

## NOTICE OF PUBLIC HEARING

Pursuant to Article 18-A of NYS General Municipal Law, a public hearing will be conducted electronically, as hereinafter described, by the Erie County Industrial Development Agency (the "Agency") on March 30, 2021 at 10:00 a.m. regarding the project, as described below, said public hearing, given the ongoing COVID-19 public health crisis and related Executive Orders issued by Governor Andrew M. Cuomo, to now be conducted electronically as hereinafter described. **PLEASE NOTE the special hearing logistics and instructions included at the end of this notice.**

Polymer Conversions, Inc., and/or Individual(s) or Affiliate(s), Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf (the "Company"), has submitted an application to the Agency (a copy of which is on file at the office of the Agency) requesting the Agency to undertake a certain project (the "Project") consisting of: (i) the acquisition (or retention) by the Agency of a leasehold or other interest in certain property located at 5732 Big Tree Road, Town of Orchard Park, Erie County, New York (the "Land") and the existing improvements located thereon (the "Existing Improvements"); (ii) the construction on the Land of an approximately 41,500+/- square-foot expansion to the Existing Improvements for the purpose of expanding and consolidating the Company's cleanroom manufacturing space, warehouse space, engineering offices, tool room space, and meeting space (the "Improvements"); and the acquisition and installation in and around the Existing Improvements and Improvements of certain items of equipment, machinery and other tangible personal property (the "Equipment"; and, collectively with the Land, the Existing Improvements and the Improvements, the "Facility").

The Agency will acquire a leasehold interest in the Facility and lease the Facility back to the Company. The Company will operate the Facility during the term of the lease. At the end of the lease term, the leasehold interest will be terminated. The Agency contemplates that it will provide financial assistance to the Company for qualifying portions of the Project in the form of sales and use tax exemption benefits, mortgage recording tax exemption benefits, and real property tax abatement benefits consistent with the policies of the Agency.

### **PLEASE NOTE SPECIAL PUBLIC HEARING CONDUCT INSTRUCTIONS AND INFORMATION:**

In accordance with Section 859-a of the NYS General Municipal Law, a representative of the Agency will present a copy of the Company's Project Application which is also available for viewing on the Agency's website at [www.ecidany.com](http://www.ecidany.com) under tab Events/Public Hearings & Meetings. However, given the ongoing COVID-19 public health crisis and related Executive Orders issued by Governor Andrew M. Cuomo, the Agency will not be able to accommodate any in-person public attendance or participation at this hearing. Nonetheless, and in furtherance of the provisions of Section 859-a of the NYS General Municipal Law requiring interested parties be provided a reasonable opportunity, both orally and in writing, to present their views with respect to the Project, and pursuant to Governor Cuomo's Executive Order 202.15 issued on April 9, 2020 authorizing the conduct of public hearings through use of telephone conference, video conference and/or other similar service, the Agency will livestream the Public Hearing for those wanting to listen only at <https://www.ecidany.com/streaming>. The Agency will provide

public access to provide oral comments during the Public Hearing at <https://www.ecidany.com/public-comment-and-registration>. If you would like to make oral comments at the Public Hearing, please register to do so no later than 12:00 p.m. on March 29, 2021. After registering, you will receive a confirmation email containing information about joining the call to provide oral comments. Finally, the Agency also encourages all interested parties to submit written comments to the Agency, which will all be included within the public hearing record. Any written comments may be sent on the Agency's website, or mailed to the Agency at 95 Perry Street-Suite 403, Buffalo, NY 14203 until the comment period closes at 4:00 p.m. on April 27, 2021.

Erie County Industrial Development Agency



## Polymer Conversions, Inc. 2021 Expansion

Instructions and Insurance Requirements Document

### Section I: Applicant Background Information

Please answer all questions. Use "None" or "Not Applicable" where necessary. Information in this application may be subject to public review under New York State Law.

#### Applicant Information - Company Receiving Benefit

<b>Project Name</b>	2021 Expansion
<b>Project Summary</b>	Polymer Conversions proposes a 41,000 square foot expansion of its Orchard Park facility, located at 5732 Big Tree Road, Orchard Park. The expansion, on the north side of the facility, would expand and consolidate Polymer's cleanroom space, accommodating future growth and also leading to greater operational efficiency. The expansion, on the west side of the facility, would expand Polymer's engineering offices and meeting space as well as increase the size of the tool room.
<b>Applicant Name</b>	Polymer Conversions, Inc.
<b>Applicant Address</b>	5732 Big Tree Road
<b>Applicant Address 2</b>	
<b>Applicant City</b>	Orchard Park
<b>Applicant State</b>	New York
<b>Applicant Zip</b>	14127
<b>Phone</b>	(716) 622-8550
<b>Fax</b>	
<b>E-mail</b>	bharp@polymerconversions.com
<b>Website</b>	<a href="https://polymerconversions.com/">https://polymerconversions.com/</a>
<b>NAICS Code</b>	326199

#### Business Organization

<b>Type of Business</b>	Corporation
<b>Year Established</b>	1979
<b>State in which Organization is established</b>	New York

#### Individual Completing Application

<b>Name</b>	Benjamin J. Harp
<b>Title</b>	President
<b>Address</b>	5732 Big Tree Road
<b>Address 2</b>	
<b>City</b>	Orchard Park

**State** New York  
**Zip** 14127  
**Phone** (716) 913-4701  
**Fax**  
**E-Mail** bharp@polymerconversions.com

Company Contact (if different from individual completing application)

**Name**  
**Title**  
**Address**  
**Address 2**  
**City**  
**State**  
**Zip**  
**Phone**  
**Fax**  
**E-Mail**

Company Counsel

**Name of Attorney** Christopher H. Brown, Jr., Esq.  
**Firm Name** Roach Lennon & Brown, PLLC  
**Address** 535 Washington Street, Suite 1000  
**Address 2**  
**City** Buffalo  
**State** New York  
**Zip** 14203  
**Phone** (716) 235-3025  
**Fax** (716) 235-3026  
**E-Mail** chbrown@rlbattorneys.com

Benefits Requested (select all that apply).

**Exemption from Sales Tax** Yes  
**Exemption from Mortgage Tax** Yes  
**Exemption from Real Property Tax** Yes  
**Tax Exempt Financing\*** No

\* (typically for not-for-profits & small qualified manufacturers)

Applicant Business Description

**Describe in detail company background, history, products and customers. Description is critical in determining eligibility.**

Polymer Conversions, Inc. (PCI) is a premier precision custom plastics injection molder located in Orchard Park, New York. Since 1979, PCI has specialized in highly technical, tight-tolerance medical devices, medical components, biometric devices, gearing parts, and turnkey product solutions. PCI manufactures, among other products, small-part precision Class I & II medical device components/assemblies and other complex critical-to-life injection molded products. It excels on projects that are highly technical and require engineering horsepower, robust tooling, stringent validations, and ultra-consistent quality. PCI's molded products are used in the manufacture of critical-to-life medical device, life science, pharmaceutical, biomedical, veterinary, and dental industries. PCI's capabilities include offering customers full-service plastic part manufacturing, including Program/Project Management, Product Design Review, and Tooling Design Review. PCI also offers secondary operations include pad printing, testing, joining, labeling, specialty packaging and other value-added services, including sophisticated robotic assembly. In addition to plastic injection, PCI offers liquid silicon rubber (LSR) molding, located at a different facility, a highly complementary technology in the medical device space. End markets for PCI products include respiratory care, pharmaceutical filtration, drug delivery, pharmaceutical and personal care, ENT devices, blood diagnostics and enteral feeding. PCI was founded in 1979. In August 2020, PCI was sold to Medbio Intermediate Holding LLC ("Medbio"). Medbio is an outsourced manufacture specializing in clean room injection molding and assembly for medical, life science, and biotechnology devices. The acquisition of PCI creates a premier medical device manufacturing platform of scale and capable of supporting growth for PCI's customers. Medbio is a portfolio company of Graham Partners, a leading private investment firm targeting technology-driven advanced manufacturing companies. PCI's main manufacturing facility at 5732 Big Tree Road (the "Facility") is fully equipped with Computer Integrated Manufacturing (CIM)-monitored systems that apply Six Sigma principles to its 32 injection molding presses ranging from 55 to 390 tons of clamping force, and 2 liquid silicon rubber molding machines. The Facility includes a clean room molding area, and secondary operations with decorating, assembly, custom automation, packaging capabilities and a full-service tool room with mold making capabilities. PCI was initially ISO registered in 1997 and currently holds ISO 13485:2016 and ISO 9001:2015. PCI has occupied the Facility since 1990, when the first phase of construction was completed (approximately 37,000 square feet). In 2012, PCI completed a 27,300 square foot addition on the north side of the building (the "2012 Expansion") and the current footprint comprises approximately 65,000 square feet and sits on nearly 15 acres of land. The Agency sponsored the 2012 Expansion with an Agreement for Payment in Lieu of Real Estate Taxes, dated April 1, 2008, Company Lease, dated April 1, 2008, and Agency Lease Agreement, dated April 1, 2008 (the "2008 IDA").

<b>Estimated % of sales within Erie County</b>	10 %
<b>Estimated % of sales outside Erie County but within New York State</b>	15 %
<b>Estimated % of sales outside New York State but within the U.S.</b>	25 %
<b>Estimated % of sales outside the U.S.</b>	50 %

(\*Percentage to equal 100%)

**For your operations, company and proposed project what percentage of your total annual supplies, raw materials and vendor services are purchased from firms in Erie County?**

30

**Describe vendors within Erie County for major purchases**

MJ Mechanical - Clean Room Cintas - Clean Room Garments

**Section II: Eligibility Questionnaire - Project Description & Details**

Project Location

**Address of Proposed Project Facility**

5732 Big Tree Road

**Town/City/Village of Project Site**

Orchard Park

**School District of Project Site**

Orchard Park

**Current Address (if different)**

**Current Town/City/Village of Project Site (if different)**

**SBL Number(s) for proposed Project**

161.18-2-15 and 161.18-2-15./A

**What are the current real estate taxes on the proposed Project Site**

Subject to 2008 IDA PILOT

**If amount of current taxes is not available, provide assessed value for each.**

Land

\$ 94,020.00

Building(s)

\$ 2,061,856.00

If available include a copy of current tax receipt.

**Are Real Property Taxes current at project location?**

Yes

**If no please explain**

\*The ECIDA has an unpaid tax policy and you will be required to certify all taxes and PILOTS are current.

**Does the Applicant or any related entity currently hold fee title or have an option/contract to purchase the Project site?**

Yes

**If No, indicate name of present owner of the Project Site**

**Does Applicant or related entity have an option/contract to purchase the Project site?**

No

**Describe the present use of the proposed Project site (vacant land, existing building, etc.)**

Advanced Manufacturing facility for Polymer Conversions, Inc.

**Provide narrative and purpose of the proposed project (new build, renovations) square footage of existing and new construction contemplated and/or equipment purchases. Identify specific uses occurring within the project. Describe any and all tenants and any/all end users: (This information is critical in determining project eligibility)**

34,200SqFt expansion on the north side will add to PCI's cleanroom manufacturing space and increased warehouse space to support manufacturing. 7,150SqFt expansion on west side will add to PCI's tool room capability and increased office space for engineering. All expansion space is designed to support Polymer's continued growth in contract manufacturing services for the medical device industry.

**Municipality or Municipalities of current operations**

Town of Orchard Park

**Will the Proposed Project be located within a Municipality identified above?**

Yes

**Will the completion of the Project 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?**

No

**If the Proposed Project is located in a different Municipality within New York State than that Municipality in which current operations are being undertaken, is it expected that any of the facilities in any other Municipality will be closed or be subject to reduced activity?**

No

(If yes, you will need to complete the Intermunicipal Move Determination section of this application)

**Is the project reasonably necessary to prevent the project occupant from moving out of New York State?**

Yes

**If yes, please explain and identify out-of-state locations investigated, type of assistance offered and provide supporting documentation available**

MedBio corporate headquarters is based in Grand Rapids, Michigan. MedBio Grand Rapids location has acquired a building contiguous to their property and is evaluating construction costs, labor markets, customer need, and State/Local incentives at both locations to determine growth decision. While Medbio has remained committed to the existing PCI facility, local financial assistance in Western New York is necessary to the growth and expansion of PCI's existing facility.

**Have you contacted or been contacted by other Local, State and/or Federal Economic Development Agencies?**

Yes

**If yes, please indicate the Agency and nature of inquiry below**

Michigan

**If the Project could be undertaken without Financial Assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be undertaken by the Agency:**

**Describe the reasons why the Agency's financial assistance is necessary, and the effect the Project will have on the Applicant's business or operations. Focus on competitiveness issues, project shortfalls, etc... Your eligibility determination will be based in part on your answer (attach additional pages if necessary)**

PCI is competing with several out-of-state and international competitors, both of which have lower tax burden on their respective business and employees. The ECIDA's tax incentive program will assist PCI in maintaining and growing its world-class facility and state-of-the-science manufacturing equipment and automation necessary to support its business. The tax incentives sought under this Application enables PCI to continue its growth and investment in Orchard Park and Erie County, at large, including the ability to increase its local labor force in highly specialized and well-paying manufacturing jobs.

**Please confirm by checking the box, below, if there is likelihood that the Project would not be undertaken but for the Financial Assistance provided by the Agency**

Yes

**If the Applicant is unable to obtain Financial Assistance for the Project, what will be the impact on the Applicant and Erie County?**

It could jeopardize the long term feasibility of PCI's current facility and the operations of Polymer and Silikon Technologies, which involve 125 highly competitive jobs located in Erie County. In addition, the 2021 expansion would add 45 new jobs to PCI's existing payroll. Without financial assistance, PCI would lose the opportunity to increase its local Western New York workforce by approximately 36%.

**Will project include leasing any equipment?**

No

If yes, please describe equipment and lease terms.

### Site Characteristics

**Is your project located near public transportation?**

No

**If yes describe if site is accessible by either metro or bus line (provide route number for bus lines)**

**Has a project related site plan approval application been submitted to the appropriate planning department?**

No

**If Yes, include the applicable municipality's and/or planning department's approval resolution, the related State Environmental Quality Review Act ("SEQR") "negative declaration" resolution, if applicable, and the related Environmental Assessment Form (EAF), if applicable.**

**If No, list the ECIDA as an "Involved Agency" on the related EAF that will be submitted to the appropriate municipality and/or planning department for site plan approval.**

**Will the Project meet zoning/land use requirements at the proposed location?**

Yes

**Describe the present zoning/land use**

I-1, Industrial District

**Describe required zoning/land use, if different**

N/A

**If a change in zoning/land use is required, please provide details/status of any request for change of zoning/land use requirements**

N/A

**Is the proposed Project located on a site where the known or potential presence of contaminants is complicating the development/use of the property?**

No

**If yes, please explain**

**Has a Phase I Environmental Assessment been prepared, or will one be prepared with respect to the proposed Project Site?**

No

If yes, please provide a copy.

**Have any other studies, or assessments been undertaken with respect to the proposed Project Site that indicate the known or suspected presence of contamination that would complicate the site's development?**

No

If yes, please provide copies of the study.

**If you are purchasing new machinery and equipment, does it provide demonstrable energy efficiency benefits?**

Yes

**If yes, describe the efficiencies achieved**

You may also attach additional information about the machinery and equipment at the end of the application.

**Does or will the company or project occupant perform research and development activities on new products/services at the project location?**

Yes

If yes, include percentage of operating expenses attributed to R&D activities and provide details.

10%

Select Project Type for all end users at project site (you may check more than one)

For purposes of the following, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

Will customers personally visit the Project site for either of the following economic activities? If yes with respect to either economic activity indicated below, you will need to complete the Retail section of this application.

<b>Retail Sales</b>	No	<b>Services</b>	No
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Please check any and all end uses as identified below.

- |  |                           |                                     |
|--|---------------------------|-------------------------------------|
| <b>No Acquisition of Existing Facility</b> | <b>No Assisted Living</b> | <b>No Back Office</b>               |
| <b>No Civic Facility (not for profit)</b>  | <b>No Commercial</b>      | <b>No Equipment Purchase</b>        |
| <b>No Facility for the Aging</b>           | <b>No Industrial</b>      | <b>No Life Care Facility (CCRC)</b> |



**No Market Rate Housing**      **No Mixed Use**      **No Multi-Tenant**  
**No Retail**      **No Senior Housing**      **Yes Manufacturing**  
**No Other**

For proposed facility please include the square footage for each of the uses outlined below

If applicant is paying for FFE for tenants, include in cost breakdown.

			<b>Cost</b>	<b>% of Total Cost</b>
<b>Manufacturing/Processing</b>	16,652 square feet	\$	4,300,000	51%
<b>Warehouse</b>	12,000 square feet	\$	2,200,000	26%
<b>Research &amp; Development</b>	square feet	\$	0	0%
<b>Commercial</b>	square feet	\$	0	0%
<b>Retail</b>	square feet	\$	0	0%
<b>Office</b>	8,818 square feet	\$	800,000	9%
<b>Specify Other</b>	4,200 square feet	\$	1,200,000	14%

**If you are undertaking new construction or renovations, are you seeking LEED certification from the US Green Building Council?**

No

**If you answered yes to question above, what level of LEED certification do you anticipate receiving? (Check applicable box)**

<BLANK>

**Provide estimate of additional construction cost as a result of LEED certification you are seeking**      < BLANK >

**Will project result in significant utility infrastructure cost or uses**      Yes

What is the estimated project timetable (provide dates).

**Start date : acquisition of equipment or construction of facilities**

4/26/2021

**End date : Estimated completion date of project**

10/1/2021

**Project occupancy : estimated starting date of occupancy**

10/1/2021

Project Information

**Estimated costs in connection with Project**

**1.) Land and/or Building Acquisition**

\$ 0      square feet      acres

**2.) New Building Construction**

\$ 0      square feet

**3.) New Building addition(s)**

\$ 8,500,000      41,000 square feet

**4.) Reconstruction/Renovation**

\$ 0

square feet

**5.) Manufacturing Equipment**

\$ 4,000,000

**6.) Infrastructure Work**

\$ 1,000,000

**7.) Non-Manufacturing Equipment: (furniture, fixtures, etc.)**

\$ 500,000

**8.) Soft Costs: (Legal, architect, engineering, etc.)**

\$ 250,000

**9.) Other Cost**

\$ 0

**Explain Other  
Costs**

**Total Cost**      \$ 14,250,000

Construction Cost Breakdown:

<b>Total Cost of Construction</b>	\$ 9,500,000 (sum of 2, 3, 4 and 6 in Project Information, above)
<b>Cost of materials</b>	\$ 6,175,000.00
<b>% sourced in Erie County</b>	%

Sales and Use Tax:

<b>Gross amount of costs for goods and services that are subject to State and local sales and use tax- said amount to benefit from the Agency's sales and use tax exemption benefit</b>	\$ 6,175,000
<b>Estimated State and local Sales and Use Tax Benefit (product of 8.75% multiplied by the figure, above):</b>	\$ 540,312

\*\* 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 may include a covenant by the Applicant to undertake the total amount of investment as proposed within this Application, and that the estimate, above, represents the maximum amount of sales and use tax benefit that the Agency may authorize 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.

<b>Project refinancing estimated amount, if applicable (for refinancing of existing debt only)</b>	\$ 0
<b>Have any of the above costs been paid or incurred as of the date of this Application?</b>	No
<b>If Yes, describe particulars:</b>	

Sources of Funds for Project Costs:

<b>Equity (excluding equity that is attributed to grants/tax credits):</b>	\$
<b>Bank Financing:</b>	\$ 14,250,000
<b>Tax Exempt Bond Issuance (if applicable):</b>	\$ 0
<b>Taxable Bond Issuance (if applicable):</b>	\$ 0
<b>Public Sources (Include sum total of all state and federal grants and tax credits):</b>	\$ 0
<b>Identify each state and federal grant/credit: (ie Historic Tax Credit, New Market Tax Credit, Brownfield, Cleanup Program, ESD, other public sources)</b>	0

**Total Sources of Funds for Project Costs:** \$14,250,000

**Have you secured financing for the project?** No

Mortgage Recording Tax Exemption Benefit:

Amount of mortgage, if any that would be subject to mortgage recording tax:

**Mortgage Amount (include sum total of construction/permanent/bridge financing).** 14,250,000

**Lender Name, if Known**

**Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage amount as indicated above multiplied by 3/4 of 1%):** \$106,875

Real Property Tax Benefit:

**Identify and describe if the Project will utilize a real property tax exemption benefit other than the Agency's PILOT benefit (485-a, 485-b, other):** No

IDA PILOT Benefit: Agency staff will indicate the estimated amount of PILOT Benefit based on estimated Project Costs as contained herein and anticipated tax rates and assessed valuation, including the annual PILOT Benefit abatement amount for each year of the PILOT benefit and the sum total of PILOT Benefit abatement amount for the term of the PILOT as depicted in the PILOT worksheet in the additional document section.

Percentage of Project Costs financed from Public Sector sources: Agency staff will calculate the percentage of Project Costs financed from Public Sector sources based upon the Sources of Funds for Project Costs as depicted above. The percentage of Project Costs financed from public sector sources will be depicted in the PILOT worksheet in the additional document section.

**ECIDA encourages applicants to utilize MBE/WBE contractors for their projects. Describe your company's internal practices that promote MBE/WBE hiring and utilization**

Polymer Conversions utilize MBE/WBE contractors and suppliers when appropriate and competitive.

**Is project necessary to expand project employment?**

Yes

**Is project necessary to retain existing employment?**

Yes

**Will project include leasing any equipment?**

No

If yes, please describe equipment and lease terms.

Employment Plan (Specific to the proposed project location).

You must include a copy of the most recent NYS-45 Quarterly Combined Withholding, Wage Reporting and Unemployment Insurance Return. The Labor Market Area consists of the following six counties: Erie, Niagara, Chautauqua, Cattaraugus, Wyoming and Genesee.

By statute, Agency staff must project the number of FTE jobs that would be retained and created if the request for Financial Assistance is granted. Agency staff will project such jobs over the TWO Year time period following Project completion. Agency staff converts PT jobs into FTE jobs by dividing the number of PT jobs by two (2).

Current # of jobs at proposed project location or to be relocated at project location	If financial assistance is granted – project the number of FT and PT jobs to be retained	If financial assistance is granted – project the number of FT and PT jobs to be created upon 24 months (2 years) after Project completion	Estimate number of residents of the Labor Market Area in which the project is located that will fill the FT and PT jobs to be created upon 24 months (2
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				<b>years) after project completion **</b>
<b>Full time</b>	125	125	15	15
<b>Part time</b>	0	0	0	0
<b>Total</b>	125	170	15	

Salary and Fringe Benefits for Jobs to be Retained and Created

<b>Category of Jobs to be Retained and/or Created</b>	<b># of Employees Retained and/or Created</b>	<b>Average Salary for Full Time</b>	<b>Average Fringe Benefits for Full Time</b>	<b>Average Salary for Part Time (if applicable)</b>	<b>Average Fringe Benefits for Part Time (if applicable)</b>
<b>Management</b>	8	\$ 122,314	\$ 24,000	\$ 0	\$ 0
<b>Professional</b>	17	\$ 73,000	\$ 14,600	\$ 0	\$ 0
<b>Administrative</b>	7	\$ 57,200	\$ 11,440	\$ 0	\$ 0
<b>Production</b>	108	\$ 40,000	\$ 8,000	\$ 0	\$ 0
<b>Independent Contractor</b>	0	\$ 0	\$ 0	\$ 0	\$ 0
<b>Other</b>	0	\$ 0	\$ 0	\$ 0	\$ 0

\*\* Note that the Agency may utilize the foregoing employment projections, among other items, to determine the financial assistance that will be offered by the Agency to the Applicant. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to retain the number of jobs and create the number of jobs with respect to the Project as set forth in this Application.

Employment at other locations in Erie County: (provide address and number of employees at each location):

<b>Address</b>		3176 Abbot Rd Hamburg, NY	
<b>Full time</b>	0	6	0
<b>Part time</b>	0	0	0
<b>Total</b>	0	6	0

Payroll Information

**Annual Payroll at Proposed Project Site upon completion**

8,436,972

**Estimated average annual salary of jobs to be retained (Full Time)**

48,211

**Estimated average annual salary of jobs to be retained (Part Time)**

0

**Estimated average annual salary of jobs to be created (Full Time)**

49,533

**Estimated average annual salary of jobs to be created (Part Time)**

0

**Estimated salary range of jobs to be created**

<b>From (Full Time)</b>	30,000	<b>To (Full Time)</b>	90,000
<b>From (Part Time)</b>	0	<b>To (Part Time)</b>	0

## Section III: Environmental Questionnaire

INSTRUCTIONS: Please complete the following questionnaire as completely as possible. If you need additional space to fully answer any question, please attach additional page(s).

### General Background Information

#### **Address of Premises**

5732 Big Tree Road, Orchard Park, New York 14127

#### **Name and Address of Owner of Premises**

Birch Run Inc. 5732 Big Tree Road, Orchard Park, New York 14127

#### **Describe the general features of the Premises (include terrain, location of wetlands, coastlines, rivers, streams, lakes, etc.)**

Industrial park, with wooded terrain, detention pond, and South Branch of Smokes Creek to Casenovia Creek located on the north part of the parcel

#### **Describe the Premises (including the age and date of construction of any improvements) and each of the operations or processes carried out on or intended to be carried on at the Premises**

Initial construction of Facility- 1990 27,000 square foot addition to existing Facility- 2012 Injection molding manufacturing operations, office, and warehouse space.

#### **Describe all known former uses of the Premises**

Undeveloped

#### **Does any person, firm or corporation other than the owner occupy the Premises or any part of it?**

Yes

#### **If yes, please identify them and describe their use of the property**

Polymer Conversions, Inc.- Injection molding manufacturing operations, office, and warehouse space. Polymer Conversions, Inc. is the wholly-owned subsidiary of Birch Run Inc.

#### **Have there been any spills, releases or unpermitted discharges of petroleum, hazardous substances, chemicals or hazardous wastes at or near the Premises?**

No

#### **If yes, describe and attach any incident reports and the results of any investigations**

#### **Has the Premises or any part of it ever been the subject of any enforcement action by any federal, state or local government entity, or does the preparer of this questionnaire have knowledge of: a) any current federal, state or local enforcement actions; b) any areas of non-compliance with any federal, state or local laws, ordinances, rules or regulations associated with operations over the past 12 months?**

No

#### **If yes, please state the results of the enforcement action (consent order, penalties, no action, etc.) and describe the circumstances**

#### **Has there been any filing of a notice of citizen suit, or a civil complaint or other administrative or criminal procedure involving the Premises?**

No

#### **If yes, describe in full detail**

### Solid And Hazardous Wastes And Hazardous Substances

#### **Does any activity conducted or contemplated to be conducted at the premises generate, treat or dispose of any petroleum,**

**petroleum-related products, solid and hazardous wastes or hazardous substances?**

Yes

**If yes, provide the Premises' applicable EPA (or State) identification number**

NYS Small Quantity Waste Generator EPA ID # NYD 094 167 608

**Have any federal, state or local permits been issued to the Premises for the use, generation and/or storage of solid and hazardous wastes?**

No

**If yes, please provide copies of the permits.****Identify the transporter of any hazardous and/or solid wastes to or from the Premises**

Republic Services

**Identify the solid and hazardous waste disposal or treatment facilities which have received wastes from the Premises for the past two (2) years**

Scrap resin and thermoplastic material recycled with Republic Services.

**Does or is it contemplated that there will occur at the Premises any accumulation or storage of any hazardous wastes on-site for disposal for longer than 90 days?**

No

**If yes, please identify the substance, the quantity and describe how it is stored**Discharge Into Waterbodies**Briefly describe any current or contemplated industrial process discharges (including the approximate volume, source, type and number of discharge points). Please provide copies of all permits for such discharges**

N/A

**Identify all sources of discharges of water, including discharges of waste water, process water, contact or noncontact cooling water, and stormwater. Attach all permits relating to the same. Also identify any septic tanks on site**

Sewage discharged into municipal sewer system.

**Is any waste discharged into or near surface water or groundwaters?**

No

**If yes, please describe in detail the discharge including not only the receiving water's classification, but a description of the type and quantity of the waste**Air Pollution**Are there or is it contemplated that there will be any air emission sources that emit contaminants from the Premises?**

No

**If yes, describe each such source, including whether it is a stationary combustion installation, process source, exhaust or ventilation system, incinerator or other source****Are any of the air emission sources permitted?**

No

**If yes, attach a copy of each permit.**Storage Tanks**List and describe all above and under ground storage tanks at the Premises used to store petroleum or gasoline products, or other chemicals or wastes, including the contents and capacity of each tank. Please also provide copies of any registrations/permits for the**

**tanks**

One 55 gallon drum (isopropyl alcohol)

**Have there been any leaks, spills, releases or other discharges (including loss of inventory) associated with any of these tanks?**

No

**If yes, please provide all details regarding the event, including the response taken, all analytical results or reports developed through investigation (whether internal or external), and the agencies which were involved**

Polychlorinated Biphenyls ("PCB" or "PCBs") And Asbestos

**Provide any records in your possession or known to you to exist concerning any on-site PCBs or PCB equipment, whether used or stored, and whether produced as a byproduct of the manufacturing process or otherwise.**

**Have there been any PCB spills, discharges or other accidents at the Premises?**

No

**If yes, relate all the circumstances**

**Do the Premises have any asbestos containing materials?**

No

**If yes, please identify the materials**

## Section IV: Facility Type - Single or Multi Tenant

### Is this a Single Use Facility or a Multi-Tenant Facility?

Single Use Facility

#### For Single Use Facility.

**Occupant Name** Polymer Conversions, Inc.  
**Address** 5732 Big Tree Road  
**Contact Person** Benjamin J. Harp  
**Phone** (716) 622-8550  
**Fax**  
**E-Mail** bharp@polymerconversions.com  
**Federal ID #** 20-2706624  
**SIC/NAICS Code** 326199

SS



## Section VI: Retail Determination

To ensure compliance with Section 862 of the New York General Municipal Law, the Agency requires additional information if the proposed Project is one where customers personally visit the Project site to undertake either a retail sale transaction or to purchase services.

Please answer the following:

**Will any portion of the project (including that portion of the costs to be financed from equity or other sources) consist of facilities or property that are or will be primarily used in making sales of goods or services to customers who personally visit the project site?**

No

If yes, complete the Retail Questionnaire Supplement below.

## **Section VII: Adaptive Reuse Projects**

Adaptive Reuse is the process of adapting old structures or sites for new purposes.

**Are you applying for tax incentives under the Adaptive Reuse Program?**

No

## Section VIII: Inter-Municipal Move Determination

The Agency is required by state law to make a determination that, if completion of a Project benefiting from Agency Financial Assistance results 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, Agency financial Assistance is required to prevent the project occupant from relocating out of the state, or is reasonably necessary to preserve the project occupant's competitive position in its respective industry.

### Current Address

5732 Big Tree Road

### City/Town

Orchard Park

### State

New York

### Zip Code

14127

**Will the project 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?**

No

**Will the project result in the abandonment of one or more plants or facilities of the Project occupant located within the state?**

No

**If Yes to either question, explain how, notwithstanding the aforementioned closing or activity reduction, the Agency's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry:**

**Does this project involve relocation or consolidation of a project occupant from another municipality?**

**Within New York State**

No

**Within Erie County**

No

**If Yes to either question, please, explain**

**Will the project result in a relocation of an existing business operation from the City of Buffalo?**

No

**If yes, please explain the factors which require the project occupant to relocate out of the City of Buffalo (For example, present site is not large enough, or owner will not renew leases etc.)**

**What are some of the key requirements the project occupant is looking for in a new site? (For example, minimum sq. ft., 12 foot ceilings, truck loading docs etc.)**

N/A

**If the project occupant is currently located in Erie County and will be moving to a different municipality within Erie County, has the project occupant attempted to find a suitable location within the municipality in which it is currently located?**

No

**What factors have lead the project occupant to consider remaining or locating in Erie County?**

PCI has been a leading advanced manufacturing facility in Western New York for over 30 years, and has continually grown its facility and footprint in Orchard Park. The assistance of the ECIDA, and other local agencies, throughout the years, has assisted and incentivized the company to remain in Orchard Park and continue its growth and expansion at its existing facility.

**If the current facility is to be abandoned, what is going to happen to the current facility that project occupant is located in?**

N/A

**Please provide a list of properties considered, and the reason they were not adequate. (Some examples include: site not large enough, layout was not appropriate, did not have adequate utility service, etc.) Please include full address for locations.**

N/A

## ■ Section IX: Senior Housing

IDA tax incentives may be granted to projects under the Agency's Senior Citizen Rental Housing policy when the project consists of a multi-family housing structure where at least 90% of the units are (or are intended to be) rented to and occupied by a person who is 60 years of age or older.

**Are you applying for tax incentives under the Senior Rental Housing policy?**

No