

Palmer LLC
Public Hearing Minutes
October 23, 2024, 11 am
Wayland Village Hall, 15 North Main Street, Wayland, New York 14572
Streaming Via Zoom <https://us02web.zoom.us/j/83753319129?pwd=8SfslxV56XE932NCFqJZz3DapLMJzf.1>

A public hearing pursuant to Article 18-A of the New York General Municipal Law was held by the Steuben County Industrial Development Agency on Wednesday, October 23, 2024, at 11 am, local time, in connection with a proposed project in the Village of Wayland, Steuben County, New York. The project includes (i) the acquisition by the Agency of a leasehold interest in certain real property located at 6-8 N. Main Street, 10 N. Main Street, and 12 N. Main Street, each in the Village of Wayland, Steuben County, New York (the "Land"; being more particularly identified as tax parcel Nos. 003.17-02-040.000, 003.17-02-039.000 and 003.17-02.012.000, respectively) and the existing improvements located thereon consisting principally of three (3) abandoned buildings (the "Existing Improvements"), (ii) the planning, design, internal demolition, reconstruction and renovation of the Existing Improvements to establish a commercial mixed use facility comprised of approximately eight (8) residential apartments on the second floor and three (3) commercial units on the first floor, along with related renovations to façade, roof, common spaces, mechanical and electrical upgrades, utility and site improvements, parking, curbage, access and egress improvements, signage, sidewalks, landscaping and other improvements (collectively, the "Improvements").

Those in attendance were as follows:

IDA Representative: James Johnson, Executive Director
 Matthew Bull, Director of Community and Infrastructure Development

Members of the Public: James Sauerbeir
 Michael Parks
 Mat McCarthy
 Phil Berry

Johnson opened the public hearing at 11:01 am by reading the public hearing notice. Johnson then opened the floor for comments, which are summarized as follows:

Michael Parks asked how any PILOT funds are distributed. Johnson explained that the Steuben County IDA follows the Uniform Tax Exemption Policy and the project will use the 10 year model abating 90% of the improved value in year 1, reducing by an additional 10% each year until year 10. PILOT payments are distributed to each taxing entity (village, town, county, and school district) according to their established tax rate.

No other members of the public offered comments related to the project

The hearing remained open until 11:15 am at which point it was closed by Johnson.