

PUBLIC HEARING
Center for Innovation & Economic Development
214 Central Avenue
Dunkirk, NY 14048
August 21, 2024
10:00 a.m.

401 Central, LLC

Attendees:

Kristine Morabito, CCIDA Staff

Jeanette Lo Bello, CCIDA Staff

Gregory Peterson, CCIDA Counsel

Vince DeJoy, City of Dunkirk

MS. MORABITO: Good morning. My name is Kristine Morabito. I am a Project Manager and a duly authorized hearing officer of the County of Chautauqua Industrial Development Agency (the "Agency") and I have been authorized to hold a public hearing pursuant to Section 859-a of the New York General Municipal Law, as amended (the "Act").

Today is August 21, 2024 and the time is now 10:02 a.m. We are at the Center for Innovation and Economic Development, 214 Central Avenue, City of Dunkirk, County of Chautauqua, New York.

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

401 CENTRAL, LLC, a limited liability company duly organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of 401 Central, LLC and/or an entity or entities formed or to be formed on behalf of any of the foregoing (collectively, 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 an approximately 9,945 square foot parcel of land known as 401-403 Central Avenue and Lark Street, City of Dunkirk, County of Chautauqua, New York (Tax Map Parcel ID Nos. 79.14-7-9 and 79.14-7-8) (the "Land"), (2) the renovation of the existing approximately 10,855 square foot building on the Land, together with related improvements to the Land (collectively, the "Building"), and (3) the acquisition of certain furniture, fixtures, machinery, equipment and building materials necessary for the completion thereof (collectively, the "Equipment" and together with the Land and the Building, collectively, the "Project Facility"), all of the foregoing for adaptive reuse by the Applicant as a mixed-use facility consisting of 5 residential rental units in approximately 6,500 square feet of space and approximately 1,800-2,800 square feet of commercial space; (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, mortgage recording taxes and real property taxes (collectively, the "Financial Assistance"); 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 the Financial Assistance from the Agency in the form of potential exemptions or partial exemptions from sales and use taxes, mortgage recording taxes and real property taxes.

Notice of this public hearing was published in the *Observer* on August 8, 2024 and provided to the Chief Executive Officer of each affected tax jurisdiction within which the Project Facility is or will be located and all other persons required by applicable law by letter dated August 8, 2024.

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. 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: morabitk@chqgov.com.

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.

This public hearing is being streamed on the Agency's website in real-time and a video 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 report or summary of this hearing will be made and such report or summary of all comments received by the Agency shall be provided to the Agency's members and posted on the

Agency's website. Comments received in writing will be also be included in the report and any summary of this public hearing.

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

MR. DEJOY: Yes.

MS. MORABITO: Okay, Vince. I wasn't sure if you were going to speak or just attending.

MR. DEJOY: Sure, just a brief statement. On behalf Mayor Wdowiasz and the City of Dunkirk I would like to provide support for this project and for the proposed application for assistance through the Chautauqua County Industrial Development Agency. This project will be the first Downtown Revitalization Initiative project to have been started during this award process and the mixed-use project is going to be transformational for Central Avenue and I believe it's just the beginning. So providing this type of assistance is in line with the IDA and the City's vision and goals for revitalizing downtown Dunkirk.

MS. MORABITO: Thank you, and could you please state your name and title?

MR. DEJOY: Sure. My name is Vincent DeJoy, I am the Director of Planning and Development for the City of Dunkirk.

MS. MORABITO: Thank you.

MR. DEJOY: You're very welcome.

MS. MORABITO: Is there anyone else wishing to be heard with respect to the Project or the Financial Assistance?

MS. MORABITO: It is now 10:09 a.m. Let the record show that, no other members of the public have indicated a desire to comment with respect to the Financial Assistance or the location or nature of the Project. Additionally, no written comments have been received by the Agency with respect to the Financial Assistance or the location or nature of the Project. I therefore call this hearing to a close.



County of Chautauqua Industrial Development Agency

Public Hearing Attendance Sheet

Project: 401 Central, LLC

Public Hearing Location: Center for Innovation & Economic Development, 214 Central Avenue,

Dunkirk, NY 14048

Public Hearing Date and Time: August 21, 2024 10:00 a.m.

Full Name (Please Print)	Signature	Affiliation
1. <u>GREG PETERSON</u>		<u>ATLCOPS LYRZE</u>
2. <u>Vince Deton</u>		<u>City of Dunkirk</u>
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County of Chautauqua Industrial Development Agency

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Full Name (Please Print)

Signature

Affiliation

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