

PUBLIC HEARING
FEBRUARY 19, 2020
10:00 A.M.

VILLAGE OF FALCONER COMMUNITY BOARD ROOM
101 WEST MAIN STREET
FALCONER, NY 14733
RE: INSCAPE NEW YORK INC.

Hello. My name is Carol Rasmussen. I am a Business Development Manager at the County of Chautauqua Industrial Development Agency (the "Agency").

Members of the Transactions Committee of the Agency authorized me to hold this public hearing pursuant to section 859-a of the New York General Municipal Law, as amended. Today is February 19, 2020 and the time is now 10:00 a.m. We are at Village of Falconer, Community Board Room, 101 West Main Street, Falconer, 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:

Inscape (New York) Inc., a corporation organized and existing under the laws of the State of New York (the "Assignor") presented an application (the "Application"), including a cost benefit analysis, to the Agency, requesting the Agency to consider undertaking a project (the "Project") consisting of the following: (A) (1) the acquisition of an interest in an approximately 7.20 acre parcel of land located at or around 221 Lister Avenue, Village of Falconer, Town of Ellicott, County of Chautauqua, New York (the "Land"), (2) the renovation of the existing approximately 132,000 square foot building located on the Land (the "Building"), (3) certain ancillary facilities, including parking lots and driveways, and related improvements to the Land (the "Existing Ancillary Facilities")(the Building, the Existing Ancillary Facilities and any other improvements to the Land, collectively, the "Existing Facility"), and (4) the acquisition and installation therein and thereon of certain furniture, fixtures, machinery and equipment (the "Existing Equipment") (the Land, the Existing Facility and the Existing Equipment, collectively, the "Existing Project Facility"), all of the foregoing for use by the Assignor as a manufacturing 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 including special assessments and ad valorem levies) (collectively, the "Financial Assistance"); and (C) the lease (with an

obligation to purchase) or sale of the Existing Project Facility to the Assignor or such other entity as may be designated by the Assignor and agreed upon by the Agency.

The Agency appointed the Assignor as agent of the Agency to undertake the acquisition, renovation, installation and equipping of the Existing Project Facility and the Agency leased the Existing Project Facility to the Assignor, all pursuant to the terms and conditions set forth in that certain Agency Lease Agreement dated as of February 26, 2010 between the Assignor and the Agency, as assigned to and assumed by ROM VENTURES, LLC, a limited liability company organized and existing under the laws of the State of New York (the "Company"), pursuant to that certain Assignment and Assumption of Agency Lease Agreement dated as of December 30, 2019 by and between the Assignor, as assignor, and the Company, as assignee, with the consent of the Agency (collectively, the "Agency Lease"), and the other Transaction Documents (as defined in the Agency Lease).

Pursuant to an application for financial assistance submitted to the Agency by the Company on or about January 6, 2020 (the "Amendment Application"), the Company has requested that the Agency consider undertaking a project (the "Proposed Project") consisting of the following: (A) (1) the extension of the term of its interest in the Land and the existing improvements thereon, (2) the undertaking of additional renovation of the Building, and (3) the acquisition of certain additional furniture, fixtures, machinery and equipment necessary for the completion thereof (the "New Equipment") (the Land and the existing improvements thereon, the Building and the New Equipment, collectively, the "Project Facility"), all of the foregoing for use by the Company as a manufacturing facility; (B) the granting of certain additional "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 and real property taxes (but not including special assessments and ad valorem levies); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other entity as may be designated by the Company and agreed upon by the Agency.

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

The Company (or such other designated entity or entities) 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 (but not including special assessments and ad valorem levies) (hereinafter, collectively, the "Additional Financial Assistance").

Copies of the Amendment Application, including an analysis of the costs and benefits of the Proposed Project, are available for review by the public online at www.ccida.com, or at the offices of the Agency located at 201 West Third Street, Suite 115, Jamestown, NY 14701.

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 this Proposed Project and the Additional Financial Assistance proposed in the Amendment Application. I am here collecting comments on behalf of the Agency, not the Company. I cannot address any of the specifics of the Proposed Project itself; that is the responsibility of the Company. During the course of this public 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 Proposed Project and the Additional Financial Assistance proposed in the Amendment Application 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 February 3, 2020 and published in the *Post-Journal* on February 8, 2020. This public hearing is being streamed on the Agency's website in real-time and a recording of this public hearing will be posted on the Agency's website, all in accordance with Section 857 of the New York General Municipal Law, as amended.

At this time, I would ask if there is anyone wishing to be heard with respect to the Proposed Project or the Additional Financial Assistance proposed in the Amendment Application.

Let the record show that no members of the public are in attendance. No one has indicated a desire to comment with respect to the Agency's proposed involvement with the Proposed Project or the Additional Financial Assistance proposed in the Amendment Application. I therefore call this hearing to a close at It is now 10:09 a.m. .

(TIME NOTED: 10:09 a.m.)

Respectively submitted,

A handwritten signature in cursive script, appearing to read "Carol Rasmussen", is written over a horizontal line.

Carol Rasmussen

CCIDA Business Development Manager

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NAME

AFFILIATION

Carol Rasmussen	CCIDA
Janette S. Bello	CCIDA
Rosa Strandberg	CCIDA