

**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 **19th day of December, 2007 at 5:00 p.m.**, local time, at Niagara Falls City Hall, 745 Main Street, Niagara Falls, New York 14301, in connection with the following matter:

**AH-SHAY ENTERPRISES, LLC**, a New York limited liability company, on behalf of itself or an entity to be formed (the "Company") has submitted an application (a copy of which is on file at the office of the Agency) to the Agency requesting the Agency to undertake a certain project consisting of: (A)(i) the acquisition by the Agency of a leasehold or other interest in an approximately 0.36-acre parcel of land located at 950 Cleveland Avenue in the City of Niagara Falls, Niagara County, New York (the "Land"); (ii) the construction by the Company on the Land of a two-story, approximately 10,708 square-foot office complex to be leased to various commercial tenants (the "Improvements"); and (iii) the acquisition of and installation in and around the Improvements by the Company of certain machinery, equipment and items of personal property (the "Equipment" and collectively with the Land and the Improvements, the "Facility"); (B) the leasing of the Project back to the Company, and (C) the providing of 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, a partial real property tax abatement and a mortgage recording tax exemption with respect to a certain payment-in-lieu-of-tax mortgage.

The Agency will acquire a leasehold or other interest in the Project and will lease the Project back to the Company. The Company will operate the Project during the term of the lease. At the end of the lease term, the Company will purchase the Project 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 for financing related to the Project, consistent with the policies of the Agency, a partial real property tax abatement and a mortgage recording tax exemption with respect to a certain payment-in-lieu-of-tax mortgage.

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: November 16, 2007

**NIAGARA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY**

By: \_\_\_\_\_  
Samuel M. Ferraro, Executive Director