



**REPORT OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER PUBLIC HEARING OF MEGA PROPERTIES, INC., WEDNESDAY, JUNE 26, 2013, 4:00 P.M. AT THE OFFICES OF THE BATAVIA TOWN HALL, 3833 WEST MAIN STREET ROAD, BATAVIA, NY**

**I. ATTENDANCE**

Mark Masse, VP of Operations, Genesee County EDC  
Penny Kennett, Office Manager, Genesee County EDC

**II. CALL TO ORDER**

The public hearing of Mega Properties, Inc. was called to order at 4:00 pm in the Conference Room of the Town of Batavia.

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**

Mega Properties, Inc. / Koolatron is a Canadian company with headquarters in Brantford, Ontario, a branch office in Orlando Florida and warehouse locations in Batavia, and in the UK. They began with their flagship product line of 12V portable thermoelectric coolers and today have expanded to manufacture, market and distribute a wide range of items via dealer-distributor network and internet. In 1979, they located in the Gateway I Corporate Park and built a 25,000 sq. ft. facility. The company is looking at an expansion of 20,000 sq. ft., a \$775,000 investment and a job creation of 5.5 FTE's, retaining 10.5 FTE's. Based on an economic impact study, for every \$1 of public benefit, the company is investing \$10.10 into the local economy. The company is seeking assistance from the GCEDC with a sales tax exemption valued at approximately \$39,200, a mortgage tax exemption valued at approximately \$6,250 and a property tax exemption, based on the incremental increase in assessed value, valued at approximately \$144,648. A public hearing is required to be held as benefits are in excess of \$100,000.

**IV. COMMENTS**

There were no public comments.

**V. ADJOURNMENT**

The public hearing was closed at 4:20pm.



## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York General Municipal Law will be held by the Genesee County Industrial Development Agency d/b/a Genesee County Economic Development Center (the "Agency") on June 26, 2013, at 4:00 p.m. local time, at Batavia Town Hall, Board Room, 3833 W. Main Street Road, Batavia, New York 14040, in connection with the following matter:

Mega Properties, Inc., for itself or on behalf of an entity formed or to be formed (the "Company") has submitted an application (the "Application") to the Agency requesting the Agency's assistance with a certain project (the "Project") consisting of: (i) the acquisition or retention by the Agency of fee title to or a leasehold interest in an approximately 4 acre parcel of land located at 4330 Commerce Drive, in the Town of Batavia, Genesee County, New York (being tax map number 8.-1-63.112) (the "Land"), (ii) the acquisition, renovation and/or retrofitting of an approximately 25,600 square-foot building on the Land (the "Existing Building"), the construction and equipping of an approximately 20,000 square-foot addition to the Existing Building, and related improvements and infrastructure improvements thereto (collectively, the "Improvements"), and (iii) the acquisition in and around the Land and the Improvements of certain items of equipment and other tangible personal property (the "Equipment," and collectively with the Land and the Improvements, the "Facility"), all in furtherance of the Company's distribution operations.

The Agency will acquire (or retain) title to, or a leasehold interest in, the Facility and lease the Facility back to the Company. The Company will operate the Facility during the term of the lease. At the end of the lease term, the Company will purchase the Facility from the Agency, or if the Agency holds a leasehold interest, the leasehold interest will be terminated. The Agency contemplates that it will provide financial assistance (the "Financial Assistance") to the Company in the form of sales and use tax exemptions and a mortgage recording tax exemption, consistent with the policies of the Agency, and a partial real property tax abatement.

A representative of the Agency will be at the above-stated time and place to present a copy of the Company's project Application and hear and accept written and oral comments from all persons with views in favor of or opposed to or otherwise relevant to the proposed Financial Assistance.

Dated: June 13, 2013

By:

GENESEE COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY D/B/A  
GENESEE COUNTY ECONOMIC  
DEVELOPMENT CENTER