

**PUBLIC HEARING**

**Fredonia Technology Incubator  
214 Central Avenue  
Dunkirk, NY 14048  
May 15, 2023  
11:00 a.m.**

**REFRESCO BEVERAGES US, INC.**

**Attendees:**

Kristine Morabito, CCIDA Staff

Jeanette LoBello, CCIDA Staff

Gregory Peterson, CCIDA Counsel

MS. MORABITO: Good morning. My name is Kristine Morabito. I am a Project Manager and a duly authorized hearing officer of the County of Chautauqua Industrial Development Agency (the "Agency") and I have been authorized to hold a public hearing pursuant to Section 859-a of the New York General Municipal Law, as amended (the "Act").

Today is May 15, 2023 and the time is now 11:06 a.m. We are at Fredonia Technology Incubator, 214 Central Avenue, Upstairs Large Conference Room, City of Dunkirk, County of Chautauqua, New York.

The Agency has received an application for financial assistance in connection with the following matter:

REFRESCO BEVERAGES US, INC., a corporation duly organized and existing under the laws of the State of Georgia and qualified to do business in the State of New York as a foreign corporation (the "Applicant"), presented an application for financial assistance (the "Application") to the Agency, which Application requested that the Agency consider undertaking a project (the "Project") consisting of the following: (A)(1) the acquisition of an interest in an approximately 10 acre parcel of land located at 26 E. Talcott Street and E. Talcott Street, City of Dunkirk, County of Chautauqua, New York (the "Land"), (2) the renovation of an existing approximately 243,800 square foot building located on the Land (collectively, the "Building"), and (3) the acquisition of certain furniture, fixtures, machinery and equipment necessary for the completion thereof (the "Equipment" and together with the Land and the Building, collectively, the "Project Facility"), all of the foregoing for use by the Applicant and/or its affiliates as a warehousing and distribution facility; (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the General Municipal Law) with respect to the foregoing in the form of potential exemptions or partial exemptions from real property taxes and sales and use taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase), license or sale of the Project Facility to the Applicant or such other entity(ies) as may be designated by the Applicant and agreed upon by the Agency.

The Project Facility would be initially owned, operated and/or managed by the Applicant (or such other entity or entities designated by the Applicant and approved by the Agency).

The Applicant (or such other designated entity(ies)) would receive the Financial Assistance from the Agency in the form of potential exemptions or partial exemptions from real property taxes and sales and use taxes.

Notice of this public hearing was published in the *Observer* on May 5, 2023 and provided to the Chief Executive Officer of each affected tax jurisdiction within which the Project Facility is or will be located by letter dated May 3, 2023.

The purpose of this public hearing is to provide an opportunity for all interested parties to present their views, both orally and in writing, with respect to the granting of the Financial Assistance contemplated by the Agency or the location or nature of the Project. As set forth in the notice of this public hearing, comments may also be submitted to the Agency in writing or electronically at the following email address: [morabitk@chqgov.com](mailto:morabitk@chqgov.com).

Subject to applicable law, copies of the Application, including an analysis of the costs and benefits of the Project, are available for review by the public online at [www.ccida.com](http://www.ccida.com).

This public hearing is being streamed on the Agency's website in real-time and a video recording of this public hearing is being made and will be posted on the Agency's website, all in accordance with Section 857 of the New York General Municipal Law, as amended. In addition, a report or summary of this hearing will be made and such report or summary of all comments received by the Agency shall be provided to the Agency's members and posted on the Agency's website. Comments received in writing will be also be included in the report and any summary of this public hearing.

Is there anyone wishing to be heard with respect to the Project or the Financial Assistance?

I'll note that there are no members of the public in attendance.

MS. MORABITO: It is now 11:11 a.m. Let the record show that, no members of the public have indicated a desire to comment with respect to the Project or the Financial Assistance. No written comments have been received by the Agency with respect to the Project or the Financial Assistance. I therefore call this hearing to a close.

Thank you.

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Respectfully submitted by: Kristine Morabito, CCIDA Business Development Manager



County of Chautauqua Industrial Development Agency

**Public Hearing Attendance Sheet**

Project: Refresco Beverages US, Inc.

Public Hearing Location: Fredonia Technology Incubator, 214 Central Ave., Dunkirk, NY 14048

Public Hearing Date and Time: May 5, 2023 11:00 a.m.

**Full Name (Please Print)**

**Signature**

**Affiliation**

1. GREG PETERSON  CCIDA

2. Jeanette Lo Bello  CCIDA

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