

**PUBLIC HEARING EW & KS Holdings LLC
and/or Individual(s) or Affiliate(s),
Subsidiary(ies), or Entity(ies) formed or to be
formed on its behalf**

Public Hearing to be held on August 30, 2021 at 10:00 a.m.
at Village of Youngstown Office

Andrea Klyczek: *Welcome. This public hearing is now open; it is 10:00 a.m. My name is Andrea Klyczek, I am the Assistant Director of the Niagara County Industrial Development Agency, and I have been designated by the Agency to be the hearing officer to conduct this public hearing. Notice of this public hearing was published in the Niagara Gazette.*

We are here to hold the public hearing on EW and KS Holdings LLC and/or Individual(s) or Affiliate(s), Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf. The transcript of this hearing will be reviewed and considered by the Agency in determination of this project.

The proposed project (the "Project") includes the renovation of the vacant property located at 200 Lockport St., Youngstown, NY 14174 to be used as a brewing operation. The project application and project summary are posted on the Agency's website at niagaracountybusiness.com and I have copies with me today.

The proposed financial assistance contemplated by the Agency includes New York State and local sales and use tax exemption benefits and mortgage recording tax exemption benefits (in compliance with Agency's uniform tax exemption policy).

If you have a written comment to submit for the record, you may do so. Written comments may also be delivered to Agency at 6311 Inducon Corporate Drive, Suite One, Sanborn, New York 14132 until the comment period closes on September 3, 2021.

If anyone is interested in making a comment, please, state your name and address; if you are representing a company, please identify the company.

Lena Villella: *I'm the Town of Porter Assessor. Looking through the application and I have a few questions. The application was submitted in August. Question #7 asks has construction on this project begun and it says no. This property had a permit issued November 2020 for renovating the property into a brewery so the construction/remodeling had already started. The permit says remodel buildout for brewery was reason for the permit. The*

estimated cost on the permit was \$250,000 and in your application construction/improvements is \$420,000 so not sure what that is including, perhaps more than just building renovations. Currently it is assessed for Total Land \$71,000 and Total Assessment \$277,000. The Payment In Lieu of Tax that you have estimates the new value as \$620,000 and the asterisk says applies equalization rate. Are you assuming there is a \$939,400 value that you are getting the \$620,000 from?

Andrea Klyczek: *I will review and get back to you on that.*

Lena Villella: *Ok. Your chart for the PILOT estimated for 15 years. Year 1 is 20% payment. Those numbers are calculated using an assessment of \$620,000 and the numbers projected are based on this number. So using this chart here, the school taxes for example, the current taxes on the current assessed value is \$6,320 a year. Year 1 you are proposing a 20% payment based on the \$620,000 and the current school tax rate you are coming up with a \$2,830 payment and the school would be losing revenue in year 1 and they wouldn't actually reach the current payment until year 10. My concern is that I would like to see a project that has full tax on the current land and facility and then a percentage of tax on the increased assessed value based on the improvements, which has been done in the past. This way the county, town, village and school is picking up additional revenue but it's scaled back because you're having a percentage due to the increase because of the renovations that they are making. I would like to see this adjusted so there is not a loss in revenue for 10 years.*

Andrea Klyczek: *Thank you. Anyone else have any comments?*

Mark Fox: *I'm with the Village of Youngstown. I like to start by saying I am behind this project 100%. We'd like this to come to fruition and would love the activity. I know there is some concern with the town, our contribution which if there is taxes lost but if we could get this to be part of the Village it would be worth it on our behalf. My concerns are basically should their goals not be met, how do we recoup the money or do we come back at it if in 4 years the project is not what it was said to be how do we get it back to full market capitalization/taxation. Not sure how we do this. Like I said, I'm behind it but want to make sure it's not a project that dies out.*

Rob Reisman: *I'm a trustee for the Village of Youngstown. We always want to bring businesses to the Village. I'm familiar with their other establishments and it would be nice to bring people here. It says it's mainly manufacturing, I'm not sure how much will be for patrons, so I*

don't know how much traffic it will bring in but I am for the project. It says 20 jobs being brought to the area too so I just hope they follow through and don't back out as we have had some in the past.

Lena Villella: *I am supportive of this project, I just want to make sure the numbers are correct so it will be beneficial to the community.*

Andrea Klyczek: *Are there any more comments? Hearing no further comments, I will now adjourn the meeting. It is now 10:12 a.m. Thank you.*

**SIGN IN SHEET
PUBLIC HEARING**

August 30, 2021 at 10:00 a.m.
Youngstown Village Office

regarding:

**EW and KS Holdings LLC and/or Individual(s) or Affiliate(s), Subsidiary(ies),
or Entity(ies) formed or to be formed on its behalf**

| Name | Company and/or Address | X box to speak/ comment |
|----------------|-------------------------------|------------------------------------|
| Mark Fox | 654 Lockport St | X |
| Deborah Fox | 654 Lockport St | |
| Wendy Brown | Village of Youngstown | |
| Amy Freiermuth | Village of Youngstown | |
| Lena Villella | Town of Porter | X |
| Rob Reisman | Village of Youngstown | |
| Selah Lowery | Town of Porter | |
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