

PUBLIC HEARING
CITY OF DUNKIRK, FREDONIA
TECHNOLOGY INCUBATOR
214 CENTRAL AVE.
DUNKIRK, NY 14048
9:00AM
WELLS ENTERPRISE, INC.

Attendance:

Linda Burns, CCIDA Project Manager

Rosie Strandburg, CCIDA Executive Assistant

John D'Agostino, The Observer

HEARING OFFICER: Hello. My name is Linda Burns. I am a Business Development Manager at the County of Chautauqua Industrial Development Agency (the "Agency").

Accompanying me today is Rosie Strandburg from the CCIDA in Jamestown, Office Manager for the Agency.

Members of the Transactions Committee of the Agency authorized me to hold this public hearing pursuant to section 859-a of the New York General Municipal Law, as amended. Today is September 19, 2019 and the time is now 9:00 a.m. We are at the Fredonia Technology Incubator, 214 Central Avenue, City of Dunkirk, County of Chautauqua, New York.

This is a public hearing pursuant to Section 859-a of the New York General Municipal Law, as amended. The Agency has received an application for financial assistance in connection with the following matter:

Wells Enterprises, Inc. (the "Applicant") requested by application for financial assistance (the "Application") that the Agency consider undertaking a project (the "Project") that consists of the following: (A)(1) the acquisition 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 "Existing Land"), (2) the renovation of the existing approximately 234,000 square foot building located on the Existing Land (collectively, the "Existing Building" and together with the Existing Land, collectively, the "Existing Facility"), together with related improvements to the Existing Land, and (3) the acquisition of certain furniture, fixtures, machinery and equipment (the "Existing Facility Equipment") necessary for the completion thereof (collectively, the "Existing Project Facility"), all of the foregoing for use by the Applicant and/or its affiliates as a manufacturing facility; (B)(1) the acquisition of an interest in an approximately 2.9 acre parcel of land located at 115 West Doughty Street Extension, City of

Dunkirk, County of Chautauqua, New York (the “New Land” and together with the Existing Land, the “Land”), (2) the construction and installation of a power substation and related improvements on the New Land (collectively, the “New Improvements” and together with the New Land, the “New Facility;” the Existing Facility and the New Facility are referred to herein collectively as the “Facility”), and (3) the acquisition of certain furniture, fixtures, machinery and equipment (the “New Facility Equipment” and together with the Existing Facility Equipment, the “Equipment”) necessary for the completion thereof (collectively, the “New Project Facility” and together with the Existing Project Facility, the “Project Facility”), all of the foregoing for use by the Applicant and/or its affiliates in connection with the operation of the Existing Project Facility; (C) 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 (D) 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 as may be designated by the Applicant and agreed upon by the Agency.

The Applicant (or such other designated entity or entities) would receive financial assistance from the Agency in the form of potential exemptions or partial exemptions from real property taxes and sales and use taxes (hereinafter, collectively, the “Financial Assistance”).

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, or at the offices of the Agency by appointment.

The purpose of this hearing is to provide an opportunity for all interested parties from the public to present their views, both orally and in writing, with respect to the Agency’s involvement in this Project and the Financial Assistance proposed in the Application. I am here collecting comments on behalf of the Agency, not the Applicant. I cannot address any of the specifics of the Project itself; that is the responsibility of the Applicant. During the course of this public hearing, the Agency will be unable to respond to comments or questions. The Agency

will, however, transcribe all of the comments made by those interested in the Agency's proposed involvement with the Project and the Financial Assistance proposed in the Application and provide that transcription to the Agency's members.

Notice of this public hearing was mailed to the Chief Executive Officer of each affected tax jurisdiction on September 6, 2019 and published in the *Observer* on September 10, 2019.

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

HEARING OFFICER: On behalf of the Agency, I would like to thank the members of the public for attending this public hearing and for their comments with respect to the Agency's proposed involvement with the Project and the Financial Assistance proposed in the Application. It is now 9:06 a.m. I now call this hearing to a close.