
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the County of Chautauqua Industrial Development Agency (the "Agency") will hold a public hearing on September 19, 2019 at 9:00 am, local time, at the Fredonia Technology Incubator, 214 Central Avenue, City of Dunkirk, 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 an opportunity for all interested parties to present their views with respect to the "Project" (as defined below) both orally and in writing. A representative of the Agency will accept any comments that are made either orally or in writing at the above-stated place and time and provide a reasonable summary of the same to the Agency's members.

Wells Enterprises, Inc., a corporation organized and existing under the laws of the State of Iowa (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 approximately 23 parcels of land aggregating approximately 18.3 acres located at 1 Ice Cream Drive, City of Dunkirk, County of Chautauqua, New York (the "Existing Land"), (2) the renovation of the existing approximately 234,000 square foot building located on the Existing Land (collectively, the "Existing Building" and together with the Existing Land, collectively, the "Existing Facility"), together with related improvements to the Existing Land, and (3) the acquisition of certain furniture, fixtures, machinery and equipment (the "Existing Facility Equipment") necessary for the completion thereof (collectively, the "Existing Project Facility"), all of the foregoing for use by the Applicant and/or its affiliates as a manufacturing facility; (B)(1) the acquisition of an interest in an approximately 2.9 acre parcel of land located at 115 West Doughty Street Extension, City of Dunkirk, County of Chautauqua, New York (the "New Land" and together with the Existing Land, the "Land"), (2) the construction and installation of a power substation and related improvements on the New Land (collectively, the "New Improvements" and together with the New Land, the "New Facility;" the Existing Facility and the New Facility are referred to herein collectively as the "Facility"), and (3) the acquisition of certain furniture, fixtures, machinery and equipment (the "New Facility Equipment" and together with the Existing Facility Equipment, the "Equipment") necessary for the completion thereof (collectively, the "New Project Facility" and together with the Existing Project Facility, the "Project Facility"), all of the foregoing for use by the Applicant and/or its affiliates in connection with the operation of the Existing Project Facility; (C) 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 and sales and use taxes (collectively, the "Financial Assistance"); and (D) 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(ies) as may be designated by the Applicant and agreed upon by the Agency.

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, 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: September ____, 2019

COUNTY OF CHAUTAUQUA INDUSTRIAL
DEVELOPMENT AGENCY

By: _____

Mark Geise
Administrative Director/CEO