

# FARMCRAFT BREWERY, LLC

## BREWERY PROJECT

### PUBLIC HEARING MINUTES

WCIDA Public Hearing for the Farmcraft Brewery, LLC request for IDA incentives was held August 31, 2022 at 3 p.m. at the Sheldon Town Hall 1380 Centerline Road Strykersville, New York 14145.

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 Farmcraft Brewery, LLC (the “Project”), being held in the Town of Sheldon. 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. Farmcraft Brewery is proposing to build a brewery and event center in the Town of Sheldon. The project includes a brewery, taproom and event center on 10 acres of the Myers family farm at the corner of Harrison Corners Road and Route 20A.
3. Pierce explained that Farmcraft will be in a highly visible location and the plans include the construction of a 9,600 sq. ft. 2 story wood framed barn style building. The Brewery will feature an open format taproom with 30 ft. ceilings and seating for 125 guests, a 32 ft. long bar, a second story loft with leather couches and additional seating overlooking the taproom, 2 private meeting rooms, large retail space to display local products, a food counter looking into the pizza kitchen, game lounge, expansive 3,600 sq. ft. concrete patio and, a large production brewing area. The Company expects to create 12 new jobs with this project over the next 3 years.
4. The Company plans to Market to visitors outside of our economic development region and therefore meets requirements for a 15-year Tourism Destination PILOT in accordance with the IDA’s Uniform Tax Exemption Policy (“UTEP”). 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.
5. Pierce went on to review the proposed incentives for the project. The Project will be a \$1.2M investment and will create 12 jobs and bring sales tax revenue into the County. We are required to complete a Cost Benefit Analysis for the project and the benefit to the community is estimated at \$7.6M with a ratio of benefit to cost of 33:1.

6. Incentives being offered are broken down as real property tax abatement in the amount of \$160,000, sales tax exemption of \$54,000 and mortgage recording tax exemption of \$8,750. 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.

Pierce stated that he and R. Marschilok are at the Sheldon Town Hall 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 commented that with the hit that the tourism industry took during the pandemic it is good to have tourism destination projects developing. The project will be a good addition to the area with other craft breweries and will draw people in from outside the region.

Pierce added that this will be the 4<sup>th</sup> micro-brewery in the County. Having them cluster close together is a benefit for the people visiting them as they like to experience a variety of breweries. We are excited to help this project out.

The minutes from this public hearing will be shared with the IDA Board which will consider the project at its September 8<sup>th</sup> Board of Directors Meeting.

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=Bjegnd4PVFE>