
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the County of Chautauqua Industrial Development Agency (the “Agency”) will hold a public hearing on January 12, 2022, at 1:30 p.m., local time, at Fredonia Technology Incubator, 214 Central Avenue, 1st Floor Large Conference Room, Dunkirk, NY 14048, 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” and the “Financial Assistance” (as such terms are defined below).

ATWATER CAPITAL, LLC, a limited liability company duly organized and existing under the laws of the State of Florida and qualified to do business in the State of New York as a foreign limited liability company (the “Applicant”), presented an application for financial assistance (the “Application”) to the Agency, which Application requested that the Agency consider undertaking a project (the “Project”) consisting of the following: (A)(1) the acquisition of an interest in a parcel of land located at 181 Stegelske Avenue, Town of Dunkirk, Chautauqua County, New York (collectively, the “181 Stegelske Parcel”), (2) the renovation of the existing approximately 186,000 square foot warehouse/distribution facility located on the 181 Stegelske Parcel (collectively, the “181 Stegelske Improvements”), and (3) the acquisition and installation of certain furniture, fixtures, machinery and equipment necessary for the completion thereof (the “181 Stegelske Equipment”), all of the foregoing for use by the Applicant and/or its affiliates as a warehouse and distribution facility (the 181 Stegelske Parcel, the 181 Stegelske Improvements and the 181 Stegelske Equipment being referred to herein collectively as the “181 Stegelske Project Facility”); (B)(1) the acquisition of an interest in a parcel of land located at 6 Stegelske Avenue, City of Dunkirk, Chautauqua County, New York (the “6 Stegelske Parcel” and together with the 181 Stegelske Parcel, the “Land”), (2) the renovation of the existing approximately 500 square foot pump house located on the 6 Stegelske Parcel (collectively, the “6 Stegelske Improvements” and together with the 181 Stegelske Improvements, the “Improvements”), and (3) the acquisition and installation of certain furniture, fixtures, machinery and equipment necessary for the completion thereof (the “6 Stegelske Equipment” and together with the 181 Stegelske Equipment, the “Equipment”), all of the foregoing for use by the Applicants and/or its affiliates as a pump house facility (the 6 Stegelske Parcel, the 6 Stegelske Improvements and the 6 Stegelske Equipment being referred to herein collectively as the “6 Stegelske Project Facility” and together with the 181 Stegelske Project Facility, the “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; 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 designated entity(ies)).

The Applicant (or such other designated entity(ies)) 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 (collectively, the “Financial Assistance”).

A representative of the Agency will hear and accept any comments that are made orally at the above-stated time and place. Comments may also be submitted to the Agency in writing or electronically to: morabitk@chqgov.com.

A representative of the Agency will provide a report or reasonable summary of all such comments to the Agency’s members.

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.

The public hearing will be streamed on the Agency’s website in real-time and a recording of the 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.

Dated: December 27, 2021

COUNTY OF CHAUTAUQUA INDUSTRIAL
DEVELOPMENT AGENCY

By: Mark Geise
CEO