



Report of the Genesee County Industrial Development Agency d/b/a Genesee County Economic Development Center Public Hearing of O-AT-KA Milk Products Cooperative, Inc. held on Monday, August 31, 2015, 4:00 PM – Batavia Town Hall – 3833 W. Main Street Road, Batavia, NY

I. ATTENDANCE

Mark Masse, Sr. VP of Operations, Genesee County EDC
Betsy Richardson, Staff Accountant, Genesee County EDC
Mike Pettinella, Buffalo News

II. CALL TO ORDER

The public hearing of O-AT-KA Milk Products Cooperative, Inc. was called to order at 4:00 pm at the Batavia Town Hall.

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

M. Masse described the project as follows:

The company is adding additional warehousing space to its manufacturing facility on the corner of Ellicott Street and Cedar Street. This part of the company's campus is located within the City and Town of Batavia. A total of 205,000 sq. ft. will be built of which 35,000 sq. ft. will be within the City of Batavia limits and 170,000 sq. ft. within the Town of Batavia. Also, included in the 170,000 sq. ft. is a 1,600 sq. ft. warehouse/traffic office structure.

The company is seeking assistance from the GCEDC with a sales tax exemption valued at approx. \$718,561 and a property tax exemption, based on the incremental increase in assessed value, valued at approx. \$1,548,050.

IV. COMMENTS

There were no public comments.

V. ADJOURNMENT

The public hearing was closed at 4:15 PM.

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 Monday, August 31, 2015, at 4:00 p.m., local time, at Batavia Town Hall, Conference Room, 3833 W. Main Street Road, Batavia, New York 14020, in connection with the following matter:

O-AT-KA MILK PRODUCTS COOPERATIVE, 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: (A) the acquisition by the Agency of a leasehold interest in a parcel (or parcels) of land located at 165 Cedar Street aka 4815 Ellicott Street Road, in the Town and City of Batavia, Genesee County, New York (the "Land") and the existing improvements located thereon consisting principally of the Company's existing plant/warehouse structure (the "Existing Improvements"); (B) the construction and equipping on the Land by the Company as agent of the Agency of (1) two buildings containing in the aggregate approximately 205,000 square feet of space to be located adjacent to and contiguous with the existing plant/warehouse structure (of which space approximately 35,000 square feet will be located within the City of Batavia and 170,000 square feet will be located within the Town of Batavia), and (2) a new warehousing/traffic office structure ((1) and (2) being hereinafter collectively referred to as the "Improvements") to facilitate, among other things, local growth of the Company, improve the safety environment and enhance the Company's ability to compete in the domestic and international markets; and (C) the acquisition by the Company in and around the Existing Improvements and Improvements of certain items of machinery, equipment and other tangible personal property (the "Equipment", and collectively 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: August 19, 2015

By:

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