

PUBLIC HEARING AGENDA
CAYUGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

GROBER, INC. PROJECT

April 21, 2015 at 3:00 p.m.

Aurelius Town Hall, 1241 West Genesee Street Road, Auburn, New York 13021

ATTENDANCE LIST:

Michelle Milewski (CEDA), Marge Robbins (USCS), Jarett Powers (USCS), Carol Contiguglia (CCIDA), Paul Lattimore (CCIDA), Herb Marshall (CCIDA), Tracy Verrier (CCIDA), Jared Lusk (Nixon Peabody LLP), Jurian Bartelse (Grober), Manuel Silvera (Grober), Lou Box (Heuber Bruer), Mary Seitz (USCS), Martha Russell (Town of Aurelius), Maureen Riester (CEDA), Linda Marshall (community member)

CALL TO ORDER: (Time: 3:00 p.m.). Andrew Fish opened the hearing and read the following into the hearing record:.

PURPOSE:

Pursuant to and in accordance with General Municipal Law Section 859-a, the Cayuga County Industrial Development Agency (the “Agency”) is conducting this public hearing in connection with a certain proposed project, as more fully described below (the “Project”), to be undertaken by the Agency for the benefit of Grober, Inc. (the “Company”).

The Agency published a Notice of Public Hearing in *The Citizen* and mailed a copy of the Notice of Public Hearing to each affected tax jurisdiction. An Affidavit of Publication of *The Citizen* and Proof of Mailing are attached.

DISCUSSION:

Andrew Fish read a description of the Project, as follows:

GROBER, INC., for itself or on behalf of an entity or entities to be formed (herein, the “Company”), has submitted an application (the “Application”) to the Agency requesting that the Agency consider undertaking a Project (the “Project”) consisting of (A) the sale by the Agency to the Company (with retained leasehold interest) of an approximately 9.897-acre parcel of land located off Eagle Drive within the Town of Aurelius, Cayuga County, New York (the “Land”, being identified as TMID No. 114.00-3-8); (B) the planning, design, construction and operation on the Land by the Company of an approximately 60,000 square-foot feed ingredients processing and warehouse facility (the “Improvements”), such Improvements to include, but not be limited to (i) production space, warehouse space, lab space, office space and related interior improvements, and (ii) exterior improvements upon, within and adjacent to the Land to include stormwater retention improvements, parking improvements, landscaping, curbage, utility improvements and product and waste transmission conveyance improvements; (C) the acquisition and installation in and around the Improvements of certain machinery, equipment and

other items of tangible personal property (the “Equipment”, and together with the Land and Improvements, the “Facility”); and the lease of the Facility by the Agency to the Company pursuant to a straight lease transaction as defined within the Act.

The Agency contemplates transferring fee title to the Land to the Company, subject to a reserved leasehold interest, and lease the Facility back to the Company. The Company will lease the Facility to one or more operators to operate the Facility during the term of the lease. The Agency contemplates that it will provide financial assistance (the “Financial Assistance”) to the Company in the form of (i) sales and use tax exemptions, (ii) mortgage recording tax exemption(s), and consistent with the policies of the Agency, (iii) a partial real property tax abatement in the form of a PILOT Agreement. The foregoing Financial Assistance and the Agency’s involvement in the Project are being considered to promote the economic welfare and prosperity of residents of the Town of Aurelius and Cayuga County, New York.

AGENCY COST-BENEFIT ANALYSIS:

Based upon information provided by the Company in its Application, the Project will involve an approximately \$12M capital investment by the Company, with significant job retention and creation. The Agency estimates the following amounts of financial assistance to be provided to the Company:

Sales and Use Tax Exemptions	=	\$ 672,000.00
Mortgage Recording Tax Exemptions	=	\$ 100,000.00
PILOT Savings (estimated)	=	<u>\$ 708,000.00</u>
Total estimated Financial Assistance	=	\$1,480,000.00

PUBLIC COMMENT:

Members of the Union Springs Central School District asked questions pertaining to the PILOT agreement and the length there of. Representatives from Grober presented their architectural plans and answered questions of the nature of their facility and company history from CCIDA board members.

ADJOURNMENT (Time 4 p.m.)

**Please sign your name, address
and phone number.**

**CCIDA Public Hearing
April 21, 2015**

NAME	ADDRESS	PHONE
Michelle Mlewska	2 State St	252-3500
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JARETT POWERS	Union Springs School	889-4101
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PAUL LATTIMORE	CCIDA	
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Martha Russell	Town of Aurelius	2537219
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