

Public Hearing – KanPak, LLC

Wednesday, April 3, 2018 - 9:00 A.M.

Minutes of Proceedings

Attendance: Doreen Jensen, Administrative Assistant/CFO, Finger Lakes EDC, Steve Griffin, CEO, Finger Lakes EDC, Mike Lipari, Economic Development Specialist, Finger Lakes EDC, Rita Gow, Treasurer, Finger Lakes EDC, Sirene Garcia, Assistant Treasurer/Secretary, Finger Lakes EDC, Karen Morris, Editor, The Chronicle Express, John Christensen, Staff Writer, The Chronicle Express.

The Public Hearing on the proposed straight leaseback transaction by the Finger Lakes Economic Development Center on behalf of KanPak, LLC was held in the Village of Penn Yan Board Meeting Room, 111 Elm Street, Town of Milo, Village of Penn Yan, Yates County, New York on Wednesday, April 3, 2019 at 9:00 A.M.

The Public Hearing notice was published in the legal section of The Chronicle Express on March 20, 2019. The Notice of Public Hearing was also posted on the bulletin board of the Yates County Courthouse and Town of Milo Bulletin Board on March 18, 2019 and copies of the Notice were mailed to the affected taxing jurisdictions (Yates County, Town of Milo, Village of Penn Yan, Penn Yan Central School District) on March 18, 2019. The Notice of Public Hearing was also posted to the Finger Lakes Economic Development Center's website on March 18, 2019.

Steve Griffin, CEO for the Finger Lakes Economic Development Center, called the Public Hearing to order at 9:01 A.M.

Mr. Griffin gave an overview of the Kan Pak, LLC project. They would like to purchase 109 Horizon Business Park and a vacant lot at Horizon Business Park. After purchase KanPak, LLC would like to invest in an approx. 200,000 square foot manufacturing and distribution center and invest in a wastewater treatment facility to support volume growth and to meet regulatory compliance. This is a standard straight leaseback project with property tax abatement with a 15-year manufacturing PILOT schedule and sales tax exemption on materials. The total purchase and renovation cost are \$20,739,610 million. Total capital investment is \$21,220,910 million. They are projecting on creating 18 full time equivalents and retaining 206. Total incentives are approximately \$3,964,336 over 15 years. The total benefit economic impact will be \$33,300,020 million. This project is contingent upon New York State incentives being received along with our incentives.

John Christensen inquired if we had an outline on what the New York State incentives being requested were. Steve Griffin replied no, we don't know what the incentives are.

John Christensen inquired if the project will proceed without the New York State incentives. Steve Griffin replied no.

Steve Griffin reported KanPak just expanded in Kansas and could potentially move some aspects of their production there if the incentives are not approved.

Karen Morris inquired how long it takes to hear from New York State regarding the incentives. Steve Griffin replied it could take up to two weeks.

Steve Griffin said he would be disappointed if New York State did not offer incentives. John Christensen replied yes, considering it is manufacturing, agriculture, and food processing.

Karen Morris inquired when the project would be finished if they proceed? Steve Griffin replied they will be starting the project this year.

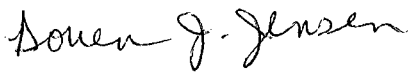
Steve Griffin reported KanPak is currently renting space in Dundee at the Dundee Foods facility and other locations around the area. This project would consolidate all storage facilities into the Penn Yan location.

John Christensen inquired if this was the biggest PILOT the Finger Lakes EDC has ever done? Steve Griffin replied no that probably would be Greenidge or the Empire Pipeline PILOT.

There were no objections to the project.

There being no other comments the Public Hearing was closed at 9:24 A.M. by Mr. Griffin.

Submitted by:



Doreen J. Jensen
Chief Financial Officer