

Poseidon KOZ Financial Impact Briefing Sheet

1. The KOZ was created to facilitate the return of environmentally impaired sites to productive use
2. The Poseidon Property fits the KOZ definition as the 1998 Poseidon Pools Bankruptcy created an environmentally impaired 27 acre site with unpaid back taxes, unpaid debt and an obsolete 300k SF Bldg. at the entrance to the Crestwood Industrial Park that needed to be torn down.
3. The Chamber assumed debts and liabilities of Poseidon to bring it back to economic use including:
 - a. + \$2 million in clean-up of the site (that still requires DEP Act 2 Clearance)
 - b. ~\$823k outstanding PIDA Loan assumed from Poseidon Pools to the State
 - c. ~\$925k outstanding BDLP Loan to the County
 - d. ~\$10k in annual tax stay payments since 1999.
 - e. ~\$432k in outstanding principal back taxes owed by Poseidon Pool
4. Upon DEP Act 2 Clearance, the Chamber will sell the property to Mericle
 - a. The Chamber/ Industrial Fund will use proceeds of the sale to pay-out the remaining Poseidon Pool Obligations.
 - b. Mericle plans to invest \$6 million to build a speculative ~200k sf facility which will result in new business attraction, approximately 170 jobs and positive economic impact to the Park
5. The KOZ is a vital part of the redevelopment strategy allowing the redeveloped site to be competitive in attracting a beneficial tenant
 - a. The KOZ is needed to compete with state and national properties offering incentives that do not have the brown field, environmentally impaired history that the Poseidon property has.
6. Current KOZ Site History on Elmwood Road has now created +\$600k in taxes for the 3 taxing bodies.
 - a. After KOZ expiration - Cardinal, AEP, Mission Foods, PepsiCo, Sealy and Cornell all have remained and pay taxes.
 - b. Two companies are expanding in Crestwood Industrial Park
 - i. Cornell - With \$8.4 million 93k sq ft addition on their former KOZ site
 - ii. FabriKal - With a 300k sq ft addition on a KOZ site with a 10 year lease against a KOZ expiring in 2024 (With high pay engineering and manufacturing jobs).
7. The Sale of the Poseidon Site will result in the following benefits:
 - a. ~\$925k BDLP Loan repayment (concluding the Chambers commitment to satisfy all the BDLP loans totaling over \$7 million repaid to LCOCD)
 - b. ~\$432k in principal only Taxes to the 3 taxing bodies
 - i. ~\$144k taxes to the county (~\$273k to Crestwood and ~\$15k to Wright Twp.)
 - c. ~\$823k settlement of the PIDA State Loan
 - d. A ~200,000 sq ft, \$6 million facility at the entrance to Crestwood Industrial Park to attract new businesses and new jobs to a site that has been fallow for over 20 years.
 - e. Expansion of the local economic impact provided by the five Chamber developed Industrial Parks : More than 200 businesses, 12,000 jobs and close to \$10 million in annual taxes
8. The KOZ extension resolution requires approval from all 3 taxing bodies: Wright Twp., Crestwood School District and Luzerne County
9. The KOZ extension has been unanimously approved by Wright Twp. and the Crestwood School District and we are seeking County Council resolution approval allowing us to submit an extension request to the Commonwealth.

The Industrial Fund is a 501 C4 non-profit organization and its 990 financial data is available to the public for inspection on Guidestar or during normal business hours in our Office.