

REPORT OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY'S PUBLIC HEARING OF GE BERGEN OWNER, LLC ON TUESDAY, JUNE 25, 2024, 3:30 P.M. AT THE TOWN OF BERGEN TOWN HALL, 10 HUNTER STREET, BERGEN, NEW YORK, GENESEE COUNTY, NEW YORK

I. ATTENDANCE

Chris Suozzi, VP of Business & Workforce Development – GCEDC
Emma Finch, Operations Assistant – GCEDC
Karen Ely, Bergen Town Board Member

II. CALL TO ORDER

The public hearing of GE Bergen Owner, LLC opened at 3:31 p.m. at the Bergen Town Hall, 10 Hunter Street, in Bergen, 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

GE Bergen Owner, LLC is building a 196,000-sf facility at Apple Tree Acres in Bergen.

The \$43.6 million project proposes creating 60 new full-time equivalent (FTE) positions and retaining 140 FTE's.

The project is requesting assistance from the GCEDC with a sales tax exemption estimated at \$1,752,000, a property tax abatement estimated at \$2,151,294 via new traditional PILOT, and a mortgage tax exemption estimated at \$366,000.

The project is pending subject to receiving Empire State Development incentives.

IV. COMMENTS

C. Suozzi 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.

K. Ely is wondering about the tax abatements for 10 years.

C. Suozzi states it is a Sales Tax Exemption, Property Tax Abatement, and a Mortgage Recording Tax Exemption is what is included in the incentives. The Property Tax Abatement is a 10-year schedule which ramps up over 10 years and is basically a 60% savings over 10 years to the applicant.

K. Ely wonders if the town receives any of the tax money. C. Suozzi states they do, and it is proportionate to the schedule. When it ramps up it starts at 20% for 3 years and eventually gets to 100% after 10 years.

K. Ely states that she is new to the town governance and does not understand the decision-making of how the GCEDC is able to have public forums in Bergen that the Town Board and Planning Board is not, how

do you connect with the Town Board and the Planning Board?

C. Suozzi states there is a great connection because the incentives only come in front of our Board to finalize once the SEQR is signed. SEQR is the State Environmental Quality Review Act which is part of the permitting process which the town controls. Once that is signed, that means that the town has signed off on it and then it can come to our Board for approval. We are in the middle of that right now with this project. Once we have the signed SEQR, we will bring it to the Board.

K. Ely is wondering if the Village Board, the Town Board and the GCEDC ever schedule a time to sit down to talk. C. Suozzi states that we talk all of the time, but it's not scheduled because a lot of the time it's based on the situation and what is going on. For this project specifically we had to talk to the Village because of the municipal electric. We work with the customers to make sure they understand the demand and caseload and what it takes for the Village to make sure they have the right infrastructure in place. Economic Development is a team sport, we all work together to ultimately bring in some great companies and increase the tax base. We have to do it on a schedule because it is very costly to do business and this project is investing \$40M so this is a way the town and the community help put this together to make this work.

K. Ely asks if the road at Appletree Acres is going to connect back into the development from Route 19. C. Suozzi states it's not planned to, it's just a driveway off of 19 currently but it could connect in the future.

The video is muted as there are no questions at this time.

K. Ely asks when companies go through GCEDC and the 10 years is up on the Tax Abatement, can they apply for an extended break if the company grows the workforce and size of the building. C. Suozzi states that it is project specific, so the tenure is based on the project at hand, in this case 196,000 square feet. If they are looking to expand, they can come back for another project, and we would love to help them grow and we have done that multiple times with companies like Liberty Pumps. Every time there has been an addition, we are there with our incentives to help them with that project specific. Once it is on the tax rolls at 100% then it stays there but the new incremental increase for the assessed value is what we deem as the next project. It does not come back to zero.

V. ADJOURNMENT

As there were no other comments, the public hearing was closed at 3:42 p.m.