

**PUBLIC HEARING**  
**Eason Hall, North Room**  
**23 Elm Street**  
**Westfield, NY 14787**  
**November 17, 2025**  
**10:00 a.m.**

**2 Portage, LLC**

**Attendees:**

Kristine Morabito, CCIDA Staff

Jason Sample, CCIDA Staff

Gregory Peterson, CCIDA Counsel

Dennis Lutes, Village of Westfield Mayor

David Brown, Town of Westfield Board

Jill Fred, Town of Westfield Bookkeeper

Daniel Hogg, Village of Westfield Code Officer

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 November 17, 2025 and the time is now 10:03 a.m. We are at Eason Hall, 23 Elm Street, Village of Westfield, Town of Westfield, County of Chautauqua, New York.

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

2 PORTAGE 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 certain parcels of land located at 2-4, 18, 22-24, 26, 32 and 34 S. Portage Street, Village of Westfield, Town of Westfield, Chautauqua County, New York (collectively, the "Land"), (2) the renovation and adaptive rehabilitation of the existing approximately 48,700 square foot former Welch's Building on the Land (collectively, the "Improvements"), and (3) the acquisition and installation of certain furniture, fixtures, machinery and equipment necessary for the completion thereof (the "Equipment" and together with the Land and the Improvements, collectively, the "Project Facility"), all of the foregoing for use by the Applicant and/or its affiliates as a mixed-use rental housing and commercial retail 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 real property taxes, mortgage recording taxes and sales and use taxes; 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 real property taxes, mortgage recording taxes and sales and use taxes.

Notice of this public hearing was published in *the Observer* on November 5, 2025 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 November 4, 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: [morabitek@chqgov.com](mailto: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](http://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.

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

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

[No Comments from the Public]

MS. MORABITO: It is now 10:09 a.m. Let the record show that, no members of the public have indicated a desire to comment with respect to the Financial Assistance or the location or nature of the Project. 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. Thank you all for attending.

(TIME NOTED: 10:09 a.m.)

---

Respectfully submitted by: Kristine Morabito, CCIDA Project Manager



County of Chautauqua Industrial Development Agency

## Public Hearing Attendance Sheet

Project: 2 Portage, LLC

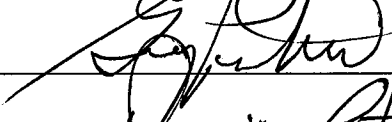
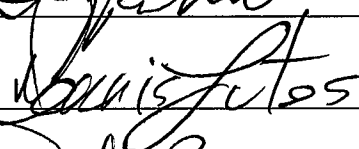
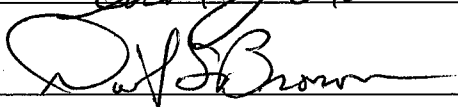
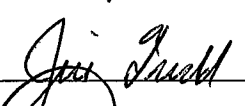
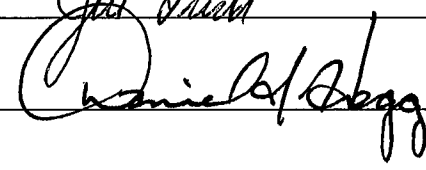
Public Hearing Location: Eason Hall North Room (Court Room), 23 Elm St., Westfield, NY 14787

Public Hearing Date and Time: November 17, 2025 10:00 a.m.

Full Name (Please Print)

Signature

Affiliation

1. GREG PETERSON  Phillips Little
2. Dennis Lutes  Westfield Mayor
3. David S. Brown  Town Board
4. Jill Fredd  Town Bookkeeper
5. Daniel Hogg  Cock Offices Village  
716 954 0159
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_
11. \_\_\_\_\_
12. \_\_\_\_\_
13. \_\_\_\_\_



County of Chautauqua Industrial Development Agency

**Full Name (Please Print)**

**Signature**

**Affiliation**

14. \_\_\_\_\_

15. \_\_\_\_\_

16. \_\_\_\_\_

17. \_\_\_\_\_

18. \_\_\_\_\_

19. \_\_\_\_\_

20. \_\_\_\_\_

21. \_\_\_\_\_

22. \_\_\_\_\_

23. \_\_\_\_\_

24. \_\_\_\_\_

25. \_\_\_\_\_

26. \_\_\_\_\_

27. \_\_\_\_\_

28. \_\_\_\_\_

29. \_\_\_\_\_

30. \_\_\_\_\_