

Public Hearing Minutes – Chrisantha, Inc.

Monday, August 17, 2020 – 9:00 A.M.

Minutes of Proceedings

As a result of the Novel Coronavirus (COVID-19) Emergency and the state ban on meetings or gatherings pursuant to Executive Order 220.10 issued on March 23, 2020, the suspension of the Open Meetings Law relating to public meetings pursuant to Executive Order 220.1 issued on March 12, 2020, as extended, and the authorization to hold public hearings by remote access pursuant to Executive Order 220.15 issued on April 9, 2020, as extended, the Public Hearing held on July 2, 2020 in connection with the matter described below was held electronically via conference call and video conference rather than in person.

Present: Steve Griffin, CEO Finger Lakes EDC, Mike Lipari Economic Development Specialist, Finger Lakes EDC, Mike Seppala, VP of Operations, Finger Lakes EDC, Chris Iversen, President, Chrisantha, Inc.

The Public Hearing on the proposed straight leaseback transaction by the Finger Lakes Economic Development Center on behalf of Chrisantha Inc. was held remotely via Cisco Webex on Monday, August 17, 2020 at 9:00 A.M. Members of the public were able to listen to, view and participate in the Public Hearing and comment on the Project and the financial assistance requested by the Project applicant from the Agency by dialing in by telephone number: +1-408-418-9388 and entering access code 132 069 0351 or you by joining this Public Hearing from your computer, tablet or smartphone via <https://fingerlakeseconomicdevelopmentcenter.my.webex.com/fingerlakeseconomicdevelopmentcenter.my/j.php?MTID=m5db4a72dc7ddf520f0b41ff70044d1de>

The Public Hearing notice was published in the legal section of The Chronicle Express on August 5, 2020. The Notice of Public Hearing was also posted on the bulletin boards at the Yates County Courthouse and the Town of Milo Town Hall on August 4, 2020 and copies of the Notice were mailed to the taxing jurisdictions (Yates County, Town of Milo, Village of Penn Yan, Penn Yan Central School District) on July 31, 2020. The Notice of Public Hearing was also posted on the Finger Lakes Economic Development Center website on August 4, 2020.

Steve Griffin, CEO for the Finger Lake Economic Development Center, called the Public Hearing to order at 9:00 A.M.

Mr. Griffin gave an overview of the Chrisantha Inc. project. The project is to build eighteen market rate condominiums in the Village of Penn Yan at 131 Water Street and 120 Wagener Street. Chrisantha Inc. has applied for Straight Lease Back incentives, including property, sales, and mortgage tax exemptions. The total benefit is projected to be in excess of \$100,000, requiring us to hold this public hearing. The total project investment is \$4,765,000 and is estimated to create twenty construction jobs and a half of a full-time equivalent job going forward. Based off of the \$4,765,000 investment, we have calculated a total projected incentive of \$306,814. The projected sales tax exemption is \$196,000, mortgage tax exemption projected at \$16,000, and the projected property tax abatement is \$94,814. As each condominium unit is sold and formal closing occurs, the unit will be removed from the PILOT and added back to the normal tax rolls. The community benefit of the project is projected to be \$4,682,163 and is calculated by the total project investment plus the cumulative base property taxes on the site, and the

salary of the half time equivalent employee. This results in a 16:1 company investment to community benefit ratio. This does not take into the account the actual property taxes each unit will pay as they come off the PILOT. There is an additional \$105,000 in property tax benefit for community as a result of property tax payments made by the owner of each unit.

Mr. Griffin reported the real importance of this project is adding the additional units to the marketplace. We continue to hear from our employers that the job market is tight and they are having a very difficult time attracting employees. The biggest obstacle to attracting and retaining employees is the lack of available housing in the area. This project happens to be a Penn Yan DRI project as well. The DRI included an economic analysis completed by a consulting and engineering firm, hired by NY State. This independent study showed that if we had a 2.67% population increase, there is a need for 992 additional rental units and 464 additional owner-occupied units, this is a large demand that is going unmet. This project adds to the mix of housing in downtown Penn Yan by creating owner occupied condominiums which will be the first of their kind in downtown.

Mr. Griffin reported that he has not received any written comments on this project and invited any public comments at this time.

Mr. Lipari reported that there were no comments made in the chat feature of the WebEx meeting.

There being no other comments the Public Hearing was closed at 9:20 by Mr. Griffin.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mike Lipari". The signature is fluid and cursive, with the first name "Mike" and last name "Lipari" clearly distinguishable.

Mike Lipari