

## PUBLIC HEARING SCRIPT

**CPI Process Systems 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 February 25, 2019 at 9:00 a.m.,  
at the Town of West Seneca Community Center & Library,  
1300 Union Road (Community Room), West Seneca, NY 14224

### **ATTENDANCE:**

Andrew Christie - CPI  
Lian Bunny – The West Seneca Sun  
Todd Chalmers – CPI  
Gregory Sehr - CPI

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

*Hearing Officer:* Welcome. This public hearing is now open; it is 9:10 a.m. My name is John Cappellino. I am the Executive Vice President 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 CPI Process Systems 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 Thursday, February 14, 2019.

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

*Hearing Officer:* The proposed project (the "Project") consists of: (i) a 3+/- acre parcel of vacant land located at 2800 North America Drive, Town of West Seneca, Erie County, New York (the "Land"); (ii) the installation of certain infrastructure improvements to the Land and the construction and equipping of an 11,560+/- SF distribution/warehouse building to be utilized for the distribution of industrial valves (the "Improvements"); and (iii) 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 the 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 March 26, 2019. 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.**

Andrew Christie, President of CPI Process System. CPI Process Systems is a distributor of industrial valves. We are more than just warehouse & valves; our real work is in value added. We take a valve, actuator and different components and marry them together. We also do something called oxygen cleaning for our largest customer Praxair. We disassemble a valve and clean it to a very high degree to make sure it is absolutely oil free and then we will reassemble it and test it before we ship it out.

Currently we are in a 5,000 sq. ft. building and this is a big move for us to more than double in size. Our hope is not only to employ a few more people, but to increase our level of inventory and do everything we can to keep a good thing going.

**6. ADJOURNMENT:**

As there were no further comments, the Hearing Officer closed the public hearing at 9:25 a.m.

**SIGN IN SHEET  
PUBLIC HEARING**

February 25, 2019, at 9:00 a.m.  
at the Town of West Seneca Community Center & Library,  
1300 Union Road (Community Room), West Seneca, NY 14224  
regarding:

**CPI Process Systems Inc. and/or Individual(s) or Affiliate(s), Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf**

Project Location: 2800 North America Drive, West Seneca, New York

<b>Name</b>	<b>Company and/or Address</b>	<b>X box to speak/ comment</b>
Andrew Christie	CPI 105 Hillview Terrace West Seneca, New York 14224	X
Lian Bunny	The West Seneca Sun	
Todd Chalmers	CPI 105 Hillview Terrace West Seneca, New York 14224	
Gregory Sehr	CPI 105 Hillview Terrace West Seneca, New York 14224	