



REPORT OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY'S PUBLIC HEARING OF SAVARINO COMPANIES, LLC HELD ON TUESDAY, MARCH 3, 2020, 4:00 P.M. AT BATAVIA CITY HALL COMMUNITY ROOM, 1 BATAVIA CITY CENTRE, BATAVIA, NEW YORK, GENESEE COUNTY, NEW YORK

I. ATTENDANCE

Steve Hyde, President & CEO – GCEDC
Mark Masse, Sr. VP of Operations – GCEDC
Chris Suozzi, VP of Business Development – GCEDC
Jim Krencik, Director of Marketing and Communications – GCEDC
Lauren Casey, Finance Assistant – GCEDC
Courtney Cox – Savarino Companies, LLC
Sam Savarino – Savarino Companies, LLC
Victor Gautieri – V.J Gautieri Constructors, Inc.
Andrew Maguire, Executive Director – Batavia Development Corporation
Martin Moore, City Manager – City of Batavia

II. CALL TO ORDER

The public hearing of Savarino Companies, LLC was opened at 4:00 pm at Batavia City Hall Community Room, 1 Batavia City Centre, in the City of Batavia, Genesee County, New York.

A notice of this public hearing describing the project was published in the Batavia Daily News, a copy of which is attached and is an official part of this transcript.

III. PROJECT SUMMARY

The Ellicott Station Project is a mixed-use brownfield redevelopment project including adaptive re-use and new construction of a blighted property in a key gateway entrance site to downtown Batavia (Ellicott Street block from Evans/Court streets to Jackson Street) which is near the Main and Ellicott Street intersection.

The project will include an estimated \$22.4M in total investment and \$16.5M in land/construction investment pledging to create some 20 FTE's all while cleaning up a blighted 3.31-acre site that requires considerable brownfield remediation. As a part of the brownfield remediation process, plans are in place to make public infrastructure improvements and brownfield clean up improvements to the tune of \$1.4M across the entire site. Considerable construction will be undertaken including some 72,190 square feet of new and renovated facilities. This includes plans to locate a brewery (manufacturing) along with a restaurant/beer garden and a 60,908 square foot 5 story apartment building with 55 new modern workforce housing apartment units (Max incomes \$32,000-\$38,000) which include at grade parking facilities (garages). These income levels support our local EDGE economic development strategy providing new housing availability (talent attraction & retention) for entry level workers being hired by area employers/manufacturers many of which are located in GCEDC developed industrial parks.

Funding has been a challenge and delayed implementation of this project given the need for multiple government programs to layer in the capital stack to make it economically viable to attract a developer/private investment to undertake these very expensive brownfield cleanup and redevelopment projects.

Given the above conditions, IDA participation is essential including a long-term property tax abatement along with sales and mortgage tax exemptions. Total requested IDA benefits, undiscounted, total \$3.6M including a property

tax abatement totaling \$2.1M (10 year PILOT commercial / 30 year PILOT housing), a sales tax exemption of \$.79M, a mortgage tax exemption estimated at \$.18M and Batavia Pathway to Prosperity PIF funding valued at \$.53M all of which will be recognized through the course of a 30 year benefit horizon. The 30-year PILOT and all associated benefits were sized to align with HCR funding requirements which is the key focus at this point in order to capitalize and proceed to groundbreaking.

The developer, Savarino Companies LLC, recently submitted an application to NYS Homes and Community Renewal (HCR) in an effort to fund/capitalize the largest portion of the project investment which is the residential new construction portion of the project. Applications are competitive but the developer remains hopeful because the project scope addresses many of the funding criteria and priorities including the project being a cornerstone project of the Batavia DRI along with strong local support for the project.

If the HCR funding is awarded (expected award announcement date is late May 2020), the residential portion of the project is expected to break ground in the summer of 2020 which will in turn activate other funding including grants from NYS (ESD et. al.) and area utilities to enable the commercial phase of the project (brewery/restaurant renovations and the former Santy's Tire site made shovel-ready) to break ground in 2020 as well. A 24-month site cleanup and construction cycle is expected for the project.

This project has great potential to continue the successful transformation of downtown Batavia by revitalizing a blighted brownfield site at the gateway of our downtown along with bringing new housing units and adding live, work and play assets in our urban core all of which are fully aligned with the Batavia Downtown Revitalization Initiative (DRI) strategy.

IV. COMMENTS

M. Masse began the public hearing by introducing himself as the Sr. VP of Operations of the Genesee County Economic Development Center. He then stated the purpose and guidelines for the public hearing. The purpose of the public hearing is to solicit comments and feedback from the public regarding the proposed incentives on above outlined project. It is not a question and answer session. Anyone that attends the public hearing must sign in on the attendance sheet. If anyone wishes to speak, he/she must indicate this on the attendance sheet in the space provided. Members of the public wishing to speak will have three minutes do so. Anyone that did not select to speak, but wishes to do so following any public comments, will be given three minutes to speak as well. No written comments were received in advance.

V. ADJOURNMENT

As there were no written or oral comments, the public hearing was closed at 4:15 pm.