

VIRTUAL PUBLIC HEARING SCRIPT

**Tonawanda Pirson 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 November 2, 2020 at 10:30 a.m.
via Virtual Conference Software

ATTENDANCE:

Dean Burrows – Gear Motions
Gregory Zaepfel – Zaepfel Development
Joseph Deck – Hanna CRE
Scott Mason – Hanna CRE
Karen Fiala – ECIDA
Carrie Hocienec – ECIDA
Brian Krygier – ECIDA

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

Hearing Officer: Welcome. This public hearing is now open; it is 10:31 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 virtual public hearing. This public hearing is being live-streamed and made accessible on the Agency's website at www.ecidany.com. Pre-registration for anyone wishing to speak at today's public hearing was required through our website. Today I am joined by Brian Krygier, ECIDA Systems Analyst who will be the Hearing Moderator and he will be managing the public comment portion of this hearing.

2. PURPOSE: Purpose of the Hearing.

Hearing Officer: We are here to hold the public hearing on the Tonawanda Pirson 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 Thursday, October 22, 2020.

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

Hearing Officer: The proposed project (the "Project") consists of: (i) the acquisition of a leasehold interest in an approximately 6+/- acre parcel of land located at Pirson Parkway, Town of Tonawanda, Erie County New York (the "Land"); (ii) the construction thereon of an approximately 55,943+/- SF manufacturing and office space facility (the "Improvements"); and (iii) the acquisition and installation therein, thereon or thereabout of certain machinery, equipment and related personal property (the "Equipment"; and, collectively with the Land and the Improvements, the "Facility"), to be subleased to Gear Motions Incorporated (the

“Tenant”) for use in its business of supplying custom cut and ground gears for OEMs around the world.

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 who have joined this conference call were required to pre-register through our website (www.ecidany.com). Everyone who has pre-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, please submit it on the Agency's website or mail to the Agency at 95 Perry Street, Suite 403, Buffalo, New York 14203. The comment period closes on November 17, 2020. There are no limitations on written statements or comments.

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

Hearing Officer: Those interested in making a statement or comment will be called upon by Brian in the order that they registered for this meeting. Please begin by stating 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.

The Hearing Moderator introduces each participant in the order they registered for this meeting.

My name is Gregory Zaepfel from Zaepfel Development. We are proposing to construct a 55,943 sq. ft. facility at 100 Pirson Parkway for the company Gear Motions to commence in the spring of next year and for occupancy in the fall of next year and if there are any questions please let me know.

6. ADJOURNMENT:

As there were no further statements and/or comments, the Hearing Officer closed the public hearing at 10:34 a.m.

**SIGN IN SHEET
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Project Location: Pirson Parkway, Town of Tonawanda, Erie County, New York

Name	Company and/or Address	X box to speak/ comment
Gregory Zaefel	Zaepfel Development 5505 Main Street Williamsville, New York 14221	X
Dean Burrows	Gear Motions 1750 Milton Street Syracuse, New York 13209	
Joseph Deck	Hanna CRE 344 Delaware Avenue Buffalo, New York 14202	
Scott Mason	Hanna CRE 344 Delaware Avenue Buffalo, New York 14202	
Karen Fiala	ECIDA 95 Perry Street, Suite 403 Buffalo, New York 14203	
Carrie Hocieniec	ECIDA 95 Perry Street, Suite 403 Buffalo, New York 14203	
Brian Krygier	ECIDA 95 Perry Street, Suite 403 Buffalo, New York 14203	