

REPORT OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY'S PUBLIC HEARING OF BATAVIA SENIOR HOUSING PRESERVATION, LLC., HELD ON TUESDAY, AUGUST 17, 2020 10:30 A.M. AT THE GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER, 99 MEDTECH DRIVE, BATAVIA, NEW YORK, GENESEE COUNTY, NEW YORK AND ELECTRONICALLY VIA VIDEO CONFERENCE

I. ATTENDANCE

Mark Masse, Sr. VP of Operations – GCEDC
Chris Suozzi, VP of Business Development – GCEDC
Jim Krencik, Director of Marketing and Communications – GCEDC
Lauren Casey, Finance Assistant – GCEDC
Vito Gautieri
Victor Gautieri
Eliot Reid

II. CALL TO ORDER

The public hearing of Batavia Senior Housing Preservation, LLC, Inc. was opened at 10:30 am electronically via video conference.

PLEASE NOTE SPECIAL PUBLIC HEARING CONDUCT INSTRUCTIONS AND INFORMATION:

In accordance with Section 859-a of the Act, a representative of the Agency will be at the above-stated time and place to present a copy of the Company's project Application, which is also available for viewing on the Agency's website at: <https://www.gcedc.com/index.php/news/gcedc-approved-projects>

However, given the ongoing COVID-19 public health crisis and related Executive Orders issued by Governor Andrew M. Cuomo, the Agency will not be able to accommodate any in-person public attendance or participation at this hearing. Nonetheless, and in furtherance of the provisions of Section 859-a of the Act requiring interested parties be provided a reasonable opportunity, both orally and in writing, to present their views with respect to the Project, the Agency will broadcast the Public Hearing live:

<https://zoom.us/j/95976331990?pwd=Ti9scHlFT2tqdmJaWDZJSEIEZjRjdz09>, with written comments accepted on that platform in real time. In addition, the Agency will provide public access to provide oral comments in real time via conference bridge at telephone number: 1-929-205-6099, passcode 293291. The Agency also encourages all interested parties to submit written comments to the Agency, which will be included within the public hearing record. Any written comments may be sent to GCEDC, Attention: Mark Masse, Senior Vice President of Operations, 99 MedTech Drive, Suite 106, Batavia, New York 14020, and/or via email at mmasse@gcedc.com no later than Monday, August 24, 2020.

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

The project is a proposed recapitalization and preservation of an existing Section 8 apartment complex in the City of Batavia. The project offers 130 units to seniors 62+, all 130 units benefit from Section 8 rental

subsidy. Of the 130 units, 16 are handicapped units. The project consists of a single six-story elevator serviced building.

The proposed renovation, which is expected to include \$21,400 per unit in hard costs, will assure the project remains viable as a safe and sanitary housing option for low income seniors for years to come. Residents will not be displaced during the rehabilitation.

GCEDC will seek to assist the project with private activity bond, sales tax exemption, mortgage tax exemption and a property tax abatement program for the increase in future value only.

For every \$1 of public benefit offered, the company is investing and helping generate an economic contribution/economic impact of \$61 in the local/regional/state economy.

IV. COMMENTS

M. Masse began the public hearing by introducing himself as the Sr. VP of Operations of the Genesee County Economic Development Center. 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. It is not a question and answer session.

M. Masse read the attached letter received on August 14, 2020 from John L. Sackett, Jr.

V. ADJOURNMENT

As there were no other written or oral comments, the public hearing was closed at 10:40 am.

RECEIVED

AUG 14 2020

GOOD MORNING- GCEDC MEMBERS- I'M JOHN L. SACKETT, JR. FROM LORD'S TOWN OF BYRON. I'M SENDING THIS LETTER BECAUSE I AM UNABLE TO TALK-SEE INTO YOUR EYES BECAUSE OF YOUR SPECIFICATIONS.

BATAVIA SENIOR HOUSING---\$8,500,000, WHAT A GREAT NUMBER FOR SOCIALISM! I'M AGAINST THIS MONSTROSITY. IT SMELLS OF SPECIAL INTERESTS! NOW DOWN TO BRASS TACKS. HOW MANY PRESENT HAVE PERSONALY PARTAKEN OF THE FOLLOWING FACTS REGARDING THIS PROPOSAL.

- #1 COST-DEBT SERVICE RESERVE FUND—WHAT IS THIS? A SLUSH FUND OR A WAY TO GET AROUND THE CITIZENRY?
- #2- PAY CAPITALIZED INTEREST; INTEREST FREE FOR FEDERAL INCOME TAXES. WHAT A DEAL!
- #3- OTHER COSTS—INCIDENTAL TO INSURANCE AND OTHER BOARD COSTS. LOOKS LIKE A SLUSH FUND!
- #4- FEDERAL ASSISTANCE IN ISSUING THE BONDS
- #5- EXEMPTIONS- ALL MORTGAGING RECORDING TAXES'
- #6- EXEMPTION FROM ALL N.Y. STATE and LOCAL SALES AND USE TAXES
- #7- REGARDING IN LIEU OF REAL PROPERTY TAXES, WHY?
- #8- INTEREST WILL BE EXCLUDED ON BONDS FOR FEDERAL INCOME PURPOSES.
- #9- MINUTES OF THIS MEETING ONLY PROVIDED TO GENESEE COUNTY LEGISLATURE. WHY- WHAT HAPPENED TO FREEDM OF THE PRESS? FREEDOM OF INFORMATION? APPEARS LIKE STIFFLING OF INFORMATION TO THE AVERAGE CITIZEN. IS THAT YOUR INTENTIONS? LASTLY- ARE THESE KIND OF PEOPLE THAT ARE PROPOSED TO LIVE IN THIS TYPE OF SUBSIDIZED HOUSING, THE TYPE YOU WANT TO LIVE NEXT TO YOU? IF NOT, WHY ARE YOU PROPOSING THIS DEVELOPMENT? IS IT NEED OR GREED? WHO ARE YOU REPRESENTING? CERTAINLY NOT ME OR HUNDREDS OF LIKE GENESEE CITIZENS. I AM AGAINST ALL TYPES OF SOCIALISM! AND THIS IS A GREAT EXAMPLE OF CREEPING SOCIALISM. GENESEE LEGISLATORS SHOULD REMEMBER WHO THEY REPRESENT NEXT ELECTION TIME. ARE YOU CAPITALIST OR SOCIALISTS?

John L. Sackett Jr.

notice—sent to GCEDC—ATTENTION--MARK MASSE, 99 MEDTECH Drive, suite 106; Batavia, N.Y. 14020 prior to August 15, 2020

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- John L. Sackett Jr*

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