



2919 Delaware Avenue - Room 11 • Kenmore, New York 14217 • (716) 877-8804

Fax: (716) 877-1261

September 9, 2013

ECIDA
143 Genesee Street
Buffalo, New York 14203

Re: NYCC – Zaepfel – Wythe Will Tzetzo

Gentlemen:

As Supervisor of the Town of Tonawanda, I would like to express our very strong support for the proposed incentives being offered to Zaepfel Development and Wythe Will Tzetzo through the ECIDA.

Tzetzo has been an important part of our community for many years, and we are thrilled that this project will give the company an opportunity to continue to grow right here for many more years to come.

We are especially pleased that the company has chosen the Town of Tonawanda-owned North Youngmann Commerce Center for their new home. It will not only be the first project in our new business park, but it will also be a visible and large project that sets the character of the park.

Therefore, the Town of Tonawanda strongly supports the granting of property tax and sales tax benefits to this project in our town. Our support is an investment that has been earned by the men and women at Wythe Will Tzetzo, an investment that will have long-term benefits for our community and our region.

Thank you.

Sincerely,

Anthony F. Caruana, Supervisor
Town of Tonawanda

AFC/rd

"A GREAT PLACE TO LIVE, WORK AND PLAY"



The
Town of
Cheektowaga



CHEEKTOWAGA TOWN HALL
3301 BROADWAY
CHEEKTOWAGA, NEW YORK 14227
(716) 686-3465
mholtz@tocny.org

MARY F. HOLTZ
Town Supervisor

September 11, 2013

John Cappellino
Director of Business Development
Erie County Industrial Development Agency
143 Genesee Street
Buffalo, NY 14203

Dear John:

Zaepfel Development has submitted a proposal to construct an approximately 310,000 square foot facility in the Town of Tonawanda for lease to Wythe Will Tzetzto ("WWT").

Although WWT currently leases space on Broadway Street in the Town of Cheektowaga, which it would vacate, we have no objection to this project.

The project holds the promise of providing 270 full time and part time positions initially which are much needed in this area.

Sincerely,

Mary F. Holtz
Supervisor
Town of Cheektowaga

PUBLIC HEARING SCRIPT

**Zaepfel Development Co., Inc., and/or an
affiliate, subsidiary, or entity formed or
to be formed on its behalf Project**

Public Hearing to be held on September 9, 2013 at 9:30 a.m.,
at the Town of Tonawanda Town Hall, 2919 Delaware Avenue (Council Room),
Kenmore, New York 14217

ATTENDANCE

Supervisor Anthony Caruana - Town of Tonawanda

Gordon Anglis - Wythe Will Tzetzso

Steve Blake - CB Richard Ellis

Linda Eberz - CB Richard Ellis

Greg Zaepfel - Zaepfel Development

Second Option: To be followed when Members of the Public are in attendance:

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

Hearing Officer: *Welcome. This public hearing is now open; it is 9:30 a.m. My name is Karen Fiala, I am a Manager of Tax Incentive Products 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 Zaepfel Development Co., Inc., and/or an affiliate, subsidiary, or entity 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, August 29, 2013.*

☒ 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 779 Two Mile Creek Road, Tonawanda, New York (the "Land") to be improved thereon with a 310,000+/- SF facility comprising of 264,000+/- SF of climate-controlled warehouse space, 32,000+/- SF of production space for manufacturing and packaging of candies*

and confections, and 14,000+/- SF of general office space (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 Improvements, the "Facility").

The proposed financial assistance contemplated by the Agency includes 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 143 Genesee Street, Buffalo, New York 14203 until the comment period closes on Friday, September 13, 2013. 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.

Supervisor Anthony Caruana - As Supervisor of the Town of Tonawanda, I would like to express our very strong support for the proposed incentives being offered to Zaepfel Development and Wythe Will Tzetzso through the ECIDA.

Tzetzso has been an important part of our community for many years, and we are thrilled that this project will give the company an opportunity to continue to grow right here for many more years to come.

We are especially pleased that the company has chosen the Town of Tonawanda-owned North Youngmann Commerce Center for their new home. It will not only be the first project in our new business park, but it will also be a visible and large project that sets the character of the park.

Therefore, the Town of Tonawanda strongly supports the granting of property tax and sales tax benefits to this project in our town. Our support is an investment that has been earned by the men and women at Wythe Tzetzso, an investment that will have long-term benefits for our community and our region.

☒ 6. ADJOURNMENT.

As there were no further comments, the Hearing Officer closed the public hearing at 9:45 a.m.

SIGN IN SHEET

PUBLIC HEARING

September 9, 2013, at 9:30 a.m.
at the Town of Tonawanda Town Hall, 2919 Delaware Avenue (Council Room),
Kenmore, New York 14217
regarding:

**Zaepfel Development Co., Inc., and/or an affiliate, subsidiary,
or entity formed or to be formed on its behalf**

Project Location: A portion of land located at 779 Two Mile Creek Road, Tonawanda, New York

Name	Company and/or Address
Supervisor Anthony Caruana	Town of Tonawanda 2919 Sheridan Drive Kenmore, New York 14217
Gordon Anglis	Wythe Will Tzetzso
Steve Blake	CB Richard Ellis
Linda Eberz	CB Richard Ellis
Greg Zaepfel	Zaepfel Development