

Public Hearings
Wells Enterprises Inc.
**SUNY Fredonia Center for Innovation &
Economic Development**
214 Central Ave
Dunkirk, NY 14048
November 12, 2024
9:30 AM



County of Chautauqua Industrial Development Agency

Public Hearing Attendance Sheet

Project: Wells Enterprises Inc.

Public Hearing Location: SUNY Fredonia Center for Innovation & Economic Development- 214

Central Ave., Dunkirk, NY 14048

Public Hearing Date and Time: November 12, 2014, 9:30 a.m.

Full Name (Please Print)	Signature	Affiliation
1. <u>Rosie Strandberg</u>		<u>CCIDA</u>
2. <u>GREG Peterson</u>		<u>Phillips Lytle</u>
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MS. STRANDBURG: Good morning. My name is Rosemarie Strandburg. 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 November 12, 2024 and the time is now 9:30 a.m. We are at SUNY Fredonia Center for Innovation & Economic Development, 214 Central Avenue, City of Dunkirk, County of Chautauqua, New York.

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

WELLS ENTERPRISES, INC. (including an entity to be formed for the purposes described herein, collectively, 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 retention of an interest in approximately 23 parcels of land aggregating approximately 18.3 acres located at 1 Ice Cream Drive, City of Dunkirk, County of Chautauqua, New York (the “Land”), (2) the construction of an approximately 133,000 square foot addition (the “Addition”) to the existing approximately 217,500 square foot building located on the Land (the “Existing Building” and together with the Addition, collectively, the “Building” and together with the Land, collectively, the “Facility”), together with related improvements to the Land, and (3) the acquisition of certain furniture, fixtures, machinery and equipment (the “Equipment”) necessary for the completion of the Addition (collectively, the “Project Facility”), all of the foregoing for use by the Applicant and/or its affiliates as a manufacturing facility; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the General Municipal Law) with respect to the Addition 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 October 29, 2024 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 October 28, 2024.

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: strandbr@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.

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?

MS. STRANDBURG: It is now 9:34 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.

(TIME NOTED: 9:35 a.m.)