

PUBLIC HEARING

TOWN OF POMFRET, TOWN OF POMFRET

OFFICES

9 DAY ST.

FREDONIA, NY 14063

10:00AM

S. ST. GEORGE ENTERPRISES, INC.

Attendance:

Linda Burns, CCIDA Project Manager

Rosie Strandburg, CCIDA Executive Assistant

Dan Pacos, Pomfret resident and member of the Pomfret Planning Board

Donald Steger, Town of Pomfret Supervisor

HEARING OFFICER: Hello. My name is Linda Burns. I am a Business Development Manager at the County of Chautauqua Industrial Development Agency (the "Agency").

Accompanying me today is Rosie Strandburg from the CCIDA in Jamestown, Office Manager for the Agency.

Members 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 September 19, 2019 and the time is now 10:00 a.m. We are at the Town of Pomfret Offices, 9 Day Street, Fredonia, Town of Pomfret, 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:

S. St. George Enterprises, Inc. (the "Applicant") requested by application for financial assistance (the "Application") that the Agency consider undertaking a project (the "Project") that consists of the following: (A)(1) the acquisition of an interest in an approximately 70 acre parcel of land located at 3689 Webster Road, Fredonia, Town of Pomfret, County of Chautauqua, New York (the "Land"), (2) the construction of an approximately 19,999 square foot addition to an existing approximately 23,000 square foot building (collectively, the "Building" and together with the Land, collectively, the "Facility"), together with related improvements to the Land, and (3) the acquisition of certain furniture, fixtures, machinery and equipment (the "Equipment") necessary for the completion thereof (collectively, the "Project Facility"), all of the foregoing for use by the Applicant and/or its affiliates as an inventory and heavy equipment storage facility; (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 real property taxes, mortgage recording taxes and sales and use taxes; and (C) the lease (with an obligation to purchase), license or sale of the Project Facility to the Applicant or such other entity(ies) as may be designated by the Applicant and agreed upon by the Agency.

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

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

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, or at the offices of the Agency by appointment.

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 Project and the Financial Assistance proposed in the Application. I am here collecting comments on behalf of the Agency, not the Applicant. I cannot address any of the specifics of the Project itself; that is the responsibility of the Applicant. 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 Project and the Financial Assistance proposed in the 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 September 3, 2019 and published in the *Observer* on September 10, 2019.

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

Dan Pacos: As far the exemptions proposed, that would be on real property taxes and only the addition?

Hearing Officer: Correct

Dan Pacos: As far as the sales and use taxes, is that for materials purchased for the addition and the furniture and equipment, I'm assuming that would be the county portion of sales tax?

Hearing Officer: It is for the 8% tax, so it is including NY State and it is for the addition.

Dan Pacos: Do you have a site plan for the project that would show what they are proposing to do?

Hearing Officer: We have renderings on our website of the addition that you can view.

Dan Pacos: What is that website?

Hearing Officer: www.CCIDA.com

Don Steger: Will you be entering in to a PILOT agreement?

Hearing Officer: We will.

Don Steger: Will the Town have any input in the PILOT?

Hearing Officer: The Town can make comment orally or in writing, we are also recording this today. Any comments, orally or in writing, will be presented to our Board of Directors next Tuesday. You are welcome to come to the Board meeting or present any questions or comments prior to that.

Don Steger: Is there any predicted term of the PILOT?

Hearing Officer: Standard 10 year PILOT.

Dan Pacos: Ordinarily what I have seen are a certain percentages are exempted, maybe it starts with a 90% exemption and trickles down to zero. Do you know what that schedule would look like?

Hearing Officer: Yes and that is posted on our website as well. It is over 10 years and it does start at 90% and at the end goes down to zero. It is roughly 75% benefit over the 10 years.

Dan Pacos: Do you have any estimate what the full assessment on the addition would be?

Hearing Officer: We don't. Typically what we use is the cost of the project as the estimate of what the increase in assessment would be.

HEARING OFFICER: 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 Agency's proposed involvement with the Project and the Financial Assistance proposed in the Application. It is now 10:08 a.m. I now call this hearing to a close.





County of Chautauqua Industrial Development Agency

PUBLIC HEARING ATTENDANCE SHEET

Project: S. St. George Enterprises, Inc.

Location: Town of Pomfret Offices, 9 Day Street, Fredonia, NY

Date and Time: September 19, 2019 at 10:00 am

Full Name (Please Print)	Signature	Affiliation
1. Rosemarie Strandburg	<i>R. Strandburg</i>	CCIDA
2. Daniel W. Paces	<i>Daniel W. Paces</i>	Pomfret Planning Board
3. [Signature]	DONALD RIGBY	Pomfret Supervisor
4. Linda Burns	LINDA BURNS	CCIDA
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