

VIRTUAL PUBLIC HEARING SCRIPT

**Sucro Real Estate NY, LLC and/or
Individual(s) or Affiliate(s),
Subsidiary(ies), or Entity(ies) formed or
to be formed on its behalf Project**

Public Hearing to be held on December 30, 2020 at 12:00 p.m.
via Virtual Conference Software

ATTENDANCE:

Jose Guillermo Rodriguez – Sucro Real Estate Corporation
Carrie Hocieniec – ECIDA
Brian Krygier – ECIDA

☒ 1. WELCOME: Call to Order and Identity of Hearing Officer.

Hearing Officer: Welcome. This public hearing is now open; it is 12:00 p.m. My name is Grant Lesswing. I am the Business Development Officer of the Erie County Industrial Development Agency, and I have been designated by the Agency to be the hearing officer to conduct this virtual public hearing. This public hearing is being live-streamed and made accessible on the Agency's website at www.ecidany.com. Pre-registration for anyone wishing to speak at today's public hearing was required through our website. Today I am joined by Brian Krygier, ECIDA Systems Analyst who will be the Hearing Moderator and he will be managing the public comment portion of this hearing.

☒ 2. PURPOSE: Purpose of the Hearing.

Hearing Officer: We are here to hold the public hearing on the Sucro Real Estate NY, LLC and/or Individual(s) or Affiliate(s), Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf project. The transcript of this hearing will be reviewed and considered by the Agency in determination of this project. Notice of this hearing appeared in The Buffalo News on December 18, 2020.

☒ 3. PROJECT SUMMARY: Description of Project and Contemplated Agency Benefits.

Hearing Officer: The proposed project (the "Project") consists of: (i) the acquisition by the Agency of a leasehold interest in approximately 12 acres of real property located at 2303 Hamburg Turnpike, Lackawanna, New York (the "Land") and the existing improvements located thereon, consisting of two buildings totaling approximately 174,600 square feet (the "Existing Improvements"), (ii) the renovation of the Existing Improvements and the construction of a new approximately 33,600 square foot building (the "Improvements") all for the purposes of accommodating new bulk and finished product storage, logistical operations, as well as sugar refining operations of the Company, and (iii) the acquisition by the Company in and around the Land, the Existing Improvements, and the Improvements of certain items of machinery, equipment and other

tangible personal property (the "Equipment"; and, together with the Land, the Existing Improvements and the Improvements, the "Facility"). The Facility will be initially operated and/or managed by the Company.

The proposed financial assistance contemplated by the Agency includes New York State and local sales and use tax exemption benefits, mortgage recording tax exemption benefits, and real property tax abatement benefits (in compliance with Agency's uniform tax exemption policy).

4. FORMAT OF HEARING: Review rules and manner in which the hearing will proceed.

Hearing Officer: All those who have joined this conference call were required to pre-register through our website (www.ecidany.com). Everyone who has pre-registered will be given an opportunity to make statements and/or comments on the Project.

If you have a written statement or comment to submit for the record, please submit it on the Agency's website or mail to the Agency at 95 Perry Street, Suite 403, Buffalo, New York 14203. The comment period closes on January 26, 2021. There are no limitations on written statements or comments.

5. PUBLIC COMMENT: Hearing Officer gives the Public an opportunity to speak.

Hearing Officer: Those interested in making a statement or comment will be called upon by Brian in the order that they registered for this meeting. Please begin by stating your name and address; if you are representing a company, please identify the company. I request that speakers keep statements and/or comments to 5 minutes, and if possible, 3 minutes.

The Hearing Moderator introduces each participant in the order they registered for this meeting.

Jose Guillermo Rodriguez – Project Engineer. The project consists of developing a full-scale sugar refinery at the former Bethlehem Steel site, including completion of environmental remediation. We will renovate the former boiler house and powerhouse buildings and construct a new building. The three buildings will serve as a production facility, a finished product storage, and a raw sugar warehouse respectively. Our estimates indicate that the refinery will be running at 65% capacity starting 2022 with 45 new employees, and at 100% capacity by 2024 with approximately 10 more employees. The work that needs to be completed for the renovations of these buildings will generate income to local contractors and their employees. The budget for this project is \$19,000,000, including land, renovation, manufacturing equipment, and soft costs. The development of this plant will cement Sucro as an alternative to the dominant US refiners.

6. ADJOURNMENT:

As there were no further statements and/or comments, the Hearing Officer closed the public hearing at 12:04 p.m.

**SIGN IN SHEET
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Project Location: 2303 Hamburg Turnpike, Lackawanna, New York 14218

Name	Company and/or Address	X box to speak/ comment
Jose Guillermo Rodriguez	Sucro Real Estate Corporation 1951 Hamburg Turnpike Lackawanna, New York 14218	X
Carrie Hocienec	ECIDA 95 Perry Street, Suite 403 Buffalo, New York 14203	
Brian Krygier	ECIDA 95 Perry Street, Suite 403 Buffalo, New York 14203	