

## PARK WARNER, LLC

### BUILDING EXPANSION PROJECT

#### PUBLIC HEARING MINUTES

WCIDA Public Hearing for the Park Warner, LLC request for IDA incentives was held August 3, 2022 at 3p.m. at the Arcade Town Highway Department 7340 Route 98 Arcade, New York 14009.

In attendance: James Pierce, WCIDA Executive Director and Robin Marschilok, WCIDA Director of Operations.

1. James Pierce opened the hearing at 3:00 p.m. Pierce stated that this was a public hearing for Park Warner, LLC (the “Project”), being held at the in the Town of Arcade. The purpose of the public hearing is to inform the public of the Project. The IDA is required to hold a public hearing because the incentives proposed are over the threshold of \$100,000.
2. Park Warner, LLC leases its location to Empire Distributing which is a distributor of premium grade hearth and outdoor living products. They moved to the Arcade area in 2007. They have been providing distribution for 30 years and primary markets in the U.S.
3. Pierce explained that during the pandemic the demand has increased for hearth and outdoor living products. Empire Distributing has identified the need to build an approximately 20,000sq. ft. warehouse building at its facility to accommodate their growth at its location at 7420 Route 98 in Arcade. Proposed capital expenses of \$1.5M. The Company currently has 41employees and expects to create 7 new jobs with this project over the next 3 years.
4. Pierce went on to review the proposed incentives for the project. The project has gone through the proper SEQR protocol for environmental review. The Public Hearing Notice included in the packet was an official notice of more than 10 days in the local paper meeting our requirements from the State. The Company meets requirements for a 10-year Standard IDA PILOT. We have prepared a Cost Benefit Analysis for the project and the incentives being offered are broken down as sales tax exemption in the amount of \$70,000 and real property tax abatement of \$202,000. The savings will affect the increased amount of assessment after the project is complete and not change the current tax amount paid by the company. Benefit to the community is estimated at \$3.6M with a ratio of benefit to cost of 15:1.

Pierce stated that he and R. Marschilok are at the Town Highway Department and there were no other attendees of the public hearing. Pierce asked R. Marschilok if

she would like to comment on the project as the only other attendee of the hearing. Marschilok stated that Park Warner previously worked with the IDA when they opened their location in Arcade 16 years ago and it's nice to see they are still growing.

The minutes from this public hearing will be shared with the IDA Board which will consider the project at its August 11<sup>th</sup> meeting at the Wyoming County Ag and Business Center 36 Center Street in Warsaw.

With no other guests or community participation, Pierce closed the meeting at 3:09 p.m.

Minutes prepared by R. Marschilok

The public Hearing was recorded live and can be view on Youtube.com at <https://www.youtube.com/watch?v=mURqzi5TSzg&t=19s>