot building located thereon (the "Existing Improvements"); (B) the construction of an approximately 24,000 square foot addition to the Existing Improvement to be leased to and utilized by existing tenant Tecmotiv (USA), Inc. for maintenance and storage of parts and equipment allowing for an increase in the manufacturing facility (the "Improvements"); and (C) the acquisition of and installation in and around the Improvements by the Company of certain equipment and items of personal property (the "Equipment" and collectively with the Land and the Improvements, the "Facility"); and

The Agency will acquire 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 in the form of sales and use tax exemptions and a mortgage tax exemption consistent with the policies of the Agency, and a partial real property tax abatement.

DATED: February 11, 2021

NIAGARA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: _____


Susan C. Langdon
Executive Director