

**REPORT OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY'S PUBLIC HEARING OF MEGA PROPERTIES INC., HELD ON TUESDAY, DECEMBER 21, 2021 2:00 P.M. AT THE BATAVIA TOWN HALL, CONFERENCE ROOM, 3833 WEST MAIN STREET ROAD, BATAVIA, NEW YORK, GENESEE COUNTY, NEW YORK**

**I. ATTENDANCE**

Jim Krencik, Director of Marketing & Communications – GCEDC  
Lauren Casey, Finance Assistant – GCEDC  
Krista Galdun, Operations Assistant – GCEDC

**II. CALL TO ORDER**

The public hearing of Mega Properties Inc. Project was opened at 2:02 p.m. at Batavia Town Hall, 3833 West Main Street Road, in the Town of Batavia, Genesee County, New York.

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**

Mega Properties, Inc. is proposing to purchase the former Aludyne (Chassix) building (147,000 sq ft) on Federal Drive in the town of Batavia.

The project is investing \$8.5 million and is pledging to create 11 FTEs with an average salary range of \$30,000-\$80,000 annually plus benefits.

The project is seeking assistance from the GCEDC in the form of a property tax abatement (\$483,847) (standard 60% abatement over 10 years), a sales tax abatement (\$60,000), and a mortgage tax exemption (\$60,000).

**IV. COMMENTS**

J. Krencik began the public hearing by providing a summary of the above-outlined project. He then stated the purpose and guidelines for the public hearing. The purpose of the public hearing is to solicit comments and feedback from the public regarding the proposed incentives on the above outlined project. There were no written comments received ahead of time to be included with the written record.

**V. ADJOURNMENT**

As there were no written or oral comments, the public hearing was closed at 2:12 p.m.



**NOTICE LETTER  
MEGA PROPERTIES, INC. PROJECT**

December 9, 2021

To: Chief Executive Officers Listed  
on Schedule A attached hereto

**Re: Genesee County Industrial Development Agency d/b/a Genesee County  
Economic Development Center and Mega Properties, Inc.;**  
**Notice of Public Hearing**

Ladies and Gentlemen:

On December 21, 2021, at 2:00 p.m., local time, at 3833 W. Main Street Road, Batavia, New York, the Genesee County Industrial Development Agency d/b/a Genesee County Economic Development Center (the "Agency") will conduct a public hearing regarding the above-referenced project. Attached is a copy of the Notice of Public Hearing describing the project and the financial assistance contemplated by the Agency. The Notice has been submitted to *The Daily News* for publication.

You are welcome to attend such hearing at which time you will have an opportunity to review the project application and present your views, both orally and in writing, with respect to the project. We are providing this notice to you, pursuant to General Municipal Law Section 859-(a), as the chief executive officer of an affected tax jurisdiction within which the project is located.

The Agency will provide additional access to the public hearing by broadcasting the public hearing in real time online at <https://vimeo.com/571760503>.

Very truly yours,

GENESEE COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY d/b/a  
GENESEE COUNTY ECONOMIC  
DEVELOPMENT CENTER

**Genesee County Economic Development Center**  
99 MedTech Drive, Suite 106, Batavia, New York 14020  
Phone: 585-343-4866 Fax: 585-343-0848  
Email: [gcedc@gcedc.com](mailto:gcedc@gcedc.com) Web: [www.gcedc.com](http://www.gcedc.com)  
The GCEDC / GGLDC is an equal opportunity provider & employer

## SCHEDULE A

### GENESEE COUNTY

Genesee County Manager  
Genesee County Courthouse  
Old Courthouse  
7 Main Street  
Batavia, New York 14020  
CERTIFIED MAIL RECEIPT #  
9489 0090 0027 6389 5368 15

Genesee County Legislature  
Attn: Chair  
Old Courthouse  
7 Main Street  
Batavia, New York 14020  
CERTIFIED MAIL RECEIPT #  
9489 0090 0027 6389 5368 22

### TOWN OF BATAVIA

Town of Batavia  
Attn: Town Supervisor  
3833 West Main Street Road  
Batavia, New York 14020  
CERTIFIED MAIL RECEIPT #  
9489 0090 0027 6389 5368 39

### BATAVIA CITY SCHOOL DISTRICT

Batavia City School District  
Attn: Superintendent  
260 State Street  
Batavia, New York 14020  
CERTIFIED MAIL RECEIPT #  
9489 0090 0027 6389 5368 46

Batavia City School District  
Attn: President, Board of Education  
260 State Street  
Batavia, New York 14020  
CERTIFIED MAIL RECEIPT #  
9489 0090 0027 6389 5368 53

## 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 December 21, 2021, at 2:00 p.m., local time, at 3833 W Main Street Road, Batavia, New York 14020, in connection with the following matter:

Mega Properties, Inc., 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 real property located at 4320 Federal Drive in the Town of Batavia, Genesee County, New York (the "Land", being more particularly identified as TMID No. 8.-1-66) and the existing improvements located thereon, consisting principally of an approximately 147,000 square foot building (the "Existing Improvements"), (ii) the planning, design, engineering, reconstruction, renovation and rehabilitation of the Existing Improvements for operation as a distribution center, together with related site and exterior improvements (collectively, the "Improvements"), and (iii) the acquisition by the Company in and around the Improvements of certain items of machinery, equipment and other tangible personal property (the "Equipment"; and, together 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: December 11, 2021

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