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NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

**PUBLIC HEARING FOR GATEWAY HARBOR INN & RESTAURANT**

October 21, 2011  
3:30 P.M.

Taken at: North Tonawanda Public Library  
505 Meadow Drive  
North Tonawanda, New York 14120

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**DAWN SITERS - COURT REPORTER**

(716) 566-8057

1           PRESENT:    GARY KELSEY,  
2                            As Hearing Officer.  
3                            Niagara County Industrial  
4                            Development Agency,  
5                            Manager of Finance.

6                            BARBARA HUGHES,  
7                            KEVIN HUGHES,  
8                            ROSEMARIE BOBEL,  
9                            Gateway Harbor Inn & Restaurant.

10           REPORTED BY:   DAWN M. SITERS,  
11                            Court Reporter.

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—DAWN SITERS - COURT REPORTER—

1 MR. KELSEY: Would everyone  
2 please sign the attendance sheet, even if you do not  
3 wish to comment.

4 Good afternoon. My name is Gary  
5 Kelsey, Manager of Finance for the Niagara County  
6 Industrial Development Agency. I will be serving as  
7 hearing officer for this public hearing. It is now  
8 3:35 P.M. on Friday, October 21, 2011.

9 The purpose of this hearing is to  
10 solicit comments, both written and oral, on the  
11 Gateway Harbor Inn & Restaurant Project in the City  
12 of North Tonawanda.

13 The project entails the  
14 acquisition and renovation of a building on Webster  
15 Street in North Tonawanda for use as a boutique  
16 hotel.

17 Please note that I have copies of  
18 the project summary/cost benefit, and project  
19 application available for review.

20 Comments can be in support of, or  
21 in opposition to, or on the nature or location of  
22 the project. All comments are to be limited to the  
23 Gateway Harbor Inn & Restaurant.

*DAWN SITERS - COURT REPORTER*

1                   This hearing is not for accepting  
2 comments on any environmental issues or environmental  
3 determination; and this is not a part of the New  
4 York State SEQRA process.

5                   At this point, we'll go out of  
6 session. Since there is nobody here, except  
7 representatives of the company, we'll wait for any  
8 members of the public that may be a little late.  
9 We will then go back in session.

10                   (A recess was then taken.)

11                   MR. KELSEY:                   It's 3:45 P.M.  
12 We're going back on the record. There is no one  
13 representing the public to offer comment.

14                   At this point, I will be foregoing  
15 the reading of the public notice, and submitting a  
16 written copy of it to be attached to the transcript.

17                   At this time, it is 3:46 P.M.; and  
18 the public hearing is closed.

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21                   \*       \*       \*       \*  
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*DAWN SITERS - COURT REPORTER*

**PUBLIC HEARING SIGN IN SHEET**

Gateway Harbor Inn

October 21, 2011 - 3:30 p.m.

N. Tonawanda Public Library

Name	Address	Affiliation	Do you Wish to Speak?
Barbara Hughes	3757 Colin Ct	64 Webster St Gateway Harbor	
Kevin Hughes	3757 Colin Ct	64 Webster St Gateway Harbor	
Rosemarie Sobel	69 Whitehall	69 Whitehall St Gateway Harbor	

**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 **21st day of October, 2011, at 3:30 p.m.**, local time, at North Tonawanda Public Library, 505 Meadow Drive, North Tonawanda, New York 14120, in connection with the following matter:

**GATEWAY HARBOR INN & RESTAURANT**, for itself or on behalf of an entity formed or to be formed (the "Company"), has submitted an application (the "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") for the benefit of the Company consisting of: (A) the acquisition or retention of a fee or leasehold interest in an approximately 43.92 X 165 parcel of land presently known as 62-64 Webster Street in the City of North Tonawanda, New York (the "Land"), together with an existing three (3) story building consisting of 10,000 square feet (the "Existing Improvements"); (B) the construction on the Land of a 4,000 square foot addition and renovation of the Existing Improvements for the Company to offer upscale accommodations and a 70-seat restaurant/lounge; and (C) the acquisition and installation of related machinery, equipment and personal property (the "Equipment" and, together with the Land, the Existing Improvements and the Improvements, the "Facility"); and (D) the leasing of the Project back to the Company, and (E) 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 or retain 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 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 agreement mortgage.

A representative of the Agency will be at the above-stated time and place to present a copy of the Company's project application and hear and accept written and oral comments from all persons with views in favor of or opposed to or otherwise relevant 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: October 7, 2011

**NIAGARA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY**

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