

PUBLIC HEARING SCRIPT

Niagara Transformer Corp. Project

Public Hearing to be held on May 9, 2011, 9:30 a.m.,
at the Town of Cheektowaga Town Hall in the Town Council Chamber
located at 3301 Broadway, Cheektowaga, NY 14227

ATTENDANCE

Hon. Mary F. Holtz – Supervisor, Town of Cheektowaga
Jeneen McSkimming – Assessor, Town of Cheektowaga
John Darby – President, Niagara Transformer

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

Hearing Officer: *Welcome. This public hearing is now open; it is 9:40 a.m.
My name is Beth O'Keefe, I am a 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 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 April 26, 2011.*

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
29,259+/- 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 partial abatements from real property taxes (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 May 15, 2011. 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.

My name is Mary Holtz; I am the Supervisor in Cheektowaga. I am here to support this project. Niagara Transformer has been in the Town of Cheektowaga for well over 50 years, Niagara Transformer provides highly skilled and high paid positions for Western New York employees. This is the type of project that the IDA should be supporting. Economic Development is important to the Town of Cheektowaga and Western New York. This is a perfect example of that type of project and I support this project 100%.

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

May 9, 2011, at 9:30 a.m.
at the Town of Cheektowaga Town Hall in the Town Council Chamber located
at 3301 Broadway, Cheektowaga, NY 14227 regarding:

Niagara Transformer Corp.

Project Location: 1755 Dale Road, Town of Cheektowaga,
Erie County, New York

Name	Company and/or Address
Hon. Mary Holtz, Supervisor	Town of Cheektowaga 3301 Broadway Cheektowaga, New York 14227
Jeneen McSkimming, Assessor	Town of Cheektowaga 3301 Broadway Cheektowaga, New York 14227
John Darby	Niagara Transformer 1755 Dale Road Cheektowaga, New York 14227