



**Thursday, October 5, 2017  
Upstate MedTech Centre – Innovation Zone  
4:00 PM**

**GCEDC MINUTES**

**Attendance**

Board Members: P. Battaglia, P. Zelif, J. Rizzo, M. Davis, M. Gray, T. Bender

Staff: S. Hyde, L. Farrell, M. Masse, E. Richardson, R. Tabelski, C. Suozzi

Guests: T. Felton (GGLDC Board Member), Mary Ann Wiater (GGLDC Board Member), S. Noble-Moag (GGLDC Board Member), G. Torrey (GGLDC Board Member), D. Cunningham (GGLDC Board Member), J. Krencik (The Daily News), Chris Thorpe (Darien Lake), Mike Patterson (OATKA)

Absent: C. Yunker

**1.0 Call to Order**

P. Battaglia called the meeting to order at 4:00 p.m. in the Upstate MedTech Centre Innovation Zone conference room.

**Presentations:**

- **Arby's** – Did not attend.
- **Triple O Mechanical** – Did not attend.
- **OATKA Milk Products** – Mike Patterson shared that OATKA Milk Products is planning to expand their warehousing space with a 20K sq. ft. addition. They plan to invest approx. \$4.3M into this project. They hope to begin construction in early 2018.
- **Darien Lake** – Chris Thorpe shared that Darien Lake is evaluating the addition of a new ride to the park. This will create more tourism to the area. The hope is that this ride will drive more attendance to the park and in turn have more people travel to the County. The investment will be approx. \$5M and is planned for 2018.

Mike Patterson and Chris Thorpe left the meeting at 4:10pm.

**1.1 Enter Executive Session**

P. Zelif made a motion to enter executive session under the Public Officers Law, Article 7, Open Meetings Law Section 105, at 4:10 p.m. for the following reasons:

1. The medical, financial, credit or employment history of a particular person or corporation, or matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal or removal of a particular person or corporation.

The motion was seconded by M. Gray and approved by all members present.

**1.2 Enter Public Session**

P. Zelif made a motion to enter back into public session at 4:47 p.m., seconded by M. Gray and approved by all members present.

## **2.0 Chairman's Report & Activities**

**2.1 Upcoming Meetings** – P. Battaglia reviewed the upcoming meeting dates with the Board.

**Next Scheduled Board Meeting: Thursday, October 26<sup>th</sup> at 4:00pm**

Audit & Finance Committee Meeting: Tuesday, October 24<sup>th</sup> at 8:30am

STAMP Committee Meeting: Tuesday, October 24<sup>th</sup> at 10:30 am

## **2.2 Agenda Additions / Deletions / Other Business**

**P. Zeliff made a motion to add item 6.6 Electrical Substation Contract for \$245,000 to the agenda.; the motion was seconded by M. Gray. Roll call resulted as follows:**

P. Battaglia - Yes

T. Bender - Yes

M. Davis - Yes

J. Rizzo - Yes

C. Yunker - Absent

P. Zeliff - Yes

M. Gray - Yes

**The item was approved as presented.**

## **2.3 Minutes: September 7, 2017**

**P. Zeliff made a motion to approve the September 7, 2017 Meeting Minutes as presented; the motion was seconded by M. Davis. Roll call resulted as follows:**

P. Battaglia - Yes

T. Bender - Yes

M. Davis - Yes

J. Rizzo - Yes

C. Yunker - Absent

P. Zeliff - Yes

M. Gray - Yes

**The item was approved as presented.**

## **3.0 Report of Management**

**3.1 212 West Main St., LLC (Arby's) – Final Resolution** – C. Suozzi shared that the company is planning to complete interior and exterior renovations along with equipment purchases estimated at \$895,000. The City of Batavia renovation project is seeking incentives from the GCEDC as a retail project. This project qualifies for IDA incentives under Section 862 of General Municipal Law (GML) due to being in a “highly distressed area” as such term is defined in Section 854 (18) of GML. The company is being offered a reduced PILOT offering specific to retail projects within the highly distressed area of the City. The company will pay into the Batavia Pathway to Prosperity (BP2) program, but will not receive benefits from this fund. The company is seeking assistance from the GCEDC with a sales tax exemption valued at approx. \$50,000, a mortgage tax exemption valued at approx. \$4,950 and a property tax abatement, based on the incremental increase in assessed value, valued at approx. \$11,631. The company plans to create 5 new jobs and retain 8 jobs.

The Board reviewed the Statement of Compliance of Project Criteria. See ‘Attachment A’.

C. Suozzi asked the Board to approve Resolution No. 10/2017-01.

Resolution No. 10/2017-01

RESOLUTION OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER (THE "AGENCY") (i) ACCEPTING AN APPLICATION WITH RESPECT TO A CERTAIN PROJECT, (ii) APPOINTING 212 WEST MAIN STREET, INC. AS AGENT OF THE AGENCY TO UNDERTAKE THE PROJECT, (iii) MAKING A DETERMINATION UNDER ARTICLE 8 OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW IN CONNECTION WITH THE PROJECT, (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY WITH RESPECT TO THE PROJECT IN THE FORM OF (a) A SALES AND USE TAX EXEMPTION, (b) A PARTIAL REAL PROPERTY TAX ABATEMENT AND (c) AN EXEMPTION FROM MORTGAGE RECORDING TAXES AS AUTHORIZED BY NEW YORK LAW, (v) AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGENT, FINANCIAL ASSISTANCE AND PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT AND TAX AGREEMENT WITH RESPECT TO THE PROJECT, AND (vi) AUTHORIZING THE EXECUTION AND DELIVERY OF A MORTGAGE AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

**P. Zelif made a motion to approve the 212 West Main St., LLC (Arby's) – Final Resolution No. 10/2017-01 as presented; the motion was seconded by M. Davis. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Absent
T. Bender -	Yes	P. Zelif -	Yes
M. Davis -	Yes	M. Gray -	Yes
J. Rizzo -	Yes		

**The item was approved as presented.**

**3.2 6520 N. Lake Rd., LLC (Triple O Mechanical) – Final Resolution –** C. Suozzi shared that the company is seeking to expand their current facility (6,960 sq. ft.) in the Town of Bergen with an addition of a 7,644-sq. ft. warehouse for a total building of 14,604 sq. ft. The company plans to invest approx. \$400,000 and create 1 job and retain 19. The company is seeking assistance from the GCEDC with a exemption valued at approx. \$19,200 and a property tax exemption, based on the incremental increase of assessed value, valued at approx. \$55,114.

The Board reviewed the Statement of Compliance of Project Criteria. See 'Attachment B'.

C. Suozzi asked the Board to approve Resolution No. 10/2017-02.

Resolution No. 10/2017-02

RESOLUTION OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER (THE "AGENCY") (i) ACCEPTING AN APPLICATION WITH RESPECT TO A CERTAIN PROJECT, (ii) APPOINTING 6520 N LAKE RD, LLC AS AGENT OF THE AGENCY TO UNDERTAKE THE PROJECT, (iii) MAKING A DETERMINATION UNDER ARTICLE 8 OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW IN CONNECTION WITH THE PROJECT, (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY WITH RESPECT TO THE PROJECT IN THE FORM OF (a) A SALES AND USE TAX EXEMPTION AND (b) A PARTIAL REAL PROPERTY TAX ABATEMENT, (v) AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGENT, FINANCIAL ASSISTANCE AND PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT AND TAX AGREEMENT WITH RESPECT TO THE PROJECT, AND (vi) AUTHORIZING THE EXECUTION AND DELIVERY OF RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

**M. Gray made a motion to approve 6520 N. Lake Rd., LLC (Triple O Mechanical) Final Resolution No. 10/2017-02 as presented; the motion was seconded by P. Zeliff. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Absent
T. Bender -	Yes	P. Zeliff -	Yes
M. Davis -	Yes	M. Gray -	Yes
J. Rizzo -	Yes		

**The item was approved as presented.**

**3.3 Darien Lake Holdings, LLC. – Initial Resolution** – C. Suozzi shared that Darien Lake is planning to construct a new ride for the 2018 season. This ride is still confidential. The company is planning to invest approx. \$4.5M and retain 398 jobs. The company is seeking assistance with a sales tax exemption valued at approx. \$360,000. A public hearing will be held as benefits exceed \$100,000.

C. Suozzi asked the Board to approve Resolution No. 10/2017-03.

Resolution No. 10/2017-03

RESOLUTION OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER (THE "AGENCY") (i) ACCEPTING AN APPLICATION OF WITH RESPECT TO A CERTAIN PROJECT, (ii) AUTHORIZING A PUBLIC HEARING WITH RESPECT TO THE PROJECT, AND (iii) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE AGENCY WITH RESPECT TO THE PROJECT.

**P. Zeliff made a motion to approve Darien Lake Holdings, LLC. - Initial Resolution No. 10/2017-03 as presented; the motion was seconded by J. Rizzo. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Absent
T. Bender -	Yes	P. Zeliff -	Yes
M. Davis -	Yes	M. Gray -	Yes
J. Rizzo -	Yes		

**The item was approved as presented.**

**3.4 OATKA Milk Products – Initial Resolution** – C. Suozzi shared that OATKA plans to construct a 20,075-sq. ft. expansion of the current plant located at 4815 Ellicott Street in the City of Batavia to address current space restrictions that limit future growth opportunities for the business. The company plans to invest approx. \$4.3M and retain 308 jobs. The company is seeking assistance from the GCEDC with a sales tax exemption valued at approx. \$206,400 and a property tax abatement, based on the incremental increase in assessed value, valued at approx. \$163,813. A public hearing will be held as benefits exceed \$100,000.

C. Suozzi asked the Board to approve Resolution No. 10/2017-04.

Resolution No. 10/2017-04

RESOLUTION OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER (THE "AGENCY") (i) ACCEPTING THE APPLICATION WITH RESPECT TO A CERTAIN PROJECT, (ii) AUTHORIZING A PUBLIC HEARING WITH RESPECT TO THE PROJECT AND (iii) DESCRIBING THE FORMS OF

FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE AGENCY WITH RESPECT TO THE PROJECT.

**M. Gray made a motion to approve OATKA Milk Products – Initial Resolution No. 10/2017-04 as presented; the motion was seconded by P. Zelif. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Absent
T. Bender -	Yes	P. Zelif -	Yes
M. Davis -	Abstain	M. Gray -	Yes
J. Rizzo -	Yes		

**The item was approved as presented.**

**3.5 Tax Base Analysis** – S. Hyde shared that on Wednesday, September 20<sup>th</sup>, he had the opportunity to present the Agency’s annual Tax Base Analysis which looks at the growth in the property tax base through time as it relates to GCEDC supported projects under PILOT agreements. The presentation was made to the Ways & Means Committee of the Genesee County Legislature. 6 of 9 legislators were present at the meeting. He reviewed the presentation with the Board. The major message is our property tax base on the business side of the tax rolls continues to grow considerably given a very active portfolio of PILOTs. Numerous PILOTs have now termed out (expired) and those projects are fully on the taxable side of the tax rolls paying full property taxes. Considerable growth in the tax base has been driven by new construction across the County since our tracking metrics were established in 2004 and significant renovations of existing facilities have occurred as well. We have been conducting this analysis for the last 7 years.

#### **4.0 Audit & Finance Committee – M. Gray**

**4.1 1+3 Budget** – The 1+3 Budget is required to be entered into the NYS Public Authorities Reporting Information System (PARIS) online. It was noted that most line items show a 3% increase year over year unless highlighted. The highlighted numbers are items that could be estimated more accurately. Genesee County contributions were conservatively kept the same over the years. The Economic Development Grant coincides with the Strategic Investments analysis. The PIF grant income and expense follows the PIF schedule. No grant activity is included past 2018. The Committee requested that L. Farrell breakout line 40 into two separate line items, PIF Expense and CBA Pass-Through. This is recommended for approval.

**M. Gray made a motion to approve the 1+3 Budget as presented; the motion was seconded by P. Zelif. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Absent
T. Bender -	Yes	P. Zelif -	Yes
M. Davis -	Yes	M. Gray -	Yes
J. Rizzo -	Yes		

**The item was approved as presented.**

**4.2 August 2017 Financial Statements** – The August 2017 financial statements were reviewed with the Committee. A brief overview was given; all expenditures were in line with the budget, except as noted. This is recommended for approval.

**M. Gray made a motion to approve the August 2017 Financial Statements as presented; the motion was seconded by T. Bender. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Absent
T. Bender -	Yes	P. Zelif -	Yes
M. Davis -	Yes	M. Gray -	Yes
J. Rizzo -	Yes		

**The item was approved as presented.**

**4.3 2018 Land Lease Rates** – M. Masse reviewed the 2018 proposed land lease rates with the Board. He reminded them that the GCEDC saves money not having to hire bush hogging and that farming also helps to eliminate the progression of wetlands. The Committee agreed that the rates should stay the same in 2018, \$60 per acre except if the lease rate was stated in the purchase option agreement. This is recommended for approval.

**C. Yunker made a motion to approve the 2018 Land Lease Rates as presented; the motion was seconded by P. Zelif. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Absent
T. Bender -	Yes	P. Zelif -	Yes
M. Davis -	Yes	M. Gray -	Yes
J. Rizzo -	Yes		

**The item was approved as presented.**

## **5.0 Governance & Nominating Committee – J. Rizzo**

### **5.1 Nothing at this time**

## **6.0 STAMP Committee – P. Zelif**

**6.1 Design and Engineering Proposal – 115kV Line Re-Route** - M. Masse shared that as the GCEDC continues to see interest from large companies that would occupy the main manufacturing campus at STAMP, it has become apparent that we should accelerate our timeline for the relocation of the existing 115kv line that bisects the site. On January 14, 2016 the GCEDC Board approved a contract with O'Brien & Gere in the amount of \$133,400 that would be for the design and engineering for transmission line 112 radial tap. The GCEDC has received a quote to complete the line re-route design and engineering around the western edge of the STAMP site to connect back to the 115kV line at the north end of the site. This expenditure will be funded by the \$33M ESD Grant. The Committee is recommending approval of increasing the contract with O'Brien & Gere for a total contract amount of \$245,000 for Re-Routing Transmission Line 112.

**P. Zelif made a motion to approve an increase to the contract with O'Brien & Gere for a total contract amount of \$245,000 for Design and Engineering for Re-Routing Transmission Line 112 as presented; the motion was seconded M. Gray. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Absent
T. Bender -	Yes	P. Zelif -	Yes

M. Davis - Yes  
J. Rizzo - Yes

M. Gray - Yes

**The item was approved as presented.**

**6.2 Design and Engineering Proposal – Water Line (Pembroke Line)** - M. Masse shared as part of the overall water supply to the STAMP site, the GCEDC has received a proposal from Clark Patterson Lee for design and engineering of 16,900 linear feet of a 12-inch water main. This connection will close the “loop” from where the Town of Alabama’s water project ends, to an existing pipe just past the Thruway in Pembroke. This connection will enable an additional 600,000 to 800,000 gallons per day (gpd) of water to be supplied to the STAMP site. This is part of the County’s original Phase II water project. This expenditure will be covered by funds secured in connection with a Community Benefit agreement signed with Empire Pipeline. This item was reviewed by the Committee but they were unable to make a recommendation because of a quorum issue.

**P. Zelif made a motion to approve a contract with Clark Patterson Lee for design and engineering of a water line not to exceed \$275,000 as presented; the motion was seconded M. Davis. Roll call resulted as follows:**

P. Battaglia - Abstain  
T. Bender - Yes  
M. Davis - Yes  
J. Rizzo - Yes

C. Yunker - Absent  
P. Zelif - Yes  
M. Gray - Yes

**The item was approved as presented.**

**6.3 Proposal for Phase III Archeological Work** - M. Masse shared that in March of this year, the GCEDC approved a contract with CC Environment & Planning to prepare a Data Recovery Plan (DRP) based on the results of the Phase IIB archeological work completed. That plan reviewed the information gathered at the site, and based on those findings, identified which of those sites would require Phase III archeological work. Phase III consists of removal of all potential artifacts from the areas identified and compliance with section 106 of the National Historic Preservation Act. Once Phase III work has been completed, this will be the final archeological work required on the site. This expenditure will be funded by the \$33M ESD grant. The Committee recommended approval of a contract with CC Environment \* Planning for Phase III Archeological Data Recovery Plan for STAMP not to exceed \$246,369.

**P. Zelif made a motion to approve a contract with CC Environment & Planning for Phase III Archeological Data Recovery Plan for STAMP not to exceed \$246,369 as presented; the motion was seconded J. Rizzo. Roll call resulted as follows:**

P. Battaglia - Yes  
T. Bender - Yes  
M. Davis - Yes  
J. Rizzo - Yes

C. Yunker - Absent  
P. Zelif - Yes  
M. Gray - Yes

**The item was approved as presented.**

**6.4 Cost to File Easements for Water Project** - M. Masse shared as a part of the cost of construction of the Phase I water project, the Town of Alabama has asked the GCEDC to reimburse them for the costs related to the Genesee County Clerk's fees for filing the easements in the amount of \$140. These are the final costs related to the Phase I water easement filings. This will be covered under the \$33M ESD grant. The Committee recommends approval of reimbursing the Town of Alabama costs for filing easements for the water project of \$140.

**P. Zeliff made a motion to approve reimbursing the Town of Alabama costs for filing easements for the water project of \$140 as presented; the motion was seconded J. Rizzo. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Absent
T. Bender -	Yes	P. Zeliff -	Yes
M. Davis -	Yes	M. Gray -	Yes
J. Rizzo -	Yes		

**The item was approved as presented.**

**6.5 Archeological Monitor from the Seneca Nation** - M. Masse shared as part of the archeological work that is performed at the STAMP site, the Tonawanda Seneca Nation has a monitor on site to help identify any of the artifacts that are found. This expenditure will be funded by the \$33M ESD grant. The Committee recommends approval of up to \$12,000 for the monitoring services.

**P. Zeliff made a motion to approve up to \$12,000 for an Archeological Monitor from the Seneca Nation as presented; the motion was seconded J. Rizzo. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Absent
T. Bender -	Yes	P. Zeliff -	Yes
M. Davis -	Yes	M. Gray -	Yes
J. Rizzo -	Yes		

**The item was approved as presented.**

**6.6 Electrical Substation Contract for \$245,000** – Due to time sensitivity it is requested that the Board authorize the STAMP Committee to approve an expenditure of up to \$245,000 (to be funded by the ESD \$33M grant) for design and bid of an electrical substation at the STAMP site.

**P. Zeliff made a motion to approve authorizing the STAMP Committee to approve an expenditure of up to \$245,000 for design and bid of an electrical substation as presented; the motion was seconded M. Gray. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Absent
T. Bender -	Yes	P. Zeliff -	Yes
M. Davis -	Yes	M. Gray -	Yes
J. Rizzo -	Yes		

**The item was approved as presented.**



**7.0 Employment & Compensation Committee**

**7.1 Nothing at this time.**

**8.0 Other Business**

**9.0 Adjournment**

As there was no further business, P. Zelif made a motion to adjourn at 5:15 p.m., which was seconded by M. Gray and passed unanimously.



STATEMENT OF COMPLIANCE OF PROJECT CRITERIA LISTED IN UNIFORM TAX EXEMPTION POLICY (UTEP)

PROJECT DESCRIPTION:

The company is planning on a complete interior and exterior renovation along with equipment purchases estimated at \$895,000. The City of Batavia renovation project is seeking incentives from the GCEDC as a retail project. This project qualifies for IDA incentives under Section 862 of General Municipal Law (GML) due to being in a "Highly Distressed Area" as such term is defined in Section 854 (18) of GML. The company is being offered a reduced PILOT specific to retail projects within the highly distressed area of the city. The company will pay into the Batavia Pathway to Prosperity (BP2) program, but will not receive benefits from this fund.

Criteria #1 – The Project pledges to create and/or retain quality, good paying jobs in Genesee County.

Project details: The project will pledge to create 5 FTE's and retain 8 FTE's at an average salary with benefits starting at \$24,440 per job.

Board Discussion: M. Gray made a motion to concur with criteria #1; the motion was seconded P. Zelif. Roll call resulted as follows:

- P. Battaglia - Yes
T. Bender - Yes
M. Davis - Yes
J. Rizzo - Yes
C. Yunker - Absent
P. Zelif - Yes
M. Gray - Yes

The item was approved as presented.

Board Concurrence: YES NO If no, state justification:

Criteria #2- Completion of the Project will enhance the long-term tax base and/or make a significant capital investment.

Project details: The project will enhance long term tax base with \$895,000 in capital investment. In addition, the project will contribute to the Batavia Pathway to Prosperity (BP2) program.

Board Discussion: P. Zelif made a motion to concur with criteria #2; the motion was seconded M. Davis. Roll call resulted as follows:

- P. Battaglia - Yes
T. Bender - Yes
M. Davis - Yes
J. Rizzo - Yes
C. Yunker - Absent
P. Zelif - Yes
M. Gray - Yes

The item was approved as presented.

Board Concurrence: **YES** NO If no, state justification:

**Criteria #3-** The Project will contribute towards creating a “liveable community” by providing a valuable product or service that is underserved in Genesee County.

**Project details:** N/A

**Board Discussion:**

Board Concurrence: YES NO If no, state justification:

**Criteria #4:** The Board will review the Agency’s Fiscal and Economic Impact analysis of the Project to determine if the Project will have a meaningful and positive impact on Genesee County. This calculation will include the estimated value of any tax exemptions to be provided along with the estimated additional sources of revenue for municipalities and school districts that the proposed project may provide.

**Project details:** For every \$1 of public benefit the company is investing \$88 into the local economy.

**Board Discussion:** Board Discussion: M. Davis made a motion to concur with criteria #4; the motion was seconded M. . Roll call resulted as follows:

P. Battaglia -	Yes	C. Yunker -	Absent
T. Bender -	Yes	P. Zelif -	Yes
M. Davis -	Yes	M. Gray -	Yes
J. Rizzo -	Yes		

The item was approved as presented.

Board Concurrence: **YES** NO If no, state justification:

**Criteria #5:** The Project is included in one of the Agency’s strategic industries: Agri-Business and Food Processing, Manufacturing, Advanced Manufacturing and Nano-Enabled Manufacturing, Life Sciences and Medical Device.

**Project details:** This is not a strategic industry

**Board Discussion:**

Board Concurrence: YES NO If no, state justification:

**Criteria #6:** The Project will give a reasonable estimated timeline for the completion of the proposed project.

**Attachment A**

**Project details:** The project is planned to begin construction in the 4<sup>th</sup> quarter of 2017 and be in operation by first quarter of 2018.

**Board Discussion:** Board Discussion: M. Gray made a motion to concur with criteria #6; the motion was seconded P. Zelfiff. Roll call resulted as follows:

P. Battaglia -	Yes	C. Yunker -	Absent
T. Bender -	Yes	P. Zelfiff -	Yes
M. Davis -	Yes	M. Gray -	Yes
J. Rizzo -	Yes		

The item was approved as presented.

Board Concurrence:  YES  NO If no, state justification:



Project Name: 6520 N Lake Rd, LLC (Triple O Mechanical)

Board Meeting Date: October 5, 2017

**STATEMENT OF COMPLIANCE OF PROJECT CRITERIA LISTED IN UNIFORM TAX EXEMPTION POLICY (UTEP)**

**PROJECT DESCRIPTION:**

The company is seeking to expand their current facility (6,960 sq. ft.) in the Town of Bergen with an addition of a 7,644 sq.ft. warehouse for a total building of 14,604 sq.ft.

**Criteria #1 –** The Project pledges to create and/or retain quality, good paying jobs in Genesee County.

**Project details:** The project will create 1 FTE and retain 19 FTE’s salary and benefits starting at \$40,000 per job plus benefits.

**Board Discussion:** M. Gray made a motion to concur with criteria #1; the motion was seconded P. Zelif. Roll call resulted as follows:

P. Battaglia -	Yes	C. Yunker -	Absent
T. Bender -	Yes	P. Zelif -	Yes
M. Davis -	Yes	M. Gray -	Yes
J. Rizzo -	Yes		

The item was approved as presented.

Board Concurrence: **YES** NO If no, state justification:

**Criteria #2-** Completion of the Project will enhance the long-term tax base and/or make a significant capital investment.

**Project details:** The project will enhance long term tax base with \$400,000 in capital investment and addition of 7,644 sq. ft.

**Board Discussion:** P. Zelif made a motion to concur with criteria #2; the motion was seconded T. Bender. Roll call resulted as follows:

P. Battaglia -	Yes	C. Yunker -	Absent
T. Bender -	Yes	P. Zelif -	Yes
M. Davis -	Yes	M. Gray -	Yes
J. Rizzo -	Yes		

The item was approved as presented.

Attachment B

Board Concurrence: **YES** NO If no, state justification:

**Criteria #3-** The Project will contribute towards creating a “liveable community” by providing a valuable product or service that is underserved in Genesee County.

**Project details:** N/A

**Board Discussion:**

**Board Concurrence:** YES NO If no, state justification:

**Criteria #4:** The Board will review the Agency’s Fiscal and Economic Impact analysis of the Project to determine if the Project will have a meaningful and positive impact on Genesee County. This calculation will include the estimated value of any tax exemptions to be provided along with the estimated additional sources of revenue for municipalities and school districts that the proposed project may provide.

**Project details:** For every \$1 of public benefit the company is investing \$15 into the local economy.

**Board Discussion:** P. Zelif made a motion to concur with criteria #4; the motion was seconded M. Davis. Roll call resulted as follows:

P. Battaglia -	Yes	C. Yunker -	Absent
T. Bender -	Yes	P. Zelif -	Yes
M. Davis -	Yes	M. Gray -	Yes
J. Rizzo -	Yes		

The item was approved as presented.

Board Concurrence: **YES** NO If no, state justification:

**Criteria #5:** The Project is included in one of the Agency’s strategic industries: Agri-Business and Food Processing, Manufacturing, Advanced Manufacturing and Nano-Enabled Manufacturing, Life Sciences and Medical Device.

**Project details:** This is not a strategic industry

**Board Discussion:**

**Board Concurrence:** YES NO If no, state justification:

**Criteria #6:** The Project will give a reasonable estimated timeline for the completion of the proposed project.

**Attachment B**

**Project details:** The project is planned to begin construction in 4<sup>th</sup> quarter of 2017 and be in operation by 2<sup>nd</sup> quarter of 2018.

**Board Discussion:** M. Davis made a motion to concur with criteria #6; the motion was seconded M. Gray. Roll call resulted as follows:

P. Battaglia -	Yes	C. Yunker -	Absent
T. Bender -	Yes	P. Zeff -	Yes
M. Davis -	Yes	M. Gray -	Yes
J. Rizzo -	Yes		

The item was approved as presented.

Board Concurrence:  YES  NO If no, state justification: