

**Report of the Genesee County Industrial Development Agency d/b/a Genesee County Economic Development Center, Public Hearing for Town Center Plaza, LLC held on Wednesday, March 28, 2018, 4:00 PM – Pembroke Community Center – 116 East Main Street (Route 33), Corfu, NY**

**I. ATTENDANCE**

Mark Masse, Sr. VP of Operations, Genesee County EDC  
Betsy Richardson, Staff Accountant, Genesee County EDC  
John Worth, Town of Pembroke, Supervisor  
Ron Long, Town Center Plaza, LLC (project owner)  
Debbie Conti, Town of Pembroke, Town Assessor  
Allan Starkweather, Village of Pembroke, Historian  
Ken Lauer, Village of Corfu, Trustee  
Sandy Thomas, Village of Corfu, Clerk  
Brian Schollarn, Corfu Fire

**II. CALL TO ORDER**

The public hearing for the proposed incentives for Town Center Plaza, LLC was called to order at 4:00 pm at the Pembroke Community Center.

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**

Town Center Plaza, LLC is seeking to bring back a grocery store to the Village of Corfu community that has been closed for several years. The developer is planning a reconstruction project on the approx. 20,000 sq. ft. facility. The company plans to invest approx. \$1M and create 7 new jobs. The company is seeking assistance from the GCEDC with a sales tax exemption valued at approx. \$40,000, a mortgage tax exemption valued at approx. \$10,000 and a property tax abatement, based on the incremental increase in assessed value, valued at approx. \$27,527.

**IV. COMMENTS**

Debbie Conti – As a resident, not as an official comment on behalf of the Town of Pembroke, she feels that if projects like Tim Hortons and Dollar General were able to locate here successfully without incentives from the GCEDC Board and were able to stand on their own merit, so should this new grocery store. The Board should fairly weigh the incentives given.

Ken Lauer – He stated he is in favor of this project.

**V. ADJOURNMENT**

The public hearing was closed at 4:15 PM.

## 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 Wednesday, March 28, 2018, at 4:00 p.m., local time, at Pembroke Community Center, 116 East Main Street (Route 33), Corfu, New York 14036, in connection with the following matter:

Town Center Plaza LLC, 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 by the Agency of a leasehold or other interest in certain property located at 1 Corfu Plaza, Village of Corfu, Town of Pembroke, Genesee County, New York (being more particularly identified as tax map identification numbers 4.-1-11.1/1 and 4.-1-11.1/2) (the "Land") and the existing improvements thereon, consisting principally of an existing approximately 20,000 square-foot grocery store and parking lot (the "Existing Improvements"), (ii) the reconstruction, renovation and remodeling of the interior of the Existing Improvements and the resurfacing of the parking lot (the "Improvements"), and (iii) the acquisition and installation by the Company in and around the Improvements and the Existing Improvements of certain items of machinery, equipment and other tangible personal property (the "Equipment" and, collectively with the Land, the Existing Improvements and the Improvements, the "Facility").

The Agency will acquire 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: March 17, 2018

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