

REPORT OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY'S PUBLIC HEARING OF 202 OAK STREET LLC HELD ON THURSDAY, JANUARY 30, 2025 3:30 P.M. AT THE BATAVIA CITY HALL, ONE BATAVIA CITY CENTRE, BATAVIA, NEW YORK, GENESEE COUNTY, NEW YORK

I. ATTENDANCE

Jim Krencik, Director of Marketing – GCEDC
Emma Finch, Operations Assistant – GCEDC
Jim Patel – 202 Oak Street, LLC
Tom Zawadzki – 202 Oak Street, LLC
Bob Bialkowski – Batavia City Council, Council at Large
Zeke Lynn – Batavia Planning Board

II. CALL TO ORDER

The public hearing of 202 Oak Street LLC opened at 3:31 p.m. at the Batavia City Hall, One Batavia City Centre, in Batavia, New York, 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

202 Oak St, LCC is renovating the former Super 8 Hotel which has been idle for a few years since the Covid pandemic. The company will be renovating 54 units in the city of Batavia for a total capital investment of \$2,502,036. This project proposes creating 11.5 new full-time equivalent (FTE) positions.

The project is requesting assistance from the GCEDC with a sales tax exemption estimated at \$104,163, a mortgage tax exemption estimated at \$19,000 and a property tax abatement estimated at \$257,823 based on the incremental increase in assessed value via a new traditional 10-year PILOT.

Once ramped up, the project is projecting to assist over \$40,000 annually in Bed Tax revenue to the county.

IV. COMMENTS

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

B. Bialkowski expressed the council's enthusiasm about seeing someone take charge of the property, revitalize it, and restore it to its full potential. B. Bialkowski stated all of the questions that he had the company had answered ahead of the public hearing.

There were no other public statements.

V. ADJOURNMENT

The public hearing was closed at 3:41 p.m.