

## **Public Hearing – Magnus Ridge Winery**

*Friday, July 16<sup>th</sup>, 2010 - 10:00 A.M.*

### *Minutes of Proceedings*

**Attendance:** Stephen G. Griffin, Chief Executive Officer, Finger Lakes Economic Development Center, Ryan Hallings, Empire Zone Coordinator, Finger Lakes Economic Development Center, George Lawson, Chair, Zoning Board, Town of Starkey, Dick Burcaw, Supervisor, Town of Starkey, Peg Thompson, Observer, Tony DeStephen, Assessor, Town of Starkey.

The Public Hearing on the proposed assistance from the Finger Lakes Economic Development Center on behalf of Magnus Ridge Winery was held at the Starkey Town Hall, at 40 Seneca Street, Dundee, NY, Town of Starkey, and Yates County, New York on Friday, July 16, 2010 at 10:00 am.

The Public Hearing notice was published in the legal section of The Chronicle Express on June 30, 2010. The Notice of Public Hearing was also posted on the bulletin board at Keuka Business Park on June 29, 2010, and copies of the Notice were mailed to the affected taxing jurisdictions (Yates County, Town of Starkey, Village of Dundee and Dundee Central School District, and Yates County Real Property Tax Office) also on June 29, 2010.

Steve Griffin, Chief Executive Officer of the Finger Lakes Economic Development Center, called Public Hearing to order at 10:00 a.m.

Steve Griffin reviewed the project and the PILOT that is being offered. The Hearing was open for public comments.

Peg Thompson inquired as to what the project included. Steve Griffin replied that the project was a total of 7,400 square feet, four tasting rooms/visitors center/gift shop with ponds, amphitheatre, and café outback.

Dick Burcaw inquired as to how many acres of grapes would be grown on the property.

Peg Thompson inquired what the project cost would be. S. Griffin replied the total cost of the project is \$2.9 million.

Steve Griffin reported that Magnus Ridge would only be receiving the standard PILOT of 10 years with 100% abatement the first year and then 10% each year until the ten years is up.

Peg Thompson inquired to what the current assessment is? Steve Griffin replied that he thought the current assessment was \$122,000.

Dick Burcaw inquired as to whether or not tasting rooms without wine making on site would qualify for incentives. Steve Griffin replied the tasting room is stand alone from the winery and projects like this do qualify.

George Lawson inquired as to what the ag assessment would look like? Tony DeStephen replies the ag exemption just applies to the land.

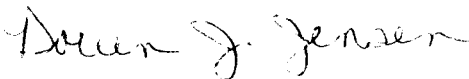
Dick Burcaw inquired as to why exemption for Magnus Ridge and would PILOT go away if there were more wineries that applied? Steve Griffin replied that anyone can apply. There have been other winery projects that would qualify but they have chosen not to apply. This project has a large upside in Phase 2 and 3.

George Lawson commented that this is a great project but why do they need exemption? Also, what is the difference between ag/commercial exemptions? Steve Griffin replied that our typical PILOT agreements equate to approximately 50% savings and that the standard 485b exemption is approximately 27%.

Tony DeStephen inquired as to why the house on the property is included in the PILOT? Steve Griffin replied that is part of the taxable base and if it becomes the main residence it can be removed from the PILOT.

Hearing no additional public comment, the Public Hearing was closed at 10:31 a.m. by Mr. Griffin.

Submitted by:

A handwritten signature in cursive script that reads "Doreen J. Jensen".

Doreen J. Jensen  
Administrative Assistant/CFO