

**Project Name: Matt Brewing Co., Inc. Capital Projects - AMENDED**

Location: 811 Edward St, Utica

**Applicant: Matt Brewing Co., Inc.**

The F.X. Matt Brewing Company (Matt) is a brewer/producer of beer, flavored malt beverages, cider, distilled spirits and soft drinks. It markets products under the Saranac, Utica Club, Lake Placid and Jed's trademarks. They are also the owners of the Flying Bison Brewery in Buffalo. In addition, they contract produce beer, flavored products and Distilled spirits for other breweries and beverage companies.

**Proposed Project: AMENDED**

With the completion of the previous 2017-2018 Legacy Project, which was an expansion and brewery modernization project consisting of an addition to their brew house; a new malt cooker; a new brew kettle; and a new mash filter, Matt has seen an increase in demand from breweries and beverage companies. In addition, on a vacant parcel on Edward Street they constructed a new fermenting and aging cellar with vertical fermenting and aging tanks. In order to maintain or increase the volume it will take an investment in new blending tanks, a Distilled Spirit facility and a secondary bottling line to fill the demands. The Capital Expenditure projects planned for 2021 through 2023, are needed to increase volume, job growth and facility infrastructure enhancements. Improvements to existing building will be to contain distilled spirits handling (spirits at a higher alcohol - 90% ABV), trucked in by tanker freight. It is anticipated that these capital expenditures for existing facilities will enable Matt to keep up with demand from other brewing and beverage companies, seeking a state of the art, highly efficient and strategically located facility in the Northeast. The construction of a Finished Good warehouse building has been withdrawn from the original application.

**Estimated Project Costs - AMENDED**

Existing Building Renovations	\$ 375,000
New Building Construction	\$ 1,000,000
Site Prep	\$ 270,000
Machinery & Equipment	\$ 6,410,000
A & E	\$ 15,000
Legal	\$ 20,000
Permits	\$ 15,000
Agency Fee	\$ 40,525
<b>Total Project Costs</b>	<b>\$ 8,145,525</b>

**Estimated IDA Benefit Values – AMENDED**

Real Property Taxes Abatement	\$ 353,976
Mortgage Tax Abated (.75%)	\$ 22,500
Estimated Sales Tax Abated During Construction Period (8.75%)	\$ 272,125
Total:	<b>\$ 648,601</b>

OCIDA PROJECT MEMO - JULY 8, 2021

**AMENDED PILOT REQUEST:** Current Fixed PILOT payments schedule, in which they are in year 12 of an originally planned 19-year schedule, will be extended for an additional 3 years. The \$353,976 PILOT value only pertains to those additional 3 years.

Year	Fixed PYT
2017 – Yr 8 of existing PILOT	\$ 164,794.43
2018 – Yr 9 of existing PILOT	\$ 171,541.90
2019 – Yr 10 of existing PILOT	\$ 168,276.00
2020 – Yr 11 of existing PILOT	\$ 171,298.35
2021 - Yr 12 of existing PILOT	\$ 175,074.00
2022 - Yr 13 of existing PILOT	\$ 178,575.48
2023 - Yr 14 of existing PILOT	\$ 182,146.99
2024 - Yr 15 of existing PILOT	\$ 185,789.93
2026 - Yr 16 of existing PILOT	\$ 189,505.73
2026 - Yr 17 of existing PILOT	\$ 193,295.84
2027 - Yr 18 of existing PILOT	\$ 197,161.76
2028 - Yr 19 of existing PILOT	\$ 201,104.99
2029 - Xtra PILOT Yr 20	\$ 205,127.09
2030 - Xtra PILOT Yr 21	\$ 209,229.64
2031 - Xtra PILOT Yr 22	\$ 213,414.23

**Employment at Facility:** Existing: **134 FTE\*** Create: **5 FTE \***

\*20 Part time employees will become permanent Matt Brewery jobs, and in addition, Matt will create an additional 5 FTE positions.

ONEIDA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY



# REQUEST TO AMEND PREVIOUSLY SUBMITTED APPLICATION FOR FINANCIAL ASSISTANCE

---

**Oneida County Industrial Development Agency**  
584 Phoenix Drive  
Rome, New York 13441-1405

(315) 338-0393 telephone  
(315) 338-5694 fax

Shawna M. Papale, Executive Director

*Please also deliver an electronic copy of all.*

***All applications must be submitted at least 10 days prior to meeting.***

Project Number \_\_\_\_\_

Project Name     Matt Brewing Co., Inc. 2021 to 2024    

Applicant Name     Alfred D. Matt    

Date of Original Submission     05/14/2021    

Date of AMENDED Submission     06/25/2021

**Reasons for Project AMENDMENT Request** - Please explain in detail how and why you want to AMEND the original project application. Please explain any differences in scope of original application (plans, costs, jobs, time-frame, etc.) Please use additional sheets if more space needed.

The Amendment to the original application will remove the information related to the prospective building project (new warehouse), as this will be dependent on future volume of business, to the degree we are not able to handle through existing warehouse space and space in the Community we can rent. Removal equates to approximately \$2MM at this time.

Check all categories best describing the **scope of the project**:

- Acquisition of land
- Acquisition of existing building
- Renovations to existing building
- Construction of addition to existing building
- Demolition of existing building
- Construction of a new building
- Acquisition of machinery and/or equipment
- Installation of machinery and/or equipment
- Other (specify) \_\_\_\_\_

Please indicate the financial assistance requested of the Agency, and provide the estimated value of said assistance. Attach a sheet labeled "Proposed PILOT" that shows the annual utilization of the Real Property Tax Abatement by year. If there is no change in original PILOT request approved by the Agency, the PILOT section can be skipped.

	Original Value	Revised Value
<input type="checkbox"/> Payment In Lieu of Real Property Taxes (PILOT) — (Savings due to PILOT)	\$ 1,057,455	\$ 353,976
<input type="checkbox"/> Mortgage Tax Exemption (.75%) Amount of mortgage:	\$ 37,500 \$ 5,000,000	\$ 22,500 \$ 3,000,000
<input type="checkbox"/> Sales and Use Tax Exemption ** (8.75%) Value of goods/services to be exempted from sales tax:	\$ 448,000 \$ 5,120,000	\$ 272,125 \$ 4,945,000
Total:	\$ 1,542,955	\$ 648,601

Is the financial assistance requested by the Applicant consistent with the IDA's Uniform Tax Exemption Policy? Yes  No

If no, please provide a written statement describing the financial assistance being requested and detailing the reasons the IDA should consider deviating from its Policy.

The amendment of the existing PILOT provides for an additional three years of fixed PILOT payments.

**\*\* Note that the estimate provided above will be provided to the New York State Department of Taxation and Finance. The Applicant acknowledges that the transaction documents will include a covenant by the Applicant that the estimate, above, represents the maximum amount of sales and use tax benefit currently authorized by the Agency with respect to this Application. The Agency may utilize the estimate, above, as well as the proposed total Project Costs as contained within this Application, to determine the Financial Assistance that will be offered. It is the responsibility of the applicant to inform the IDA within 10 days if the project amount changes.**

**REVISED BUDGET REQUEST**

**Part IX: Estimated Project Cost and Financing**

11(a) List the costs necessary for preparing the facility.

	Original	Revised	Difference (Use minus symbol where applicable)
LAND Acquisition	\$		
Existing Building(s) ACQUISITION	\$		
Existing Building(s) RENOVATION	\$ 375,000	375,000	0
NEW Building(s) CONSTRUCTION	\$ 3,000,000	1,000,000	-2,000,000
Site preparation/parking lot construction	\$ 270,000	270,000	0
Machinery & Equipment that is TAXABLE	\$ 2,110,000	2,110,000	0
Machinery & Equipment that is TAX-EXEMPT	\$ 4,300,000	4,300,000	0
Furniture & Fixtures	\$		
Installation costs	\$		
Architectural & Engineering	\$ 15,000	15,000	0
Legal Fees (applicant, IDA, bank, other counsel)	\$ 20,000	20,000	0
Financial (all costs related to project financing)*	\$		
Permits (describe below)	\$ 15,000	15,000	0
Other (describe below)	\$		
<b>Subtotal</b>	<b>\$ 10,105,000</b>	<b>8,105,000</b>	<b>-2,000,000</b>
Agency Fee <sup>1</sup>	\$ 50,525	40,525	-10,000
<b>Total Project Cost</b>	<b>\$ 10,155,525</b>	<b>8,145,525</b>	<b>-2,010,000</b>

\* *Bank fees, title insurance, appraisals, interest, environmental reviews, etc.*

<sup>1</sup> *See Attached Fee Schedule (Page 25) for Agency Fee amount to be placed on this line.*

Permit Information

Other Information

REVISED FINANCING

11(b) **Sources of Funds for Project Costs**

Bank Financing:	\$ <u>5,000,000</u>
Equity (excluding equity that is attributed to grants/tax credits)	\$ <u>3,145,525</u>
Tax Exempt Bond Issuance (if applicable)	\$ _____
Taxable Bond Issuance (if applicable)	\$ _____
Public Sources (Include sum total of all state and federal grants and tax credits)	\$ _____

Comments:

Identify each state and federal grant/credit:

\$ \_\_\_\_\_  
 \$ \_\_\_\_\_  
 \$ \_\_\_\_\_  
 \$ \_\_\_\_\_

**Total Sources of Funds for Project Costs: \$ 8,145,525**

**Real Estate Taxes**

12(a) For each tax parcel which comprises the facility, please provide the following information, using figures from the most recent tax year.

Tax Map Parcel #	Current Assessed Value (Land)	Current Assessed Value (Building)	Current Total Assessment	Current Real Estate Taxes

**Attach copies of the most recent real property tax bills. Include copies for all taxing jurisdictions for the site/ facility that IDA assistance is being sought.**

## REPRESENTATIONS AND CERTIFICATION BY APPLICANT

The undersigned requests that the attached materials be submitted as an amendment to the Applicant's original Application for Financial Assistance for review to the Oneida County Industrial Development Agency (the "Agency") and its Board of Directors.

Approval of the modifications to the Application can be granted solely by this Agency's Board of Directors. The Agency reserves the right to request Applicant complete a full Application for Financial Assistance if, after reviewing the attached materials, the Agency determines one is required to properly evaluate the Applicant's request. The undersigned acknowledges that Applicant shall be responsible for all costs incurred by the Agency and its counsel in connection with the attendant negotiations whether or not the transaction is carried to a successful conclusion.

The Applicant further understands and agrees with the Agency as follows:

- 1. Annual Sales Tax Filings.** In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant.
- 2. Annual Employment, Tax Exemption & Bond Status Reports.** The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site as well as tax exemption benefits received with the action of the Agency. For Applicants not responding to the Agency's request for reports by the stated due date, a \$500 late fee will be charged to the Applicant for each 30-day period the report is late beyond the due date, up until the time the report is submitted. Failure to provide such reports as provided in the transaction documents will be an Event of Default under the Lease (or Leaseback) Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Annual Employment, Tax Exemption & Bond Status Report may be reported to Agency board members, said report being an agenda item subject to the Open Meetings Law.
- 3. Absence of Conflict of Interest.** The Applicant has consulted the Agency website of the list of the Agency members, officers and employees of the Agency. No member, officer, or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as herein after described (if none, state "none"):
- 4. Hold Harmless.** Applicant hereby releases the Agency and its members, officers, servants, agents and employees from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Agency, (B) the Agency's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final



agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the processing of the Application, including attorneys' fees, if any.

5. The Applicant acknowledges that the Agency has disclosed that the actions and activities of the Agency are subject to the Public Authorities Accountability Act signed into law January 13, 2006 as Chapter 766 of the 2005 Laws of the State of New York.
6. The Applicant acknowledges that the Agency is subject to New York State's Freedom of Information Law (FOIL). **Applicant understands that all Project information and records related to this application are potentially subject to disclosure under FOIL subject to limited statutory exclusions.**
7. The Applicant acknowledges that it has been provided with a copy of the Agency's recapture policy (the "Recapture Policy"). The Applicant covenants and agrees that it fully understands that the Recapture Policy is applicable to the Project that is the subject of this Application, and that the Agency will implement the Recapture Policy if and when it is so required to do so. The Applicant further covenants and agrees that its Project is potentially subject to termination of Agency financial assistance and/or recapture of Agency financial assistance so provided and/or previously granted.
8. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:

§ 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

9. The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.
10. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.
11. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.
12. The Applicant and the individual executing this Application on behalf of the Applicant acknowledge that the Agency will rely on the representations made herein when acting on this Application and hereby represent that the statements made herein do not contain any untrue statement of a material

fact and do not omit to state a material fact necessary to make the statements contained herein not misleading. **The Applicant has reviewed its original Application for Financial Assistance and confirms all information provided therein is true and correct, except as modified by the attached materials.**

STATE OF NEW YORK )  
COUNTY OF ONEIDA ) ss.:

Alfred D. matt, being first duly sworn, deposes and says:

1. That I am the President (Corporate Officer) of F. X. matt Brewing Co. (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Amendment to Application and the contents of the entire Application as modified by this Amendment to Application are true, accurate and complete.

Alfred D. matt

(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this 6<sup>th</sup> day of July, 2021.

Leslee A. Liesch  
(Notary Public)

**LESLEE A. LIESCH**  
**Notary Public - State of New York**  
**Appointed in Oneida County**  
**My Commission Expires 9-30-21**

If the application has been completed by or in part by other than the person signing this application for the applicant please indicate who and in what capacity:

By: W. Karl Lindhorst, Jr.

Name: W. Karl Lindhorst, Jr.

Title: Controller

Date: 7/6/21

Return the original signed and notarized application and two copies to: **Oneida County Industrial Development Agency (OCIDA)**, 584 Phoenix Drive, Rome, New York 13441-1405, Attn.: Shawna M. Papale, Executive Director. In addition, please send an electronic version of the application (signed), and SEQR form (signed), to [spapale@mvedge.org](mailto:spapale@mvedge.org).

**F.X. Matt Brewing Co., Inc.**  
**Capital Projects for 2021 and 2022**

Projected Year	CAPITAL PROJECT	Equipment Tax -Exempt	Non-Production Equipment Taxable	Capital Improvement Non-Taxable	Building Taxable	TOTAL Project
1	2021 Sleek Can Line (Total \$4.6MM less \$2.48MM spent ion 2020)	\$ 750,000	\$ 500,000			\$ 1,250,000
2	2021 CO2 Storage capacity increase	\$ -	\$ 300,000			\$ 300,000
3	2021 Batching / Flavor Handling - blending equipment	\$ 230,000				\$ 230,000
4	2021 Clarex/Enzyme Dosing CIP	\$ 135,000				\$ 135,000
5	2021 Cellar Upgrades - replace older tanks	\$ -	\$ 400,000			\$ 400,000
6	2021 Distilled Spirits Handling - structure	\$ 430,000		\$ 170,000	\$ 1,000,000	\$ 1,600,000
7	2021 Facility/Building repairs (brickwork, roofs, curb appearance)	\$ 265,000		\$ 205,000		\$ 470,000
8	2022 Carbo-Cooler for beverages	\$ 537,000				\$ 537,000
9	2022 Mix-Packs - automation through Robotics	\$ 700,000	\$ 340,000			\$ 1,040,000
10	2022 Utility upgrades to handle Power load issues	\$ 343,000	\$ 460,000			\$ 803,000
11	2022 Pasteurizer to handle higher temperature levels	\$ 270,000			\$ -	\$ 270,000
12	2022 Facilitiy upgrades - parking, infrastructure enhancements, roof		\$ 110,000	\$ 270,000		\$ 380,000
13	2022 Mash Filter to allow smaller brews and increase volume	\$ 640,000				\$ 640,000
		<b>\$ 4,300,000</b>	<b>\$ 2,110,000</b>	<b>\$ 645,000</b>	<b>\$ 1,000,000</b>	<b>\$ 8,055,000</b>
Sales Tax Savings - Full (8.75%)		\$ -	\$ 184,625.00	\$ -	\$ 87,500.00	\$ 272,125.00
Mortgage Tax Exemption .75% of \$3,000,000						\$ 22,500.00
						<b>\$ 294,625.00</b>



**Project Costs**

Land Acquisition	\$ -
Existing Building(s) ACQUISITION	\$ -
Existing Building(S) RENOVATION	\$ 375,000
NEW Building(s) CONSTRUCTION	\$ 1,000,000
Installation Costs	\$ -
Site Preparation/Parking Lot Construction	\$ 270,000
Machinery & Equipment (other than furniture)	\$ 6,410,000
Furniture & Fixtures	\$ -
Architectural & Engineering	\$ 15,000
Legal Fees (applicant, IDA, bank, other counsel)	\$ 20,000
Financial (all costs related to project financing)	\$ -
Permits	\$ 15,000
Other	\$ -
Agency Fee	\$ 40,525
<b>TOTAL COST OF PROJECT</b>	<b>\$ 8,145,525</b>

**Assistance Provided by the Following:**

EDGE Loan:	
MVEDD Loan:	
Grants - Please indicate source & Amount:	\$ -
Other Loans - Please indicate source & Amount:	

**Company Information**

		<b>Average Salary of these Positions</b>
Existing Jobs	134	\$ 50,412
Created Jobs FTE (over three years)	5	\$ 42,000
Retained Jobs	134	\$ 50,412

**Earnings Information for Oneida County**

Average Salary of Direct Jobs for Applicant	\$ 50,412
Average of County Indirect Jobs	\$ 25,000
Average of Construction Jobs	\$ 32,000

Note: \$1,000,000 in construction expenditures generates 15 person - years of employment  
Construction Person Years of Employment:

**Calculation of Benefits (3 Year Period)**

	Total Earnings	Revenues
Direct Jobs		
Created	\$ 756,180	\$ 32,138
Existing	\$ 20,265,624	\$ 861,289
Indirect Jobs		
Created	\$ 937,500	\$ 39,844
Existing	\$ 25,125,000	\$ 1,067,813
Construction - only one year		
Person Years	\$ 263,200	\$ 11,186
<b>TOTALS Calculation of Benefits (3 Yr Period)</b>	<b>\$ 47,347,504</b>	<b>\$ 2,012,269</b>

**TAXABLE GOODS & SERVICES**

		Spending Rate	Expenditures	State & Local Sales Tax Revenues
Direct Jobs	Created	36%	\$ 272,225	\$ 26,542
	Existing	0.36	\$ 7,295,625	\$ 711,323
Indirect Jobs	Created	0.36	\$ 337,500	\$ 32,906
	Existing	0.36	\$ 9,045,000	\$ 881,888
Construction - only one year	Person Years	0.36	\$ 94,752	\$ 9,238
<b>TOTAL TAXABLE GOODS &amp; SERVICES</b>			<b>\$ 17,045,101</b>	<b>\$ 1,661,897</b>

Local (3 year) real property tax benefit (assuming 60% of jobs existing and created own a residence) with an average assessment of \$80,000 and the remainder of jobs existing created pay real property taxes through rent based on an average assessment per apartment of \$50,000.

		Municipality
Tax Rate for School District where facility is located:	\$ 27.285389	Utica 20-21
Tax Rate for Municipality where facility is located:	\$ 27.03188792	Utica 21-22
Tax Rate for County:	\$ 12.688297	County 2021
Total Rate:	67.00557392	
Real Property Taxes Paid: \$ 633,337		0

**COSTS: IDA BENEFITS**

Real Property Taxes Abatement	\$ 353,976
Mortgage Tax Abated (.75%)	\$ 22,500
Estimated Sales Tax Abated During Construction Period (8.75%)	\$ 272,125
Total:	\$ 648,601

NOTE: If there is a tax-exempt financing of all or a portion of the project cost, there is a neutral cost/benefit because of lower interest rates by reason of exclusion of interest from gross income of bondholders for purposes of Federal and State income taxes. Taxable financing carries the same cost/benefit for State Income Tax purposes. Such cost/benefits cannot be quantified.

Anthony J. Picente Jr.  
County Executive

Shawna Papale  
Secretary/  
Executive Director

Jennifer Waters  
Assistant Secretary

ONEIDA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

**OCIDA**



584 Phoenix Drive, Rome, New York 13441  
(315) 338-0393, fax (315) 338-5694  
[info@mvedge.org](mailto:info@mvedge.org); [www.mvedge.org](http://www.mvedge.org)

David C. Grow, Chairman  
L. Michael Fitzgerald, Vice Chairman  
Mary Faith Messenger, Treasurer

Ferris Betrus Jr.  
Eugene Quadraro  
Steven Zogby

July 7, 2021

Robert Palmieri, Mayor  
City of Utica  
One Kennedy Plaza  
Utica, New York 13502

**Re: *Matt Brewing Co., Inc. Facility (2021 Capital Project)***

Dear Sir:

On July 16, 2021 at 8:00 a.m. local time at 584 Phoenix Drive, Rome, New York 13441, the Oneida County Industrial Development Agency (the "Agency") will meet to consider a final authorizing resolution regarding the above-referenced project for the use of Matt Brewing Co., Inc. (the "Company").

The Agency previously provided financial assistance to Matt Brewing Co., Inc. (the "Company") in connection with (i) demolition of a portion of and renovations to the 15,732± square foot existing second floor of the bottling facility and the construction of a new 25,000± square foot finished goods warehouse facility after the 2008 fire at the Company (collectively, the "2009 Improvements"), all situated on a 7.1± acre parcel of land located at 811 Edwards Street, City of Utica, Oneida County, New York (the "Land"); and the acquisition and installation of equipment in the Improvements (the "2009 Equipment" and together with the Land and the 2009 Improvements, the "2009 Facility"); (ii) construction on the Land of a compact Anaerobic Fluidized Bed Digester system for wastewater treatment and on-site energy generation and a small control building (collectively, the "2012 Improvements"); and the acquisition and installation of equipment in the 2012 Improvements (the "2012 Equipment" and together with the Land and the 2012 Improvements the "2012 Facility"). The 2009 Facility and the 2012 Facility are referred to collectively as the "Existing Facility;" and (iii) a capacity expansion and brewery modernization project consisting of (a) construction of a 15,000± square foot fermenting and aging cellar (the "Aging Cellar") situated on a 1± acre vacant parcel of land located at 806 – 832 (consolidated to 814) Edward Street, City of Utica, New York (the "2017 Land"); (b) construction on the Land of a two-story, 4,800 square foot addition to the existing brew house (the "Brew House Addition"); (c) construction of an overhead pipe bridge over Edward Street to connect the Aging Cellar with the Existing Facility (the "Pipe Bridge"); (d) removal of a portion of the parking lot and restriping of the parking lot (the "Parking Lot" and together with the Aging Cellar, the Brew House Addition and the Pipe Bridge, the "2017 Improvements"); and (d) acquisition and installation of equipment in the 2017 Improvements and the Existing Improvements, including but not limited to a new centrifuge, malt cooker, brew kettle, and



Anthony J. Picente Jr.  
County Executive

Shawna Papale  
Secretary/  
Executive Director

Jennifer Waters  
Assistant Secretary

ONEIDA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY



584 Phoenix Drive, Rome, New York 13441  
(315) 338-0393, fax (315) 338-5694  
[info@mvedge.org](mailto:info@mvedge.org); [www.mvedge.org](http://www.mvedge.org)

David C. Grow, Chairman  
L. Michael Fitzgerald, Vice Chairman  
Mary Faith Messenger, Treasurer

Ferris Betrus Jr.  
Eugene Quadraro  
Steven Zogby

sixteen vertical fermenting and aging tanks (the “2017 Equipment” and together with the 2017 Land and the 2017 Improvements, the “2017 Facility”).

The Company has requested the Agency provide financial assistance with respect to a capital project consisting of (a) renovations and infrastructure enhancements within the Existing Facility and the 2017 Facility, including but not limited to construction of a ±300 square foot distilled spirits handling facility (collectively, the “Improvements”), and (b) acquisition and installation of equipment in the Improvements (collectively, the “Equipment”), all for the purpose of expanding operations to increase production and create jobs (the Improvements and the Equipment are referred to collectively as the “2021 Facility,” and the construction, renovation and equipping of the Improvements is referred to collectively as the “2021 Project”).

The Agency is contemplating providing financial assistance to the Company in support of the 2021 Project in the form of exemptions from mortgage recording tax, exemptions from sales and use taxes on materials and/or equipment used or incorporated in the 2021 Facility, and reduction of real property taxes relating to the Existing Facility and the 2017 Facility for an additional three years (years 20 – 22), during which time the Company will make the following fixed PILOT Payments:

2019 - Year 10	\$ 168,276.00
2020 - Year 11	\$ 171,298.35
2021 - Year 12	\$ 175,074.00
2022 - Year 13	\$ 178,575.48
2023 - Year 14	\$ 182,146.99
2024 - Year 15	\$ 185,789.93
2025 - Year 16	\$ 189,505.73
2026 - Year 17	\$ 193,295.84
2027 - Year 18	\$ 197,161.76
2028 - Year 19	\$ 201,104.99
<b>2029 - Year 20 (new)</b>	<b>\$ 205,127.09</b>
<b>2030 - Year 21 (new)</b>	<b>\$ 209,229.64</b>
<b>2031 - Year 22 (new)</b>	<b>\$ 213,414.23</b>

which represents a deviation from the Agency’s Uniform Tax Exemption Policy (the “Policy”). The Agency is deviating from its Policy for the following reasons:

Anthony J. Picente Jr.  
County Executive

Shawna Papale  
Secretary/  
Executive Director

Jennifer Waters  
Assistant Secretary

ONEIDA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY



584 Phoenix Drive, Rome, New York 13441  
(315) 338-0393, fax (315) 338-5694  
[info@mvedge.org](mailto:info@mvedge.org); [www.mvedge.org](http://www.mvedge.org)

David C. Grow, Chairman  
L. Michael Fitzgerald, Vice Chairman  
Mary Faith Messenger, Treasurer

Ferris Betrus Jr.  
Eugene Quadraro  
Steven Zogby

- 1. The nature of the proposed project:** The Company is one of the oldest manufacturers in Oneida County, and the Agency wishes to encourage the growth of manufacturing projects. By creating a state of the art facility through the successful completion of the 2017 Project, the Company has seen an increase in demand from brewing and beverage partners. The 2021 Project is necessary to keep up with this demand, to increase volume, and to solidify the Company as a staple in the industry in New York State.
- 2. The extent to which financial assistance for the properties will create or retain permanent, private sector jobs:** The Company will preserve 134 FTE jobs and create FTE jobs in a key industry sector.
- 3. Impact of the proposed tax exemptions on affected tax jurisdictions:** Fixing a PILOT Payment will allow the Company and taxing jurisdictions to better budget, and will help the Company to transition back to the taxable roll.
- 4. The amount of private sector investment generated or likely to be generated:** The Company is making a significant investment into the Facility, most of which is being financed from private equity.
- 5. The extent to which the proposed project will provide a benefit (economic or otherwise) not otherwise available within the County of Oneida.** The Agency recognizes the importance of the Company's brand attraction and quality of life enhancement the Facility contributes to the region.

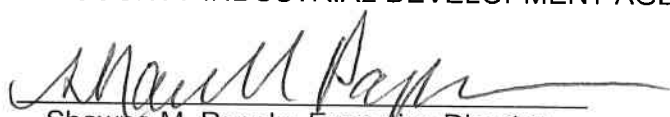
You are welcome to attend such meeting at which time you will have an opportunity, both orally and in writing, to present your views with respect to the project. We are providing this notice to you, pursuant to Chapters 356 and 357 of the Laws of 1993, as the chief executive officer of an affected tax jurisdiction within which the project is located.

Should you desire to discuss this matter or if you have any questions concerning this notice please feel free to contact Shawna Papale at the Agency at telephone number 315-338-0393.

Very truly yours,

ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

By:

  
Shawna M. Papale, Executive Director

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing


**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>							
Name of Action or Project: <b>Matt Brewing Co., Inc 2021 to 2024</b>							
Project Location (describe, and attach a location map): <b>811 Edward St., Utica, NY 13502</b>							
Brief Description of Proposed Action: Containment and fireproof structure for higher alcoholic ABV receiving. Second can line for increased volume for blending and batching systems.							
Name of Applicant or Sponsor: <b>Matt Brewing Co., Inc. (Alfred Matt)</b>		Telephone: <small>315-624-2475</small>					
		E-Mail: <small>fredm@saranac.com</small>					
Address: <b>811 Edward Street</b>							
City/PO: <b>Utica</b>		State: <b>New York</b>	Zip Code: <b>13502</b>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;"><b>NO</b></td> <td style="text-align: center;"><b>YES</b></td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	<b>NO</b>	<b>YES</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>NO</b>	<b>YES</b>						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;"><b>NO</b></td> <td style="text-align: center;"><b>YES</b></td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	<b>NO</b>	<b>YES</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>NO</b>	<b>YES</b>						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		_____ 1 acres					
b. Total acreage to be physically disturbed?		_____ 0 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 10 acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____							
<input type="checkbox"/> Parkland							



5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?  b. Are public transportation service(s) available at or near the site of the proposed action?  c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: YES - Mohawk Valley Water Authority	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?  b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES Any storm water will be collected by established storm drains by the City	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>Alfred D. Matt</u> Date: <u>June 29, 2021</u></p> <p>Signature: <u></u></p>		