

PUBLIC HEARING SCRIPT

Niagara Transformer Corp. Project

Public Hearing to be held on Friday, January 4, 2013 at 9:15 a.m.,
at the Town of Cheektowaga Town Hall, Town Council Chamber,
3301 Broadway, Cheektowaga, New York 14227

ATTENDANCE

Members of the General Public

First Option: To be followed when no Members of the Public are in attendance:

Hearing Officer noted that no Members of the Public are in attendance.

ADJOURNMENT.

As there were no comments, the Hearing Officer closed the hearing at 9:30 a.m.

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 9:15 a.m. My name is Karen Fiala, I am Portfolio Manager 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 Niagara Transformer Corp. 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 Monday, December 24, 2012.*

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

Hearing Officer: *The proposed project is located at 1755 Dale Road, Town of Cheektowaga, Erie County, New York (the "Project") consisting of: (i) a 3.20+/- acre parcel of land located at 1755 Dale Road, Town of Cheektowaga, Erie County, New York (the "Land"), (ii) the construction and equipping of improvements thereon of a 45,000+/- SF commercial building for operation of a manufacturing facility to be used for the final assembly, painting and testing of power transformers (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 sales and use tax exemptions, mortgage recording tax exemptions and a partial real property tax abatement (in compliance with Agency's uniform tax exemption policy).

This public hearing is being conducted as an update to the original public hearing held on May 9, 2011, at 9:15 a.m. at the Town of Cheektowaga Town Hall to amend the square footage of the Improvements from a 29,259+/- SF commercial building to being a 45,000+/- SF commercial building.

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, January 11, 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.

[Insert transcription of public comments here.]

-OR-

Hearing Officer: *Note that no one in attendance wished to make a comment.*

6. ADJOURNMENT.

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

SIGN IN SHEET

PUBLIC HEARING

Friday, January 4, 2013, at 9:15 a.m.
at the Town of Cheektowaga Town Hall, Town Council Chamber,
3301 Broadway, Cheektowaga, New York 14227
regarding:

Niagara Transformer Corp.

Project Location: 1755 Dale Road, Cheektowaga, New York

Name	Company and/or Address