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December 21, 2020

Southern Tier Central Regional Planning & Development Board  
 8 Denison Parkway East, Suite 310  
 Corning, NY 14830

Dear Southern Tier Central Regional Planning & Development Board,

Please accept this letter as a formal update regarding the status of our proposed project in Painted Post. Please share this with all interested entities as you wish. Although some time has passed since our last communication, Tyoga Container Inc. has been working with various stakeholders to formalize a path forward with the end goal of gaining formal approval by the Village of Painted Post Planning Board.

We are providing to you a timeline which outlines the project history and conceptual development beginning in May 2019- CURRENT.

<b>May 2019</b>	Project due diligence, evaluation of prospective site locations, meetings with local and state officials, meetings with Peter Krog to understand Brownfield delineation, partnership discussion with Southern Tier Logistics
<b>Jun.-Sept.2019</b>	Concept development with architect Larry Foor and Southern Tier Logistics July 2019- Executed purchase agreement for sale of property with Village of Painted Post
<b>Dec. 2019</b>	Project scope redevelopment from pallet/dunnage manufacturing facility with 100,000 square feet warehouse space to distribution center/ revised NYS CFA submitted
<b>Feb.- May 2020</b>	Conceptual development for 600,000 square feet distribution center with Southern Tier Logistics
<b>April 2020</b>	Extended purchase agreement with Village of Painted Post/preliminary award notice received from New York State Consolidated funding
<b>May 2020</b>	Kickoff to STC Planning Board SEQR process
<b>June 2020</b>	STC Planning Board public hearing, lease agreement discussions with Southern Tier Logistics, geotechnical study initiated
<b>July 2020</b>	STC Planning Board Q&A/courtesy public hearing, lease agreement discussions with Southern Tier Logistics continued, traffic study conducted
<b>Aug. 2020</b>	IDA Board approval/STC Planning Board meeting/official award letter received from New York State/Empire State Development, lease agreement discussions with Southern Tier Logistics continued
<b>Sept./Oct. 2020</b>	Noise/vibration study completed, lease agreement discussions with Southern Tier Logistics, Individual meetings completed with third party logistics firm and their clients on the final details of a lease
<b>Nov. 2020</b>	Purchase agreement with Village of Painted Post extended to March 2021. Project remains shovel ready contingent on formal approval by STC Planning Board
<b>Dec. 2020</b>	Phase II Vibration study completed on December 10, 2020. Final summary and official report pending.

It is our understanding that formal project approval must be obtained within a 12 month period from the start of the approval process. For this reason we are planning to submit to the STC Planning and Development Board results from the Phase II Vibration study upon receiving final report from Vibra-Tech. In the meantime, please understand we are actively engaged in discussions with a local third party logistics firm and their clients on the final details of a lease while highlighting the benefits this project provides locally including financial advantages, supply chain integration, plant proximity, and partnership integration with Tyoga Container Inc.

For this reason, we respectfully ask for your careful consideration to formally approve this project based upon the following parameters;

- Tyoga Container Inc. will not formally proceed with project without a tenant partner.
- Scope of project will not exceed 600,000 square feet of warehouse space and will be completed as proposed in all formal documentation outlined within the SEQR application.
- Truck traffic will maintain compliance with all recommendations stated within traffic study as well as noise/vibration study.
- Tyoga Container Inc. will comply and enforce reduced speed limit on W. Water St. to 20 mph. and will work with officials from the Village of Painted Post to add appropriate and reasonable traffic lights and street crossings as recommended.

Thank you for your continued support of our project. We respectfully request formal approval of our project based upon the above listed parameters. From the onset of our discussion with officials from the Village of Painted Post and STC Planning and Development Board we have worked cooperatively with all stakeholders to develop a viable project that can benefit the Village of Painted Post. Please let us know if you need any additional information regarding our project.

Respectfully,



Christopher R. Morral, Executive VP  
Tyoga Container Inc.