

**Customer Information**

<b>Potential Customer:</b>	Batavia Cold Storage, LLC	<b>Opportunity Type:</b>	Attraction
<b>Project Street Address:</b>	5140 N. Ag Park Drive	<b>Opportunity Product:</b>	Property Sales & Mortgage
<b>City/Town/Village:</b>	Town of Batavia	<b>Type of Project:</b>	Attraction
<b>Project Description:</b>	2025 7,040 SQ FT Facility	<b>New Jobs:</b>	2
<b>Total Capital Investment:</b>	\$800,000	<b>Retained Jobs:</b>	N/A
<b>Incentive Amount:</b>	\$101,646	<b>School District:</b>	Batavia
<b>Benefited Amount:</b>	\$800,000	<b>PILOT Applicable:</b>	Increase in assessed value of land and/or buildings (pre-project value of land and buildings excluded)

**Project Information**

<b>Organization:</b>	GCEDC
<b>Opportunity Source:</b>	Direct/Personal Contact
<b>Initial Acceptance Date:</b>	3/27/2025
<b>Date of Public Hearing:</b>	TBD
<b>Inducement Date:</b>	TBD

**Opportunity Summary:** Batavia Cold Storage, LLC is planning to build a 7,040 sq ft facility on 3 acres at the Genesee Valley Agri Business Park in the town of Batavia with a capital investment of \$800,000.

This project proposes creating 2 new full-time equivalent (FTE) positions.

The project is requesting assistance from the GCEDC with a sales tax exemption estimated at \$28,729, a mortgage tax exemption estimated at \$7,200 and a property tax abatement estimated at \$65,717 based on the incremental increase in assessed value via a new traditional 10-year PILOT.

**Economic Impact:** The Fiscal impacts (discounted value) on Local Benefits totals \$917,882 (\$ 864,659 in payroll and \$53,223 to the public in tax revenues). See attached MRB Cost Benefit Calculator.

For every \$1 of public benefit the company is investing \$12 into the local economy

**Project Detail (Total Capital Investment)**

<b>Building Cost (Construction):</b>	\$598,511
<b>Land Cost (Real Estate):</b>	\$195,000
<b>Other (Professional Fees):</b>	\$6,489
<b>Total Capital Investment:</b>	\$800,000

**Estimated Benefits Provided**

<b>Sales Tax Exempt:</b>	\$28,729
<b>Mortgage Tax Exempt:</b>	\$7,200
<b>Property Tax Exempt:</b>	\$65,717
<b>Total Estimated Tax Incentives Provided:</b>	\$101,646
<b>Total Amount Finance:</b>	\$720,000