

Public Hearing – Frost Wines, LLC

Tuesday, October 10, 2023 – 3:00 P.M.

Attendance: Steve Griffin, CEO Finger Lakes EDC, Mike Lipari Economic Development Specialist, Finger Lakes EDC, Doreen Jensen, CFO, Finger Lakes EDC, George Lawson, Town Supervisor for the Town of Starkey.

The Public Hearing on the proposed straight leaseback transaction by the Finger Lakes Economic Development Center (FLEDC) on behalf of Frost Wines, LLC, was held in the Town of Starkey Town Hall, 40 Seneca Street, Village of Dundee, Town of Starkey, Yates County, New York on Tuesday October 10, 2023 at 3:00 P.M.

In accordance with Section 859-a of the Act, a representative of the Agency will be at the above-stated time and place to present a copy of the Company's project Application, which is also available for viewing on the Agency's website at: <https://www.fingerlakesedc.com/frost-wines-llc>. The Agency also live streamed the Public Hearing live on the FLEDC website at: <https://www.fingerlakesedc.com/new-events/frostwinespublichearing>. The FLEDC also encouraged all interested parties to submit written comments to the FLEDC, which will be included within the public hearing record. Any written comments may be sent to the FLEDC, Attention: Steve Griffin, Chief Executive Officer, FLEDC, One Keuka Business Park, Suite 104, Penn Yan, New York 14524; Telephone: (315) 536-7328, no later than October 15, 2023.

The Public Hearing notice was published in the legal section of the Finger Lakes Times on September 29, 2023. The Notice of Public hearing was posted on the bulletin board on the Town of Starkey Bulletin Board on September 29, 2023. Copies of the Public Hearing Notice were mailed to the taxing jurisdictions (Yates County, Town of Starkey, Dundee Central School District) on September 29, 2023. The Notice of Public Hearing was also posted on the Finger Lakes Economic Development Center website on September 29, 2023.

Steve Griffin, CEO for the Finger Lakes Economic Development Center, called the Public Hearing to order at 3:01 pm.

Mr. Griffin introduced himself as the CEO of the Finger Lakes Economic Development Center.

Mr. Griffin stated the purpose of this Public Hearing is to allow public comment on proposed financial assistance applied for by Frost Wines, LLC. It is State law for any project that is projected to receive over \$100,000 in financial incentives to hold a Public Hearing. Comments received are presented to the Finger Lakes Economic Development Center Board of Directors for their consideration prior to voting to approve or reject the funding request.

Mr. Griffin reported Frost Wines, LLC has applied for sales, mortgage and property tax exemptions on the proposed project. The proposed project which consists of expanding a building by 8,370 square feet, renovating an additional 3,500 square feet and new construction of 6,000 square feet. The total project cost is \$1,600,000. Proposed is a 15-year manufacturing PILOT which is five years with a 100% abatement on the increased value of the project and then decreasing 10% each year for the remaining life of the PILOT. The estimated tax benefits are as follows; \$15,000 mortgage recording tax if utilized, \$47,760 sales tax and \$165,863.63 in property tax for a total of \$228,623.63. The project will create four (6) full time equivalents, one indirect and one induced job over the next three years. The company's projected investment over the life of the PILOT is \$8,279,768 including PILOT payments, wages paid

and construction/renovations costs. The total economic benefit to the community to total community benefit ratio is 36:1.

Mr. Griffin opened the Public Hearing for public comments.

George Lawson, Superintendent of the Town of Starkey inquired what affect the PILOT would have on special use taxes. S. Griffin reported special use taxes are not part of the PILOT and there is no exemption or reduction on any projects.

There being no other comments the Public Hearing was closed at 3:20 pm by Mr. Griffin.

Respectfully submitted,

Doreen Jensen