

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

PUBLIC HEARING FOR:

Hotel Niagara

HELD:

July 3, 2024

2:15 p.m.

LOCATION:

NIAGARA FALLS CITY HALL

1 PRESENT:

2

3 JEREMY GEARTZ
4 Project Manager
5 Niagara County Industrial Development Agency
6 Appearing as Hearing Officer.

5

6 Additional attendance noted on attached sign-in
7 sheet.

8

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14 **JEREMY GEARTZ:** This public
15 hearing is now open. It is 2:15 p.m. My name is
16 Jeremy Geartz, and I am the Project Manager at the
17 Niagara County Industrial Development Agency. I
18 will be the hearing officer to conduct this public
19 hearing.

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Notice of this public hearing was
published in the Niagara Gazette.

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23

We are here to hold the public
hearing on the Hotel Niagara Development, LLC

1 and/or individuals, affiliates, subsidiaries, entities
2 formed, or to be formed, on its behalf.

3 The transcript of this hearing
4 will be reviewed and considered by the Agency in
5 determination of this project. The proposed project
6 includes the redevelopment of the hotel into an
7 upscale full-service hotel, while maintaining its
8 historic characteristics.

9 When complete, the hotel will
10 include 160 guest rooms, a main ballroom and second
11 ballroom, full-service restaurant, a lounge and a
12 patio.

13 The proposed financial assistance
14 contemplated by the Agency includes New York State
15 and local sales and use tax exemption benefits, in
16 compliance with the Agency's tax exemption policy.

17 The project application and
18 project summary are posted on the Agency's website
19 at niagaracountybusiness.com, and I have copies here
20 with me today.

21 If you have a written comment to
22 submit for the record, you may do so. Written
23 comments may also be delivered to the Agency at 6311

1 Inducon Corporate Drive, Suite One, Sanborn, New
2 York 14132 until the comment period closes on July
3 10, 2024.

4 If anyone is interested in making
5 a comment, please state your name and address. If
6 you are representing a company, please identify the
7 company.

8 Are there any comments? Sir?

9 **REVEREND PATRICK J. BRADLEY:** The
10 Reverend Patrick J. Bradley, St. Peter's Episcopal
11 Church, 140 Rainbow Boulevard, Niagara Falls, New
12 York 14303.

13 I'm an ordained deacon in the
14 Episcopal Diocese of Western New York, and have been
15 assigned for the past 24 years by successive bishops
16 to serve at St. Peter's Church in Niagara Falls. I
17 speak today on behalf of the Church.

18 Historic St. Peter's Episcopal
19 Church has been an institution in the City of
20 Niagara Falls since the congregation of the first
21 service here in 1823, more than 200 years ago.

22 The cornerstone of the existing
23 church, the congregation's third and permanent

1 location, was laid in 1873. The Rt. Rev. A.
2 Cleveland Coxe, the second bishop of the Episcopal
3 Diocese of Western New York, held the first service
4 there and consecrated the building on All Saint's
5 Day, November 1, 1880.

6 We continue to bear witness to the
7 life and ministry of Jesus Christ, and to address
8 the needs of the community to this day.

9 St. Peter's Episcopal Church and
10 the Hotel Niagara have been neighbors for as long as
11 there has been a Hotel Niagara, which is to say
12 since 1925. Both stand as enduring historic
13 landmarks.

14 Sadly, what was once a glamorous
15 and world-renowned hotel, has been closed since
16 2007. Since then it has undergone numerous
17 ownership changes. Some owners and prospective
18 owners announced grandiose plans to renovate it,
19 restore it to its former grandeur, and reopen it as
20 a five-star hotel. None of this ever happened.

21 Now, our historical and
22 meticulously maintained church sits next to a
23 towering, boarded-up eyesore and safety hazard.

1 It has no running water or functional sprinkler
2 system, and entry to the building is easily
3 accomplished by those determined to do so.

4 We were excited when in late 2019
5 Mr. Ed Riley, who had successfully restored the
6 historic Hotel Syracuse, announced plans to restore
7 the Hotel Niagara to its former grandeur, with 160
8 rooms, three restaurants, banquet facilities, and a
9 rooftop lounge.

10 We were deeply disappointed when
11 those plans were derailed by the economic impact of
12 the COVID-19 pandemic.

13 We understand that Mr. Riley's
14 Brine Wells Development, LLC has resubmitted its
15 plans to restore this once grand hotel. It has
16 applied for a significant package of tax incentives
17 through the Niagara County Industrial Development
18 Agency.

19 A restored Hotel Niagara brings
20 signs of hope, a positive impact on the community
21 and tourist industry, create a substantial number of
22 both seasonal and permanent jobs, and will eliminate
23 a longtime downtown Niagara Falls eyesore.

1 It would also generate thousands
2 of dollars in state sales tax, and over time
3 increase property tax revenues, and it would
4 eliminate our church's considerable safety concerns.

5 Finally, after nearly 20 years, it
6 will again give our church a historic neighbor,
7 which we would certainly welcome.

8 For all these reasons, we support
9 the application made by Ed Riley and Brine Wells
10 Development, LLC, and encourage its approval.
11 Thank you.

12 **MR. GEARTZ:** Thank you.
13 Are there any other comments?

14 Hearing none, I will adjourn this
15 meeting. It is now 2:20 p.m. Thank you.

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17 (The public hearing was adjourned at 2:20 p.m.)

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**SIGN IN SHEET
PUBLIC HEARING**

June 3, 2024 – 2:15 p.m.
Niagara Falls City Hall

regarding:

**Hotel Niagara Development, LLC and/or Individual(s) or Affiliate(s), Subsidiary(ies),
or Entity(ies) formed or to be formed on its behalf**

Name	Company and/or Address	X box to speak/ comment
Jordan Bradley	St. Peter's Episcopal church 140 Rainbow Blvd.	X
Tracy Farrell	NCRPTS.	
Alissa Ork	NCRPTS	
JOHN SHERMAN	NCRPTS	