

PUBLIC HEARING
Silver Creek Municipal Office
Board Room
172 Central Avenue
Silver Creek, NY 14136
July 20, 2021
10:00 a.m.

42 LAKE ERIE, LLC

Attendees:

Kristine Morabito, CCIDA Staff

Rosie Strandburg, CCIDA Staff

Gregory Peterson, CCIDA Counsel via teleconference

Cyndi Sheedy, Town Resident

Louis Pelletter, Town of Hanover Council and Deputy Supervisor, Village Historian

Jeff Hornburg, Mayor of Silver Creek

Sandy Hornburg, Village Resident

MS. MORABITO: Good morning. My name is Kristine Morabito. I am a Business Development Manager and 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 July 20, 2021 and the time is now 10:05 a.m. We are at Silver Creek Municipal Office Board Room, 172 Central Avenue, Village of Silver Creek, Chautauqua County, New York.

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

42 LAKE ERIE LLC, a limited liability company duly organized and existing under the laws of the State of New York (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 3.6 acre parcel of land located at 42 Lake Avenue, Village of Silver Creek, Town of Hanover, County of Chautauqua, New York (Section: 32.13; Block: 1; Lot: 18) (the "Land"), (2) the acquisition and/or construction of an approximately 7,680 square foot building consisting of approximately 3,600 square feet of "glamping" units and approximately 4,080 square feet of café-bar and event and patio space including a second floor addition (collectively, the "Building"), together with related improvements to the Land, and (3) the acquisition of certain furniture, fixtures, machinery and equipment necessary for the completion thereof (the "Equipment" and together with the Land and the Building, collectively, the "Project Facility"), all of the foregoing for use by the Applicant and/or its affiliates as a world-class waterfront tourism destination project; (B) 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").

Notice of this public hearing was published in *The Observer* on July 8, 2021 and provided to the Chief Executive Officer of each affected tax jurisdiction within which the Project Facility is or will be located by letter dated July 6, 2021.

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: morabitek@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 posted on the Agency's website and such report or summary of all comments received by the Agency shall be provided to the

Agency's members. 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. HORNBURG: stated that the Village is excited and eager to assist Mr. Cullen with his endeavor, and they look forward to working with them toward completion of the project.

MS. MORABITO: Thank you Mr. Mayor. Yes, Mr. Pelletter?

MR. PELLETER: Stated would like it on the record, in case CCIDA hears contrary, that the area from its earliest beginning in 1803 was used by the early pioneers as a waterfront starting point of travel and was always used. Later, around the 1850s it became Chapin's Beach with a person having a log cabin there. It was used as a beach and they had some entertainment. At the turn of the century it became Gordon's Beach, H Park. They had a 2-story building, weddings, a dance hall, a bridge that connected the Hideaway Bay property, or Foit's property (which it later became in the 40's) to the old Silver Creek Harbor where the Fireman's clubhouse is now. That area was always used for Silver Creek entertainment or necessity from its earliest beginnings in case (CCIDA) hears differently. It had weddings, a dance hall, always a beach, and then in the 40's and 50's it became Foit's beach, a very popular restaurant that had cottages all the way around it for the summer people of Buffalo, and then later it became Hideaway Bay until you have it today. Would like to see the development, and has always thought it should be a part of Silver Creek's recreation. It's always been part of Silver

Creek's recreation. Had a thriving harbor in the 1820's. While it wasn't part of Oliver Lee Boating, it was part of the Silver Creek Waterfront Harbor area.

MS. MORABITO: Thank you for your comments. Is there anyone else wishing to be heard with respect to the project or the financial assistance?

MS. MORABITO: It is now 10:14 a.m. Let the record show that, other than comments submitted in writing and those made here today, no other members of the public have indicated a desire to comment with respect to the Project or the Financial Assistance. I therefore call this hearing to a close. We appreciate your participation.

Respectfully submitted by: Kristine Morabito, CCIDA Business Development Manager



County of Chautauqua Industrial Development Agency

Public Hearing Attendance Sheet

Project: Hideaway Bay Resort

Public Hearing Location: Silver Creek Municipal Office Board Room, 172 Central Avenue, Silver Creek, NY 14136

Public Hearing Date and Time: July 20, 2021 10:00 a.m.

Full Name (Please Print)

Signature

Affiliation

1. Cyndi Sheedy Cyndi Sheedy Town resident
2. Louis F. Pelletier Louis Pelletier Town of Hanover Council
3. JEFF HORNBERG Jeff Hornberg Mayor Silver Creek
4. Sandy Hornberg Sandy Hornberg Schriber St S.C.
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