

**Customer Information**

<b>Potential Customer:</b>	Gateway GS, LLC	<b>Opportunity Type:</b>	Tax Incentive Lease
<b>Proj. St. Address:</b>	8003 Call Parkway	<b>Opportunity Product:</b>	Property Sales & Mortgage Recording Taxes Only
<b>City/Town/Village:</b>	Town of Batavia//Batavia	<b>Type of Project:</b>	Attraction
<b>Proj. Description:</b>	2021 Phase III Buildout	<b>New Jobs:</b>	21
<b>Total Capital Investment:</b>	\$2,970,000	<b>Retained Jobs:</b>	
<b>Incentive Amount:</b>	\$478,418	<b>School District:</b>	Elba
<b>Benefited Amount:</b>	\$2,970,000	<b>PILOT Applicable:</b>	Increase in assessed value of land and/or other buildings (pre-project value of land and or buildings excluded)

**Project Information**

<b>Organization:</b>	GCEDC		
<b>Opportunity Source:</b>	3rd Party Professional	<b>Date of Public Hearing:</b>	7/23/21
<b>Initial Acceptance Date:</b>	7/1/2021	<b>Inducement Date:</b>	8/5/2021; 1/13/2022

**Opportunity Summary:** Gateway GS LLC (Gallina Development) is proposing to build out a third building at the GCEDC's Gateway II Corporate Park in the town of Batavia. The scale of the project has increased from the previously proposed and approved project.

The proposed Facility will be 33,600 SF and will be completed in 2022 for a single logistics-distribution tenant.

The project is investing \$2.97 million and is pledging to create 21 FTE's with an average salary of \$42,000 annually plus benefits.

The project is seeking assistance from the GCEDC in the form of a property tax abatement (\$311,178), a sales tax abatement (\$140,640), and a mortgage tax exemption (\$26,600).

**Economic Impact:** The project is investing \$28 into the local economy for every \$1 of public benefit requested.

**Project Detail (Total Capital Investment)**

<b>Building Cost (Construction):</b>	\$2,664,000	<b>Capital Improvements:</b>	\$0
<b>Equipment (non-taxable):</b>	\$0	<b>Equipment (Taxable) / Other Proj Investment:</b>	\$162,000
<b>Land Cost (Real Estate):</b>	\$144,000		
<b>Total Capital Investment:</b>	\$2,306,000		

**Estimated Benefits Provided**

<b>Sales Tax Exempt:</b>	\$140,640	<b>Tax Exempt Bond:</b>	\$0
<b>Mortgage Tax Exempt:</b>	\$26,600	<b>Land Sale Subsidy:</b>	\$0
<b>Property Tax Exempt:</b>	\$311,178		
<b>Total Estimated Tax Incentives Provided:</b>	\$478,418		