

3425 Hyde Park Boulevard, LLC

PUBLIC HEARING SCRIPT

Public Hearing to be held at

Town of Niagara Town Hall, 7105 Lockport Road, Niagara Falls, NY 14305

Welcome: Call to Order and Identify Hearing Officer.

Hearing Officer: Welcome. This public hearing is now open; it is Tuesday, July 28, 2026 at 2:00 p.m. My name is Jeremy Geartz, I am the Director of Business Development & Retention of the Niagara County Industrial Development Agency, 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 3425 Hyde Park Boulevard, LLC.

Notice of this hearing appeared in The Niagara Gazette on July 9, 2026.

Purpose: Purpose of Hearing.

Hearing Officer: We are here to hold a public hearing on 3425 Hyde Park Boulevard, 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 purpose of this hearing is to solicit comments, both written and oral, for 3425 Hyde Park Boulevard, 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: Hellner Development Co. is a full-service real estate development and management company, with experience in developing and managing commercial real estate. Hellner Development owns and manages multiple properties across Western New York, with a specialty in revitalizing distressed and historic properties. They have done previous industrial work such as Middleport Cold Storage, and the Niagara Fresh Fruit Company in Lockport, NY.

The company plans to restore the 114,000 square foot Kanthal Global site to productive use as warehousing, as well as an industrial manufacturing facility for commercial tenants. The project would include building stabilization, utility upgrades and renovations.

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 or 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 August 6, 2026. 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 2:05 p.m. Thank you.

SIGN IN SHEET PUBLIC HEARING

regarding:

**3425 Hyde Park Boulevard and/or Individual(s) or Affiliate(s), Subsidiary(ies),
or Entity(ies) formed or to be formed on its behalf**

July 28, 2026 – 2:00 p.m.
3425 Hyde Park Boulevard, LLC

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