

Sunrise Courts, LLC

Squash Court Manufacturing

PUBLIC HEARING MINUTES

WCIDA Public Hearing for the Sunrise Courts, LLC request for IDA incentives was held April 05, 2023 at 3 p.m. at the Warsaw Town Hall, 83 Center Street Warsaw, New York 14569

In attendance: Frank Miller Jr., James Pierce, WCIDA Executive Director; Robin Marschilok, WCIDA Director of Operations and Scott Gardner, WCIDA Economic Development Specialist.

1. James Pierce opened the hearing at 3:00 p.m. and stated that the purpose of the Hearing is to gather public comments on the proposed incentives being offered to Sunrise Courts, LLC to take back to the IDA Board. Pierce introduced himself, Scott Gardner and Robin Marschilok from the IDA. Pierce stated that this was a public hearing for Sunrise Courts, LLC for the renovation of the old bowling alley building, to create a squash court manufacturing facility, at 2875 Merchant Road in the Town of Warsaw, (the “Project”).
2. Pierce gave some background on the company which is owned by Jordan and Heather Aldrich and two individuals from California. Pierce explained that the Aldrich’s are residents of Warsaw and currently have a distribution facility in Rock Glen which they have outgrown. They looked for a building large enough for the planned manufacturing project.
3. Pierce went on to say that the Project includes the acquisition, renovations and improvements to the existing building at 2875 Merchant Road to create a manufacturing facility for squash courts and pickle ball courts. The building previously housed the old bowling alley and is in rough shape, with many repairs needed. The IDA encourages the investment into the vacant facility and the creation of jobs that it will bring.
4. Pierce then shared that the total project cost is near \$570,000 and there will be 4 new jobs created. The renovations will include a new roof, furniture, fixtures and equipment. They will also install a crane to move the sand filled walls which are extremely heavy. The Project is eligible for sales tax exemption of \$18,308, mortgage recording tax exemption of \$3,718 and a 10-year PILOT for Real Property abatement on the improvements to the building. The Company will continue to pay an amount equal to the current assessment of the property and will not pay on the improvements for the first five years. If approved, total incentives for the project would be estimated at \$94,233. The IDA is required to hold a

public hearing if the incentives for a project meet the threshold of \$100,000. With the current supply price increases, we felt it safer to hold a Public Hearing because the total is close to the \$100,000.

5. Pierce reviewed the Cost Benefit Analysis completed for the Project that shows the benefit to investment ratio of 26:1, so there will be benefits for the community.
6. Pierce stated that at this point he usually asks the guests if they have any questions or comments and asked Mr. Miller if he would like to Comment.
 - Miller stated that he had seen the Public Notice in the paper and was interested in the project coming to Warsaw. He and his wife lived in Warsaw for over 30 years and he likes to see any new business coming to Warsaw that will increase money for the Town, County or Village. He added that he is all for it.

Scott Gardner commented that the owners of the project are well respected in the Town and the Project will bring new jobs to N.Y.

R. Marschilok added that it is good to see the building be used for something again. She didn't know what squash ball was prior to this project request and she thinks the people in Warsaw will be interested to see what it is all about as well.

With no other questions or comments, Pierce stated that the information from this meeting will be presented at the IDA Board of Director's meeting on April 13th at 2:30 for the Board's consideration.

Pierce stated for the record there was only one public attendee and he then closed the meeting at 3:12 p.m.

Minutes prepared by R. Marschilok

The public Hearing was recorded live and can be view on You Tube.com at
<https://www.youtube.com/watch?v=5DEJYk34pAY>