

Public Hearing
Maplevale Farms Inc.
Mina-Findley Lake Community Center
2883 North Road
Findley Lake
August 1, 2025
9:00 AM



County of Chautauqua Industrial Development Agency

Public Hearing Attendance Sheet

Project: Maplevale Farms Inc.

Public Hearing Location: 2883 North Road, Mina-Findley Lake Community Center, Findley Lake, NY

Public Hearing Date and Time: August 1, 2025 – 9:00 AM

Full Name (Please Print)

Signature

Affiliation

1. REBECCA N. BRUNAGIN Rebecca N. Brunagin TOWN OF MINA
2. Bernie Elchynski BERNIE ELCHYNSKI
3. GREG PETERSON GREG PETERSON Phillips Little
4. _____
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MS. STRANDBURG: Good morning. My name is Rosie Strandburg. 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 1, 2025 and the time is now 9:00a.m. We are at 2883 North Road, Mina-Findley Lake Community Center, Findley Lake, County of Chautauqua, New York.

MAPLEVALE FARMS, INC., a corporation duly organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Maplevale Farms, Inc. 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 194 acre parcel of land known as 3196 Route 426, Findley Lake, Town of Mina, County of Chautauqua, New York (Tax Map Parcel ID Nos. 342.00-1-1) (the “Land”), (2) the construction of an approximately 144,405 square foot building on the Land, together with related improvements to the Land (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, the “Facility”), all of the foregoing for use by the Applicant as a refrigerated food warehouse and distribution 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 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 real property taxes, mortgage recording taxes and sales and use taxes.

Notice of this public hearing was published in *The Post Journal* on July 16, 2025 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 15, 2025.

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: Strandbr@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?

MS. STRANDBURG: It is now 9:04 a.m. Let the record show that, no members of the public have indicated a desire to comment with respect to the Project or the Financial Assistance. No written comments have been received by the Agency with respect to the Project or the Financial Assistance. I therefore call this hearing to a close.

(TIME NOTED: 9:04 a.m.)