

**PUBLIC HEARING
FREDONIA TECHNOLOGY INCUBATOR
214 Central Avenue
1ST Floor Large Conference Room
Dunkirk, NY 14048
February 6, 2018
11:00 a.m.**

320 ROBERTS ROAD FREEZER, LLC

Attendance:

Kristine Morabito, CCIDA Business Development Manager and Hearing Officer

Matthew Mazgaj, Phillips Lytle/CCIDA Counsel

Mayor Wilfred Rosas, City of Dunkirk

Andy Bohn, City of Dunkirk

Hector Rosas, City of Dunkirk

Rebecca Yanus, City of Dunkirk

HEARING OFFICER: Hello. My name is Kristine Morabito. I am a Business Development Manager for the County of Chautauqua Industrial Development Agency. Accompanying me today is Matthew Mazgaj, counsel for the Agency, from the law firm of Phillips Lytle in Jamestown.

Members of the Agency have authorized me to hold this public hearing pursuant to section 859-a of the New York General Municipal Law, as amended. Today is February 6, 2018 and the time is now 11:00 a.m. We are at the SUNY Fredonia Technology Incubator, 1st Floor Large Conference Room, 214 Central Ave., Dunkirk, County of Chautauqua, New York.

The Agency received an application for financial assistance from 320 Roberts Road Freezer LLC, a New York limited liability company, that I will refer to as the "Applicant." The Applicant submitted its application to the Agency, which application requested that the Agency consider undertaking a project consisting of the following: (A) (1) the acquisition of an interest in an approximately 17.5 acre parcel of land and a 167,000 square foot building (that I will refer to as the "Existing Building") located at 320 S. Roberts Road, Dunkirk, County of Chautauqua, New York, (2) the demolition of the Existing Building and the subsequent construction of a new approximately 136,000 square foot building (that I will refer to as the "New Building") on the Land with potential parking, landscaping and related improvements to the Land, and (3) the acquisition and installation therein and thereon of certain furniture, fixtures, machinery and equipment, all of the foregoing to be a refrigerated warehouse that the Applicant will lease to Field Brook Foods, Inc.; (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions or partial exemptions from sales and use taxes, mortgage recording taxes and real property taxes and (C) the lease or sale of the Project Facility back to the Applicant or such other entity as may be designated by the Applicant and agreed upon by the Agency.

In short, the Applicant is going to acquire the old Roblin Steel site at 320 S. Roberts Road and turn it into a cold-storage warehouse for Field Brook Foods, Inc. to help them store product here in Dunkirk rather than Pennsylvania or Central New York.

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 the 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 task of the Applicant. During the course of this 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 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 January 24, 2018 and published in the *Observer* on January 27, 2018.

Is there anyone wishing to be heard with respect to the Project? And if so, I would ask you to identify yourself and then make your comment.

HECTOR ROSAS: Can I ask you a question? Is this on the Edgewood property or on the Roblin property?

MATTHEW MAZGAJ: Roblin. I think they are both together but they are commonly referred to as one area.

REBECCA YANUS: Yeah.

MATTHEW MAZGAJ: The scope of the parcel is still being negotiated with the County because the County owns that property at the moment. As I understand it.

HECTOR ROSAS: I mean it's been all over the news as the Edgewood facility. But you know, sometimes people get confused when you mention Roblin because that's where the old Roblin plant was, where the fenced area is. Across from Roberts Road and the (indecipherable.)

HEARING OFFICER: It's the Roberts Road Development Site that you're referring to. The greater site.

ANDY BOHN: Edgewood warehouse is within that site.

HEARING OFFICER: Right.

HEARING OFFICER: Is there anyone wishing to be heard with respect to the Project?

REBECCA YANUS: I'll just state that the City of Dunkirk's Planning and Development Department, as well as the City, is in support of the project and looking forward to helping the Applicant in any process that they need moving forward.

HEARING OFFICER: Ok. And you are?

REBECCA YANUS: Rebecca Yanus, Director of Planning and Development for the City of Dunkirk.

HEARING OFFICER: Thank you Ms. Yanus.

HECTOR ROSAS: I echo those sentiments. Hector Rosas, Planning and Development. I'm sure the Mayor (temporarily absent) is in favor here also.

HEARING OFFICER: Thank you Mr. (Hector) Rosas.

HEARING OFFICER: Is there anyone wishing to be heard with respect to the Project?

(Mayor Rosas re-enters room.)

HEARING OFFICER: Mr. Mayor, we've received comments from the parties here who wish to make comments. Is there anything that you would wish to say with regard to the project?

MAYOR WILFRED ROSAS: Absolutely. I just want to say that the City whole-heartedly supports this project. We've worked very hard, our Planning Department on this project for well over a year now. And we're very happy with the new developer, Peter Krog, and I just want to thank the County IDA for their help in bringing this project here. There's a cleanup involved on that brownfield site, which we're very happy that finally we're going to get that cleaned up as well. So we are very happy with this project and we whole-heartedly support it.

HEARING OFFICER: Thank you. And you're Mayor Wilfred Rosas, City of Dunkirk?

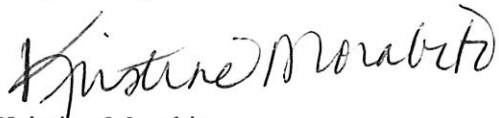
MAYOR WILFRED ROSAS: Yes ma'am.

HEARING OFFICER: Thank you.

HEARING OFFICER: Is there anyone else wishing to be heard with respect to the Project?

HEARING OFFICER: Hearing none, 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 Project. It is now 11:13a.m. and I now call this hearing to a close. Thank you for your participation.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Kristine Morabito". The signature is written in black ink and is positioned above the printed name.

Kristine Morabito

CCIDA Business Development Manager