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## NOTICE OF PUBLIC HEARING

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NOTICE IS HEREBY GIVEN that the County of Chautauqua Industrial Development Agency (the "Agency") will host a public hearing on July 24, 2018 at 9:00 a.m. local time, at the Town of Cherry Creek, Town Hall, 6845 Main Street, Cherry Creek, County of Chautauqua, New York, pursuant to Section 859-a of the General Municipal Law, as amended (the "Act"). The purpose of the public hearing is to provide all interested parties with a reasonable opportunity, both orally and in writing, to present their views with respect to the "Project" (as defined below).

An application was presented to the Agency (as amended, the "Application") by Cockaigne Development LLC (the "Applicant"), requesting that the Agency consider undertaking a project (the "Project") consisting of the following: (A) (1) the acquisition of an interest in approximately 425 acres of land of the Cockaigne Recreation Center located at 1493 Thornton Road, Cherry Creek, County of Chautauqua, New York 14723 (collectively, the "Land"), (2) the construction of an approximately 10,000 square foot lodge and an approximately 3,000 square foot stage located on the Land, (3) the renovation of approximately a 1,000 square foot A-frame building on the Land (collectively, the "Buildings"), (4) the removal of the old lodge on the Land, and potential driveway, parking, landscaping and related improvements to the Land (together with the Buildings, collectively, the "Facility"), and (5) renovation of certain existing furniture, fixtures, machinery and equipment as well as the acquisition and installation therein and thereon of certain furniture, fixtures, machinery and equipment on the Land (the "Equipment"), all of the foregoing for use by the Applicant as a four-season recreation facility and ski resort (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.

The Agency held a public hearing for the Project on July 27, 2017 in the Town of Cherry Creek. Since that time, the Project has expanded in scope and project costs. The Applicant, as reflected in a supplement to the Application, has requested additional Financial Assistance from the Agency that exceeds the requirement under section 859-a of the Act to conduct a public hearing.

The Project Facility would be initially owned, operated and/or managed by the Applicant or such other entity as may be designated by the Applicant and agreed upon by the Agency (the Applicant or such other entity, the "Company").

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), or at the offices of the Agency located at 201 West Third Street, Suite 115, Jamestown, NY 14701 and 214 Central Avenue, Suite 124, Dunkirk NY 14048 by appointment. To schedule an appointment, or for additional assistance, contact the Agency at (716) 661-8900.

Dated: July 12, 2018

COUNTY OF CHAUTAUQUA INDUSTRIAL  
DEVELOPMENT AGENCY

By: \_\_\_\_\_

Mark Geise  
Administrative Director/CEO