

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York State General Municipal Law, will be held by the Oneida County Industrial Development Agency (the "Agency") on the 14th day of July 2021 at 11:00 a.m., local time, at Matt Brewing Company Tour Center, 830 Varick Street, City of Utica, Oneida County, New York in connection with the following matters:

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

The Agency acquired a leasehold interest in the Existing Facility and the 2017 Facility and leases both to the Company pursuant to a Second Amended and Restated Leaseback Agreement dated as of May 1, 2018 (the "Leaseback Agreement"). At the end of the lease term, the Agency will terminate its leasehold interest in the Facility. The Company is in year 12 of paying fixed PILOT Payments for a period of 19 years pursuant to a Second Amended and Restated PILOT Agreement (the "PILOT Agreement").

The Company has now applied to the Agency to enter into a transaction in which the Agency will assist in 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, during which time the Company will make fixed PILOT Payments, which is a deviation from the Agency’s Uniform Tax Exemption Policy (the “Policy”), to be more particularly described in a Final Authorizing Resolution to be adopted by the Agency prior to the closing of the transactions described herein.

A representative of the Agency will at the above-stated time and place hear and accept written comments from all persons with views in favor of or opposed to either the proposed financial assistance to the Company or the location or nature of the Facility. Comments may also be submitted to the Agency in writing or electronically prior to the Public Hearing. Minutes of the Public Hearing will be transcribed and posted on the Agency’s website. A copy of the Application for Financial Assistance filed by the Company with the Agency, including an analysis of the costs and benefits of the proposed Project, is available for public inspection at the offices of the Agency, 584 Phoenix Drive, Rome, New York.

ONEIDA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

Dated: June 28, 2021

By: /s/ Shawna M. Papale, Executive Director