

PUBLIC HEARING SCRIPT

**Spaulding Business Park, LLC 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 May 31, 2022 at 10:30 a.m.,
at the City of Tonawanda, Community Room, 200 Niagara Street, Tonawanda, New York 14150

ATTENDANCE:

Joseph Paolini – Spaulding Business Park, LLC
Molly Penale - Spaulding Business Park, LLC

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

Hearing Officer: Welcome. This public hearing is now open; it is 10:30 a.m. My name is Andrew Federick. 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. This public hearing is being live-streamed and made accessible on the Agency's website at www.ecidany.com.

☒ 2. PURPOSE: Purpose of the Hearing.

Hearing Officer: We are here to hold the public hearing on the Spaulding Business Park, LLC 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 May 13, 2022.

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

Hearing Officer: The proposed project (the "Project") consists of: (i) the acquisition by the Agency of a leasehold interest in certain property located on Gibson Street (corner of Gibson & Hackett Drive), City of Tonawanda, Erie County, New York (the "Land"), (ii) the construction on the Land of five (5) approximately 9,152+/- SF warehouse buildings totaling 45,760+/- SF to be utilized for light manufacturing and warehouse distribution (the "Improvements"), and (iii) the acquisition by the Company in and around the Improvements of certain items of machinery, equipment and other tangible personal property (the "Equipment"; and, together with the Land and the Improvements, the "Facility"). The Facility will be initially operated and/or managed by the Company.

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. 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 95 Perry Street, Suite 403, Buffalo, New York 14203. The comment period closes on June 21, 2022. There are no limitations on written statements or comments.

☒ **5. PUBLIC COMMENT:** Hearing Officer gives the Public an 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 5 minutes, and if possible, 3 minutes.

Joseph Paolini. I am a local contractor, developer, and manager of many commercial properties. I am building a business park that will be situated on 4 acres of land that is located on the corner of Gibson Street and Hackett Drive in the City of Tonawanda, New York. I will be building a total of five buildings in two to three phases with approximately 2 to 3 years for full project completion. Each phase will be approximately 10,000 to 20,000 sq. ft. Building units will be rented out to light manufacturing companies and warehouse distribution. I am projecting an average of 20 to 35 tenants, depending on the future tenants needs. This project will create a minimum of 20 jobs. By constructing this business park, I am looking to capitalize on the strong demand for more manufacturing and warehouse space in Erie County. The financial assistance from the ECIDA is crucial to me due to the rising costs of building materials, labor costs and the increased costs of building codes. The impact that this project will have on Erie County is multilayer. First, new business owners will benefit from this project, such as light manufacturing/distribution businesses. They will have a space to increase their productivity to meet the demands of their customers. Second, these types of warehouses will make businesses in Erie County more successful. Third, as data shows when small businesses are successful the surrounding small businesses will also have an increase in economic success. I believe once my project is completed it will have that very impact on small businesses in Erie County and the City of Tonawanda. Lastly, I would like to thank the ECIDA, Mayor John White and Common Council President, Jenna Koch. I look forward to working with the City of Tonawanda and Erie County IDA on this project.

☒ **6. ADJOURNMENT:**

As there were no further statements and/or comments, the Hearing Officer closed the public hearing at 10:36 a.m.

SIGN IN SHEET PUBLIC HEARING

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regarding:

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Project Location: Gibson Street (corner of Gibson & Hackett Drive), City of Tonawanda,
Erie County, New York

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