

Empire Polymer Holdings LLC & Empire Polymer Solutions, LLC

Public Hearing

October 8, 2020

The Public Hearing of the Onondaga County Industrial Development Agency, held on this day, Thursday, October 8, 2020 via Zoom meeting #83977544464, or dial in at 1-929-436-2866 was called to order at 10:00 am by Public Hearing Officer Nancy Lowery.

ATTENDEES:

Nancy Lowery, Public Hearing Officer

Karen Doster

Ken Bush, County Legislature

The Public Hearing was conducted regarding the application and project described as follows:

Empire Polymer Holdings LLC & Empire Polymer Solutions, Acquisition of an interest in an approximately 16-acre parcel of land acre parcel of land and the existing 205,066 square foot building, the demolition and reconstruction of the Existing Building, together with related site improvements, acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property not part of the Equipment which Company Project Facility is to be leased and subleased by the Agency to the Real Estate Holding Company and further subleased by the Real Estate Holding Company to the Operating Company, and (2) the acquisition and installation of certain equipment and personal property; (B) the granting of certain "financial assistance" with respect to the foregoing, including potential exemptions from certain sales and use taxes, mortgage recording taxes, real property taxes and real estate transfer taxes; (C) the lease or sale of the Project Facility to the Real Estate Holding Company or such other person as may be designated by the Real Estate Holding Company and agreed upon by the Agency and the lease or sale of the Equipment to the Operating Company or such other person as may be designated by the Operating Company and agreed upon by the Agency.

Location: 7528 State Fair Boulevard
Town of Van Buren

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Section 859-a of the New York General Municipal Law will be held by the Onondaga County Industrial Development Agency (the "Agency").

Public Hearing Date and Time: October 8, 2020 at 10:00 A.M.

Public Hearing Location: Held via Zoom meeting: Meeting Number #83977544464, or dial in at 1-929-436-2866 and enter meeting number.

For assistance or questions regarding the public hearing please contact the Onondaga County Industrial Development Agency.

The public hearing is being held in connection with the following matter:

Empire Polymer Solutions, LLC (the "Operating Company") and Empire Polymer Holdings LLC (the "Company"), on behalf of themselves and/or entities formed or to be formed on behalf of the foregoing, have requested that the Agency undertake a project (the "Project") consisting of the following: (A)(1) acquisition of an interest in an approximately 16-acre parcel of land located at 7528 State Fair Boulevard (tax map no. 031.-11-01.1) in the Town of Van Buren, Onondaga County, New York (the "Land") and the existing 205,066 square foot building (the "Existing Building") thereon, the demolition and reconstruction of the Existing Building, together with related site improvements (as reconstructed, the "Facility"), acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property not part of the Equipment (as such term is defined herein) (collectively, the "Facility Equipment") (the Land, the Facility and the Facility Equipment being collectively referred to as the "Company Project Facility") which Company Project Facility is to be leased and subleased by the Agency to the Real Estate Holding Company and further subleased by the Real Estate Holding Company to the Operating Company, and (2) the acquisition and installation of certain equipment and personal property (the "Equipment", and together with the Company Project Facility, the "Project Facility"), all of the foregoing Project Facility to constitute a manufacturing plant and warehouse for recycled plastics together with related office space; (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, mortgage recording taxes (subject to statutory limitations), real property taxes and real estate transfer taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Real Estate Holding Company or such other person as may be designated by the Real Estate Holding Company and agreed upon by the Agency and the lease (with an obligation to purchase) or sale of the Equipment to the Operating Company or such other person as may be designated by the Operating Company and agreed upon by the Agency. The Real Estate Holding Company will be the initial owner of the Project Facility and the Operating Company will be the initial operator of the Project Facility.

The Agency has not made a decision with respect to the undertaking of the Project or the granting of the financial assistance.

The Agency will at the above-stated time and place hear all persons with views in favor of or opposed to the Project and/or the Financial Assistance. A copy of the Application including a cost/benefit analysis is available at the office of the Agency for review by interested persons.

This public hearing will be held by remote means, by Zoom meeting and telephone conference call, in accordance with the modifications to Article 7 of the Public Officers Law (the "Open Meetings Law") as modified by N.Y Governor Andrew Cuomo's Executive Order 202.1, as extended in response to the COVID-19 pandemic. A copy of a recording of the hearing will be available on the Agency's website.

Public Hearing Officer Lowery asked if anyone had any comments in favor of the proposed project.

Ken Bush stated he is the 13th District County Legislator representing the Town of Van Buren as well as Camillus and Jordan Elbridge. He stated he encourages the Onondaga County Industrial

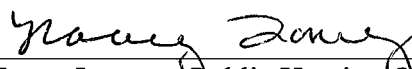
Development Agency to approve this application. He stated it will be a benefit to the community in providing jobs and rehabbing an abandoned industrial site. He stated he also wants to commend OCIDA for their efforts in working with Empire Polymer and getting them to be interested in locating in Onondaga County. He stated he would like to add his support to their application.

Public Hearing Officer Lowery then asked if anyone wanted to speak in opposition to the proposed project. There were none. Public Hearing Officer Lowery then asked if anyone wanted to make any general comments about the proposed project. There were none. The Public Hearing Officer also noted no written comments had been received as of October 8, 2020. Comments are kept on file and available for public viewing at 333 West Washington Street, Suite 130, Syracuse, New York.

The notice for Public Hearing has been read. The opportunity for comments for and against the proposed project has been noted. There being no further business, Public Hearing Officer Lowery closed the hearing at 10:08 a.m.

Dated: October 8, 2020

ONONDAGA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: 
Nancy Lowery, Public Hearing Officer