



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

335 MONTGOMERY STREET FLOOR 2M, SYRACUSE, NY 13202
PHONE: 315.435.3770 • FAX: 315.435.3669 • ONGOVED.COM

Regular Meeting Agenda October 12, 2023

8:30 AM Call to Order Audit Committee
8:35 AM Call to Order Finance Committee
8:40 AM Call to Order the Regular Meeting of the Agency

- A. Approval of Minutes: September 14, 2023
- B. Treasurer's Report
- C. Payment of Bills
- D. Conflict of Interest

Action Items:

1. OHB ReDev, Inc. / District East (3101-22-06A)

Agency Action Requested:

- a. A resolution of the Board designating OCIDA as lead agency with respect to a coordinated review and determining that the OHB ReDev, Inc. Project:
 - i. will not have a significant adverse effect on the environment;
 - ii. will not require the preparation of an Environmental Impact Statement; and
 - iii. the Agency hereby issues a Negative Declaration pursuant to the state environmental quality review act.

Representative: Jeff Davis, OCIDA Legal Counsel, Barclay Damon LLP

2. OYA Camillus A LLC (3101-20-16C)

Agency Action Requested:

- a. A resolution of the board authorizing the sale of the membership interest of the Company.
- b. A resolution of the board authorizing an extension of the sales and use tax exemption.

Representative: Amanda Fitzgerald, OCIDA Legal Counsel, Barclay Damon LLP

3. OYA Camillus B LLC ((3101-20-17D)

Agency Action Requested:

- a. A resolution of the board authorizing the sale of the membership interest of the Company.
- b. A resolution of the board authorizing an extension of the sales and use tax exemption.

Representative: Amanda Fitzgerald, OCIDA Legal Counsel, Barclay Damon LLP

4. Review of Agency Budget for 2024

Agency Action Requested:

- a. Approval of the Agency 2024 Budget

Representative: Nate Stevens, Treasurer, OCIDA

5. Executive Session

Adjourn

DRAFT
Onondaga County Industrial Development Agency
Regular Meeting Minutes
September 14, 2023

A regular meeting of the Onondaga County Industrial Development Agency was held on Thursday, September 14, 2023, 355 Montgomery Street, Floor 2M, Syracuse, New York.

Patrick Hogan called the meeting to order at 8:32 am with the following:

PRESENT:

Patrick Hogan
Janice Herzog
Fanny Villarreal
Cydney Johnson
Elizabeth Dreyfuss

ABSENT:

Susan Stanczyk
Kevin Ryan

ALSO PRESENT:

Robert M. Petrovich, Executive Director
Nancy Lowery, Secretary
Nate Stevens, Treasurer
Karen Doster, Recording Secretary
Alexis Rodriguez, Assistant Treasurer
Len Rauch, Economic Development
Jeff Davis, Barclay Damon Law Firm
Amanda Fitzgerald, Barclay Damon Law Firm
Joe Nehme, Micron
Temesgen Fissehay, Micron
John DeSantis, Onondaga County Legislature

APPROVAL OF REGULAR MEETING MINUTES – AUGUST 20, 2023

Upon a motion by Janice Herzog, seconded by Fanny Villarreal, the OCIDA Board approved the regular meeting minutes of August 20, 2023. Fanny Villarreal abstained. Motion was carried.

TREASURER’S REPORT

Alexis Rodriguez gave a brief review of the Treasurer’s Report for the month of August 2023.

Upon a motion by Janice Herzog, seconded by Fanny Villarreal, the OCIDA Board approved the Treasurer’s Report for the month of August 2023. Motion was carried.

PAYMENT OF BILLS

Alexis Rodriguez gave a brief review of the Payment of Bills Schedule #485.

Upon a motion by Janice Herzog, seconded by Fanny Villarreal, the OCIDA Board approved the Payment of Bills Schedule #485 for \$351,953.46 with PILOT payments to City of Syracuse for \$1,791.97, Onondaga County for \$1,152.18, Town of Onondaga for \$3.60, Town of DeWitt for \$17.66, Jamesville-Dewitt Central School District for \$115.58 and Baldwinsville Central School District for \$1,529,954.00. Motion was carried.

CONFLICT OF INTEREST DISCLOSURE

The Conflict of Interest was circulated and there were no conflicts.

CAMILLUS MILLS REDEVELOPMENT COMPANY, INC./CAMILLUS MILLS PHASE II, LLC (3101-21-08A) MODIFICATION MEETING

Amanda Fitzgerald stated this is an extension of their sales and use tax exemption. She stated the Camillus Mills project ran into a delay of about 8 months because they were correcting their FEMA mapping. She stated their sales and use tax exemption is scheduled to go through the end of the year and they have asked for an extension through the end of April 2024.

Robert Petrovich asked if it is an extension of time and not extension of benefits. Amanda Fitzgerald stated it is just an extension of time not benefits.

Upon a motion by Janice Herzog, seconded by Fanny Villarreal, the OCIDA Board approved a resolution authorizing an extension of Sales and Use Tax Exemption and project completion date for Camillus Mills Redevelopment Company, Inc./Camillus Mills Phase II, LLC. Motion was carried.

SYRACUSE HABITAT FOR HUMANITY PROPERTY DISPOSITION

Sarah Bruce stated she is the Executive Director for the Syracuse Habitat for Humanity. She is extremely grateful for all the property OCIDA has already allowed them to deconstruct. She stated today they are looking for the addition of 8501 Burnett Road, which she believes was recently vacated, to add to the list of properties to deconstruct.

Upon a motion by Fanny Villarreal, seconded by Janice Herzog, the OCIDA Board approved a resolution authorizing disposition of property. Motion was carried.

DESTINY USA REAL ESTATE, LLC (3101-14-01B)

Amanda Fitzgerald stated Destiny USA has come to the board in connection with a project that closed in 2016 on Hiawatha Boulevard and the Agency had provided financial assistance. She stated the Agency is still in title as part of the straight lease transaction. She stated the Department of Transportation has appropriated a small piece of that property and offered compensation for that appropriation that is in connection with the I81 viaduct project. She stated the Company has asked that OCIDA release any right that they might have to that compensation. She stated any right the Agency might have is only in connection with the nominal interest we have with the straight lease transaction, so she thinks it is appropriate for the Board to authorize Mr. Petrovich to sign the documents. She stated there was a full review of the release and she feels it is a simple release just saying we are only nominally in title, and we really have no right or claim.

Patrick Hogan asked if this is the new hotel. Amanda Fitzgerald stated yes.

Patrick Hogan asked how much Destiny is getting for the property. Robert Petrovich stated \$30,000.

Upon a motion by Janice Herzog, seconded by Fanny Villarreal, the OCIDA Board approved a resolution acknowledging an appropriation of a portion of a certain project on behalf of Destiny USA Real Estate, LLC by the Department of Transportation and authorizing the execution and delivery of an assignment of claim and release in connection therewith. Motion was carried.

ENGINEERING SERVICES – CONTRACT AUTHORIZATION

Robert Petrovich stated this is an increase of \$10,000 to the existing contract we have with Barton & Loguidice. He stated they have been working with us on the White Pine South or Caughdenoy Industrial Park which is a supply chain site we are developing in support of the Micron project. He stated this authorization is for additional services to work OCIDA along with WEP and OCWA to locate and appropriately size a pump station and conveyance line that needs to be installed to support sanitary sewer service to the White Pine site on behalf of Micron and for OCWA to be able to put in a couple of supply lines for water to the site. He stated this is an additional authorization to do the work on our behalf.

Upon a motion by Janice Herzog, seconded by Fanny Villarreal, the OCIDA Board approved a resolution authorizing a contract with Barton & Loguidice in the amount of \$10,000 for engineering services at Caughdenoy Industrial Business Park. Motion was carried.

MICRON NEW YORK SEMICONDUCTOR MANUFACTURING LLC (3191023-07A)

Jeff Davis stated he is going to walk the Board through the two resolutions that are on the agenda for consideration. He stated Micron has submitted an application to OCIDA for financial benefits, incentives for the project, a PILOT, sales and use tax exemption, etc. He stated the application roughly covers about 806 acres plus or minus and 2 fabs. He stated with that application an environmental assessment form under SEQRA was included to analyze the full build because that is what is required to look at when we are looking at a project like this under the state statute. He stated we are looking at the full build from an environmental standpoint which is roughly 1,400 acres and 4 fabs. He stated Micron has submitted an environmental assessment form that addresses the full build out of the Micron campus along with some ancillary facilities that are off the Micron campus which all is explained in the project description in the application, the EAF narrative, etc. He stated Barclay Damon in conjunction with the Agency's consultant, JMT, reviewed the EAF and also looked at and prepared a draft EAF part two, which allows the agency to look at the potential impacts as a result of the proposed project. He stated earlier this year we submitted a resolution and was passed for our intent to be lead agency. He stated those letters of intent went out to all involved and interested parties. He stated five involved agencies returned and consented or had no objection to OCIDA being lead agency for SEQRA. He stated the other involved agencies did not respond, they have

a statutory period of 30 days, so they are past the statutory period. He stated the first resolution in front of the Board goes through two different steps. He stated one is officially establishing the Agency as lead agency. He stated the prior resolution was our intent. He stated no one objected and no one else said they wanted to be, so we are officially saying we are lead agency. He stated the second part of the first resolution is adopting the contents of the EAF part two. He stated the EAF part two looked at the various potential impacts for the project and when impacts fall into a potentially moderate or large category that triggers a determination as to whether and how you will proceed environmentally. He stated in this case, if you will get to part two in your packet, moderate to large impacts were in the areas of impacts to land, impacts to surface water, impacts on groundwater, impacts on flooding, impacts on air, impacts on plant and animals, impacts on agricultural resources, impacts on aesthetic resources, impacts on historic and archaeological resources, impacts on open space, impacts on traffic, impacts on energy, impacts on noise, odor and light, impacts on human health, consistency with community plans and consistency with community character. He stated part two means there could be potential moderate to large impacts and so as a result of that, the second part of the first resolution before the Board is the agency adopting that part two, and determining that the proposed Micron project, the full build, may result in one or more significant adverse impacts on the environment and that an environmental impact statement must be prepared to further assess the impacts and possible mitigation and to explore alternatives to avoid or reduce those impacts, accordingly, and therefore, the Agency is authorizing the completion of a SEQRA EAF part three of the full environmental assessment form in accordance with this resolution. He stated we are authorizing and arranging for the publication and distribution of this positive declaration and a notice of intent to prepare a draft environmental impact statement, and to take all other such actions as are necessary and appropriate to assist the Agency in fulfilling the requirements of SEQRA for the proposed Micron project and to work with the company and its agents in connection therewith. He stated the first resolution is declaring OCIDA lead agency, adopting the recommendations of part two, issuing a positive declaration based upon that part two, and moving forward with the SEQRA process under part three for the positive declaration.

Upon a motion by Fanny Villarreal, seconded by Janice Herzog, the OCIDA Board approved a resolution designating OCIDA as lead agency with respect to a coordinated review and determining to issue a positive declaration pursuant to the state environmental quality review act. Motion was carried.

Jeff Davis stated the second resolution before the Board is a natural offshoot of the resolution just passed. He stated it was determined to be a positive declaration so now the SEQRA process is starting, and that process commences with a scoping process. He stated a draft scoping document has been prepared in conjunction with the applicant. He stated the Board packet has the draft scoping document. He stated it has been reviewed and determined it is ready for review and comment by all involved and interested agencies and also by the public in accordance with SEQRA. He stated the resolution in front of the Board is declaring scoping shall be conducted in accordance with SEQRA and that the draft scoping document is sufficiently complete to allow the opportunity for comment. He stated Agency Counsel is authorizing to arrange for publication and distribution of the draft scoping documents, provide all necessary notifications of a public scoping meeting and comment period to all involved and interested agencies and to any individual that has expressed an interest in writing and to take all other such actions as are necessary and appropriate to assist the Agency in fulfilling the requirements under SEQRA for the proposed Micron project, and to work with the company and its agents in connection. He stated the Agency is duly authorizing and noticing a public scoping meeting to be held on October 11, 2023, to consider comments on the draft scoping document. He stated we are also opening a written comment period on the draft scoping document and written comments will be received by the Agency until October 20, 2023. He stated that is the second resolution before the board and will commence the environmental review process and the public involvement in the environmental review process.

Cydney Johnson asked if there are any thoughts or indications on the attendance at the October 11 meeting. Jeff Davis stated not as of yet. He stated meeting will be held at the North Syracuse Junior High School auditorium. He stated the scoping document does encourage speakers to register in advance and depending upon that registration and the number of people in attendance we can limit the time period of people to speak because everyone needs an opportunity to speak. He stated the scoping document is lengthy and lays out all the criteria, the project background, the process that is going to be done, the purpose in need of the projects, the alternatives and description of the proposed action, the analysis framework, etc. He stated that document is kind of the initial roadmap that will be done and commented on by the public. He stated the end of that process, after we closed the public comment period, received all comments, public hearing is closed, will be the development of a final scoping document. He stated that final scoping document is the roadmap for the development of the draft environmental impact statement.

Patrick Hogan stated it is an open transparent process that has been followed by many of our projects. Robert Petrovich stated it is a statutory requirement. He stated the hearing will commence at 6:30 PM at the North Syracuse Junior High School Auditorium.

Janice Herzog asked if there are items that need to be addressed or a resolution and how does that happen. Jeff Davis stated in terms of commenting on the project, they can review the scoping document. He stated the scoping document also directs to the project website that has been established by Micron, the applicant, and also the OCIDA website. He stated all the materials will be there. He stated anyone from the public or an involved agency can raise questions or comments with regard to an environmental issue on the project. He stated as we get to the final scoping document, all comments will develop what needs to be reviewed and studied. He stated as we get into the draft environmental impact statement, the applicant and their consulting team will study the potential impacts, determining the extent of those impacts and determining what mitigation is necessary to address those impacts. He stated that process also works hand in hand with the involved agencies that likely have the biggest interest and the determination of the mitigation. He stated for instance on traffic, New York State DOT, County DOT, the Town of Clay, the Town of Cicero, etc.; those agencies would be involved in the discussion and the development of a mitigation plan with regard to the potential impact. He stated that would go into the draft environmental impact study that would lay out concern, mitigation and how it's being addressed, and that document goes out again for comment. He stated ultimately all the comments must be put into a final environmental impact statement and be addressed. He stated every comment after the draft is logged, has to be addressed as an exhibit of the Final EIS and how you have addressed the common core concern to the maximum extent practicable. He stated this is the start of a process that is many months long to get to ultimately the goal of getting to a final environmental impact statement that is addressing those potential impacts.

Fanny Villarreal asked if the documents would come back before the Board. Jeff Davis stated yes. He stated this Board is lead agency for SEQRA so this Board will need to accept the final scoping document, accept the draft environmental impact statement, and say it is ready to go out for public comment, as well as accept the final environmental impact statement. He stated the Board will have to adopt its own finding statement at the end of that process.

Patrick Hogan asked if the Board would get all the minutes from the hearing. Jeff Davis stated yes.

Robert Petrovich stated he thinks the short answer is that there's more than one opportunity for the public to participate and comment.

Elizabeth Dreyfuss asked if this is the only meeting, and they can write in their comments. Jeff Davis stated this is the only meeting on the draft scoping document. He stated there will be future meetings as we get into the draft EIS process, etc. He stated a public hearing will be held but the comment period will be open until the 20th so all written comments can come in before or after that meeting.

Elizabeth Dreyfuss asked how notice of the meeting is given. Jeff Davis stated it is required that a notice be put in the Environmental Notice Bulletin by DEC and the notice has been prepared. He stated it is also required to be put in the Syracuse Post Standard so there is a quarter page ad that goes in for the public hearing. He stated it will be on the OCIDA website. He stated it will be part of this meeting and resolution. He stated the paper will likely advise people of it.

Fanny Villarreal asked if Micron will be at the meeting. Jeff Davis stated yes but it is important to note this is an OCIDA led scoping meeting as lead agency to address comments. He stated it is not necessarily a question-and-answer period. He stated it is a time to let people speak and address their comments. He stated all their comments are noted and those comments are addressed through the development of the Final EIS.

Cydney Johnson asked if the OCIDA team will handle this. Robert Petrovich stated yes.

Jeff Davis stated the whole meeting will be recorded, there will be a stenographer with full minutes of that. He stated if the Board members can attend the meeting or the full extent of the meeting the minutes will all be available for the Board's review and will be summarized by OCIDA's team that is working on this.

Upon a motion by Janice Herzog, seconded by Fanny Villarreal, the OCIDA Board approved a resolution finding the draft scoping document is sufficient for public review, opening a thirty-day

public comment period during which a public hearing will be held on October 11, 2023. Motion was carried.

Temesgen Fissehay stated Jeff Davis did a great job explaining the process. He stated he would be more than happy to answer any questions.

ADJOURN

Upon a motion by Janice Herzog, seconded by Fanny Villarreal, the OCIDA Board adjourned the meeting at 8:50 am. Motion was carried.

Nancy Lowery, Secretary



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September 30, 2023

Revenue / Expense / Income	Current Period	Current YTD	2023 Budget Amount	Current YTD Change to Budget
Operating/Non-Op Revenue	397,476	2,564,772	1,472,880	1,091,892
Administrative Expense	61,919	455,276	816,000	(360,724)
Operating/Program Expense	48,285	577,355	656,880	(79,525)
Net Ordinary Income	287,272	1,532,141	-	1,532,141

Current Assets	Current YTD	Prior YTD
Total Cash	9,248,910	6,565,940
Less Pass Through Received	4,948,937	2,494,286
Available Cash	4,299,973	4,071,654
Receivables	536,222	256,848
Total	4,836,194	4,328,502

Receivables	
0-120 days	536,222
> 120 days	
Total	536,222

Onondaga County Industrial Development Agency

Profit and Loss

September 2023

	TOTAL
Income	
500 Operating Revenue	
2116 Fees	
2116.1 Agency Fees	277,362.00
2116.3 WPCP Agency Fee	111,111.11
Total 2116 Fees	388,473.11
2410 Lease Income	1,224.30
Total 500 Operating Revenue	389,697.41
501 Non-Operating Revenue	
2401 Interest Income	7,778.49
Total 501 Non-Operating Revenue	7,778.49
534 Pilot & Pass Thru Revenue	
529 PILOT Income	1,469,019.46
Total 534 Pilot & Pass Thru Revenue	1,469,019.46
550 WPCP Pass Thru Revenue	463,103.16
Total Income	\$2,329,598.52
GROSS PROFIT	\$2,329,598.52
Expenses	
6400 Operating Expense	
6406 Other Professional Services	
6406.50 Consulting Services	5,000.00
Total 6406 Other Professional Services	5,000.00
6407 Administrative Expense	61,918.59
6408 Meeting Expenses	198.84
6409 Conference Attendance	542.68
6410 Office Expense	542.60
6411 Memberships / Sponsorships	1,102.00
6415 FTZ	825.00
Total 6400 Operating Expense	70,129.71
6500 Agency Program Expenses	
6510 White Pine Commerce Park	
6510.5 Insurance	37,612.50
6510.7 WPCP Marketing	2,461.50
Total 6510 White Pine Commerce Park	40,074.00
Total 6500 Agency Program Expenses	40,074.00
6600 Non-Operating Expenses	
6605 Pilot & Pass Thru Expenses	
6605.2 PILOT Expense	1,438,763.00
Total 6605 Pilot & Pass Thru Expenses	1,438,763.00
Total 6600 Non-Operating Expenses	1,438,763.00

Onondaga County Industrial Development Agency

Profit and Loss

September 2023

	TOTAL
6610 WPCP Pass Thru Expenses	
6610.1 Barclay Damon	177,777.78
6610.2 JMT	128,787.88
6610.6 Barton & Loguidice	8,100.00
6610.7 Gorick Construction	148,437.50
Total 6610 WPCP Pass Thru Expenses	463,103.16
Total Expenses	\$2,012,069.87
NET OPERATING INCOME	\$317,528.65
NET INCOME	\$317,528.65

Onondaga County Industrial Development Agency

Balance Sheet

As of September 30, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
200 Cash	0.00
200.1 Cash - M & T Checking	8,349,418.51
200.2 Cash - M & T Money Maker Savings	908,399.03
200.4 Destiny USA Restricted Cash	-8,957.82
210 Petty Cash	50.00
Total 200 Cash	9,248,909.72
Total Bank Accounts	\$9,248,909.72
Accounts Receivable	
380 Accounts Rec.	
380.6 A/R Fees, Lease & PILOT	1,348,753.01
Total 380 Accounts Rec.	1,348,753.01
Total Accounts Receivable	\$1,348,753.01
Other Current Assets	
480 Prepaid Expenses	
480.4 Credit Balance on Card	-3,400.00
Total 480 Prepaid Expenses	-3,400.00
Total Other Current Assets	\$ -3,400.00
Total Current Assets	\$10,594,262.73
Fixed Assets	
100 Land	
101 White Pines Commerce Park	2,503,051.37
101.1 WPCP GEIS	
101.101 CHA GEIS 1	267,452.05
101.102 CHA GEIS 2	219,439.36
101.104 GEIS Reg Plan Board Overview	19,797.74
Total 101.1 WPCP GEIS	506,689.15
101.2 WPCP Legal	69,774.25
101.3 Engineering Services	52,675.00
101.301 Temporary Access	4,055.44
101.4 Environmental/Demo Services	10,318.98
Total 101.3 Engineering Services	67,049.42
101.5 Land Acquisition Costs	
101.501 Land Purchases	1,160,063.57
101.502 Closing Costs	3,168.14

Onondaga County Industrial Development Agency

Balance Sheet

As of September 30, 2023

	TOTAL
Total 101.5 Land Acquisition Costs	1,163,231.71
101.6 WPCP Marketing	2,984.34
Total 101 White Pines Commerce Park	4,312,780.24
106 North Salina Properties	0.00
106.1 435 North Salina	17,083.55
106.3 435 North Salina Building	634,421.53
Total 106 North Salina Properties	651,505.08
107 800 Hiawatha	604,840.42
Total 100 Land	5,569,125.74
104 Machinery & Equipment	
104.1 Office Furniture	1,429.00
104.2 Equipment	4,589.00
Total 104 Machinery & Equipment	6,018.00
211 A/D Office Furniture	-4,124.00
213 A/D Buildings	-113,870.00
250 Investment in Real Property	29,508,083.00
Total Fixed Assets	\$34,965,232.74
Other Assets	
240 Blue Sky Redevelopment	1,641.76
Total Other Assets	\$1,641.76
TOTAL ASSETS	\$45,561,137.23
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
300 WPCP Pass Thru Payable	1,276,522.48
Total Accounts Payable	\$1,276,522.48
Other Current Liabilities	
600 Accounts Payable	0.00
600.1 Due to Related Party - OED	455,275.33
600.102 Due to BD WPCP	-0.34
600.204 OHB Redev LLC Funds	296,449.15
600.205 Exp Pay Prev Period	9,700.03
600.206 Mileage Reimbursement	0.34
600.208 BlueRock Energy Agreement Deposit	25,000.00
600.209 Syracuse Rail Overpayment	500.00
600.3 Onondaga County Loan	28,080,656.77
600.31 Accrued Interest - OC Note Payable	488,656.00
Total 600.3 Onondaga County Loan	28,569,312.77

Onondaga County Industrial Development Agency

Balance Sheet

As of September 30, 2023

	TOTAL
Total 600 Accounts Payable	29,356,237.28
601 PILOT and Pass Thru Payable	
602 Pass Thru Payable	32,471.00
603 PILOT Pass Thru	1.01
Total 601 PILOT and Pass Thru Payable	32,472.01
631 Due to Other Governments	
631.1 Towns	
631.105 Camillus	173,614.97
631.12 Dewitt	-21.86
631.145 Onondaga	-4.45
631.15 Salina	-0.81
Total 631.1 Towns	173,587.85
631.3 Schools	
631.305 Baldwinsville	-1,529,954.00
631.325 Jamesville-Dewitt	-143.05
631.356 Syracuse	-114,994.17
631.36 West Genesee	612,221.21
Total 631.3 Schools	-1,032,870.01
631.4 Onondaga County	47,476.70
631.5 City of Syracuse	-65,309.94
Total 631 Due to Other Governments	-877,115.40
Total Other Current Liabilities	\$28,511,593.89
Total Current Liabilities	\$29,788,116.37
Total Liabilities	\$29,788,116.37
Equity	
3900 Equity Unreserved	9,753,381.97
3901 Equity-Investment Fixed Assets	2,345,838.63
463 Reserve For Contracts	368,811.84
465 Equity - Unreserved	4,017.16
Net Income	3,300,971.26
Total Equity	\$15,773,020.86
TOTAL LIABILITIES AND EQUITY	\$45,561,137.23

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILLS - SCHEDULE #486
October 12, 2023

GENERAL EXPENSES

1.	<u>BARCLAY DAMON LLP*</u> Lot 62, Final Advance	\$ 300,000.00
2.	<u>BARCLAY DAMON LLP*</u> Purchase of Lots 76-78	\$ 1,691,469.68
3.	<u>ABC CREATIVE GROUP, LLC</u> Inv#'s 7810, 7824	\$ 26,100.00
4.	<u>LEN RAUCH</u> NAFTZ Annual Conference	\$ 1,057.51
5.	<u>BARCLAY DAMON LLP</u> August 2023 Legal Costs	\$ 177,777.78
6.	<u>BARCLAY DAMON LLP</u> Legal Fee for Project #3101-23-07A	\$ 2,500.00
7.	<u>JMT OF NEW YORK, INC.</u> August 2023 Engineering Costs	\$ 128,787.88
8.	<u>BARTON & LOGUIDICE</u> April-June Pre-Demolition Costs	\$ 185,183.00
9.	<u>BARCLAY DAMON LLP</u> OHB Redev LLC, Inv#'s 5254968, 5249094	\$ 26,414.75
10.	<u>BARCLAY DAMON LLP</u> OCIDA Legal, Inv#'s 5254967, 5248915	\$ 5,662.50
11.	<u>BARCLAY DAMON LLP</u> Roth Steel, Inv#5254939	\$ 210.00
12.	<u>BARCLAY DAMON LLP</u> Parks v. OCIDA, Inv#'s 5250129, 5254688	\$ 5,583.39
13.	<u>THE MANUFACTURERS ASSOCIATION</u> MACNY Legislative Breakfast, Inv#48814	<u>\$ 198.00</u>
TOTAL		\$ 2,550,944.49

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILLS - SCHEDULE #486
October 12, 2023

PILOT Payments

1.	<u>HINSDALE ROAD GROUP, LLC*</u> 2023 Infrastructure Payment	\$	525,000.00
2.	<u>WEST GENESEE CSD</u> Hinsdale Road 2023 PILOT	\$	612,221.21
3.	<u>TOWN OF CAMILLUS</u> Hinsdale Road 2023 PILOT	\$	173,614.97
4.	<u>ONONDAGA COUNTY</u> Hinsdale Road 2023 PILOT	\$	<u>127,926.82</u>
TOTAL		\$	1,438,763.00

*Ratification of Check dated September 28, 2023

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> No		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☐ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? [Town of DeWitt Comprehensive Plan Update \(2017\)](#) ☐ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? [\(see EAF narrative\)](#) ☐ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☐ No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☐ No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☐ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☐ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? _____

b. What police or other public protection forces serve the project site?

c. Which fire protection and emergency medical services serve the project site?

d. What parks serve the project site?

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

b. a. Total acreage of the site of the proposed action? _____ acres

b. Total acreage to be physically disturbed? _____ acres

c. Total acreage (project site and any contiguous properties) owned
or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

_____ ☐ Yes ☐ No

ii. Is a cluster/conservation layout proposed?

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☐ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____

- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year

- Anticipated completion date of final phase _____ month _____ year

- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: The District East project will be constructed in (up to) 9 phases, beginning with our "Phase Zero" Infrastructure project (new road grid, utilities, and green spaces). The early phases (phases 1 through 3) will be focused on a mix of market rate residential in the central "west-to-east" spine of the project as well as the (Erie Blvd facing – west side) retail and grocer. The middle phases (phases 4 through 6) will be focused on balance of residential units – a mix of market-rate and affordable - as well as emphasis on commercial/medical programming. The latter phases (phases 7 and 8) will focus on the influx of retail and hospitality on the Kinne Rd (north) frontage.

f. Does the project include new residential uses? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Total number of structures _____ ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____ iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe. _____ _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No ix. Summarize site reclamation goals and plan: _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes ☐ No ☐
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No ☐
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☐ No ☐
If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No ☐
If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No ☐
- Is the project site in the existing district? ☐ Yes ☐ No ☐
- Is expansion of the district needed? ☐ Yes ☐ No ☐
- Do existing lines serve the project site? ☐ Yes ☐ No ☐

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No ☐
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No ☐
If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☐ No ☐
If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☐ No ☐
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No ☐
- Is the project site in the existing district? ☐ Yes ☐ No ☐
- Is expansion of the district needed? ☐ Yes ☐ No ☐

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ _____ _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____	
If Yes:	
<ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____ _____ _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____ _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____	
If Yes:	
i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ acres (impervious surface) _____ Square feet or _____ acres (parcel size)	
ii. Describe types of new point sources. _____ _____	
iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ _____	
<ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? _____ 	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____	
If Yes, identify:	
i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____	
ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____	
iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____ _____	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? At this time the applicant does not anticipate needing any air emissions permits.	
If Yes:	
i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____	
ii. In addition to emissions as calculated in the application, the project will generate:	
<ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No The applicant intends to incorporate transit accommodations as well as electric vehicle charging facilities.</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>n. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ _____ • Operation: _____ _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ _____ • Operation: _____ _____ 	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site			
a. Existing land uses. i. Check all uses that occur on, adjoining and near the project site. <input type="checkbox"/> Urban <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Rural (non-farm) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ ii. If mix of uses, generally describe: _____ _____			
b. Land uses and coverytypes on the project site.			
Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, i. Identify Facilities: _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment: <ul style="list-style-type: none"> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet ii. Dam's existing hazard classification: _____ iii. Provide date and summarize results of last inspection: _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: i. Has the facility been formally closed? <ul style="list-style-type: none"> • If yes, cite sources/documentation: _____ ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 45%;"> <input type="checkbox"/> Yes – Spills Incidents database <input type="checkbox"/> Yes – Environmental Site Remediation database <input type="checkbox"/> Neither database </div> <div style="width: 50%;"> Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ </div> </div> ii. If site has been subject of RCRA corrective activities, describe control measures: _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): _____ iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>_____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>_____</p> <p>_____</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p> <p>_____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p> <p>_____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <input type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name _____ Date _____

Signature _____ Title _____

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]

Project : _____

Date : _____

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i> <div style="text-align: right;"> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES </div>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

2. Impact on Geological Features The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

l. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air The proposed action may include a state regulated air emission source. <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input checked="" type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ _____	E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: Proposed action will have a positive aesthetic impact, as it will replace a deteriorating, defunct retail mall with a modern multi-use center.		<input type="checkbox"/>	<input checked="" type="checkbox"/>

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
<p>If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3:</p> <p>e.</p> <p>i. The proposed action may result in the destruction or alteration of all or part of the site or property.</p> <p>ii. The proposed action may result in the alteration of the property’s setting or integrity.</p> <p>iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.</p>	<p>E3e, E3g, E3f</p> <p>E3e, E3f, E3g, E1a, E1b</p> <p>E3e, E3f, E3g, E3h, C2, C3</p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>

<p>11. Impact on Open Space and Recreation</p> <p>The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If “Yes”, answer questions a - e. If “No”, go to Section 12.</i></p>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<p>12. Impact on Critical Environmental Areas</p> <p>The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If “Yes”, answer questions a - c. If “No”, go to Section 13.</i></p>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems.

☐ NO☒ YES

(See Part 1. D.2.j)

If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy.

☐ NO☒ YES

(See Part 1. D.2.k)

If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other Impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.

☐ NO☒ YES

(See Part 1. D.2.m., n., and o.)

If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

☐ NO

☒ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If "Yes", answer questions a - h. If "No", go to Section 18.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If "Yes", answer questions a - g. If "No", proceed to Part 3.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

PRINT FULL FORM

Environmental Assessment Form Narrative

District East Redevelopment Project

Town of Dewitt
Onondaga County, New York

Prepared by:



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TABLE OF CONTENTS

A	Introduction and Project Description.....	1
B	Environmental Assessment	3
B.1	Impact on Land	3
B.2	Impact on Geological Features.....	4
B.3	Impacts on Surface Waters	4
B.4	Impact on Groundwater	5
B.5	Impact on Flooding.....	6
B.6	Impacts on Air	6
B.7	Impacts on Plants and Animals	7
B.8	Impact on Agricultural Resources	7
B.9	Impact on Aesthetic Resources	8
B.10	Impact on Historic and Archeological Resources	8
B.11	Impact on Open Space and Recreation	8
B.12	Impact on Critical Environmental Areas.....	8
B.13	Impact on Transportation	8
B.14	Impact on Energy	9
B.15	Impact on Noise, Odor, and Light.....	9
B.16	Impact on Human Health	10
B.17	Consistency with Community Plans.....	10
B.18	Consistency with Community Character.....	12
	References	13

LIST OF FIGURES

- Figure 1. Regional Project Location
- Figure 2. Project Site
- Figure 3. Topography
- Figure 4. Mapped Depth to Water Table
- Figure 5. Mapped Depth to Bedrock
- Figure 6. Mapped Floodplains

LIST OF APPENDICES

- Appendix A: Master Plan
- Appendix B: Evaluation of Surface Waters and Wetlands
- Appendix C: Preliminary SWPPP
- Appendix D: Sanitary Sewer Capacity Assessment
- Appendix E: Water Distribution Assessment
- Appendix F: Stormwater Utility Assessment
- Appendix G: Threatened and Endangered Species Assessment
- Appendix H: Existing Conditions Photo Log
- Appendix I: Visibility Assessment
- Appendix J: OPRHP Consultation
- Appendix K: Traffic Impact Study
- Appendix L: Traffic Impact Review Timeline and Documents
- Appendix M: Energy Impact Assessment
- Appendix N: Construction Noise Analysis
- Appendix O: Public Services Impact Assessment
- Appendix P: District East Visitor Impact Study

A INTRODUCTION AND PROJECT DESCRIPTION

The proposed project is located on approximately 69 acres of land at the site of the former Shoppingtown Mall, located in the Town of DeWitt, Onondaga County, New York (Figure 1). First operated as an open-air shopping center in 1954, Shoppingtown Mall was converted to an enclosed mall in the mid-1970's. At its peak, the mall was a major regional shopping center that contained five anchor department stores, 125 in-line stores, shops and other services totaling approximately 1,184,426 square feet (SF) of retail space. Shoppingtown Mall experienced rapid decline in the 2010's and closed entirely in March 2020.

OHB Redev, LLC (the Applicant) is a locally-based Joint Venture Development team that was assembled to redevelop the site of the former Shoppingtown Mall. Specifically, the Applicant responded to a Request for Proposals (RFP) issued by Onondaga County, was successfully awarded redevelopment rights on the site, and has developed a proposal that would transform Shoppingtown into "District East". The proposed District East development is anticipated to include the following:

- 252,894 SF of retail space
- 404,433 SF of medical/office space
- 1,129,574 SF of residential
- 61,773 SF of hotel/hospitality
- 46,750 SF of grocery
- 70,525 SF of entertainment

Construction is expected to begin in late 2023, and the Project is anticipated to be constructed in up to nine phases, beginning with Phase Zero which will include demolishing the bulk of the existing shopping center (leaving selected areas across the site which are flexible for adaptive reuse) and initial infrastructure construction, which is anticipated to include streets, sidewalks, sewers, parks and green spaces, and lighting (e.g., site lighting and street lights). Subsequently, the early phases (Phases 1 through 3) will focus on a mix of market-rate residential units in the central (west to east) spine of the Project as well as retail and grocery on the west side of the Project facing Erie Boulevard. The middle phases (Phases 4 through 6) will focus on the balance of the residential units that will include a mix of market-rate and affordable-rate units as well as medical/office space. The latter phases (Phases 7 and 8) will focus on the infill of retail and hospitality in the northern portion of the Project along Kinne Road. To achieve the overall vision, the Applicant anticipates completing construction in 2035.

Details associated with the proposed development are depicted on the District East Master Plan, which is provided as Appendix A, and includes the following three sheets:

- Master Site Plan (Sheet Number A101, dated 09 January 2023)
- Yield Analysis (Sheet Number A102, dated 09 January 2023)
- Development Yield (Sheet Number A104, dated 09 January 2023)

As part of its application to OCIDA, in addition to a Payment in Lieu of Tax Agreement, sales tax exemption, and mortgage tax exemptions, the Applicant is requesting that OCIDA exercise its authority to acquire certain lands and real property rights through the exercise of its power of eminent domain pursuant to and consistent with the New York Eminent Domain Procedure Law for the purposes of acquiring all parcels and rights needed for a unified and comprehensive redevelopment of the overall 69± acre site ("Site").

The Applicant signed a contract to purchase a large portion of the Site with Onondaga County for purposes of moving forward with the Applicant's proposed redevelopment project. The contract is contingent on the County and/or OCIDA acquiring and conveying title to 4.21 acres inclusive of the former Sears sites (tax map lots 063.-01-2.4 and 063.-01-2.5) totaling 2.54 acres and Macy's site (tax lots 063.-01-02.3) totaling 1.67 acres, as well as the rights under a certain Amended and Restated Construction, Operation and Reciprocal Easement Agreement dated September 13, 1995 ("REA"), which encumbers a meaningful partition of the Site. The REA limits the ability to redevelop the Site or otherwise use it for anything other than an enclosed mall. The acquisition of the Sears and Macy's sites and property rights is necessary to allow for the development of the full 69 acres with a unified and comprehensive plan for redevelopment of the Site for the public purpose of addressing ongoing blight and economic underutilization of the lands at issue and creating a vibrant, walkable, mixed-use town center development.

Pursuant to NYS General Municipal Law Article 18-A, including specifically sections 858 and 895, OCIDA was created in part to promote the economic welfare and prosperity of its inhabitants and to actively promote, attract, encourage and develop economically sound commerce and industry in Onondaga County, including by and through acquisition of land under the provisions of the eminent domain procedure law.

Here, the Applicant has proposed and submitted plans for a unified and comprehensive redevelopment project for the public purpose of addressing existing blight and ongoing economic underdevelopment and stagnation through construction of a mixed-use project including retail uses, medical, offices, hotel and apartment buildings to create an integrated, vibrant and walkable community. In furtherance of that public purpose project, the Applicant had the following reports/studies prepared that document the existing and ongoing blight and overall economic underutilization at the site and support the proposed economic benefits of the proposed redevelopment project: A Market Study of Proposed OHB Redev, LLC Project 3649-3691 Erie Boulevard East, Kinne Road and Agway Drive, Town of Dewitt, Onondaga County, New York dated September 27, 2022 by CNY Pomeroy Appraisers, Inc., which provides a review and analysis of the potential increased real property assessments if the Site is developed according to the Applicant's proposed retail, medical, office, hotel and apartment mixed-use town center; a Visitor Impact Assessment District East Development Kinne Road and Erie Boulevard DeWitt, New York dated July 2023 by Canyon Research Southwest, Inc. (Appendix P), which evaluated the potential of the District East project as a tourism destination attracting visitors from outside of the 5-county Central New York Region and associated beneficial economic impacts to the area (the study identifies the Site as highly distressed and outlines the proposed project's ability to provide goods and services not currently readily available in the area); and other materials included with the Applicant's SEQRA submission to OCIDA, including an Existing Conditions Photolog documenting the ongoing blighted conditions and overall economic underutilization of the abandoned site. As to blight and ongoing economic underutilization at the Site, there have been numerous

reports by local news outlets about the ongoing blight and economic stagnation at the Site (CNY Central News, "Has progress been made at Shoppingtown Mall? McMahon explains lack of visible changes," 3/16/22; CNY Central News, "County owned vacant Shoppingtown Mall landscaping unmowed and filled with weeds," dated 6/1/21; CNY Central New, "You paid for it: What does the new ShoppingTown deal mean for Onondaga County taxpayers," 11/19/20)

As to economic benefits related to the proposed economic redevelopment project, the reports, studies and other information provided by the Applicant demonstrates that the project will result in the County receiving \$8,000,000 from the sale to the Applicant; the Site generating real property taxes as a result of being transferred from the County to a private party and PILOT revenues; increased Mean and Median Real Property Tax Assessments (Mean Assessments of \$76 per Sq Ft for retail, \$117 for medical, \$51 for office, 51 for hotel, and \$45 for apartment; and Median Assessments of \$81 per Sq Ft for retail, \$117 for medical; \$63 for office, \$54 for hotel, and \$36 for apartment); an increase of 1.16 million in annual visitors from outside the Central New York Region traveling to the District East development (and they are estimated to support total expenditures of \$568 million annually throughout these trips to the Central New York region); and an increase of annual retail sales of about \$152,484,400 at full build-out and associated sales tax payments to the municipality.

The Applicant has made multiple attempts to negotiate a voluntary transfer of title to the Sears and Macy's sites and REA, but they have not been successful. OCIDA's assistance with acquisition of the lands and rights at issue by use of Eminent Domain is therefore necessary to promote OCIDA and the Applicant's shared purpose and goal of economic development and growth within the County of Onondaga to achieve the above public purpose.

B ENVIRONMENTAL ASSESSMENT

The following assessment is organized by subsection (B.1 through B.18), which correlates directly to each of the 18 questions set forth in Part 2 of the Full Environmental Assessment Form (FEAF).

B.1 Impact on Land

The site currently contains abandoned buildings (the former Shoppingtown Mall and associated structures), parking lots, interior access/service roads, and limited pockets of landscaping (see Figure 2). According to the classification codes of the New York State Office of Real Property Services, the site is classified as 400-Commercial. Therefore, natural landforms will not be impacted by this project.

The site is gently sloping, ranging from a maximum elevation of approximately 490 feet in the southwestern portion of the site to approximately 450 feet in the northern portion of the site (Figure 3). Depth to water table is greater 6 feet within the majority of the site, and ranges from 3 to 5 feet in depth in a small portion of the eastern extent of the site (Figure 4) while depth to bedrock is greater than 6 feet across the site (Figure 5). To the extent groundwater is encountered during construction, standard construction dewatering techniques will be employed. To the extent that bedrock is encountered during construction, it is expected to be ripable with an excavator or broken with a pneumatic hammer (or similar).

B.2 Impact on Geological Features

The site does not include any unique or unusual landforms or geologic features (e.g., cliffs, dunes, caves, National Natural Landmark) and therefore will not impact such features.

B.3 Impacts on Surface Waters

An Evaluation of Surface Waters and Wetlands was prepared by EDR on behalf of the Applicant, which is provided in Appendix B. Initially, this evaluation included a desktop review of relevant databases. Specifically, a review of the U.S. Fish & Wildlife Services (USFWS) National Wetland Inventory (NWI) mapping indicates the nearest mapped wetlands are located approximately 600 feet southeast of the site. Similarly, a review of New York State Department of Environmental Conservation (NYSDEC) wetland data indicates the nearest mapped wetland is also located approximately 600 feet southeast of the site. Subsequent to the desktop analysis, EDR personnel conducted a site investigation to confirm the lack of surface waters and wetlands at the site. Based on site-specific review, it was confirmed that no streams or wetlands are located on-site. Therefore, the project will not result in any temporary or permanent impacts to surface waters or wetlands.

To address erosion and sediment control during construction, a Preliminary Stormwater Pollution Prevention Plan (SWPPP) has been prepared (Appendix C). The SWPPP was prepared with no deviations from the 2016 New York State Standards and Specifications for Erosion and Sediment Control. As required in Section C of the State Pollution Discharge Elimination System (SPDES) General Permit (GP-0-20-001), the post-construction stormwater management practices included in this SWPPP were selected and designed to meet the performance criteria in the 2015 New York State Stormwater Management Design Manual. Erosion and sediment control practices shall be installed downstream of the project, prior to any disturbance, to prevent sediment transport offsite (see Appendix C for additional detail on construction sequencing). Additionally, during construction a Qualified Inspector will inspect erosion and sediment control practices, post-construction stormwater management practices that are under construction, disturbed areas, and all points of discharge from the construction site. Specifically, the Qualified Inspector shall:

- Inspect all erosion and sediment control practices to ensure integrity and effectiveness.
- Verify that erosion and sediment control practices required by the SWPPP and the General Permit have been installed as appropriate for the phase of work and conditions at the site.
- Ensure that post-construction stormwater management practices are installed in accordance with the SWPPP.
- Inspect all areas of disturbance that have not achieved final stabilization.
- Observe all points of discharge from the site, including natural surface waterbodies located within or immediately adjacent to the construction site, conveyance systems, and overland flow.
- Provide the certifications required for the Notice of Termination (NOT).

The Qualified Inspector shall also take digital photographs, with date-stamp, that clearly show the conditions of erosion and sediment control practices and stormwater management practices that have been

identified as needing corrective actions and of practices that have had corrective actions since the last inspection. These photographs shall be attached to the inspection form within 7 calendar days of the inspection. Please see Appendix C for additional details on erosion and sediment control.

With respect to wastewater treatment, a Sanitary Sewer Capacity Assessment was prepared by EDR on behalf of the Applicant (Appendix D). The existing site is located in two drainage areas within the Onondaga County Department of Water Environment Protection (OCDWEP) sanitary sewer service area. The northwest portion of the property wastewater is discharged to a 36-inch combined storm and sanitary sewer adjacent to the intersection of Erie Boulevard East and Kinne Road that discharges to the County's Metro Wastewater Treatment Plant. The southeast portion of the property wastewater is discharged to the County's 36-inch combined storm and sanitary sewer located along Butternut Drive that discharges to the County's Meadowbrook/Limestone Wastewater Treatment Plant.

The existing Shoppingtown Mall has approximately 1,184,426 SF of developed space and at its peak discharged an average wastewater flow of approximately 15,000 gallons per day. A preliminary evaluation of wastewater flow associated with the proposed redevelopment was conducted for each proposed use based on the square-foot of building area and typical wastewater values. Based on the proposed development, an additional daily average flow of 45,000 gallons per day of wastewater is anticipated to be generated upon full project build out. Based on discussions with OCDWEP, it was determined that it would be beneficial to discharge all the future wastewater flow to the Metro Wastewater Treatment Plant (MWWTP) drainage area. A request for capacity assurance was submitted to OCWEP on January 9, 2023 and a response will be provided upon receipt, the future redevelopment is anticipated to discharge the entire site into the Metro WWTP facility. To connect the entire site to the Metro WWTP drainage basin, a pump station and a new 10-inch high-density polyethylene (HDPE) forcemain will need to be constructed. Based on existing collection system data and local knowledge it is anticipated that the site will discharge to the 36-inch combined sewer located at the intersection of Erie Boulevard East and Kinne Road, which ultimately discharges to the MWWTP.

B.4 Impact on Groundwater

District East is not anticipated to result in new or additional use of groundwater, or the introduction of contaminants to groundwater or an aquifer. On behalf of the Applicant, EDR prepared a Water Distribution Assessment, which evaluates water distribution from the perspective of existing conditions compared to proposed conditions. Currently, water service to the site is provided by two water mains, one of Kinne Road (8-inch main) and one of Erie Boulevard (10-inch main), both of which are owned and operated by the Town of DeWitt. District East is anticipated to connect to both water mains, and the Town of DeWitt has committed to continue to provide domestic water service to the proposed redevelopment. See Appendix E for additional information.

B.5 Impact on Flooding

The proposed redevelopment will not occur on lands subject to flooding. Figure 6 depicts the locations of FEMA-mapped 100-year and 500-year flood zones, neither of which fall within the site. The nearest mapped flood zone is approximately 600 feet east of the site, associated with Butternut Creek.

On behalf of the Applicant, EDR prepared a Stormwater Utility Assessment (Appendix F). Stormwater management is to be provided for the project site in accordance with Town of DeWitt stormwater requirements and the SPDES General Permit for Stormwater Discharges from Construction Activities, Permit No. GP-0-20-001. The proposed project includes the removal of a portion of the existing impervious area and the installation of new impervious area. The redevelopment criteria in Chapter 9 (redevelopment activity) of the New York State Stormwater Management Design Manual dated January, 2015 applies to this development. Additionally, the site is located within the Onondaga Lake Watershed and stormwater management practices are anticipated to be designed in accordance with Enhanced Phosphorus Removal Standards per the New York State Stormwater Design Manual.

Since the existing condition is nearly 100% developed, post-development stormwater flows will not increase over existing conditions. The redevelopment site will be designed using the Design Manual's Green Infrastructure "Five Step" Process for the site planning, which includes the following:

- Site Planning – Conserve natural areas and reduce impervious cover
- Determine Water Quality Volume (WQv)
- Meet Runoff Reduction Volume (RRv) requirements – Apply green infrastructure techniques and standard SMPs with RRv Capacity
- Apply standard SMPs to address remaining WQv
- Meet rate reduction requirements – Apply volume control practices as necessary to meet preconstruction discharge rates

Please see Appendix F for additional detail.

B.6 Impacts on Air

The proposed redevelopment will comply with all Stationary Reciprocating Internal Combustion Engines (RICE) and Maximum Achievable Control Technology (MACT) rules. If necessary, depending on the maximum potential output of the mobile or stationary generators used during construction, the Applicant will obtain a NY State Air Registration, an Air Facility Permit, and/or a Federal Clean Air Act Title IV or Title V Permit. Additionally, the project will not generate or emit methane. During demolition, if abatement is required contractors will maintain air monitoring and testing in accordance with NYS and OSHA protocol. During construction activities, dust control measures will be employed to limit dust migration beyond the site. Additionally, typical emissions will result from the operation of heavy machinery, natural gas generators, and rooftop HVAC equipment. During operation, emissions typical of multi-use developments are anticipated, such as those associated with delivery vehicles and public transportation to/from the project.

B.7 Impacts on Plants and Animals

As previously indicated, District East is proposed to be located on a site that contains abandoned buildings (the former Shoppingtown mall and associated structures), parking lots, interior access/service roads, and limited pockets of landscaping. From an ecological perspective, this area is considered disturbed/developed land, which consists of a combination of several "cultural communities" as defined in the *Ecological Communities of New York State* (Edinger et al., 2014). Vegetation on-site is primarily lacking and provides little to no wildlife value. Over time, volunteer vegetation is expected to be generally sparse, and comprised of non-native, herbaceous species. While wildlife species adapted to human disturbance and activity may be occasionally observed on-site (e.g., squirrels, woodchucks, skunks, robins, crows, gulls, etc.), the Project will not result in any impacts to important wildlife behavior such as interference with migration, wintering, foraging, or breeding.

With respect to state or federally listed threatened or endangered species, a Threatened and Endangered Species Assessment was prepared (Appendix G). A preliminary desktop review of publicly available data was conducted to identify potential threatened or endangered species. The results of this analysis indicate that habitat for Indiana bat (*Myotis sodalis*) and northern long-eared bat (*Myotis septentrionalis*), both of which are state and federally listed as endangered, is located near the site. The desktop assessment also indicated that eastern massasauga rattlesnake (*Sistrurus catenatus*; federally listed as threatened) may be present in proximity to the site.

EDR personnel visited the site on January 10, 2023, to assess the potential for suitable habitat. No wetlands, wet areas, or surface waters were observed that would provide adequate habitat for Eastern massasauga rattlesnakes. Therefore, suitable massasauga habitat is not present on-site and impacts to this species are not anticipated. With respect to suitable habitat for listed bat species, EDR personnel observed a few (less than 10) trees at the edge of the site and in the site's interior (associated with formerly maintained landscaping) with cavities and tree bark that could potentially provide summer roost habitat for Indiana bat and northern long-eared bat. However, according to *Range-wide Indiana Bat & Northern Long-eared Bat Survey Guidelines* for initial project screening, "if the project may result in adverse effect to Indiana bats and/or northern long-eared bats, but impacts can be adequately assessed and conservation measures can be designed to minimize those effects without additional presence/absence information...then no further surveys are recommended" (USFWS, 2022). Based on the presence of potential summer bat habitat, the conservation measure recommended to minimize potential effects, would be to clear potential roost trees only from October 1 to March 31. If a site is found to be less than 10 miles from a hibernaculum, tree clearing should occur only from October 31 to March 31. Specific to this Project, the nearest hibernaculum is in Jamesville, approximately 3 miles from the site. Therefore, tree clearing will be restricted to occur only from October 31 to March 31. Please see Appendix G for additional information.

B.8 Impact on Agricultural Resources

As previously indicated, District East is proposed to be located on the site of the former Shoppingtown Mall. Agricultural activities do not occur within or proximate to the site.

B.9 Impact on Aesthetic Resources

As previously indicated, Shoppingtown Mall experienced rapid decline in the 2010's and closed entirely in March 2020. Over this timeframe the mall gradually fell into disrepair and can now be considered a blight on the landscape (Appendix H provides a photo log depicting the current state of the site). Therefore, successful redevelopment of this site will eliminate an existing visual impact. However, to further evaluate the potential impact on aesthetic resources, a Visibility Assessment was prepared (Appendix I).

B.10 Impact on Historic and Archeological Resources

On May 19, 2022 EDR, on behalf of the Applicant, uploaded information specific to the proposed redevelopment to the New York State Cultural Resources Information System (CRIS). On May 23, 2022 the Office of Parks, Recreation, and Historic Preservation (OPRHP) concluded that no properties, including archaeological and/or historic resources, listed or eligible for the New York State Registers of Historic Places will be impacted by the proposed project. Please see Appendix J for copies of OPRHP correspondence.

B.11 Impact on Open Space and Recreation

As previously indicated, District East is proposed to be located on a site that contains abandoned buildings (the former Shoppingtown mall and associated structures), parking lots, interior access/service roads, and limited pockets of landscaping. Open space and recreational opportunities are not currently available to the public.

B.12 Impact on Critical Environmental Areas

There are no Critical Environmental Areas located within or proximate to the proposed redevelopment project.

B.13 Impact on Transportation

On behalf of the Applicant, GTS Consulting (GTS) conducted a Traffic Impact Study (Appendix K), which was prepared in accordance with Chapter 5 of the Highway Design Manual. As indicated in the Traffic Impact Study, a capacity analysis was performed in a manner consistent with the most recent version of the Highway Capacity Manual (HCM), using Synchro11 software. The HCM quantifies the quality of traffic flow in terms of levels of services (LOS), with a total of six LOSs (LOS A indicates a very low level of delay and LOS F indicates a high level of delay associated with congestion). Annual average daily traffic (AADT) volumes on Erie Boulevard, Kinne Road, and Genesee Street (2019) were obtained from the NYSDOT Traffic Data Viewer. New traffic counts were collected at 10 study area intersections in March and April 2022 during various traffic periods (e.g., weekend morning peak, weekday evening peak, Saturday midday peak). Additional traffic counts were collected in January 2023. The comparison of the 2022 volumes to the 2016 volumes showed an increase in current traffic volume (see Appendix K for additional detail). For the purposes of estimating future growth rates, 2027 was used as the design year for the traffic study. In addition to estimating future traffic growth, the Town of DeWitt was contacted and indicated that there are no specific approved developments at this time in that area that should be included in the projections.

Projected trip generation and distribution was then calculated. Trips generated by the proposed redevelopment were estimated utilizing industry accepted standard methodology. The results of this analysis are provided in the "Trip Generation Summary" on Page 10 of Appendix K. The associated capacity analysis indicates a reduction in LOS at intersections near the Project site. However, mitigation measures are also proposed, and the Traffic Impact Study indicates that the proposed mitigation measures will result in all traffic movements operating within acceptable LOS. See Appendix K for additional information, including a detailed level of service, queue summary, and capacity analysis printouts for the proposed full build condition. The Traffic Impact Study was provided to NYSDOT on January 11, 2023 for review and comment. A written response from NYSDOT was received June 1, 2023. The NYSDOT has concluded that the project will not have any significant impact on traffic operations on the state's highway network when combined with the mitigation outlined in its June 1, 2023 letter.

In addition, the Applicant was requested to assess the potential impacts of the proposed development of the I-481 Interchange with Genesee Street in DeWitt associated with the NYS DOT I-81 Community Grid project. The Applicant provided OCIDA with a "I-81 Project / I-481 Interchange Impact Review" memorandum prepared by GTS Consulting and dated January 27, 2023 that provides an overview of the District East project in relation to the I-81/I-481 interchange related to the I-81 Community Grid project. The Community Grid project is anticipated to add minor overall traffic volumes traveling between the I-81/I-481 interchange and the District East project study area, less than 70 vehicles westbound and 150-250 vehicles eastbound on Genesee Street during each peak hour. There is no overlap in planned improvements between the two projects and NYSDOT has not requested any additional analysis associated with the Community Grid project.

A detail of the timeline and documents related to the analysis and review of the potential impact of the proposed development on traffic is included as Appendix L.

B.14 Impact on Energy

Argus Engineering prepared an energy impact assessment, which estimated the annual electric and natural gas consumption by utilizing current data published by the U.S. Energy Information Administration (Appendix M). Copies of the usage projections were forwarded to National Grid and the electric and natural gas departments at National Grid issued will serve letters for their respective utilities (Appendix M).

B.15 Impact on Noise, Odor, and Light

The Applicant has reviewed the Town of DeWitt Code Chapter on Noise 126-6 A. 5. and intends to comply with the hours of operation for "construction work" which are 7:00 am and 7:30 pm. On behalf of the Applicant, RSG prepared a Construction Noise Analysis for District East Redevelopment (Appendix N). This technical memorandum prepared by RSG reports the findings of an assessment of potential construction noise and includes a discussion of relevant noise standards and policy, background sound level measurement methodology and results, sound propagation modeling methodology and results of potential construction noise, and a discussion of the monitoring and modeling results in the context of the identified noise standards and policy. As indicated in the RSG analysis, the Town of DeWitt has a daytime property

line limit of 70 dBA, and based on the sound propagation modeling there will be times when construction equipment may cause exceedances of the 70 dBA limit, depending on where the equipment is operated at the Project site. The Applicant has identified that it intends to be proactive about the management of issues associated with noise during construction. A project manual will be developed with potential noise mitigation measures that will be required to be kept onsite throughout the course of construction. In addition, the Applicant has identified that no blasting will take place during the demolition or construction of the project.

To minimize potential nighttime impacts associated with exterior lighting, the minimum acceptable lighting to ensure security and safety will be used. In addition, all lighting fixtures associated with pedestrian pathways, interior roads, parking areas, and building exterior areas will be fitted with opaque hoods, shields, louvers, shades, and/or other devices such that all light generated by the light source is directed downward and not outward horizontally. The lighting fixtures will be consistent with the intent of various "Dark Sky" initiatives.

With respect to odor, the Project will adhere to all applicable regulations set forth in Part 14 of the New York State Sanitary Code. Subpart 14-1 (Food Service Establishments) addresses garbage and refuse at Section 14-1.150, which requires garbage and refuse containers stored outside a given establishment, and dumpster, compactors and compactor systems, to be easily cleanable, provided with tight-fitting lids, doors or covers, and kept covered when not in use. These regulations also require a sufficient number of containers to be provided to hold all garbage and refuse that accumulates between periods of pickup and removal.

B.16 Impact on Human Health

The project is not anticipated to have an impact on human health from exposure to new or existing sources of contamination. The site is not associated with any known hazardous material and is not proximate to a facility used for the disposal of solid or hazardous waste. Additionally, the site is not undergoing remediation and is not known to have been associated with past remediation activities.

With respect to proximity to schools, hospitals, licensed day care centers, group homes, nursing homes, or retirement communities, DeWitt Community Church is located at 3600 Erie Boulevard, on the west side of Erie Boulevard across the street from the southern portion of the Project site. DeWitt Community Church provides a nursery for young children during Sunday morning services and provides childcare during many of their adult education classes. However, the proposed redevelopment Project will not result in any impact to DeWitt Community Church.

B.17 Consistency with Community Plans

The proposed project is consistent with adopted land use plans. The Applicant has reviewed several plans that relate to the proposed project. The Town of DeWitt Sustainability Plan (2014) presents a case study of the Shoppingtown site. The case study identifies that the "Town of DeWitt lacks a dense town center or "Main Street"....The Town's vision is that Shoppingtown Mall will be redeveloped as a vibrant mixed-use town center that could provide a cluster of economic activity and a focal point for the civic life of the town."

The plan also presents a "Sustainability Concept" map which identifies the Shoppingtown site within a "Mixed-Use Development Zone."

The Town of DeWitt Comprehensive Plan Update (2017) provides an updated land-use vision in the "Land Use Character Areas" section. The District East development site is identified in Map 5 as "H" which is Commercial: Retail, Office, Service/Mixed Use Residential where due to "excessive strip commercial development..." the plan identifies that "These areas could incorporate mixed-use development over time as determined appropriate." Within the "Neighborhood Character" Goals and Actions, the plan identifies a goal to "Foster land use patterns that enhance livability and support civic life." In addition, this section identifies the following action:

3. Explore potential areas where mixed-use development should be incorporated as related to the Town of DeWitt land use vision and develop appropriate updates to the Town of DeWitt zoning code. Review and update mixed use development guidelines in the existing code to establish preferred development densities as well as to optimize allowed uses based on existing zoning districts.

Subsequent to the adoption of the Comprehensive Plan, the town adopted §192-64.4 Mixed-Use Floating Overlay District to:

- (1) Encourage "Village Center" type development;
- (2) Achieve a compact pattern of development that encourages people to walk, ride a bicycle or use public transit;
- (3) Allow for a mix of uses, inclusive of residential, designed to attract pedestrians;
- (4) To discourage singular use buildings developed as isolated islands within an expansive parking lot;
- (5) To encourage the adaptive reuse of aging commercial strip developments;
- (6) Provide a high level of amenities that creates a comfortable environment for pedestrians, bicyclists, and other users;
- (7) Provide sufficient density of employees, residents and recreational users to support public transit, while generating a relatively high percentage of trips serviceable by public transit

This code section identifies three levels of mixed-use development zones within the town: MUV1, MUV2, and MUV3 which are tied to a map identifying locations within the town where these development patterns might be permitted. The Shoppingtown site is identified as MUV-3. The Applicant recognizes that while MUV-3 is applicable to the site, the proposed development is not in full compliance with the existing code

and as such an amendment to the town code will be required to facilitate the development as proposed. The Applicant has been coordinating with the Town of DeWitt with respect to amendments to §192-64.4. Outside of the necessary code amendments, the applicant intends to comply with the applicable bulk requirements of the Town and does not anticipate that the project will require any variances. If the need for a variance did arise through the site plan review process the Applicant would work with the town to eliminate the need for a variance or make an application to the Town of DeWitt Zoning Board of Appeals as required to obtain any variances.

B.18 Consistency with Community Character

As previously indicated, the site of the proposed project began operation as an open-air shopping center in 1954, and was converted to an enclosed mall in the mid-1970's. Redevelopment of the Shoppingtown Mall site into District East will recreate a hub of connectivity and vibrancy that improves pedestrian, bicycle, and transit connectivity between it and surrounding neighborhoods and districts consistent with the vision that has been established for this area by the Town of DeWitt in its planning documents.

With respect to creating a demand for additional community services, a Public Services Impact Assessment was conducted (Appendix O). This assessment evaluates the existing conditions and potential impacts to police, fire, and emergency medical services (EMS). As indicated in Appendix O, no impacts to public services are anticipated.

REFERENCES

Edinger, G.J., D.J. Evans, S. Gebauer, T.G. Howard, D.M. Hunt, and A.M. Olivero (editors). 2014. *Ecological Communities of New York State*. Second Edition. A revised and expanded edition of Carol Reschke's *Ecological Communities of New York State*. New York Natural Heritage Program, New York State Department of Environmental Conservation, Albany, NY.

Soil Survey Staff, Natural Resources Conservation Service (NRCS), United States Department of Agriculture (USDA). 2023. Web Soil Survey. Available at: <https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm> (Accessed January 2023).



September 28, 2023

Onondaga County Industrial Development Agency
c/o Onondaga County Office of Economic Development
335 Montgomery Street, 2nd Floor
Syracuse, NY 13202

Ms. Amanda Fitzgerald
Barclay Damon
80 State Street
Albany, NY 02207

Re: REQUEST FOR EXTENSION OF SALES TAX EXEMPTION FOR OYA CAMILLUS A LLC

Dear Onondaga County Industrial Development Agency, Members of the Board of the Agency, Ms. Fitzgerald,

I am counsel to OYA Renewables Construction Holdings 2 LLC ("OYA Solar"). OYA is the current holder of 100% of the membership interests of OYA Camillus A LLC ("OCA").

As you know on August 29, 2022, the Onondaga County Industrial Development Agency ("OCIDA") entered into the Payment in Lieu of Taxes Agreement (and collateral documentation relative thereto, collectively the "PILOT") relative to the Camillus A Project. That PILOT also provided for an exemption from Onondaga County Sales and Use Taxes for a period ending on June 30, 2023.

Please accept this correspondence as a formal request to extend the time frame for employing the Sales and Use Tax exemption for a period of 90 days from and after the date of the approval of this request.

The IDA should be advised that no sales tax exemptions have been used or employed from and after the date of the expiration of same (6/30/23). Construction and material acquisition however is not complete and hence the need for the extension described herein.

Please let us know at your earliest convenience what additional information you may need to consider this request.

Thank you in advance for your cooperation.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Glenn Frank", is written over a horizontal line.

Glenn Frank
Associate General Counsel

Copy: Bernadette Corpuz; Taymaz Jahani



September 26, 2023

Onondaga County Industrial Development Agency
c/o Onondaga County Office of Economic Development
335 Montgomery Street, 2nd Floor
Syracuse, NY 13202

Ms. Amanda Fitzgerald
Barclay Damon
80 State Street
Albany, NY 02207

Re: Change of Control Relative to Camillus A Project owned and controlled by OYA Camillus A LLC

Dear Members of the Board of the Agency, Ms. Fitzgerald,

I am counsel to OYA Renewables Construction Holdings 2 LLC ("OYA Solar"). OYA is the current holder of 100% of the membership interests of OYA Camillus A LLC ("OCA").

As you know on August 29, 2022 the Onondaga County Industrial Development Agency ("OCIDA") entered into the Payment in Lieu of Taxes Agreement (and collateral documentation relative thereto, collectively the "PILOT") relative to the Camillus A Project. That PILOT mandated that in the event of a transfer of a controlling interest in OCA, notification to, and authorization of such transfer, would be required from OCIDA..

Please accept this correspondence as a formal request to authorize the transfer of the controlling interests in OCA to AETS Development Holdings, LLC a Delaware limited liability company ("AETS") upon your approval, as further described below and in the attached Structure Chart.

Background:

- A. At the time of the PILOT, 100% of the membership interests of OCA were held by OYA Renewables Construction Holdings 2 LLC ("OYA").
- B. Transfer and Assignment of the Membership Interests of OCA.
 - 1. As described in the Pursuant to the attached Certificate provided by AETS, AETS is working to acquire and take assignment of 100% of the Membership Interests of OCA.
 - 2. From and after the date of the closing of the proposed transaction described in the Certificate AETS will have day-to-day control over OCA and will independently control, manage, make decisions on behalf of, or direct the operations of OCA.



I am providing links to Aggreko business websites which you can review for more information regarding same:

https://www.aggreko.com/en-us?_its=JTdCJTlydmk1k1TlyJTnBJTlyYTJhZTzmZDYtMzA1ZC00MDJiLTmMWItNmEzZjZmNTlhZDIzJTlyJTJDJTlyc3RhdGUIMjIIM0EIMjJybHR%2BMTY5NTMxMTg3NX5sYW5kfjJfNzAwMDdfZGlyZWNOX2NkN2QxZTc0MzkyNzA4ZWVhYjZmNDY0ZmNlMDUzMGQwJTlyJTJDJTlyc2l0ZUlkJTlyJTnBODM1NyU3RA%3D%3D

https://www.aggreko.com/en-us/ets-nam?_its=JTdCJTlydmk1k1TlyJTnBJTlyMmQ1MzYzZDMtMGU1OS00MjY0LWFiMjktMDExMjVhMzZlMjM5JTlyJTJDJTlyc3RhdGUIMjIIM0EIMjJybHR%2BMTY5NTMxMTg3OH5sYW5kfjJfNzAwMDdfZGlyZWNOX2NkN2QxZTc0MzkyNzA4ZWVhYjZmNDY0ZmNlMDUzMGQwJTlyJTJDJTlyc2l0ZUlkJTlyJTnBODM1NyU3RA%3D%3D

I am also providing the following in order for OCIDA to be able to fully understand the financial capacity of AETS and their extensive experience in the field:

1. Officer Certificate
2. Introduction and Company Overview

Please let us know at your earliest convenience what additional information you may need to consider this request and what procedure you would like us to follow to complete the application for this change.

Thank you in advance for your cooperation.

Very truly yours,

A handwritten signature in black ink, appearing to read "Glenn Frank".

Glenn Frank
Associate General Counsel

Copy: Bernadette Corpuz; Taymaz Jahani;

Company Number: SC073994

Aggreko Holdings Limited
(the “Company”)

To:

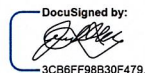
Onondaga County Industrial Development Agency
c/o Onondaga County Office of Economic Development
335 Montgomery Street, 2nd Floor
Syracuse, NY 13202

Re: Potential acquisition of OYA Camillus A LLC from OYA Renewables Construction Holdings 2 LLC by AETS Development Holdings, LLC

I, the undersigned, being a Director of the Company (and being duly authorised by the Company to give this certificate) hereby certify (on behalf of the Company and without personal liability) that as at the date of this certificate:

- a) The ultimate beneficial owner of the Company is Albion JVCo Limited, a company incorporated in England, UK, (“Albion JVCo”) and the parent company of the Aggreko group (the “Group”).
- b) The Company is the direct sole parent of Aggreko Energy Transition Solutions Inc. (“ETS Topco”), a Delaware corporation.
- c) AETS Development Holdings, LLC (“AETS”), a Delaware limited liability company, is an indirect wholly owned subsidiary of ETS Topco.
- d) The group structure chart in Schedule 1 confirms the above structure and includes each wholly owned subsidiary from Albion JVCo to AETS.
- e) AETS is working with OYA Renewables Construction Holdings 2 LLC (“OYA Solar”) to acquire 100% of the membership interests of OYA Camillus A LLC (“OCA”). As you know on August 29, 2022 the Onondaga County Industrial Development Agency (“OCIDA”) entered into the Payment in Lieu of Taxes Agreement (and collateral documentation relative thereto, collectively the “PILOT”) relative to the Camillus A Project. That PILOT mandated that in the event of a transfer of a controlling interest in OCA, notification to, and authorization of such transfer, would be required from OCIDA.
- f) AETS as potential owner of 100% of the membership interests in OCA agrees to adhere to and comply with all of the terms, obligations and conditions contained in the PILOT Agreement and collateral documents related to the Project known as OCA.

Signed:

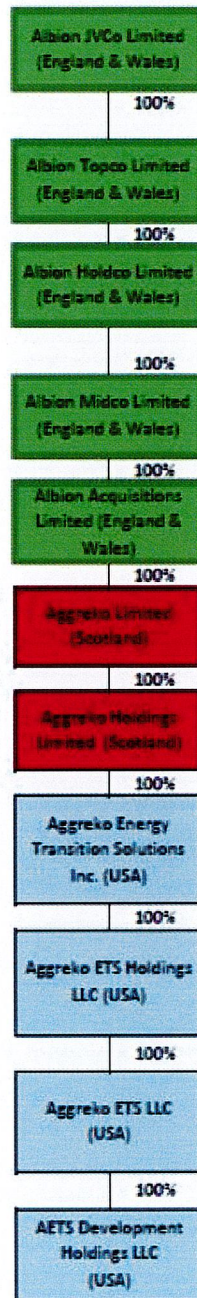

3CB6FF9B30F479...

Name: James O'Malley

Position: **Director, Aggreko Holdings Limited**

Group General Counsel and Company Secretary, Aggreko Group

Date: September 21, 2023

Schedule 1 – Organisational Chart – AETS

Aggreko

Introduction and Overview

September 2023

**We accelerate the energy transition by developing,
owning and operating clean energy infrastructure
that delivers reliable, economic energy**

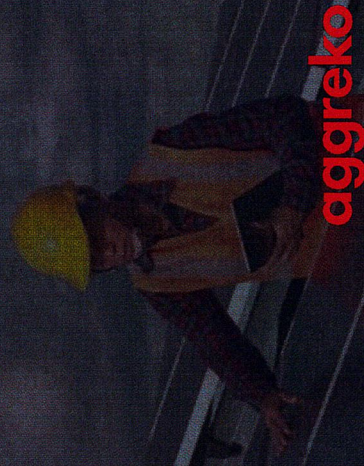


Table of Contents

- I. Company Overview
- II. Aggreko Group Financials
- III. Team Overview



Company Overview



Aggreko is a world-leading provider of mobile modular power, temperature control and energy services. Backed by strong sponsorship, Aggreko has set bold decarbonization goals and is committed to investing in the energy transition.

Key facts:

- **10 GW**

Power in our fleet

- **65+ countries**

Expertise on every continent with headquarters in the U.K.

- **5,500 employees**

50 sites and 1,300 employees in North America

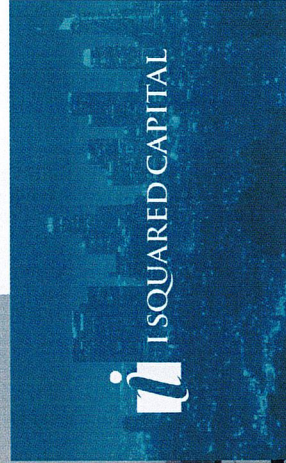
- **60+ Years in business**

[Link to Aggreko website](#)

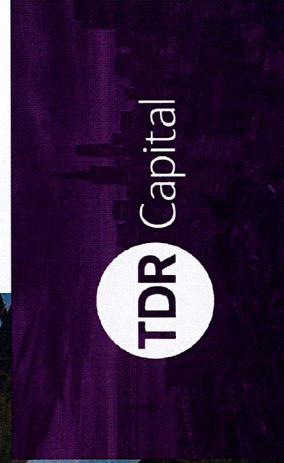
[Link to AETS website](#)

Strong Sponsorship

Aggreko has strong sponsorship with a substantial commitment to deploy capital into the energy transition.



I Squared Capital is an independent global infrastructure investment manager with over \$34 billion in assets under management (latest fund \$15 billion) focusing on utilities, digital infrastructure, energy, transport and social infrastructure in North America, Europe, Latin America, and Asia. Headquartered in Miami, the firm also has offices in Hong Kong, London, New Delhi, Singapore, and Taipei.



TDR Capital is a leading private equity firm with approximately €13 billion of assets under management. TDR typically acquires majority stakes in strong, market-leading European companies with potential for robust growth and resilience through economic cycles. TDR is the largest investor in each of our funds, demonstrating a clear alignment of interest with investors and management teams.

Aggreko Group Financials

Aggreko Group Financials

- Aggreko, LLC was a public company through August 10, 2021 when the acquisition with I squared capital and TDR capital was completed; The acquisition was for £2.3 billion enterprise value;
- Aggreko Energy Transition Solutions is a wholly owned subsidiary of Aggreko, LLC
- [Visit this link to view the Annual Reports](#)

	2020		2019		2018	
	£	\$	£	\$	£	\$
Avg FX		1.28		1.28		1.34
Revenue	1365	1,747	1613	2,065	1760	2,358
EBITDA	420	538	564	722	517	693
EBITDA margin (%)	30.8%	30.8%	35.0%	35.0%	29.4%	29.4%
Operating profit	136	174	241	308	219	293
Operating margin (%)	10.0%	10.0%	14.9%	14.9%	12.4%	12.4%
Net interest expense	(34)	(44)	(42)	(54)	(37)	(50)
Profit before tax	102	131	199	255	182	244
Tax expense	(42)	(54)	(70)	(90)	(57)	(76)
Profit after tax	60	77	129	165	125	168
Operating cash flow	521	667	628	804	423	567
Free cash flow	198	253	262	335	86	115

*Financials for 2021 and after are private.

Team Overview

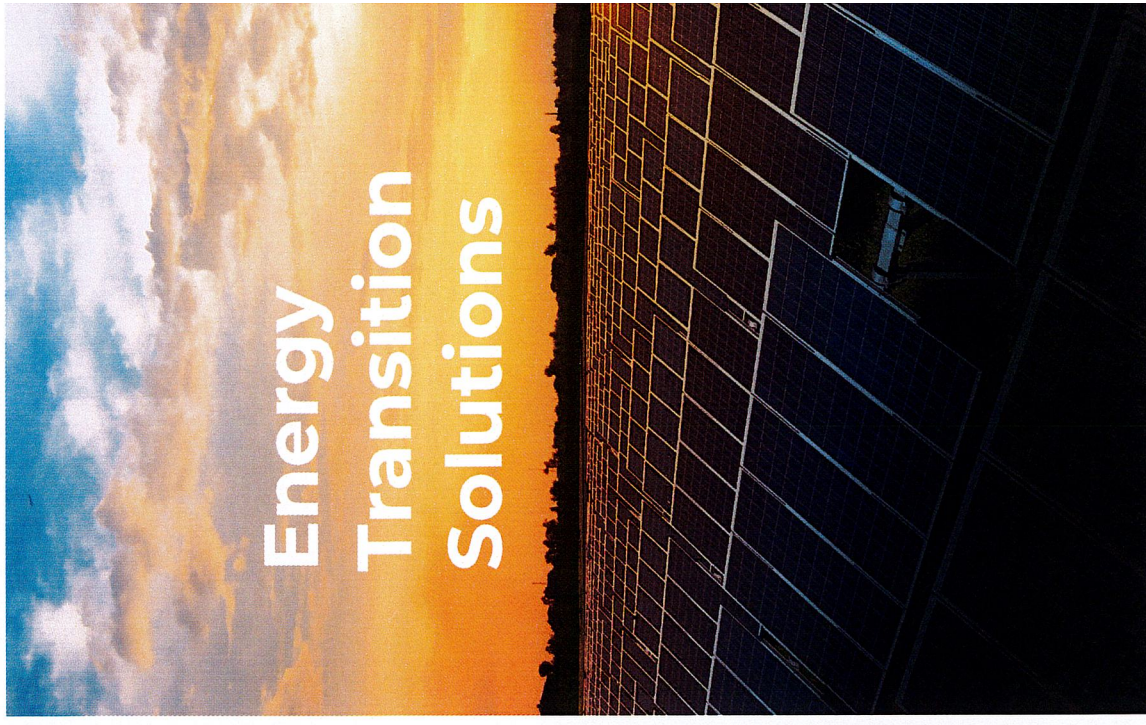
Aggreko Energy Transition Solutions (ETS) brings together a proven team of renewable energy experts with the resources of a global leader in temporary energy services.

Energy Transition Solutions

With a clear mandate to grow its asset base, ETS mission is to develop, own, and operate clean energy infrastructure in the U.S.

- Utility scale, community, and commercial solar
- Standalone battery storage and microgrids
- Long-term owner and operator with a **“cradle-to-grave”** mindset applied to each opportunity
- Industry expertise and an integrated process to deliver reliable, economic projects

We develop, own and operate solar and storage assets that deliver
Clean, Reliable, and Economic Energy



Leadership Team

Experienced leadership team with over 50 years of combined industry experience, specializing in co-founding multiple infrastructure platforms since 2014.



Jerry Polacek

President
203.940.6548
jerry.polacek@aggreko.com
21 years experience

- TortoiseEcofin, MD & Group Lead, co-founder PE clean energy & infrastructure
- Energy & Infrastructure Capital, co-founder, CEO & CIO
- GE Energy Financial Services, MD, co-founded renewable energy group
- Morgan Stanley
- EY



Matthew Ordway

Chief Operating Officer
203.565.5252
matthew.ordway@aggreko.com
20 years experience

- TortoiseEcofin, MD, co-founder PE clean energy & infrastructure
- Energy & Infrastructure Capital, co-founder, CFO & COO
- Ridgeline Energy, CFO
- First Wind
- Babcock & Brown
- GE Energy Financial Services



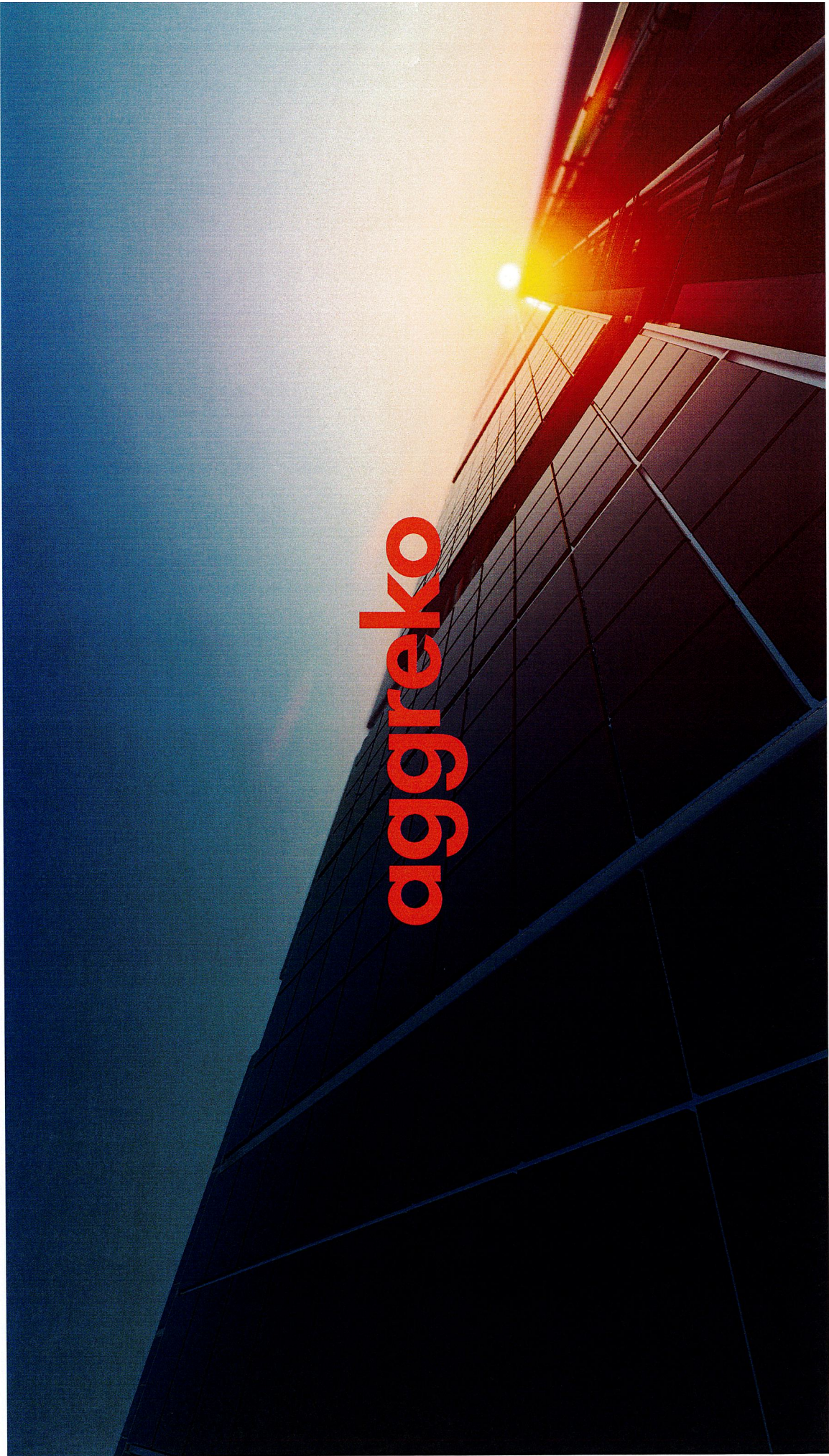
Prashanth Prakash

Chief Commercial Officer
973.842.1244
prashanth.prakash@aggreko.com
15 years experience

- TortoiseEcofin, MD, co-founder PE clean energy & infrastructure
- Energy & Infrastructure Capital, co-founder, VP
- Deutsche Bank
- JP Morgan Infrastructure
- Deloitte

Cross-discipline expertise

- ✓ Development
- ✓ Construction Management
- ✓ Operations & Asset Management
- ✓ Origination
- ✓ Project Finance & Tax Equity
- ✓ Contract Structuring
- ✓ Scalable Partnerships / JVs





September 28, 2023

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Very truly yours,


Glenn Frank
Associate General Counsel

Copy: Bernadette Corpuz; Taymaz Jahani



September 26, 2023

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c/o Onondaga County Office of Economic Development
335 Montgomery Street, 2nd Floor
Syracuse, NY 13202

Ms. Amanda Fitzgerald
Barclay Damon
80 State Street
Albany, NY 02207

Re: Change of Control Relative to Camillus B Project owned and controlled by OYA Camillus B LLC

Dear Members of the Board of the Agency, Ms. Fitzgerald,

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Please accept this correspondence as a formal request to authorize the transfer of the controlling interests in OCB to AETS Development Holdings, LLC a Delaware limited liability company ("AETS") upon your approval, as further described below and in the attached Structure Chart.

Background:

- A. At the time of the PILOT, 100% of the membership interests of OCB were held by OYA Renewables Construction Holdings 2 LLC ("OYA").
- B. Transfer and Assignment of the Membership Interests of OCB
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I am providing links to Aggreko business websites which you can review for more information regarding same:

https://www.aggreko.com/en-us?_its=JTdCJTlydmlkJTlyJTnBJTIyYTJhZTZhZmZDYtMzA1ZC00MDJiLTNmMWItNmEzZjZmNTlhZDIzJTlyJTJDJTlyc3RhdGUIMjIIM0EIMjJybHR%2BMTY5NTMxMTg3NX5sYW5kfjJfNzAwMDdfZGlyZWNOX2NkN2QxZTc0MzkyNzA4ZWVkyZmNDY0ZmNlMDUzMGQwJTlyJTJDJTlyc2l0ZUlkJTlyJTnBODM1NyU3RA%3D%3D

https://www.aggreko.com/en-us/ets-nam?_its=JTdCJTlydmlkJTlyJTnBJTIyMmQ1MzYzZDMtMGU1OS00MjY0LWFiMjktMDExMjVzMzZmMjM5JTlyJTJDJTlyc3RhdGUIMjIIM0EIMjJybHR%2BMTY5NTMxMTg3OH5sYW5kfjJfNzAwMDdfZGlyZWNOX2NkN2QxZTc0MzkyNzA4ZWVkyZmNDY0ZmNlMDUzMGQwJTlyJTJDJTlyc2l0ZUlkJTlyJTnBODM1NyU3RA%3D%3D

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Glenn Frank
Associate General Counsel

Copy: Bernadette Corpuz; Taymaz Jahani;

Company Number: SC073994

Aggreko Holdings Limited

(the “Company”)

To:

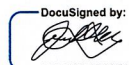
Onondaga County Industrial Development Agency
c/o Onondaga County Office of Economic Development
335 Montgomery Street, 2nd Floor
Syracuse, NY 13202

Re: Potential acquisition of OYA Camillus B LLC from OYA Renewables Construction Holdings 2 LLC by AETS Development Holdings, LLC

I, the undersigned, being a Director of the Company (and being duly authorised by the Company to give this certificate) hereby certify (on behalf of the Company and without personal liability) that as at the date of this certificate:

- a) The ultimate beneficial owner of the Company is Albion JVCo Limited, a company incorporated in England, UK, (“Albion JVCo”) and the parent company of the Aggreko group (the “Group”).
- b) The Company is the direct sole parent of Aggreko Energy Transition Solutions Inc. (“ETS Topco”), a Delaware corporation.
- c) AETS Development Holdings, LLC (“AETS”), a Delaware limited liability company, is an indirect wholly owned subsidiary of ETS Topco.
- d) The group structure chart in Schedule 1 confirms the above structure and includes each wholly owned subsidiary from Albion JVCo to AETS.
- e) AETS are working with OYA Renewables Construction Holdings 2 LLC (“OYA Solar”) to acquire 100% of the membership interests of OYA Camillus B LLC (“OCB”). As you know on August 29, 2022 the Onondaga County Industrial Development Agency (“OCIDA”) entered into the Payment in Lieu of Taxes Agreement (and collateral documentation relative thereto, collectively the “PILOT”) relative to the Camillus A Project. That PILOT mandated that in the event of a transfer of a controlling interest in OCA, notification to, and authorization of such transfer, would be required from OCIDA.
- f) AETS as potential owner of 100% of the membership interests in OCB agrees to adhere to and comply with all of the terms, obligations and conditions contained in the PILOT Agreement and collateral documents related to the Project known as OCB.

Signed:



Name:

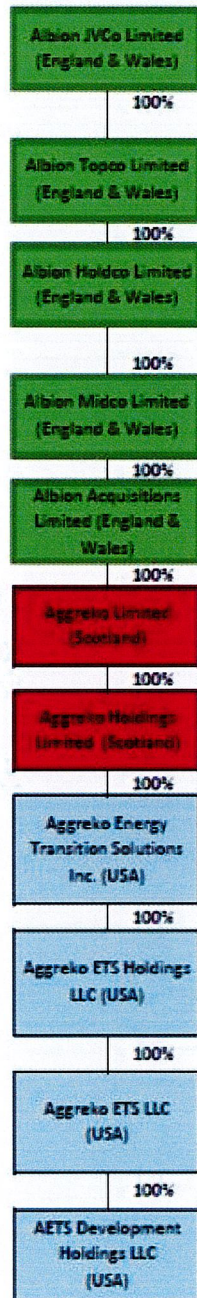
James O'Malley

Position:

Director, Aggreko Holdings Limited**Group General Counsel and Company Secretary, Aggreko Group**

Date:

September 21, 2023

Schedule 1 – Organisational Chart – AETS

Aggreko

Introduction and Overview

September 2023

**We accelerate the energy transition by developing,
owning and operating clean energy infrastructure
that delivers reliable, economic energy**



Table of Contents

- I. Company Overview
- II. Aggreko Group Financials
- III. Team Overview



Company Overview



Aggreko is a world-leading provider of mobile modular power, temperature control and energy services. Backed by strong sponsorship, Aggreko has set bold decarbonization goals and is committed to investing in the energy transition.

Key facts:

• 10 GW

Power in our fleet

• 65+ countries

Expertise on every continent with headquarters in the U.K.

• 5,500 employees

50 sites and 1,300 employees in North America

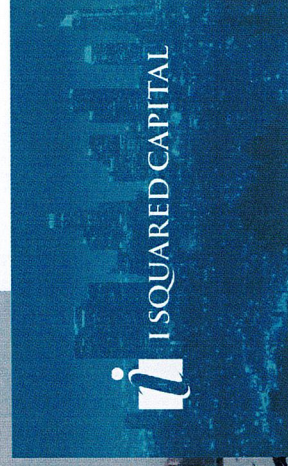
• 60+ Years in business

[Link to Aggreko website](#)

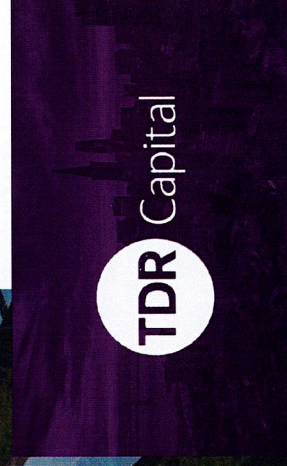
[Link to AETS website](#)

Strong Sponsorship

Aggreko has strong sponsorship with a substantial commitment to deploy capital into the energy transition.



ISquared Capital is an independent global infrastructure investment manager with over \$34 billion in assets under management (latest fund \$15 billion) focusing on utilities, digital infrastructure, energy, transport and social infrastructure in North America, Europe, Latin America, and Asia. Headquartered in Miami, the firm also has offices in Hong Kong, London, New Delhi, Singapore, and Taipei.



TDR Capital is a leading private equity firm with approximately €13 billion of assets under management. TDR typically acquires majority stakes in strong, market-leading European companies with potential for robust growth and resilience through economic cycles. TDR is the largest investor in each of our funds, demonstrating a clear alignment of interest with investors and management teams.

Aggreko Group Financials

Aggreko Group Financials

- Aggreko, LLC was a public company through August 10, 2021 when the acquisition with I squared capital and TDR capital was completed; The acquisition was for £2.3 billion enterprise value;
- Aggreko Energy Transition Solutions is a wholly owned subsidiary of Aggreko, LLC
- [Visit this link to view the Annual Reports](#)

	2020		2019		2018	
	£	\$	£	\$	£	\$
Avg FX		1.28		1.28		1.34
Revenue	1365	1,747	1613	2,065	1760	2,358
EBITDA	420	538	564	722	517	693
EBITDA margin (%)	30.8%	30.8%	35.0%	35.0%	29.4%	29.4%
Operating profit	136	174	241	308	219	293
Operating margin (%)	10.0%	10.0%	14.9%	14.9%	12.4%	12.4%
Net interest expense	(34)	(44)	(42)	(54)	(37)	(50)
Profit before tax	102	131	199	255	182	244
Tax expense	(42)	(54)	(70)	(90)	(57)	(76)
Profit after tax	60	77	129	165	125	168
Operating cash flow	521	667	628	804	423	567
Free cash flow	198	253	262	335	86	115

*Financials for 2021 and after are private.

Team Overview

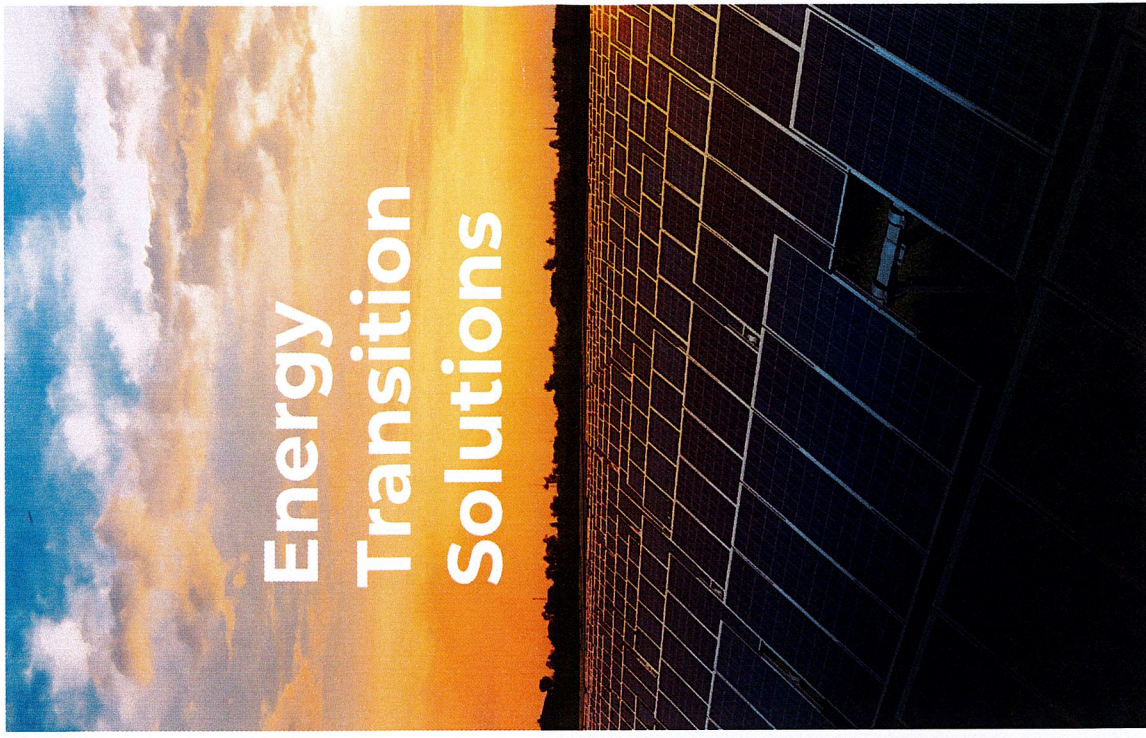
Aggreko Energy Transition Solutions (ETS) brings together a proven team of renewable energy experts with the resources of a global leader in temporary energy services.

Energy Transition Solutions

With a clear mandate to grow its asset base, ETS mission is to develop, own, and operate clean energy infrastructure in the U.S.

- Utility scale, community, and commercial solar
- Standalone battery storage and microgrids
- Long-term owner and operator with a **“cradle-to-grave”** mindset applied to each opportunity
- Industry expertise and an integrated process to deliver reliable, economic projects

We develop, own and operate solar and storage assets that deliver
Clean, Reliable, and Economic Energy



Leadership Team

Experienced leadership team with over 50 years of combined industry experience, specializing in co-founding multiple infrastructure platforms since 2014.



Jerry Polacek
President
203.940.6548
jerry.polacek@aggreko.com
21 years experience

- TortoiseEcofin, MD & Group Lead, co-founder PE clean energy & infrastructure Capital, co-founder, CEO & CIO
- GE Energy Financial Services, MD, co-founded renewable energy group
- Morgan Stanley
- EY

Cross-discipline expertise

- ✓ Development
- ✓ Construction Management
- ✓ Operations & Asset Management
- ✓ Origination
- ✓ Project Finance & Tax Equity
- ✓ Contract Structuring
- ✓ Scalable Partnerships / JVs



Matthew Ordway
Chief Operating Officer
203.565.5252
matthew.ordway@aggreko.com
20 years experience

- TortoiseEcofin, MD, co-founder PE clean energy & infrastructure
- Energy & Infrastructure Capital, co-founder, CFO & COO
- Ridgeline Energy, CFO
- First Wind
- Babcock & Brown
- GE Energy Financial Services



Prashanth Prakash
Chief Commercial Officer
973.842.1244
prashanth.prakash@aggreko.com
15 years experience

- TortoiseEcofin, MD, co-founder PE clean energy & infrastructure
- Energy & Infrastructure Capital, co-founder, VP
- Deutsche Bank
- JP Morgan Infrastructure
- Deloitte



aggreko

OCIDA 2024 Budget

1. Operating Expenses/Program Expenses	2022 Actual	2023 Budget	2023 YTD	2024 Budget
Onondaga County - Contractual Support Services	\$ -	\$ 842,000	\$ 455,276	\$ 950,000
General & Administrative	\$ 991,353	\$ 529,700	\$ 479,526	\$ 1,300,000
Pass-through Expense (PILOT Payments)	\$ 9,256,089	\$ 3,000	\$ 9,447,334	\$ 9,500,000
Other Pass-through Expense	\$ 242,299	\$ -	\$ 3,265,349	\$ 3,700,000
Depreciation Expense	\$ -	\$ 17,000		\$ 30,000
Professional Services	\$ 30,720	\$ 34,000	\$ 38,875	\$ 350,000
Marketing Expense	\$ -	\$ -	\$ 25,000	\$ 200,000
Other Expenses	\$ 157,500	\$ -	\$ -	\$ 200,000
Conferences/Project Events	\$ 22,056	\$ 18,300	\$ 15,544	\$ 50,000
Office Expenses/Meeting Expenses	\$ 20,436	\$ -	\$ 18,410	\$ 50,000
Total Operating/Program Expenses	\$ 1,421,427	\$ 1,444,000	\$ 1,094,897	\$ 3,130,000

2. Revenue	2022 Actual	2023 Budget	2023 YTD	2024 Budget
Agency Revenues	\$ 1,879,430	\$ 1,401,000	\$ 2,240,018	\$ 3,000,000
Pass-through Income (PILOT Payments)	\$ 9,256,089	\$ -	\$ 9,447,334	\$ 9,500,000
Other Pass-through Income	\$ 42,938	\$ -	\$ 3,265,349	\$ 3,700,000
Rent Income	\$ 11,500	\$ 12,000	\$ 16,094	\$ 15,000
Grant Income/Reimbursement	\$ 507,927	\$ -	\$ 8,955	\$ 15,000
Other Income	\$ 13,468	\$ 25,000	\$ 50,000	\$ 50,000
Interest Income	\$ 2,449	\$ 6,000	\$ 39,700	\$ 50,000
Total Revenue	\$ 2,414,774	\$ 1,444,000	\$ 2,354,767	\$ 3,130,000
<i>Revenue - Expenses</i>	<i>\$ 993,347</i>	<i>\$ -</i>	<i>\$ 1,259,871</i>	<i>\$ -</i>