

**GENESEE GATEWAY LOCAL
DEVELOPMENT CORP.**
GCEDC's Real Estate & Development Affiliate

May 23, 2006

The Genesee County Local Development Corporation (GGLDC) is a charitable tax exempt organization formed by the Genesee County Economic Development Center in 2004 to help enable real estate development and commercial business district revitalization projects not otherwise supported by GCEDC programs. An affiliate of the Genesee County Economic Development Center, the GGLDC can provide sales tax and or mortgage tax exemptions for economic development projects that help build the community's long term tax base and create/retain job opportunities. Details follow for a project that was approved by the GGLDC Board this morning.

Company: Bank Of Castile - Tompkins Insurance Agency

Project Location: LeRoy NY

Municipality: Village of LeRoy

School District: LeRoy Central Schools

Project Description: Construction of New 3600 square foot banking facility in downtown LeRoy, demolition of 2 existing structures, consolidation of banking & insurance operations in LeRoy NY.

Total Capital Investment: \$1,010,000

Tax Incentives Provided: Approved through GGLDC = Sales Tax Exemption on Construction Materials & Equipment provided; facilitated 485-b application for partial property tax exemption through Village of LeRoy

Estimated Sales Tax Exemption: \$37,200

Estimated Mortgage Tax Exemption: none

Estimated Property Tax Exemption: via 485-b approximately \$72,118 over 10 years with an estimated Assessed Value = \$650,000

PILOT Structure: None

Jobs Created: 0 **Jobs Retained:** 10

Summary: This project assists Bank of Castile in its expansion of constructing a new facility in downtown LeRoy. A sales tax exemption from GGLDC, GCEDC's real estate and development affiliate, totaling an estimated \$37,200 is the specific tax benefits to this project approved by GGLDC. An additional \$72,118 of property tax abatements over 10 years was facilitated via a 485-b application to the Village of LeRoy. Justification for the benefits include: 1) Bank of Castile is a very significant employer in Genesee County overall and this new building construction is an anchor initiative in keeping with the Village of LeRoy's goal to revitalize its downtown commercial central business district, 2) This \$1M capital investment will translate into approximately a \$650,000 real property assessed value base which is approximately a 481% increase vs. the current approximate \$135,000 assessed value of the properties currently located on the site and this significantly contributes to the long term tax base growth of the community. In fact, even with the 485-b in effect, net payments in property taxes will likely exceed current payments in year 1 following completion of the project.

The GGLDC aggressively works to encourage job opportunities and an increased tax base through investment in Genesee County.

Thank you for your support.