

**Carol Rasmussen:** Good afternoon. My name is Carol Rasmussen, I am with County of Chautauqua IDA and today we are holding a Public Hearing in regard to the Celoron Harbor Hotel project. I would like to tell you that at this time I will read about the project, but this is not a question and answer period. The public hearings are not for that, but you are very welcome to in writing; write to us your comments to the County of Chautauqua IDA, or welcome to speak your words. It is just not a question and answer back and forth.

**Matthew Mazgaj:** That is not a decision; my name is Matthew Mazgaj and I am council to the IDA. I am with Phillips Lydle in Jamestown. The law requires that the IDA hold a Public Hearing, and it also requires that it be a collection of comments and questions from the public that will be provided to the IDA and the IDA Board. The law does not allow it to be a question and answer period. So, under the law we are collecting everything that is said today to be transcribed and provided to the board. Your concerns, questions or support for the project can be documented and understood by the IDA Board.

Sir.

**Mike Mogenhan:** How do we get our questions answered?

**Carol Rasmussen:** In writing from the CCIDA.

**Kathy Laird:** Then this is going to be an informative meeting?

**Matthew Mazgaj:** No.

**Mike Mogenhan:** Then why are we here?

**Matthew Mazgaj:** To provide your comments and questions to the IDA.

**Kathy Laird:** Well if we can't get our questions answered.

**Carol Rasmussen:** Your questions will be answered by the IDA Board of Director's, once you do submit them.

**Matthew Mazgaj:** It's part of the process required by law.

**Mr. Card:** You understand, if we don't see the plans, we can't comment.

**Mike Mogenhan:** How do we get the questions answered publicly, as far as like the taxes involved with the PILOT in Lieu when we don't know what you are offering?

**Carol Rasmussen:** Let me read the Public Hearing and open it up to comments.

My name is Carol Rasmussen and I am the Project Manager for the County of Chautauqua Industrial Development Agency (hereafter, the "Agency"). It is now 2:06 p.m. I have been directed by the members of the Agency to hold a public hearing. Today is September 27, 2016. We are at the Celoron Community Center, 47 Dunham Avenue, Celoron, and County of Chautauqua, New York 14720.

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:

Chautauqua Harbor Hotel, LLC, a limited liability company existing under the laws of the State of New York, (the "Applicant"), presented an application (the "Application") to the Agency, which Application requested that the Agency consider undertaking a project (the "Project") consisting of the following: (A) (1) the construction, on approximately 9.3 acres of undeveloped land, located at the intersection of Dunham Avenue and Duquesne Street in the Village of Celoron, County of Chautauqua, New York, and owned by the Applicant (collectively, the "Land"), of an approximately 130,000 square feet of buildings on the Land (collectively, the "Building"), as well as a driveway, parking, landscaping, and other improvements to the Land (together with the Building, collectively the "Facility"), and (2) the acquisition and installation therein and thereon of certain furniture, fixtures, machinery and equipment (the "Equipment"), all of the foregoing for use by the Applicant as a full service hotel and banquet facility (collectively, the "Project Facility"); (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 (but not special assessments or ad valorem levies) (collectively, the “Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Applicant or such other entity as may be designated by the Applicant and agreed upon by the Agency.

Notice of this public hearing was published in *The Post-Journal* on September 17, 2016 and provided to the Chief Executive Officer of each affected tax jurisdiction.

The purpose of this hearing is to provide an opportunity for all interested parties to present their views, both orally and in writing, with respect to the Project.

At this time I would like to ask if there is anyone wishing to be heard with respect to the Project.

When you do speak, please identify yourself.

Right now, is there anyone that would like to be heard in regard to the project?

**Pat McLaughlin:** I am Pat McLaughlin, Town of Ellicott Town Supervisor and on behalf of the town council, we support this project and are looking forward to it. Whatever, I guess from a financial standpoint, whatever future tax benefits that will come to the town are more than welcome. There will be much more; they will be surprised.

**Carol Rasmussen:** Thank you Pat; anyone else.

**Debra Triscari:** Depends on where you live, I live across the lake. I don't mind having a vacant property.

**Carol Rasmussen:** Is there anyone else that would like to voice an opinion.

**Mary Keeney:** My name is Mary Keeney, and I have a boat close to the lake here, and I hope that building the hotel (I support that), seems it will bring in many, many more tourists with boats, jet skis, etc., etc. The concern is that people that are on the lake; one that a lot more work has to be done on the lake. It is a tourist attraction and has been for years, so I think they have to

give equal attention to the condition of the lake, but also policing that area because of a lot of jet skis, etc., etc. I realize the sheriffs cannot be everywhere. It is a little scary sometimes when you see what is going on down there, with people who actually do live on their boats during the summer. So, there is a concern there.

**Carol Rasmussen:** Okay, thank you.

**Debra Triscari:** I would have to say, that is my concern also being a lake front owner and being right across from here. This is also one of my concerns, because I know it is going to increase the amount of activity going on.

**Carol Rasmussen:** Thank you.

**Leslie Pringle:** Leslie Pringle, Holiday Harbor. My concern is also safety, the condition of the lake, and whether or not this hotel will be competing with the marinas down here. Whether or not they will have a full service marina, or if there will just be dock spaces. We are just concerned about our continued growth on the lake.

**Carol Rasmussen:** Okay, thank you.

**Mike Mogenhan:** I have to see the plans. My concern is that it would be nice in this format. I have never been to one, and the developer sounds good, but it would be nice to see the plans here and made available. Too bad the law does not allow it; I can't have comments without seeing the plans.

**Carol Rasmussen:** The application is available at the CCIDA, 201 West Third Street, Jamestown, NY. It is always available to look over at the office.

**Mike Mogenhan:** Is that the site plans, or just the formal paperwork on what they are applying for in IDA exemptions?

**Carol Rasmussen:** I can't say there are site plans that have not yet had final approval. They would be at the Celoron office (clerk's office). Or you can attend the Planning Board meeting, which are open to the public.

**Mike Mogenhan:** I assume this is moving forward.

**Carol Rasmussen:** It is moving forward.

**Matthew Mazgaj:** Sticking with the purpose of this Public Hearing is to collect questions; that is true that you can go down to the CCIDA offices to review. This is not the forum to review the application that is at the IDA. There are components that are being handled by the IDA, and the Village of Celoron.

**Neil Card:** When will be able to see the actual drawings? To me it's the most important thing to see how it is laid out.

**Pat Kinney:** My name is Patty Kinney, and my question is simply: 'Is there a time when there is public input in a project like this'? It is affecting people in this area, and I think there would be a time.

**Carol Rasmussen:** You can voice your public comments now.

**Pat Kinney:** Right, but not knowing what this project is all about. I am used to a public hearing where you look at whatever, and you talk and have questions. Something is presented; you are told that this is what our plan is going to be. I just wondered if there is a period of time where the public can talk with the principals.

**Matthew Mazgaj:** This is one piece of the pie, obviously.

**Pat Kinney:** That's what I wondered.

**Matthew Mazgaj:** We are the IDA, so this is a public hearing regarding the financial assistance being provided to the project through the County of Chautauqua Industrial Development Agency.

**Carol Rasmussen:** The application is available for viewing.

**Pat Kinney:** I am not referring to the paper part of it, I was wondering why there isn't a public gathering where we can sit and talk with the principals, architects, or whoever. They can then answer questions, and explain different things to the people who are obviously going to be affected by the project. That's all.

**Matthew Mazgaj:** That will be passed on to the board.

**Debra Triscari:** My question is that this project has already been okayed, and you are providing financial assistance for the project.

**Carol Rasmussen:** Not completely.

**Matthew Mazgaj:** In the event that it goes forward.

**Debra Triscari:** So, it's not completely okayed.

**Carol Rasmussen:** Correct, the CCIDA Board has not voted / passed final approval.

**Becky Lindstrom:** Carol, I'm Becky Lindstrom, Planning Board Chair for the Village of Celoron, and there will be a Planning Board meeting on the 19<sup>th</sup>. at 7:00 p.m. Plans will be here and the people will be here, and there will be a time for discussion.

**Mike Mogenhan:** The drawing will be here?

**Becky Lindstrom:** The drawings will be there. We do not have final approval, and the plans keep changing. You can view the plans on the 19<sup>th</sup>.

**Mary Keeney:** What time did you say?

**Becky Lindstrom:** October 19<sup>th</sup> at 7:00 p.m. here.

**Carol Rasmussen:** Thank you.

**Mary Keeney:** This is just a formal hearing; the plans can be discussed at the Planning meeting.  
When will the tax breaks and incentives be discussed? At the IDA meeting?

**Carol Rasmussen:** Yes, the meetings are open to the public.

**Mike Mogenhan:** Will you be discussing the tax breaks? Will the meeting date be in the post journal?

**Carol Rasmussen:** There will be a public notice. The next board meeting will be announced, and resolutions presented.

**Mike Mogenhan:** So, I have to call to find out what is on the agenda?

**Carol Rasmussen:** I can get the agenda to you if you leave me your e-mail address. I would be glad to get the agenda to you.

Anyone else?

(No responses)

It is now 2:20 p.m.

Let the record show that this meeting was open to the public, and we did have comments.

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 2:20 p.m. and I now call this hearing to a close. (TIME NOTED: 2:20 p.m.)

Respectively,

  
Carol Rasmussen

CCIDA Project Manager