

**Customer Information**

<b>Potential Customer:</b>	Mega Properties, Inc.	<b>Opportunity Type:</b>	Attraction
<b>Project Street Address:</b>	Gateway II Corporate Park	<b>Opportunity Product:</b>	Property Sales & Mortgage
<b>City/Town/Village:</b>	Town of Batavia	<b>Type of Project:</b>	Attraction
<b>Project Description:</b>	2025 165,000 SQ FT Facility	<b>New Jobs:</b>	28
<b>Total Capital Investment:</b>	\$11,096,000	<b>Retained Jobs:</b>	N/A
<b>Incentive Amount:</b>	\$2,107,930	<b>School District:</b>	Elba
<b>Benefited Amount:</b>	\$11,096,000	<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>	Direct/Personal Contact <b>Date of Public Hearing:</b> TBD
<b>Initial Acceptance Date:</b>	8/7/2025 <b>Inducement Date:</b> TBD

**Opportunity Summary:** Mega Properties, Inc. is seeking to build a 165,000 square foot distribution center at the Gateway II Corporate Park in the town of Batavia.

The \$11,096,000 project proposes 28 new, full-time equivalent (FTE) positions.

The project is requesting assistance from the GCEDC with a sales tax exemption estimated at \$523,328, a mortgage tax exemption estimated at \$80,000 and a property tax abatement estimated at \$1,504,602.

**Economic Impact:** The fiscal impacts (discounted value) on Local benefits totals \$18,752,044 (\$17,544,442 in payroll and \$1,207,602 to the public in tax revenues). See attached MRB Cost Benefit Calculator.

For every \$1 of public benefits the project will generate \$11 of local economic benefits.

**Project Detail (Total Capital Investment)**

<b>Building Cost (Construction):</b>	\$10,486,000
<b>Equipment (Taxable) / Other Project Investment:</b>	\$250,000
<b>Land Cost (Real Estate):</b>	\$360,000
<b>Total Capital Investment:</b>	\$11,096,000

**Estimated Benefits Provided**

<b>Sales Tax Exempt:</b>	\$523,328
<b>Mortgage Tax Exempt:</b>	\$80,000
<b>Property Tax Exempt:</b>	\$1,504,602
<b>Total Estimated Tax Incentives Provided:</b>	\$2,107,930
<b>Total Amount Finance:</b>	\$8,000,000