

REPORT OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY'S PUBLIC HEARING OF HORIZON ACRES ASSOCIATES, INC. HELD ON MONDAY, JANUARY 30, 2023 4:00 P.M. AT THE TOWN OF PEMBROKE TOWN HALL, 1145 MAIN ROAD, PEMBROKE, NEW YORK, GENESEE COUNTY, NEW YORK

I. ATTENDANCE

Jim Krencik, Director of Marketing and Communications – GCEDC
Lauren Casey, Finance Assistant – GCEDC
Mark Masse, Senior VP of Operations – GCEDC
Thomas Schneider, Town of Pembroke Supervisor
Gary Ryckman

II. CALL TO ORDER

The public hearing of Horizon Acres Associates, Inc. was opened at 4:00 p.m. at the Pembroke Town Hall, 1145 Main Road, in Pembroke, 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

Horizon Acres Associates, Inc. is seeking to develop six flex commercial/industrial facilities that will total 1,500,000 square feet in the Town of Pembroke on 115 buildable acres near the NYS Thruway exit.

Horizon Acres Associates, Inc. is a developer that will offer the buildings for sale or lease to tenants fitting the current Pembroke Interchange zoning.

The \$142 million total project will be completed in phases, and projects to create 400 FTE's at full build-out.

Horizon Acres Associates, Inc. is requesting assistance from the GCEDC with a sales tax exemption estimated at \$6,240,000, a property tax abatement estimated at \$11,961,000 based on incremental increase in assessed value via new traditional PILOT, and a mortgage tax exemption estimated at \$1,136,000.

IV. COMMENTS

M. Masse 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 on the above outlined project. There were no written comments received ahead of time to be included with the written record.

Gary Ryckman asked if this was a normal request from a company for a tax abatement. M. Masse stated that the proposed incentives include a standard PILOT/abatement that most of our local manufacturers have received. Gary Ryckman then asked if the company is proceeding immediately with full build-out. M. Masse stated that the company will determine build-out plans as they secure tenants. This will dictate the size of the buildings/facilities. The proposed plans shared by the Town Supervisor, Tom Schneider, illustrate plans for the maximum build-out. Tom Schneider then showed, more specifically, the plans that are currently with the Town Planning Board. The GCEDC Board would not vote on the proposed incentives until the Town Planning Board has approved/completed the SEQR process.

M. Masse then provided more detail about the structure of the abatement. Each building will have its own PILOT. M. Masse also stated that fire district fees cannot be abated. Tom Schneider said that the company has been very committed to “outside the box” thinking that will benefit the community.

M. Masse also provided information about the Agency’s application to FAST NY, as well as the Agency’s development of Business Parks, which are at about 80%-90% occupancy, excluding STAMP. The majority of the companies that occupy these Business Parks have completed their PILOTS and are at the full tax rate now. The Agency has not experienced any instances when the PILOT is complete, the company moves or ends operations.

V. ADJOURNMENT

After all questions were answered, the public hearing was closed at 4:17 p.m.