



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

**Hamburg Industrial Development Agency
PUBLIC HEARING, Staub Three, LLC, and Staub Precision Machine, Inc.
July 10, 2024 – 7:30am
Hamburg Volunteer Fire Department, 301 Union Street & via Zoom Teleconferencing**

Present

Davis Podkulski
Tom Moses
Jamel Perkins
Bob Hutchison
Andy Palmer
Cam Hall
Bob Reynolds

Excused

Janet Plarr
Wence Valentin

Guests

Jennifer Strong, Neill & Strong
Mary Doran, HIDA
Jonathan Halas, Staub
Hamburg Sun, via 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 June 28th edition of *The Buffalo News*.

LEGAL NOTICE

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

Wednesday, July 10, 2024 at 7:30AM – **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 July 10, 2024 at 7:30AM regarding the project, as described below.

Members of the Agency will be in attendance at the Hamburg Volunteer Fire Hall, 301 Union Street, Hamburg, New York 14075.

Staub Three, LLC, and Staub Precision Machine, Inc. PROJECT – Has been approved 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 \$8,835,000. **Due to inflationary pressures and construction cost increases, the total project amount is proposed to be revised to \$9,720,000.** 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. Staub Three, LLC (the "Lessee") and Staub Precision Machine, Inc. (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 58,000 square feet advanced

manufacturing facility located at SBL # 182.16-3-26.1, 0 Grimsby Drive, 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 Village 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 [HamburgIDA@TownofHamburgNY.com](#). 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 Volunteer Fire Hall
301 Union Street
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 July 8, 2024.**

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 July 10, 2024.

Additional information can be obtained from and written comments may be addressed to:

Hamburg Industrial Development Agency
Sean Doyle, Executive Director
6122 South Park Avenue
Hamburg, New York 14075

-Motion to open the Public Hearing at 7:37am.

Moved: Cam Hall

Seconded: Bob Hutchison

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

Nays: none

Carried

Director Doyle recapped the project. The increase in benefits is for sales and mortgage tax abatement NOT property tax. The cost of the building has increased. The change in benefits is an additional \$110,106 in sales tax abatement and an additional \$6,637 in mortgage tax abatement.

Jonathan Halas spoke on behalf of Staub stating the cost of building materials has increased as well as some materials not properly accounted for in the initial estimates. The initial bid was 2 years ago and in addition there were some unforeseen drainage issues at the site.

- No written comments were received for or against the project
- No comments were received online during the public hearing

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

Public hearing adjourned at 7:46am.

Sincerely,

A handwritten signature in black ink, appearing to be 'S. Doyle', with a long horizontal flourish extending to the right.

Sean Doyle, Executive Director