

1 STATE OF NEW YORK

2 COUNTY OF TIOGA

3 - - - - -

4 In the Matter of the Application by

5 Best Bev, LLC

6 for Financial Assistance

7 - - - - -

8 A public hearing held at the Village of  
9 Waverly Village Hall, 32 Ithaca Street, Waverly,  
10 New York, on the 25th day of January, 2023,  
11 commencing at 4:30 p.m.

12  
13 BEFORE: JENNY CECCHERELLI  
14 Chairwoman of the Tioga County  
15 Industrial Development Agency

16  
17 BEFORE: CZERENDA COURT REPORTING, INC.  
18 PO Box 903  
19 Binghamton, New York 13902-0903  
20 CAITLYN A. SHAYLOR  
21 Shorthand Reporter  
22 Notary Public  
23 Binghamton - (607) 723-5820  
24 (800) 633-9149

1                   CHAIRWOMAN CECCHERELLI: Good  
2 evening, everyone. My name is Jenny  
3 Ceccherelli. I'm the chair of the Tioga  
4 County Industrial Development Agency.

5                   The Agency is conducting this public  
6 hearing pursuant to General Municipal Law,  
7 Section 859-a, to seek public comment on an  
8 application for financial assistance  
9 submitted by Best Bev, LLC.

10                  The acceptance of the filing by the  
11 Agency does not infer any position on the  
12 approval or disapproval of the financial  
13 assistance requested. No position will be  
14 taken by the Agency until all public  
15 hearings and comments are concluded.

16                  And I apologize for this because I  
17 have to read this litany of rules.

18                  A copy of the cost-benefit analysis  
19 provided by the Tioga County IDA is  
20 available on the TCIDA website.

21                  Notice of this hearing was published  
22 on January 13th, 2023 in the Press & Sun  
23 Bulletin.

24                  Each person wishing to speak shall

1 state his or her name, and if you are  
2 speaking on behalf of any organization or  
3 entity, please identify that organization or  
4 entity. Each speaker shall be given five  
5 minutes. This hearing shall remain open  
6 until 5:00 p.m. or longer if public comment  
7 warrants.

8 I want to remind you that the purpose  
9 of this hearing is to afford you an  
10 opportunity to make statements and comments  
11 on the application and project -- and  
12 project plan of the IDA. Your comments will  
13 be considered by the IDA in making a  
14 decision. This is not a question-and-answer  
15 session.

16 Please remember to identify yourself  
17 and the organization or entity that you are  
18 speaking on behalf of prior to comment.

19 First, I will ask our executive  
20 director, Christine Curtis, to explain the  
21 benefits requested by Best Bev, LLC.  
22 Christine?

23 MS. CURTIS: Thank you. So Best Bev,  
24 LLC provides co-packing, material sourcing,

1 storage, and brand distribution for both  
2 alcohol and non-alcoholic beverages.

3 Waverly Trade Center, LLC, the  
4 property owner, will lease the facility to  
5 Best Bev, LLC.

6 Best Bev, LLC will invest over 22.9  
7 million dollars to renovate 685 Broad Street  
8 Extension, Waverly, New York. Renovations  
9 include improvements to flooring,  
10 electrical, power distribution, lighting,  
11 doors, office space, and HVAC. Best Bev  
12 will invest \$13,215,100 for manufacturing  
13 equipment and other equipment. It is  
14 anticipated that the facility will be  
15 operational by the third quarter of 2023.  
16 Once the renovation is complete, the  
17 facility will house production equipment  
18 that will increase their canning capacity  
19 ten-fold.

20 The corporation is creating 65  
21 full-time equivalent jobs with an annual  
22 estimated payroll of 3 million dollars.

23 The tax map ID of the proposed site  
24 is 167.13-4-4.10. This covers 36 acres at

1           685 Broad Street Extension, Waverly, New  
2           York 14892.

3           Based on the taxable items related to  
4           the renovation, anticipated at \$4,529,500,  
5           the IDA will be offering a sales tax  
6           exemption estimated at \$362,360. The local  
7           portion of that sales tax exemption is  
8           \$181,180.

9           There will be no mortgage taken;  
10          therefore, no mortgage recording tax  
11          abatement considered.

12          This project will create  
13          approximately 65 new full-time equivalent  
14          positions, and the additional indirect  
15          result creates another 134 full-time  
16          equivalent positions within the county, for  
17          a total employment impact to Tioga County,  
18          New York of 199 new full-time equivalent  
19          jobs. The annual earnings of the 65  
20          employees are estimated at 3 million  
21          dollars; therefore, the total earnings  
22          impact to Tioga County would be \$8,008,800  
23          based on a multiplier published by the U.S.  
24          Department of Commercial Economics and

1           Statistics Administration. The project will  
2           create approximately 3 million in annual new  
3           employee earnings with an indirect result of  
4           five million eight hundred -- \$5,008,800.

5           According to the estimated PILOT  
6           financial model, over a period of ten years  
7           Best Bev, LLC would be afforded an estimated  
8           real property tax abatement of \$265,461.60  
9           over the ten-year PILOT agreement. The  
10          estimated total PILOT payment over the ten  
11          years collected and disbursed to the  
12          impacted taxing municipalities is  
13          \$729,384.71 over the ten-year term.

14          And that's all.

15          CHAIRWOMAN CECCHERELLI: Thank you,  
16          Christine.

17          Would the first person wishing to  
18          speak do so now?

19          MS. TINNEY: Anybody else intending  
20          to speak?

21          MS. MOSIER: I am. Do you want to go  
22          first?

23          MS. TINNEY: No, go ahead.

24          MS. MOSIER: Okay. All right. Good

1 evening.

2 CHAIRWOMAN CECCHERELLI: Good  
3 evening.

4 MS. MOSIER: My name is Debra Mosier,  
5 M-O-S-I-E-R. I live at 126 Providence  
6 Street in Waverly. And I appreciate your  
7 time tonight to make a comment.

8 First, I'd like to say it's --  
9 although there's a great impact with jobs to  
10 the area for our town and county, the one  
11 thing that I'd like you to take into  
12 consideration is especially in lieu of the  
13 fact that Best Bev's getting this  
14 3-million-dollar grant, is that the property  
15 tax abatement not be part of the package. I  
16 think that it will be -- it will impact our  
17 community more than the 65 positions. So I  
18 think all the other abatements with the  
19 sales tax and others things, but with the  
20 recent grant money given, that that's  
21 considered -- I don't know where it is in  
22 the process, but taken out of the package.

23 I think it's new information to the  
24 leaders of the village, the county and the

1 town about the real property tax abatement.  
2 And it -- as a taxpayer, it was something  
3 new as well to me from following it, so I'd  
4 just like for that to be considered --

5 CHAIRWOMAN CECCHERELLI: Thank you so  
6 much.

7 MS. MOSIER: -- in this project.

8 CHAIRWOMAN CECCHERELLI: Thank you.

9 MS. MOSIER: Yep. Thank you.

10 CHAIRWOMAN CECCHERELLI: So  
11 appreciate you coming.

12 Next comment, please.

13 MS. WOOD: I'll make a comment. I'll  
14 make a comment as a resident of the village.

15 CHAIRWOMAN CECCHERELLI: Please state  
16 your name first.

17 MS. WOOD: Michelle Wood.

18 CHAIRWOMAN CECCHERELLI: Thank you.

19 MS. WOOD: 18 Lincoln Street in  
20 Waverly.

21 My concern is, with this PILOT  
22 program, the village residents are getting  
23 hit with extra taxes on the village, the  
24 town and the county sides because we pay all



1 three taxes. So we'll be hit with all three  
2 of the abatements, whereas the county is  
3 one, the town might be two, and but we're  
4 all three.

5 CHAIRWOMAN CECCHERELLI: Okay. Thank  
6 you so much.

7 Additional comments? You have  
8 another comment?

9 MS. MOSIER: It won't take five  
10 minutes.

11 CHAIRWOMAN CECCHERELLI: No, please,  
12 go ahead.

13 MS. MOSIER: I forgot one thing. And  
14 -- and I -- because the comment would be  
15 too, and I'll -- I'll -- is if it was  
16 considered in the package, the impact and --  
17 and building out at the location about any  
18 type of -- when the operation is running,  
19 which I'm not sure how -- how -- if it's  
20 running 24 hours or certain times a day, but  
21 the impact to just not -- I know the sewage  
22 and the -- the chemicals are going into the  
23 -- our treatment center, but also like the  
24 noise factor. There's a community kind of

1 behind that area, so if that could be -- I  
2 didn't really get all of that in some of the  
3 packet, but I'd like you to consider that  
4 impact. Besides, I know we have an impact  
5 with the chemicals --

6 CHAIRWOMAN CECCHERELLI: Right.

7 MS. MOSIER: -- and things. So just  
8 to consider that.

9 CHAIRWOMAN CECCHERELLI: Thank you.

10 MS. MOSIER: Thank you. Sorry.

11 CHAIRWOMAN CECCHERELLI: Thank you so  
12 much.

13 Any additional comments?

14 MR. BLOBE: Were you going -- were  
15 you going to make one?

16 MS. TINNEY: I am.

17 MR. BLOBE: I'll -- I'll go last, if  
18 you want to go.

19 MS. TINNEY: Okay. I am LeeAnn  
20 Tinney. I am the Director of Economic  
21 Development and Planning for Tioga County.  
22 I'm here today to offer my support for the  
23 request for financial assistance made by  
24 Best Bev, LLC.

1 Best Bev, LLC is to be located at 685  
2 Broad Street Extension, Village of Waverly,  
3 and will provide co-packing materials,  
4 sourcing, storage and brand distribution for  
5 both alcoholic and non-alcoholic beverages.

6 The request for assistance includes  
7 the renovation and equipping of the  
8 facility. The projected investment is  
9 anticipated to be over 90 -- excuse me. 23  
10 million. The renovations include flooring,  
11 electrical, power distribution, lighting,  
12 doors, office space, HVAC, as well as the  
13 construction of an onsite wastewater  
14 treatment plant, which will address any  
15 concerns. It will meet all the standards  
16 for Susquehanna River Bay Basin requirements  
17 on any kind of discharge associated with the  
18 operations. So that is being addressed by  
19 the company. That's an additional  
20 investment that they're making.

21 Construction is planned to be  
22 completed by the third quarter of 2023. The  
23 initial phase of the project will create an  
24 -- excuse me -- an anticipated new workforce

1           in Tioga County of 65 employees in the first  
2           year of operation, with an associated annual  
3           payroll of over 3 million. The impact of  
4           the annual payroll over the term of the  
5           PILOT equals 30 million in earnings.

6           Additional jobs will be brought on in  
7           the second phase of the project. An  
8           additional 134 jobs are expected as an  
9           indirect result of the project. In  
10          addition, there will be construction jobs  
11          associated with the improvements to the  
12          facility.

13          The Department of Economic  
14          Development and Planning took a close look  
15          at the nature of this project and the  
16          opportunity that has been presented to the  
17          village of Wavery, town of Barton, Waverly  
18          Central School District and Tioga County.  
19          All -- all entities have been given this  
20          information, and Christine made  
21          presentations to each of them, so they are  
22          aware of the project and what it was being  
23          requested.

24          Additionally, the project is zoned

1 properly for the type of business that's  
2 intending to be putting in -- put in there,  
3 so the zoning is appropriate.

4 The company will bring an investment  
5 of over 23 million into the village. The  
6 company will bring 65 new jobs initially,  
7 and then anticipated additional 60 jobs to  
8 Tioga County. The project will spur  
9 construction jobs and indirect job creation.

10 Waverly Central School Board has  
11 indicated their support of the project and  
12 this request. I believe Christine has the  
13 letter of support from the Waverly School.  
14 There's a -- this is a deviated PILOT  
15 request allowing for only one-half of the  
16 real property abatement normally permitted  
17 by standard PILOTS, so it's already -- it's  
18 less than what the standard PILOT would  
19 allow for for such a project.

20 Thereafter, based on these facts, it  
21 is the Economic Development and Planning's  
22 request to the IDA Board to allow the sales  
23 tax exemption and real property tax  
24 abatement for the Best Bev, LLC project.

1                   CHAIRWOMAN CECCHERELLI: Thank you,  
2                   LeeAnn.

3                   Additional comments?

4                   MR. BLOBE: Yes. Thank you. I'm  
5                   Jack Blobe, Best Bev. The only thing I'd  
6                   like to add -- I hear everybody's comments,  
7                   and -- and understand your concerns.

8                   You know, it's -- it's our duty to  
9                   our investors to try and save as much money  
10                  in any way that we can, so that's why we  
11                  apply for these -- these types of things.  
12                  It allows us to free up capital, and we can  
13                  do a lot of things with that, including  
14                  potentially expanding the current site that  
15                  we have, and that is something that we're  
16                  very seriously considering, and the more  
17                  capital we can free up, the easier it is for  
18                  us to move on that quickly. So I'd just  
19                  like to add that while yes, there will be a  
20                  tax abatement on the property, if we do do  
21                  an expansion -- which we would very much  
22                  like to be able to do -- that would increase  
23                  the property value at the assessment, and I  
24                  think that it would wind up producing more

1 income for the village.

2 So that's the only main comment I  
3 just wanted to add for everybody to keep in  
4 mind. But thank you.

5 CHAIRWOMAN CECCHERELLI: Thank you.  
6 Thank you very much. I don't think anybody  
7 else is here.

8 Let's see, what time is it? 4:43 or  
9 something. The time is now 4:43. The  
10 hearing will remain open until 5:00 p.m. in  
11 order to afford any late-comers an  
12 opportunity to make a presentation. At such  
13 time right now, I will call a recess until  
14 -- if anybody arrives, we will reopen the  
15 hearing. Thank you.

16 (Whereupon a brief recess was taken  
17 at 4:43 p.m.)

18 CHAIRWOMAN CECCHERELLI: Well, guess  
19 what? The time is now 5:00 p.m. Is there  
20 anyone else who wishes to comment? Is  
21 there?

22 (Whereupon there was no response.)

23 CHAIRWOMAN CECCHERELLI: The time is  
24 now 5:00 p.m. This hearing is now

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concluded.

(Whereupon the hearing was concluded  
at 5:00 p.m.)

\* \* \*



1 STATE OF NEW YORK :

2 COUNTY OF CHEMUNG :

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4 I, CAITLYN A. SHAYLOR, Shorthand Reporter,  
5 do certify that the foregoing is a true and accurate  
6 transcript of the proceedings in the matter of the  
7 application of Best Bev, LLC for financial assistance  
8 held in Waverly, New York, on January 25, 2023.

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CAITLYN A. SHAYLOR

14

Shorthand Reporter

15

Notary Public

16

CZERENDA COURT REPORTING, INC.

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PO Box 903

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Binghamton, New York 13902-0903

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