

PUBLIC HEARING

COCKAIGNE PROJECT

JULY 26, 2017

TOWN OF CHERRY CREEK

My name is Carol Rasmussen. I am the Business Development Manager for the County of Chautauqua Industrial Development Agency and I have been directed by the members of the Agency to hold a public hearing. Accompanying me today is Matthew Mazgaj of the law firm Phillips Lytle, counsel for the Agency.

Today is July 26, 2017 and the time is now 7:25 p.m. We are at the Town of Cherry Creek, Town Hall, 6845 Main Street, Cherry Creek, 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 (which I will refer to as the "Project"):

The Agency received an application from two individuals Adam Pirtz and Isaac Gratto, stating that they would form an entity to be named. I will refer to Messrs. Pirtz and Gratto and their entity to be named as the "Applicant." The Applicant, in its Application made a request that the Agency consider undertaking a project consisting of the following: (A) (1) the acquisition of an interest in approximately 475 acres of land of the Cockaigne Recreation Center located at 1493 Thornton Road, Cherry Creek, County of Chautauqua, New York 14723. I will refer to these 475 acres as the "Land." (2) the construction of an approximately 20,000 square foot building located on the Land and renovation of approximately 3,000 square feet of another building on the Land as well as potential driveway, parking, landscaping and related improvements to the Land, and (3) 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, all of the foregoing for use by the Applicant as a four-season recreation facility and ski resort; (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); 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 July 14, 2017 and mailed to the Chief Executive Officer of each affected tax jurisdiction on July 13, 2017.

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 Agency's involvement in this Project and the financial assistance proposed in the Application. I am here 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 Board of Directors.

Is there anyone wishing to be heard with respect to the Project?
Let the record show that no one has indicated a desire to comment with respect to the Project. On behalf of the Agency, I would like to thank the members of the public for attending this public hearing. The time is now 7:29 p.m.
I therefore call this hearing to a close.

TIME NOTED: 7:29 p.m.

Respectively submitted,



Carol Rasmussen
CCIDA Business Development Manager