

Public Hearing
Chautauqua Lake Hospitality LLC
Village of Bemus Point
13 Alburtus Ave.
Bemus Point, NY 14712
Date: March 22, 2023
Time: 11:00 a.m.



County of Chautauqua Industrial Development Agency

Public Hearing Attendance Sheet

Project: Chautauqua Lake Hospitality LLC

Public Hearing Location: Village of Bemus Point, 13 Alburtus Ave., Bemus Point, NY 14712

Public Hearing Date and Time: March 22, 2023 11:00 a.m.

Full Name (Please Print)	Signature	Affiliation
1. <u>Rosie Strudberg</u>	<u>R. Strudberg</u>	<u>CCIDA</u>
2. <u>Jeannette LoBello</u>	<u>Jeannette LoBello</u>	<u>CCIDA</u>
3. <u>Joseph Rya</u>	<u>Joseph Rya</u>	<u>Bemus Point Central School</u>
4. <u>Giff LAWRENCE</u>	<u>Giff Lawrence</u>	<u>RESIDENT</u>
5. <u>Mary Blatt</u>	<u>Mary Blatt</u>	<u>Local Area Resident</u>
6. <u>THOMAS REITZ</u>	<u>Thomas Reitz</u>	<u>RESIDENT</u>
7. <u>Melissa Myers</u>	<u>Melissa Myers</u>	<u>resident</u>
8. <u>DAVID HIPSEY</u>	<u>David Hipsy</u>	<u>Village Trustee Bemus</u>
9. <u>MARK DAWES</u>	<u>Mark Dawes</u>	<u>resident</u>
10. <u>JEFFERY MOLNAR</u>	<u>Jeffery Molnar</u>	<u>MAYOR</u>
11. <u>[Signature]</u>	<u>[Signature]</u>	<u>CCIDA ATT</u>
12. _____		
13. _____		

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 March 22, 2023 and the time is now 11:00 a.m. We are at the Village of Bemus Point, 13 Alburtus Avenue, Village of Bemus Point, Town of Ellery, County of Chautauqua, New York.

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

CHAUTAUQUA LAKE HOSPITALITY 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 2.14 acre parcel of land located at 20 Lakeside Drive, Village of Bemus Point, Town of Ellery, County of Chautauqua, New York (the “Land”), (2) the renovation of an existing approximately 35,888 square foot multi-building facility on the Land, together with the construction of an approximately 7,245 square foot addition thereto consisting of third-floor employee housing, a solarium and a rooftop bar (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 waterfront tourism destination hotel 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 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 entity(ies) designated by the Applicant and approved by the Agency).

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 Post Journal* on March 11, 2023 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 March 10, 2023.

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, comment may also be submitted to the Agency in writing or electronically at the following email address: strandbr@co.chautauqua.ny.us.

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?

Gifford Lawrence – I had a couple questions regarding long term ownership of the property, visa vi the loans that are being granted, whether there is a recovery option tied to the public dollars that are being put in to this project.

Rosie Strandburg – (directed at Greg Peterson) Am I able to answer questions during the public hearing?

Greg Peterson – I'm Greg Peterson, I am the council for the County of Chautauqua Industrial Development Agency and with regards to the public hearing aspect of it, we will take comments and questions and try to pick up on them later.

Rosie Strandburg – Does anyone else have questions?

Melissa Myers – Regarding what you just read, there was a statement in there saying that cost and benefit analysis is available on the CCIDA website. I went there and I searched that website and I could not find it.

Rosie Strandburg – Tried to explain how to find it but offered to look at website with Ms. Myers after the meeting.

Mayor, Jeffrey Molnar – We did have some comments from members of the community regarding this project. There was a little bit of a concern that a couple of the public members felt that the project was relatively underfunded, typically by the small amount the applicant has putting in out of their own funds and then it sort of goes on to what Mr. Lawrence was talking about. I think the end result of what these people are concerned about is what happens if this project fails and then the property fall in to disrepair, or is sold, or whatever. I guess the question I think would be is there a bond that could be

issued to the Village of Bemus Point so we don't end up with having to take care of a building that has failed or a project that has failed. Thank you.

Thomas Reitz – My questions is about the PILOT program. I downloaded the application and I believe that the assessed value per \$1,000 is wrong. Somebody has a little of \$26 per thousand and we come up with \$31. When you add all the taxes together and divide by the amount of taxes, by taking it off the GIS website. So I believe the savings on the PILOT program is a lot greater than what is showing on the application. Now somebody would probably have to check the numbers but I don't believe they're correct. My other concern is whoever filled the form out is using \$3.5 million for the assessed value of the property but when they put another \$6 million in to the property, when does the assessment go up? I mean that's a 15 year program for your PILOT. I would assume you can't have the assessment at \$3.5 million for 15 years when the place is almost worth supposedly \$10 million. So the PILOT program numbers just don't compensate for a reassessment either. They have the same numbers for every single year, for 15 years. When would a place like that be re-assessed, if everything went according to schedule. Within one year it would be a \$10 million dollar hotel, and the assessment is only for to be \$3.5 million? Seems kind of bad to me.

Joseph Reyda – Just a question regarding the PILOT itself and the IDA's relationship with the school districts. Bemus Point has not typically had these types of agreements before and in the last year and half we are up to three right now. Individually they don't necessarily have that big of an impact on the districts revenue stream but now that we are getting more, it is. I guess my questions is what can the IDA and the district do to better

communicate with one another, so I am aware of these situations and that we can plan to address them.

Rosie Strandburg – Any other comments?

MS. STRANDBURG: It is now 11:11 a.m. Let the record show that, no other 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.