



**Report of the Genesee County Industrial Development Agency d/b/a Genesee County Economic Development Center Public Hearing of Ellicott Station Development, LLC held on Tuesday, June 20, 2017, 4:00 PM – Batavia City Hall – One Batavia City Centre, Batavia, NY**

**I. ATTENDANCE**

Chris Suozzi, VP of Business Development, Genesee County EDC  
Betsy Richardson, Staff Accountant, Genesee County EDC  
Jim Krencik, Batavia Daily News  
Mike Pettinella, The Batavian  
Sam Savarino, Savarino Development  
Pierluigi Cipollone, BDC  
Mary Valle, BDC  
Julie Pacatte, BDC

**II. CALL TO ORDER**

The public hearing of Ellicott Station Development, LLC was called to order at 4:00 pm at the Batavia City Hall.

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**

C. Suozzi described the project as follows:

The approximately \$17.6M Ellicott Station project is the adaptive reuse of an environmentally contaminated site in downtown Batavia, NY. The project includes the renovation of an existing, 8,800 (13,000 sq. ft. includes upper floor) square foot building into a locally themed restaurant and production brewhouse as well as the construction of a combined 64,300 sq. ft. of mixed-use buildings featuring an anticipated 16,300 sq. ft. of professional office and business space and 51 modern market rate apartments.

The company is seeking assistance from the GCEDC with a sales tax exemption valued at approx. \$897,293, a mortgage tax exemption valued at approx. \$128,232 and a property tax exemption, based on the incremental increase in assessed value, valued at approx. \$537,398.

**IV. COMMENTS**

**No comments were made.**

**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 Tuesday, June 20, 2017, at 4:00 p.m., local time, at Batavia City Hall, City Council Board Room, One Batavia City Centre, Batavia, New York 14020, in connection with the following matter:

Ellicott Station Development LLLC, 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: (A) the acquisition or retention by the Agency of a leasehold interest in certain land located at 40-52 Ellicott Street, City of Batavia, Genesee County, New York (being more particularly described as tax map identification number 84.015-1-2) and at 56-70 Ellicott Street, City of Batavia, Genesee County, New York (being more particularly described as tax map identification number 84.015-1-5) (collectively, the "Land") and the existing improvements located thereon, consisting principally of a warehouse and an one-story building (the "Existing Improvements"), (B) (i) the renovation and equipping of approximately 8,800 square-feet of the Existing Improvements into a locally themed restaurant and production brew-house facility and (ii) the construction and equipping on the Land of an approximately 64,300 square-foot, four-story mixed-use building, containing approximately 16,000 square-feet of commercial office space and forty-eight (48) market-rate apartments and (iii) related improvements and infrastructure (the "Improvements") and (C) the acquisition by the Company in and around the 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: June 8, 2017

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