



**Economic
Development Center**

Report of the Genesee County Industrial Development Agency d/b/a Genesee County Economic Development Center Public Hearing of Graham Corporation held on Tuesday, October 22, 2013, 4:00 PM – Batavia City Hall, Community Room, One Batavia City Centre, Batavia, New York

I. ATTENDANCE

Chris Suozzi, Vice President of Business Development, Genesee County EDC
Betsy Richardson, Operations Assistant / Staff Accountant, Genesee County EDC

II. CALL TO ORDER

The public information session of Graham Corporation was called to order at 4:00 pm at the Batavia City Hall.

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

C. Suozzi described the project as follows:

Graham Corporation would like to renovate the "old" plant area, located at the corner of Harvester Ave. and Howard St. in the City of Batavia. A new bay will be constructed (12,439 sq. ft.) that will enclose the area between two manufacturing bays located facing Harvester Ave. along with renovations of office and manufacturing areas. In addition, two new buildings (3,800 sq. ft. and 9,000 sq. ft.) will be constructed on the 20 Florence St. campus. The 3,800 sq. ft. building will be used for x-ray inspections of welds done during the fabrication process and the 9,000 sq. ft. will be used for storage. Graham currently has 311 full time equivalent (FTE) employees and expects to add 30 more over three years after the certificate of occupancy is obtained for these renovations.

At the August 1, 2013 board meeting an initial resolution was approved to schedule a public hearing. A public hearing was held on August 21, 2013 to solicit public comments on the project as the total incentive amount is over \$100,000. No members of the public attended the hearing.

At the September 5, 2013 board meeting a final resolution was approved by the GCEDC board. Subsequent to this action Graham Corporation has updated their project to include the addition of a new materials handling building. The material handling building will be 9,000 square feet and used to cut plate steel into shapes for product fabrication. It will also be used for bending and cutting of material prior to fabrication. This additional square footage was added to help streamline operations and to provide more area in the fabrication area for additional work. According to Graham as the project developed they found that they could add this building, and yet keep the total capital investment the same.

Based on an economic impact study, for every \$1 of public benefit, the company is investing \$14.30 into the local economy. The company is seeking assistance from the GCEDC with a sales tax exemption valued at approximately \$240,000, and property tax abatement on the incremental increase in assessed value valued at approximately \$337,658.

IV. COMMENTS

There were no public comments.

V. ADJOURNMENT

The public hearing was closed at 4:15 PM

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a supplemental public hearing pursuant to Article 18-A of the New York General Municipal Law will be held by the Genesee County Industrial Development Agency d/b/a Genesee County Economic Development Center (the "Agency") on Tuesday, October 22, 2013, at 4:00 p.m., local time, at Batavia City Hall, Council Board Room, One Batavia City Centre, Batavia, New York 14020, in connection with the following matter:

Graham Corporation, for itself or on behalf of an entity to be formed (the "Company"), has submitted an application (the "Application") to the Agency requesting the Agency's assistance with a certain project (the "Project") consisting of: (i) the acquisition by the Agency of a leasehold interest in certain property located at 4-12 Howard Street and 20 Florence Street, in the City of Batavia, Genesee County, New York (the "Land") and the existing building or buildings located thereon, consisting of the Company's "old plant area" (the "Existing Improvements"), (ii) the renovation of the Existing Improvements to accommodate, among other things, offices and manufacturing space (the "Renovated Space"), (iii) the construction of an approximately 12,439 square-foot bay to enclose the area between two (2) manufacturing bays facing Harvester Avenue (the "Bay Addition"), (iv) the construction of an approximately 3,800 square-foot building on the land at 20 Florence Street to be used for x-ray inspections of welds done during the fabrication process, and the construction of an approximately 9,000 square-foot material handling building on the Land which will be used to bend and cut plate steel into shapes for product fabrication (collectively, the "New Buildings"), and (v) the acquisition and installation by the Company in and around the Existing Improvements, the Renovated Space, the Bay Addition and the New Buildings of certain items of equipment and other tangible personal property (the "Equipment" and, collectively with the Land, the Existing Improvements, the Renovated Space, the Bay Addition and the New Buildings, the "Facility").

The Agency will acquire title to, or a leasehold interest in, the Facility and lease the Facility back to the Company. The Company will operate the Facility during the term of the lease. At the end of the lease term, the Company will purchase the Facility from the Agency, or if the Agency holds a leasehold interest, the leasehold interest will be terminated. The Agency contemplates that it will provide financial assistance (the "Financial Assistance") to the Company in the form of sales and use tax exemptions, consistent with the policies of the Agency, and a partial real property tax abatement.

A representative of the Agency will be at the above-stated time and place to present a copy of the Company's project Application (including a cost-benefit analysis) and hear and accept written and oral comments from all persons with views in favor of or opposed to or otherwise relevant to the proposed Financial Assistance.

Dated: October 10, 2013

By: GENESEE COUNTY INDUSTRIAL
DEVELOPMENT AGENCY D/B/A
GENESEE COUNTY ECONOMIC
DEVELOPMENT CENTER

