

**PUBLIC HEARING  
COUNTY OF CHAUTAUQUA  
INDUSTRIAL DEVELOPMENT AGENCY  
201 West Third Street, Suite 115  
Jamestown, New York 14701  
Via Zoom Video and Teleconference  
February 19, 2021  
10:00 a.m.**

**Love's Travel Stops and Country Stores, Inc.**

In Attendance:

Linda Burns, CCIDA Business Development Manager and Hearing Officer

Rosemarie Strandburg, CCIDA Executive Assistant

Bill Caldwell, Superintendent of Ripley Central School District

Bob Reuther, Town of Ripley resident

**MS. BURNS:** Good morning. My name is Linda Burns. I am a Business Development Manager and duly authorized hearing officer of the County of Chautauqua Industrial Development Agency (the “Agency”) and I have been authorized to hold a public hearing. Today is February 19, 2021 and the time is now 10:01 a.m. This is a public hearing pursuant to Section 859-a of the New York General Municipal Law, as amended (the “Act”), and is being held from the offices of the Agency, 201 West Third Street, Suite 115, City of Jamestown, County of Chautauqua, New York. Because of the restrictions on meetings and gatherings in effect pursuant to Executive Orders issued by the Governor of the State of New York as a result of the COVID-19 pandemic, this public hearing is being held via Zoom meeting and telephone conference call rather than a public hearing open for the public to attend in person.

The Agency has received an application for financial assistance in connection with the following matter:

LOVE’S TRAVEL STOPS & COUNTRY STORES, INC., a corporation duly organized and existing under the laws of the State of Oklahoma and qualified to do business in the State of New York as a foreign corporation (the “Company”), submitted an application for financial assistance (the “Application”) to the Agency requesting that the Agency consider undertaking a project (the “Project”) consisting of the following: (A)(1) the acquisition of an interest in an approximately 16.08 acre parcel of land located at 6201 & 6151 Shortman Road, Town of Ripley, County of Chautauqua, New York (Section: 240.00; Block: 3; Lots: 1 and part of 2) (the “Land”), (2) the construction of an approximately 22,000 square foot building on the Land (collectively, the “Building”), together with related improvements to the Land, and (3) the acquisition of certain furniture, fixtures, machinery and equipment necessary for the completion thereof (the “Equipment” and together with the Land and the Building, collectively, the “Project Facility”), all of the foregoing for use by the Company and/or its affiliates as a state-of-the-art travel center; (B) 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 sales and use taxes and real property taxes; (C) the entering into by the Company of a host community benefit agreement with respect to the Project Facility; and (D) the lease (with an obligation to purchase), license or sale of the Project Facility to the Company or such other entity(ies) as may be designated by the Company and agreed upon by the Agency.

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

Notice of this public hearing was published in *The Observer* on February 5th, 2021 and provided to the Chief Executive Officer of each affected tax jurisdiction within which the Project Facility is or will be located by letter dated February 4th, 2021.

The purpose of this public hearing is to provide an opportunity for all interested parties to present their views, both orally and in writing, with respect to the granting of the Financial Assistance contemplated by the Agency or the location or nature of the Project. The notice of this public hearing stated that members of the public may view or listen to this public hearing and provide their comments during the public hearing by logging into the Zoom meeting and/or using the dial-in information set forth in the notice of this public hearing. As set forth in the notice of this public hearing, comments may also be submitted to the Agency in writing or electronically at the following email address: [burnsl@co.chautauqua.ny.us](mailto:burnsl@co.chautauqua.ny.us).

Subject to applicable law, 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).

This public hearing is being streamed on the Agency's website in real-time and a recording of this public hearing is being made and will be posted on the Agency's website, all in accordance with Section 857 of the New York General Municipal Law, as amended. In addition, a transcript or summary of this hearing will be made and posted on the Agency's website and such transcript or summary of all comments received by the Agency shall be provided to the Agency's members. Comments received in writing will be also be included in the transcript and any summary of this public hearing.

If any member of the public wishes to make comments via the Zoom meeting or the conference call, I would ask that such person identify themselves and provide their address. I request the patience and cooperation of all participants in allowing each person to finish their comments before anyone else identifies themselves and begins speaking.

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

**MR. REUTHER:** Will Love's be installing EVSEs for vehicle charging and will they use local vendors?

**MS. BURNS:** Mr. Reuther, I will relay your question to Love's and be back in touch with you.

Do you have any further comments either Mr. Reuther or Mr. Caldwell? (none heard)

**MS. BURNS:** It is now 10:14 a.m. Let the record show that, other than comments submitted in writing and those heard today, no other members of the public have indicated a desire to comment with respect to the Project or the Financial Assistance. I therefore call this hearing to a close.

TIME NOTED: 10:14 a.m.

*Linda Burns*

Respectfully submitted by: Linda Burns, CCIDA Business Development Manager