

VPS Property Ventures, LLC

PUBLIC HEARING SCRIPT

Public Hearing to be held in the City of Niagara Falls

at Niagara Falls City Hall, Room 117, 745 Main Street, Niagara Falls, NY 14301.

Welcome: **Call to Order and Identify Hearing Officer.**

Hearing Officer: Welcome. This public hearing is now open; it is Wednesday, January 29, 2025 at 2:00 p.m. My name is Jeremy Geartz, I am the Director of Business Development and Retention at the Niagara County Industrial Development Agency, and I have been designated by the Agency to be the hearing officer to conduct this public hearing. This public hearing is being live-streamed and made accessible on the Agency's website at www.niagaracountybusiness.com.

Notification: **Notice of Public Hearing.**

Hearing Officer: Notice of this public hearing is hereby given that a public hearing pursuant to Article 18-A subdivision 2, Section 859-a of the New York General Municipal Law will be held by the Niagara County Industrial Development Agency (the "Agency"), in connect with VPS Property Ventures, LLC.

Notice of this hearing appeared in The Niagara Gazette on January 10, 2025.

Purpose: **Purpose of Hearing.**

Hearing Officer: We are here to hold the public hearing on the (company) 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 purpose of this hearing is to solicit comments, both written and oral, for the VPS Property Ventures, LLC. The project application and project summary are posted in the Agency's website at niagaracountybusiness.com and I have copies with me today.

Project Summary: **Description of Project and Contemplated Agency Benefits.**

Hearing Officer: The proposed project (the "Project") consists of: Plans for a premier machine shop at the vacant 5000 Porter Rd site, marking the first business to build in this location. The 33,000 square foot facility will specialize in providing Original Equipment Manufacturers (OEMs) with high-precision machining services for heavy fabricated, forged, or casted materials and assemblies. Serving a wide range of industries including automotive tooling, oil and gas, mining, solar power, wind energy, and other industrial, fabricating, and manufacturing sectors, LP Custom Machining Ltd. is poised to

become a key player in advancing technological capabilities across multiple fields. The facility will initially employ 12 full-time workers, with plans for future expansion as demand for its services grows. With a strong focus on high-quality custom and CNC machining, the company aims to deliver top-tier solutions that support the continued growth of its industry partners.

Format of Hearing: **Review rules and manner in which the hearing will proceed.**

Hearing Officer: All those in attendance are required to register by signing the sign-in sheet at the front of the room; you will not be permitted to speak unless you have registered. Everyone who has registered will be given an opportunity to make statements and/or comments on the Project.

If you have a written statement of comment to submit for the record, you may leave it at this public hearing, submit it on the Agency's website or deliver it to the agency at 6311 Inducon Corporate Dr., Sanborn, NY 14132. The comment period closes on February 6, 2025. There are no limitations on written statements or comments.

Public Comment: **Hearing officer gives the public opportunity to speak.**

Hearing Officer: If anyone is interested in making a statement or comment, please raise your hand, state your name and address; if you are representing a company, please identify the company. I request that speakers keep statements and/or comments to three minutes.

Adjournment: **Closing the hearing.**

Are there any comments? Hearing none, I will now adjourn the meeting. It is now 2:02 p.m. Thank you.

[illegible]