

## PUBLIC HEARING SCRIPT

**2855 Clinton St., Inc. and/or Individual(s)  
or Affiliate(s), Subsidiary(ies), or  
Entity(ies) formed or to be formed on its  
behalf Project**

Public Hearing to be held on July 26, 2016 at 9:00 a.m.,  
at the Town of West Seneca Town Hall, 1250 Union Road-Court Room (Room 100)  
West Seneca, New York 14224

### ATTENDANCE

Michelle Monaco – Shell Fab & Design, Inc.

Marty Monaco – Shell Fab & Design, Inc.

Hon. Shelia Meegan – Supervisor, Town of West Seneca

#### **1. WELCOME:** Call to Order and Identity of Hearing Officer.

Hearing Officer: *Welcome. This public hearing is now open; it is 9:00 a.m. My name is Grant Lesswing. I am the Business Development Officer of the Erie County Industrial Development Agency, and I have been designated by the Agency to be the hearing officer to conduct this public hearing.*

#### **2. PURPOSE:** Purpose of the Hearing.

Hearing Officer: *We are here to hold the public hearing on the 2855 Clinton St., Inc. and/or Individual(s) or Affiliate(s), Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf project. The transcript of this hearing will be reviewed and considered by the Agency in determination of this project. Notice of this hearing appeared in The Buffalo News on Saturday, July 16, 2016.*

#### **3. PROJECT SUMMARY:** Description of Project and Contemplated Agency Benefits.

Hearing Officer: *The proposed project (the "Project") consists of: (i) a portion of land located at 3254 Clinton Street, West Seneca, New York (the "Land") to be improved thereon with a 55,040+/- SF building to be utilized as*

*manufacturing/processing, warehouse, and office space (the “Improvements”), and (ii) the acquisition and installation by the Company of certain items of machinery, equipment and other tangible personal property (the “Equipment”, and collectively with the Land and Improvements, the “Facility”).*

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

**☒ 4. 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. If you have a written comment to submit for the record, you may do so. Written comments may also be delivered to the Agency at 95 Perry Street, Suite 403, Buffalo, New York 14203 until the comment period closes on August 23, 2016. There are no limitations on written comments.*

**☒ 5. PUBLIC COMMENT: Hearing Officer gives the Public an opportunity to speak.**

Hearing Officer: *If anyone is interested in making a 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 comments to 5 minutes, and if possible, 3 minutes.*

**The Hearing Officer calls on those who raise their hand.**

Michelle Monaco, President – Shell Fab & Design, Inc. We are looking to move our facility to 3254 Clinton Street, West Seneca, NY. Currently it is a vacant piece of land.

We are requesting to put up a 55,040 sq. ft. building which would more than double in size from where we currently are now. The reason behind that is because we are literally busting out of our building. We would like to hire more employees, but we have nowhere to put them. The demand is such, that it is putting us in a situation where we are just behind the 8-ball. We don't have any choice but to move forward into a bigger space and doing that, it will make for a

better environment for the employees and give us the opportunity to hire more employees moving forward.

Hon. Shelia Meegan, Supervisor – Town of West Seneca. I am here today to communicate that the Town of West Seneca is in full support and in favor of the Applicant's request from the ECIDA seeking financial incentives.

The Applicant has conducted its business in the Town of West Seneca for nearly twenty (20) years. During that time, its growth created jobs for community members and expanded the commercial tax base. As set forth in the Application, the addition of ten (10) manufacturing jobs and over \$2 million in improvements will only enhance, the Applicant's positive impacts within the Town.

The Applicant throughout its time in West Seneca has not only demonstrated that it can handle the expansion of its business, but its skilled management team has the ability to consistently continue such growth. The Town is proud to have such a talented Women-Owned Business Enterprise within its borders.

I thank you for your consideration and urge each of you to confer with the request of the benefits upon this applicant. On a personal note, Mr. & Mrs. Monaco have been active members in our community with our youth hockey, our Chamber of Commerce and Ms. Monaco has championed many of those who have started businesses in this town and the Monaco's are big supporters of not only our children, but our veteran's and our Police Department.

**6. ADJOURNMENT.**

As there were no further comments, the Hearing Officer closed the public hearing at 9:15 a.m.

**SIGN IN SHEET – PUBLIC HEARING**

July 26, 2016, at 9:00 a.m.  
at the Town of West Seneca Town Hall, 1250 Union Road-Court Room (Room 100)  
West Seneca, New York 14224  
regarding:

**2855 Clinton St., Inc. and/or Individual(s) or Affiliate(s), Subsidiary(ies), or  
Entity(ies) formed or to be formed on its behalf**

Project Location: 3254 Clinton Street, West Seneca, New York 14224

<b>Name</b>	<b>Company and/or Address</b>	<b>X box to speak/ comment</b>
Michelle Monaco	Shell Fab & Design, Inc. 2855 Clinton Street West Seneca, New York 14224	X
Marty Monaco	Shell Fab & Design, Inc. 2855 Clinton Street West Seneca, New York 14224	
Hon. Shelia Meegan	Supervisor, Town of West Seneca West Seneca Town Hall 1250 Union Road West Seneca New York 14224	X