



6122 South Park Avenue
Hamburg, New York 14075
716.648.4145
www.HamburgIDA.com

**Hamburg Industrial Development Agency
PUBLIC HEARING, RPJ Holdings Inc, Johnson's Taphouse, Inc.
Hamburg Town Hall & via Zoom Teleconferencing – due to the COVID 19 Pandemic**

Present

Davis Podkulski – Zoom
Tom Moses
Cam Hall
Bob Hutchison
Andy Palmer - Zoom
Janet Plarr - Zoom
Bob Reynolds

Excused

Norma Rusert-Kelly
Wence Valentin

Guests

Jennifer Strong, Neill & Strong - Zoom
Mary Doran, HIDA
Sean Hopkins, Attorney - Zoom
Bob Johnson - Zoom
Francesca Bond, Hamburg Sun - Zoom

Executive Director

Sean Doyle

A RECORDING OF THE FULL PUBLIC HEARING MAY BE VIEWED ON YOUTUBE, Channel - Hamburg IDA

Director Doyle read the public hearing notice below that was printed in the November 5th edition of *The Hamburg Sun*.

LEGAL NOTICE

**NOTICE OF PUBLIC HEARING OF THE
TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY**

Monday, November 15, 2021 – 8:30 AM– IN PERSON and VIA ZOOM VIDEOCONFERENCE

PLEASE TAKE NOTICE that the Town of Hamburg Industrial Development Agency will hold a public hearing to consider the following proposed financial assistance requested of the Agency.

Pursuant to Article 18-A of NYS General Municipal Law, a public hearing will be conducted electronically and in-person, as hereinafter described, by the Town of Hamburg Industrial Development Agency (the "Agency") on November 15, 2021 at 8:30AM regarding the project, as described below, said public hearing, given the ongoing COVID-19 public health crisis the public may attend in-person or via zoom videoconference. PLEASE NOTE the special hearing logistics and instructions included at the end of this notice.

Members of the Agency will be in attendance at the Hamburg Town Hall, Room 1, 6100 South Park Avenue, Hamburg, New York 14075.

RPJ Holdings, INC, and Johnson's Taphouse, Inc. as may be amended, **PROJECT** - Request for Agency assistance for in the form of a lease only or lease leaseback with mortgage transaction for a total Project Amount not to exceed \$4,080,000.00. The assistance contemplated by the Agency will include mortgage tax abatement, sales tax exemption on any materials and/or equipment purchased for incorporation into Project and real property tax abatement in accordance with existing Agency Uniform Tax Exemption Policy and Guidelines, as amended. RPJ Holdings, Inc. (the "Lessee") and Johnson's Taphouse, Inc. as may be amended. (the "Tenant") has entered into

negotiations with the officials of the Town of Hamburg Industrial Development Agency (the "Agency") with respect to a lease leaseback with mortgage for the new construction of an approximately 17,490 square feet brewing and distilling facility located at SBL # 159.00-1-13, 0 Lakeshore Road, Hamburg, New York., by the Lessee, as Agent for the Agency, for lease to the Agency and leaseback by the Agency to the Lessee. The Project will allow the Lessee to expand its operations and employment in the Town of Hamburg. (the "Project").

The Agency will present information relative to this project and application at the public hearing. Persons interested may attend and will be given an opportunity during the public hearing to make statements. Also written comments may be submitted to the Agency at or before the hearing.

PLEASE NOTE SPECIAL PUBLIC HEARING CONDUCT INSTRUCTIONS AND INFORMATION:

In accordance with Section 859-a of the NYS General Municipal Law, a representative of the Agency will present a copy of the Company's project Application which is also available for viewing on the Agency's website at www.HamburgIDA.com. However, given the ongoing COVID-19 public health crisis the Agency will accommodate in-person public attendance and participation at this hearing as well as electronic attendance, as per the information below. In furtherance of the provisions of Section 859-a of the NYS General Municipal Law requiring interested parties will be provided a reasonable opportunity, both orally and in writing, to present their views with respect to the Project.

The Agency will provide public access to provide oral comments during the Public Hearing at:

IN PERSON

Hamburg Town Hall
Room 1
6100 South Park Avenue
Hamburg, New York 14075

VIA ZOOM VIDEOCONFERENCE

To be registered to attend the meeting please email request to HamburgIDA@TownofHamburgNY.com or call 716-648-4145 for meeting login information by **2:00 PM on November 12, 2021.**

Finally, the Agency also encourages all interested parties to submit written comments to the Agency, which will all be included within the public hearing record until the comment period closes on November 15, 2021.

-Motion to open the Public Hearing at 8:33am.

Moved: Cam Hall

Seconded: Bob Hutchison

Ayes: Moses, Hutchison, Podkulski, Palmer, Hall, Plarr, Reynolds

Nays: none

Carried

-Doyle turned the floor over to Bob Johnson who spoke on his project. Johnson stated they are ready to build a brewery/distillery. They have partnered with Steelbound in Ellicottville, NY and will carry their line of products. He and his staff have their knowledge in the food industry with Peg's Place, which they will take to the new brewery/restaurant.

Johnson referred to his restaurant, Peg's Place, as a "legacy" businesses. His management team has been with him for 10+ years. This expansion into a brewery will be a great way to increase the pay of his current staff. He plans to move half of his management team to brewery and leave half at Peg's Place.

When the new brewery is up and fully running he expects to have 30 full time employees and 30 part time employees.

Attorney, Sean Hopkins, spoke stating this is a multi-million dollar investment into the town, with jobs and very substantial sales and income tax revenue.

-Doyle asked the board for comments/questions.

Bob Reynolds said it was a great project. He asked for clarity on page 5 of the application. It reads as "construction costs higher than expected". Johnson confirmed the cost of steel is up 60%. He does not want to make any changes to the design but has stay within his budget. If necessary a modification to the design could be going from 3 to 2 stories. Reynolds asked about possible extensions. Johnson stated it is to be built sooner than later, game plan is to open September 2022. He has already started to order equipment due to covid supply chain issues, he would rather have it arrive early and put it in storage than not get it in time.

Bob Hutchison asked about the estimated costs, it states \$0 for infrastructure work. Sean Hopkins stated it was built into the project number.

Doyle reviewed the potential PILOT figures. The project site is currently vacant land. If approved as outlined town, county and school taxes would generate \$185,096.00 in new revenue. Ancillary benefits based on the economic modeling software estimate \$10.70 for every \$1.00 of abatement. It's higher than typical because of the heavy labor associated with the project.

Bob Reynolds asked about the project adhering to the HIDA's Local Labor Policy. Johnson stated he is using all local construction companies.

Andy Palmer stated he looked over the project packet and appreciates the investment in the community. He thinks it's a great project, looking forward to the completion. Cam Hall agreed.

Doyle asked 3 times for any further comments from the public, none were stated.

-Motion to close the public hearing closed at 8:46am.

Moved: Bob Reynolds **Seconded:** Tom Moses
Ayes: Moses, Hutchison, Podkulski, Palmer, Hall, Plarr, Reynolds
Nays: none
Carried

Sincerely,



Sean Doyle, Executive Director