



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

333 WEST WASHINGTON STREET, SUITE 130, SYRACUSE, NY 13202
PHONE: 315.435.3770 • FAX: 315.435.3669 • SYRACUSECENTRAL.COM

Meeting Agenda February 11, 2020

8:00AM Call to Order the Regular Meeting of the Agency

- A. Approval of Minutes-January 14, 2020
- B. Treasurers Report
- C. Payment of Bills
- D. Conflict of Interest

Action Items:

1. U.S. Census Bureau Presentation

An overview of the 2020 U.S. Census will be presented to the OCIDA Board.

Representative: Matthew Vincent

2. Tessy Plastics Corporation (3101-20-02K) Initial Meeting

Tessy Plastics is proposing an expansion of their Elbridge, NY manufacturing facility. This site is located in the Town of Elbridge.

Agency Action Requested:

- a. A Resolution from the Board to authorize a public hearing.

Representative: Kevin McAuliffe

3. COR Van Rensselaer Street Company II, LLC and COR Van Rensselaer Street Company III, Inc. (3101-15-14A, Sub-Project)

COR Van Rensselaer Street Company, II, LLC and COR Van Rensselaer Street Company III, Inc. are requesting a one-year extension of the sales tax exemption.

Agency Action Requested:

- a. A Resolution from the Board to extend sales and use tax exemption.

Representative: Catherine K. Johnson

4. Taft Road Solar, LLC (3101-20-01A) Initial Meeting

Taft Road Solar, LLC is proposing to construct a 5 MW solar project in the Town of Manlius.

Agency Action Requested:

- a. A Resolution from the Board to authorize a public hearing.

Representative: Andrew Day

5. Tracey Road Equipment, Inc. (3101-20-03B) Initial Meeting

Tracey Road Equipment is proposing an expansion of their current facility in the Town of Dewitt.

Agency Action Requested:

- a. A Resolution from the Board to authorize a public hearing.

Representative: Sarah Stephens

6. CNYIBA

Discussion of an agreement between CNYIBA and OCIDA.

Agency Action Requested:

- a. A Resolution from the Board to authorize execution of an agreement between CNYIBA and the Agency Executive Director.

Representative: Robert Petrovich

7. SYRACUSE, BINGHAMTON AND NEW YORK RAILROAD CORPORTATION

The Syracuse, Binghamton, and New York Railroad Corporation is requesting permission to erect a billboard on property subject to a lease and PILOT with the Agency.

Agency Action Requested:

- a. A Resolution to allow the Syracuse, Binghamton and New York Railroad Corporation to erect a billboard on property.

Representative: Robert Petrovich

8. Milton J. Rubenstein Museum of Science & Technology (MOST)

The MOST is requesting permission to pursue grants for their exterior display on land subject to bonds issued by the Agency.

Agency Action Requested:

- a. A Resolution in support of the MOST seeking grants to fund an exterior display on their property which is subject to bonds issued by the Agency.

Representative: Robert Petrovich

Executive Session

Adjourn

SUBJECT TO BOARD APPROVAL

Onondaga County Industrial Development Agency Regular Meeting Minutes January 14, 2020

A regular meeting of the Onondaga County Industrial Development Agency was held on Tuesday, January 14, 2020 at 333 West Washington Street, Syracuse, New York in the large conference room on the first floor.

Patrick Hogan called the meeting to order at 8:11 am with the following:

PRESENT:

Patrick Hogan
Janice Herzog
Steve Morgan
Kevin Ryan
Susan Stanczyk

ABSENT:

Victor Ianno
Fanny Villarreal

ALSO PRESENT:

Robert Petrovich, Executive Director
Nancy Lowery, Secretary
Nate Stevens, Treasurer
Karen Doster, Recording Secretary
Carolyn Evans-Dean, Economic Development
Tony Rivizzigno, Barclay Damon Law Firm
Amanda Mirabito, Barclay Damon Law Firm
Drew Saur, G & C Foods

APPROVAL OF REGULAR MEETING MINUTES – DECEMBER 10, 2019

Upon a motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board approved the regular meeting minutes of December 10, 2019. Motion was carried.

TREASURER'S REPORT

Nate Stevens gave a brief review of the Treasurer's Report for the month of December 2019.

Upon a motion by Janice Herzog, seconded by Steve Morgan, the OCIDA Board approved the Treasurer's Report for the month of December 2019. Motion was carried.

PAYMENT OF BILLS

Nate Stevens gave a brief review of the Payment of Bills Schedule #439.

Upon a motion by Steve Morgan, seconded by Janice Herzog, the OCIDA Board approved the Payment of Bills Schedule #439 for \$32,122.65 and PILOT payments to Town of Clay for \$7,056.00, Town of Lysander for \$690.00, Baldwinsville Central School District for \$7,742.00, Liverpool Central School District for \$71,862.00, Onondaga County for \$15,804.00 and Town of Geddes for \$251.97. Motion was carried.

CONFLICT OF INTEREST DISCLOSURE

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

ABUNDANT SOLAR POWER (SK1) LLC

Nate Stevens stated that this is an administrative amendment to the prior application induced last month. He stated that a second public hearing was held; there was one positive comment and the minutes were distributed to the Board.

Susan Stanczyk asked for clarification on the \$76,000. Nate Stevens stated that \$76,000 was approved by the Board and the application submitted was approximately \$117,000 so a public hearing was held that explained this and authorized the \$117,000.

Susan Stanczyk asked if it is a total of \$117,000 and not \$76,000 plus \$117,000. Nate Stevens stated that it is a total of \$117,000.

Susan Stanczyk stated that it is not clear and wished in the backup it indicated that it was revised. She stated that the first one says approved for \$76,000 and the second one states approved for \$117,000 so it should be indicated that it is revised. Nate Stevens agreed.

Upon a motion by Janice Herzog, seconded by Susan Stanczyk, the OCIDA Board approved a resolution authorizing an increase to the sales tax abatement for the Abundant Solar Power (SK1) LLC Project. Motion was carried.

G & C FOODS

Drew Saur stated that in late 2018 G & C Foods submitted an EPP application for training of their employees in their new Enterprise Resource Planning System which they are currently installing to support the new facility in Van Buren. He stated that they have added a number of employees and have almost doubled the size of their facility in the last couple of years. He stated that in order to support the effective use of the facility they have engaged with National Cash Register (NCR) in a multi-year program to replace their current 30 year old operating software. He stated they are in the process of training employees in the new system so they can ship and receive at the same time and manage the yard. He stated that the current system has to be replaced.

Robert Petrovich stated that OCIDA is voting to support this application and the resolution enables OCIDA to support the application administratively.

Patrick Hogan asked how many employees will be trained. Drew Saur stated that at least 250 employees if not all 425 depending on the piece of software. He stated that the core 250 to 300 employees will be trained in the accounting area, yard management, dock management, selection receiving and throughout the organization. He stated that the people with the least amount of training will be the approximately 100 drivers.

Robert Petrovich asked what the total budget for the training is. Steve Morgan stated that the application says \$176,280.

Robert Petrovich stated that OCIDA is offering support in the amount of \$12,500.

Upon a motion by Janice Herzog, seconded by Steve Morgan, the OCIDA Board passed a resolution approving the Employee Production Program application for G & C Foods. Motion was carried.

APPOINTMENTS

Robert Petrovich stated that Nancy Lowery has joined the Economic Development staff and has been here a short time but has already made a visible impact on our work product. He stated that she jumped in and is very engaged. He stated that he enthusiastically supports the Board's appointment of Nancy Lowery as Secretary and Public Hearing Officer.

Upon a motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board approved a resolution appointing Nancy Lowery as Secretary and Public Hearing Officer. Motion was carried.

ISSUE GOVERNMENT SERVICES RFP

Robert Petrovich stated that this matter was discussed previously and the firms selected would be available to the IDA should we need assistance with making connections in moving IDA issues forward and understanding regulations. He stated that an RFP has been drafted and reviewed by Counsel and we are in a position now with the Board's approval to release the RFP to receive proposals from qualified providers.

Steve Morgan asked if this would be a vendor list. Robert Petrovich stated yes and there would be several firms. He stated that there would be a list of firms such that if we needed to figure out, for example, who to talk to in Albany for an air permit on a project, the right vendor may be able to help us to identify the key individual in that office so we can make contact or connect applicants. He stated that the projects have gotten bigger and more sophisticated over the past 18 months and it makes sense to have a stable of resources available to us.

Steve Morgan asked if this will be performed internally by the staff. Robert Petrovich stated that an RFP will be issued and we will receive proposals. He stated that staff will review the proposals and present that information to the Board to make a decision.

Kevin Ryan asked if there are local companies that can do this type of work. Robert Petrovich stated that there may be.

Kevin Ryan asked if what we are asking these people to do is different from what our attorneys do. He stated permits were mentioned and asked if our attorneys deal with permits. Robert Petrovich stated that in certain instances he thinks it is beyond the scope of counsel. He stated that he knows some law firms have these skill sets available to them and we are not precluding anyone, but it makes sense to move forward in this direction.

Kevin Ryan asked if we are talking about government relation consultants. Robert Petrovich stated that we are talking about the ability to figure out the quickest path between point A and point B. He stated that sometimes we know it and sometimes we don't so we are hoping people can direct us on how to proceed and provide a contact to get the answer that we need.

Janice Herzog asked if the consultant would be used on an as needed basis. Robert Petrovich stated yes.

Janice Herzog stated that maybe each firm could list their strengths and determine according to the project which firm to use. Robert Petrovich stated yes.

Susan Stanczyk asked if staff would make that determination. Robert Petrovich stated yes and staff would keep the Board fully informed.

Patrick Hogan stated that there would be a roster of firms that would have expertise in certain areas. Robert Petrovich agreed.

Upon a motion by Kevin Ryan, seconded by Janice Herzog, the OCIDA Board approved a resolution authorizing the issuance of request for proposals for governmental services. Motion was carried.

INTER-MUNICIPAL AGREEMENT

Robert Petrovich stated that we are in the process of working on readying the Clay Business Park for development and as part of that we have incurred expenses with engineering firms and others. He stated that there is a mechanism to recoup some of those costs back from the County and this

agreement would be the necessary tool in order to do that. He stated it has been reviewed internally by the Agency's counsel and by the County Law Department. He stated that the funds already exist through a resolution passed in 2012.

Steve Morgan asked if this is for things like traffic studies. Robert Petrovich stated SEQR, traffic, electromagnetic, vibration; all the things needed to bring the site online. He stated that the costs have been accumulating over time and now it seems appropriate for the County to reimburse the IDA for these expenditures.

Susan Stanczyk stated that when the resolution was passed the County's intention was always to make sure these costs were covered and the money was set aside for the development of this site. She stated that the resolution was approved several years ago specific to the White Pine site.

Kevin Ryan stated that anything to make that site development-ready and move it forward would be great. Robert Petrovich stated that staff is working hard toward that outcome.

Upon a motion by Kevin Ryan, seconded by Janice Herzog, the OCIDA Board approved a resolution authorizing a contract between OCIDA and Onondaga County for payment of services rendered. Motion was carried.

Upon a motion by Susan Stanczyk, seconded by Kevin Ryan, the OCIDA Board adjourned the meeting at 8:28 am. Motion was carried.

Robert M. Petrovich, Executive Director



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
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January 31, 2020

Revenue / Expense / Income	Current Period	Current YTD	2020 Budget Amount	Current YTD Change to Budget
Operating Revenue	318,203	318,203	1,526,000	(1,207,797)
Administrative Expense	38,426	38,426	900,000	(861,574)
Operating/Program Exp.	13,084	13,084	626,000	(612,916)
Net Ordinary Income	266,693	266,693	-	266,693

Current Assets	Current YTD	Prior YTD
Total Cash	4,454,040	6,002,636
Less Pass Through Received	2,270,998	3,561,634
Available Cash	2,183,042	2,441,002
Receivables (less pass through rec.)	1,219,947	970,447
Grant Reimbursements	268,733	268,733
Total	3,671,722	3,680,182

Reserve for Contracts	
County Operations 2020	861,574
Marketing	15,000
Professional Services	54,640
Website Design	540
333 W. Washington St 2020 Rent	65,000
G&C Foods EPP	12,500
WPCP Sewer Design Engineering	108,151
OBG WPCP Engineering	-
OBG WPCP Drone Flyover	-
OBG WPCP CO #2 Site Selection	-
OBG WPCP CO #3 Additional Studies	(2,418)
OBG WPCP CO #4 Additional Studies	569,054
National Grid WPCP Engineering Gas	200,000
National Grid WPCP Engineering Electric	175,000
Total	2,059,041

Receivables	
0-120 days	729,190
> 120 days	490,757
Total	1,219,947

Onondaga County Industrial Development Agency

PROFIT AND LOSS

January 2020

	TOTAL
Income	
500 Operating Revenue	
2116 Fees	
2116.1 Agency Fees	316,115.00
Total 2116 Fees	316,115.00
2410 Lease Income	2,000.00
Total 500 Operating Revenue	318,115.00
501 Non-Operating Revenue	
2401 Interest Income	88.22
Total 501 Non-Operating Revenue	88.22
534 Pilot & Pass Thru Revenue	
528 Pass thru Income	500.00
529 PILOT Income	6,634,904.90
Total 534 Pilot & Pass Thru Revenue	6,635,404.90
Total Income	\$6,953,608.12
GROSS PROFIT	\$6,953,608.12
Expenses	
6400 Operating Expense	
6406 Other Professional Services	360.00
6407 Administrative Expense	38,426.09
6408 Board Mtg Exp	57.71
6411 Memberships / Sponsorships	2,000.00
6412 Other Operating Expense	1,098.00
Total 6400 Operating Expense	41,941.80
6500 Agency Program Expenses	
6510 White Pine Commerce Park	
6510.4 Other Expenses	540.47
6510.6 Taxes/SDC	7,791.90
Total 6510 White Pine Commerce Park	8,332.37
6520 North Salina Property Acquisition	
6520.1 435 N Salina Expenses	1,147.74
Total 6520 North Salina Property Acquisition	1,147.74
6530 800 Hiawatha Blvd. West	
6530.1 Taxes	87.89
Total 6530 800 Hiawatha Blvd. West	87.89
Total 6500 Agency Program Expenses	9,568.00

	TOTAL
6600 Non-Operating Expenses	
6605 Pilot & Pass Thru Expenses	
6605.1 Pass thru Expense	500.00
6605.2 PILOT Expense	6,634,904.90
Total 6605 Pilot & Pass Thru Expenses	6,635,404.90
Total 6600 Non-Operating Expenses	6,635,404.90
Total Expenses	\$6,686,914.70
NET OPERATING INCOME	\$266,693.42
NET INCOME	\$266,693.42

Onondaga County Industrial Development Agency

BALANCE SHEET As of January 31, 2020

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
200 Cash	0.00
200.1 Cash - M & T Checking	3,573,152.66
200.2 Cash - M & T Money Maker Savings	889,794.79
200.4 Destiny USA Restricted Cash	-8,957.82
210 Petty Cash	50.00
Total 200 Cash	4,454,039.63
Total Bank Accounts	\$4,454,039.63
Accounts Receivable	
380 Accounts Rec.	
380.2 PILOTs Rec	
380.222 Bank of NY	-2.00
Total 380.2 PILOTs Rec	-2.00
380.6 A/R Agency Fees	5,186,319.60
Total 380 Accounts Rec.	5,186,317.60
Total Accounts Receivable	\$5,186,317.60
Other Current Assets	
391 Long Tern Receivable	222,024.00
392 Loans Receivable	
392.065 Simple Admit Current	-0.32
392.066 Aquari current	-0.24
Total 392 Loans Receivable	-0.56
393 Grant Reimbursements	
393.1 ESD WPCP	134,366.66
393.2 Nat Grid WPCP	134,366.66
Total 393 Grant Reimbursements	268,733.32
Total Other Current Assets	\$490,756.76
Total Current Assets	\$10,131,113.99

	TOTAL
Fixed Assets	
100 Land	
101 White Pines Commerce Park	1,520,401.50
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
Total 101.5 Land Acquisition Costs	1,163,231.71
Total 101 White Pines Commerce Park	3,327,146.03
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	4,583,491.53
104 Machinery & Equipment	
104.1 Office Furniture	1,429.00
104.2 Equipment	1,432.40
Total 104 Machinery & Equipment	2,861.40
211 A/D Office Furniture	-2,861.00
213 A/D Buildings	-48,801.00
Total Fixed Assets	\$4,534,690.93
Other Assets	
240 Blue Sky Redevelopment	1,641.76
Total Other Assets	\$1,641.76
TOTAL ASSETS	\$14,667,446.68

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
600 Accounts Payable	0.00
600.1 Due to Related Party - OED	230,399.57
600.205 Exp Pay Prev Period	7,145.28
600.206 Mileage Reimbursement	57.71
600.207 EPP App Deposit	250.00
Total 600 Accounts Payable	237,852.56
601 PILOT and Pass Thru Payable	
602 Pass Thru Payable	500.00
603 PILOT Pass Thru	4,455,624.62
Total 601 PILOT and Pass Thru Payable	4,456,124.62
631 Due to Other Governments	
631.1 Towns	
631.11 Cicero	21,738.66
631.115 Clay	20,986.68
631.12 Dewitt	123,923.66
631.135 Lysander	6,308.00
631.15 Salina	86,839.15
631.155 Skaneateles	25,008.00
631.17 Van Buren	0.20
Total 631.1 Towns	284,804.35
631.3 Schools	
631.305 Baldwinsville	70,126.00
631.315 East Syracuse-Minoa	481,612.19
631.335 Liverpool	200,283.06
631.337 Lyncourt	516,730.91
631.34 Marcellus	0.01
631.345 North Syracuse	172,242.77
631.35 Skaneateles	136,946.00
631.356 Syracuse	12,386.06
Total 631.3 Schools	1,590,327.00
631.4 Onondaga County	389,252.48
631.5 City of Syracuse	6,613.68
Total 631 Due to Other Governments	2,270,997.51
Total Other Current Liabilities	\$6,964,974.69
Total Current Liabilities	\$6,964,974.69
Total Liabilities	\$6,964,974.69
Equity	
3900 Equity Unreserved	4,717,110.94
3901 Equity-Investment Fixed Assets	2,345,838.63
463 Reserve For Contracts	2,059,040.60
465 Equity - Unreserved	-1,686,211.60

	TOTAL
Net Income	266,693.42
Total Equity	\$7,702,471.99
TOTAL LIABILITIES AND EQUITY	\$14,667,446.68

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILL - SCHEDULE #440
February 11, 2020

GENERAL EXPENSES

1.	<u>NEW YORK STATE SALES TAX*</u> Upstate Coin & Gold Sales Tax Recapture	\$	1,098.00
2.	<u>BARCLAY DAMON LLP</u> Inv#5055505 & 5055479, Legal thru 12-31-19	\$	3,375.00
3.	<u>ADVANCE MEDIA NEW YORK</u> Public Hearing Notice Abundant Solar	\$	79.16
4.	<u>COOK'S COFFEE</u> Inv#20-005, Coffee Service	\$	156.96
5.	<u>ROBERT PETROVICH</u> Reimbursement for Expenses NYSEDC Conference Albany	\$	232.55
6.	<u>NATE STEVENS</u> Reimbursement for Expenses NYSEDC Conference Albany	\$	257.55
7.	<u>JODEE M. KELLY RECEIVER OF TAXES (CLAY)</u> 2020 WPCP Taxes (Alt Parcels)	\$	3,043.12
8.	<u>CAROLYN EVANS-DEAN</u> Amsterdam Promotional Pens	\$	262.76
9.	<u>JMT OF NEW YORK, INC.</u> Inv#101544, 101236 & 101171, Roth Engineering	\$	26,315.58
10.	<u>JMT OF NEW YORK, INC.</u> Inv#1-101472 & 2-101522, TC Syracuse Engineering	\$	99,060.03
11.	<u>ONONDAGA COUNTY</u> Final Payment 2019 OED Administrative Expenses	\$	211,723.39
12.	<u>KAREN DOSTER</u> Notary Public Examination Application Fee	\$	15.00

Schedule #440
page 2

13. <u>BOND SCHOENECK & KING</u>	\$ <u>2,500.00</u>
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Tessy Plastic Legal Retainer Pass thru

TOTAL	\$ 348,119.10
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* Ratification of Check dated January 14, 2020

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILL - SCHEDULE #440
February 11, 2020

PILOT Payments

1.	<u>TOWN OF CICERO</u>	\$	24,497.66
	2020 PILOT Payments		
2.	<u>TOWN OF CLAY</u>	\$	125,395.19
	2020 PILOT Payments		
3.	<u>TOWN OF DEWITT</u>	\$	89,245.00
	2020 PILOT Payments		
4.	<u>TOWN OF ELBRIDGE</u>	\$	77,710.84
	2020 PILOT Payments		
5.	<u>TOWN OF GEDDES</u>	\$	321.26
	2020 PILOT Payments		
6.	<u>TOWN OF LYSANDER</u>	\$	89,245.00
	2020 PILOT Payments		
7.	<u>TOWN OF ONONDAGA</u>	\$	2.30
	2020 PILOT Payments		
8.	<u>TOWN OF SALINA</u>	\$	86,839.15
	2020 PILOT Payments		
9.	<u>TOWN OF SKANEATELES</u>	\$	35,267.09
	2020 PILOT Payments		
10.	<u>TOWN OF VAN BUREN</u>	\$	68,437.00
	2020 PILOT Payments		
11.	<u>VILLAGE OF BALDWINSVILLE</u>	\$	41,817.00
	2020 PILOT Payments		
12.	<u>VILLAGE OF SOLVAY</u>	\$	2,556.02
	2020 PILOT Payments		

13. <u>BALDWINSVILLE CSD</u>	\$ 295,576.00
2020 PILOT Payments	
14. <u>EAST SYRACUSE MINOA CSD</u>	\$ 1,143,847.75
2020 PILOT Payments	
15. <u>JAMESVILLE DEWITT CSD</u>	\$ 74.06
2020 PILOT Payments	
16. <u>JORDAN ELBRIDGE CSD</u>	\$ 420,655.73
2020 PILOT Payments	
17. <u>LIVERPOOL CSD</u>	\$ 1,154,749.81
2020 PILOT Payments	
18. <u>LYNCOURT UNION FSD</u>	\$ 508,659.33
2020 PILOT Payments	
19. <u>NORTH SYRACUSE CSD</u>	\$ 299,852.78
2020 PILOT Payments	
20. <u>SKANEATELES CSD</u>	\$ 205,451.59
2020 PILOT Payments	
21. <u>SOLVAY UNION FSD</u>	\$ 5,373.56
2020 PILOT Payments	
22. <u>SYRACUSE CSD</u>	\$ 63,327.06
2020 PILOT Payments	
23. <u>WEST GENESEE CSD</u>	\$ 223,529.00
2020 PILOT Payments	
24. <u>CITY OF SYRACUSE</u>	\$ 34,961.93

2020 PILOT Payments

Schedule #440
Page 3

25. <u>ONONDAGA COUNTY</u>	\$ <u>1,246,464.06</u>
2020 PILOT Payments	
TOTAL	\$ 6,243,856.17

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
RESERVE FOR CONTRACTS
1/31/2020

	CONTRACT	TOTAL	PORTION	BALANCE
DESCRIPTION	TERM	CONTRACT	PAID	OUTSTANDING
ONONDAGA COUNTY OED 2020	1-1-20-12-31-20	\$900,000.00	\$38,426.09	\$861,573.91
MARKETING	1-1-20-12-31-20	\$15,000.00	\$0.00	\$15,000.00
PROFESSIONAL SERVICES	1-1-20-12-31-20	\$55,000.00	\$360.00	\$54,640.00
WEBSITE DESIGN	8/31/16-12-31-20	\$10,000.00	\$9,460.00	\$540.00
333 W. WASHINGTON ST 2020 RENT	1-1-20-12-31-20	\$65,000.00	\$0.00	\$65,000.00
G&C FOODS EPP	1-31-20-1-31-21	\$12,500.00	\$0.00	\$12,500.00
WPCP SEWER DESIGN ENGINEERING	1/31/16-1/31/17	\$268,628.00	\$160,476.55	\$108,151.45
OBG WPCP ENGINEERING	2/28/17-2/28/18	\$99,370.00	\$99,370.00	\$0.00
OBG WPCP CO #1 DRONE FLYOVER	4/30/17-4/30/18	\$3,300.00	\$3,300.00	\$0.00
OBG WPCP CO #2 SITE SELECTION	9/30/17-9-30-18	\$25,646.02	\$25,646.02	\$0.00
OBG WPCP CO #3 ADDITIONAL STUDIES	9/30/17-9-30-18	\$65,000.00	\$67,418.47	-\$2,418.47
OBG WPCP CO #4 ADDITIONAL STUDIES	11/30/18-11/30/19	\$800,000.00	\$230,946.29	\$569,053.71
NATIONAL GRID WPCP ENGINEERING GAS	11/29/18-11/29/19	\$403,100.00	\$203,100.00	\$200,000.00
NATIONAL GRID WPCP ENGINEERING ELECTRIC	11/29/18-11/29/19	\$375,000.00	\$200,000.00	\$175,000.00
		\$3,097,544.02	\$1,038,503.42	\$2,059,040.60

ACCOUNTS RECEIVABLE
1/31/2020

AGENCY FEES RECEIVABLE		\$729,190.00
ACCOUNTS RECEIVABLE GENERAL		\$0.00
QUASI-EQUITY LOAN RECEIVABLE		\$0.00
GRANTS RECEIVABLE		\$268,733.00
LONG TERM RECEIVABLE		\$222,024.00
TOTAL		\$1,219,947.00

Onondaga County Industrial Development Agency



Project Summary

2/10/2020

1. Project	Tessy Plastics 2020 Elbridge Expansion	2. Project Number	3101-20-02K
3. Location	Elbridge	4. School District	Jordan Elbridge
5. Tax Parcel(s)	040.-04-23.2, 040.-04-23.1, 040.-04-25.1	6. Project Type	-
		Village	-

7.Total Project Cost	\$	18,090,000.00	8. Total Jobs	714
Land	\$	-	8A. Job Retention	564
Site Work	\$	1,400,000	8B: Job Creation	150
Building	\$	6,240,000	(Next 5 Years)	
Furniture & Fixtures	\$	150,000		
Equipment	\$	10,000,000		
Equipment Subject to NYS Production Exemption	\$	-		
Engineering/Architecture Fees	\$	300,000		
Financial Charges	\$	-		
Legal Fees	\$	-		
Other	\$	-		

Cost Benefit Analysis

Tessy Plastics 2020 Elbridge Expansion

Fiscal Impact (\$)

Abatement Cost	\$	1,126,263
Sales Tax	\$	323,600
Mortgage Tax	\$	-
Property Tax Relief (PILOT)	\$	802,663
New Investment	\$	95,571,827
PILOT Payments	\$	701,371
Project Wages (10 years)	\$	75,038,950
Construction Wages	\$	2,176,500
Employee Benefits (10 years)	\$	9,787,881
Project Capital Investment	\$	7,640,000
New Sales Tax Generated	\$	-

Agency Fees	\$	227,125
Agency Legal Fees	\$	45,225

Benefit:Cost Ratio **84.86 :1**

Project Description

Tessy Plastics is proposing to construct additional space of 98,000 sq. ft to expand the capabilities of the Elbridge plant.

Tessy Plastics 2020 Elbridge Expansion

2/10/2020

A) PILOTS Estimate Table Worksheet

for 10 years

OCIDA estimate of current market value					\$ 18,784,152
Projected investment					\$ 6,240,000
OCIDA estimate of increase in value					\$ 3,920,000
OCIDA estimated value after project is completed					\$ 22,704,152
Taxes that would have been collected if the project did not occur					\$ 7,181,636
Scheduled PILOT payments					\$ 7,883,007

PILOT YEAR	Exemption %	County PILOT Amount	Town	School District	Village	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
2020		\$ 88,507	\$ 77,711	\$ 420,656		\$ 586,873		
2021	100%	\$ 93,519	\$ 81,972	\$ 444,141	\$ -	\$ 619,631	\$ 756,989	\$ 137,358
2022	90%	\$ 100,796	\$ 88,241	\$ 478,438	\$ -	\$ 667,475	\$ 793,570	\$ 126,095
2023	80%	\$ 108,327	\$ 94,728	\$ 513,930	\$ -	\$ 716,984	\$ 831,310	\$ 114,326
2024	70%	\$ 112,679	\$ 98,567	\$ 534,655	\$ -	\$ 745,901	\$ 847,937	\$ 102,036
2025	60%	\$ 117,161	\$ 102,521	\$ 556,005	\$ -	\$ 775,687	\$ 864,895	\$ 89,209
2026	50%	\$ 121,777	\$ 106,595	\$ 577,994	\$ -	\$ 806,366	\$ 882,193	\$ 75,827
2027	40%	\$ 126,532	\$ 110,790	\$ 600,641	\$ -	\$ 837,962	\$ 899,837	\$ 61,875
2028	30%	\$ 131,427	\$ 115,110	\$ 623,962	\$ -	\$ 870,499	\$ 917,834	\$ 47,334
2029	20%	\$ 136,468	\$ 119,559	\$ 647,976	\$ -	\$ 904,003	\$ 936,191	\$ 32,187
2030	10%	\$ 141,658	\$ 124,140	\$ 672,700	\$ -	\$ 938,499	\$ 954,914	\$ 16,416
TOTAL		\$ 1,190,345	\$ 1,042,221	\$ 5,650,441	\$ -	\$ 7,883,007	\$ 8,685,671	\$ 802,663

	Year					
	0	1	2	3	4	5
Jobs						
Current/Actuals						
Creation Goals		50	25	25	25	25
Total Employment Goals	564	614	639	664	689	714

It is the policy of the Agency that any project receiving benefits from the Onondaga County Industrial Development Agency will utilize 100% local contractors and local labor for the construction period of the project unless a waiver is granted in writing by the Agency.

Return to:

Onondaga County Industrial Development Agency
Attn: Nate Stevens
333 W. Washington Street, Suite 130
Syracuse, NY 13202
Phone: 315-435-3770 | Fax: 315-435-3669
nstevens@ongov.net

Section I: Applicant Information

Please answer all questions. Use "None", "Not Applicable" and "See Attached" where necessary.

A) Applicant information-company receiving benefits:

Applicant Name: Tessy Plastics Corp.

Applicant Address: 700 Visions Drive, Skaneateles, New York 13152

Phone: 315-689-3924

Fax: 315-689-1539

Website: <https://tessy.com/>

E-mail: _____

Federal ID#: 16-1009788

NAICS: 326199

State and Year of Incorporation/Organization: New York 1973

Will a Real Estate Holding Company be utilized to own the Project property/ facility? ☒ Yes ☒ No

What is the name of the Real Estate Holding Company: H&H of Elbridge, LLC

Federal ID#: 20-0386306

State and Year of Incorporation/Organization: New York 2003

List of stockholders, members, or partners of Real Estate Holding Company:

Roland Beck

B) Individual Completing Application:

Name: Joseph Ranalli

Title: Director of Financial Operations

Address: 700 Visions Drive, Skaneateles, New York 13152

Phone: 315-689-3924

Fax: 315-689-6595

E-mail: jsranalli@tessy.com

C) Company Contact (if different from individual completing application):

Name: _____

Title: _____

Address: _____

Phone: _____ Cell Phone: _____

E-mail: _____

D) Company Counsel:

Name of Attorney: Kevin R. McAuliffe

Firm Name: Barclay Damon LLP

Address: Barclay Damon Tower, 125 East Jefferson Street, Syracuse, NY 13202

Phone: 315-425-2875 Cell Phone: 315-382-8703

E-mail: kmcauliffe@barclaydamon.com

E) Business Organization (check appropriate category):

☒ Corporation

☐ Partnership

☐ Public Corporation

☐ Joint Venture

☐ Sole Proprietorship

☐ Limited Liability Company

Others (please specify): _____

Year Established: 1973

State in which Organization is established: New York

F) List all stockholders, members, or partners with % of ownership greater than 5% :

Name	% of ownership
<u>Roland Beck</u>	<u>67</u>
<u>Ken Beck</u>	<u>31</u>
_____	_____
_____	_____

G) Applicant Business Description:

Please attach a description of your company's background, products, customers, goods and services.

Estimated % of sales within Onondaga County: 7.2

Estimated % of sales outside Onondaga County but within New York State: 3.0

Estimated % of sales outside New York State but within the U.S.: 47.3

Estimated % of sales outside the U.S.: 42.5

(*Percentage to equal 100%)

H) What percentage of your total annual supplies, raw materials and vendor services are purchased from firms in Onondaga County. Include list of vendors, raw material suppliers and percentages for each. Provide supporting documentation including estimated percentages of local purchases. Please attach this information. **See next page.**

I) Applicant History: If the answer to any of the following is "Yes", please explain below. If necessary, attach additional information.

1. Is the company or management of the Company now a plaintiff or defendant in any civil or criminal litigation? ☐ Yes ☒ No
2. Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)? ☐ Yes ☒ No
3. Has any person listed in Section I ever been in receivership or declared bankruptcy? ☐ Yes ☒ No

Please attach any explanations:

J) Has the Project Beneficiary received assistance from OCIDA, SIDA, New York State or the Onondaga Civic Development Corporation in the past? If yes please attach an explanation and please give year, project name, description of benefits and address of project.

☒ Yes ☐ No

see following page.

Section 1 Applicant Information

H) What percentage of your total annual supplies, raw materials and vendor services are purchased from firms in Onondaga County. Include list of vendors, raw material suppliers and percentages for each. Provide supporting documentation including estimated percentages of local purchases. Please attach this information.

Applicant purchases 9.8% of Applicant's total annual supplies, raw materials and vendor services from firms in Onondaga County. For purposes of this Project, other than specialized machinery available only from a limited number of manufacturers, Applicant will purchase the majority of the needed materials within Onondaga County (see Section III Construction for estimated percentages).

J. Has the Project Beneficiary received assistance from OCIDA, SIDA, New York State or the Onondaga Civic Development Corporation in the past? If yes please attach an explanation and please give year, project name, description of benefits and address of project.

New York State Benefits: Applicant has an Empire Zone Certification and received benefits under the Empire Zones Program. Applicant has been awarded grant monies and benefits under Empire State Development's Consolidated Funding Application process and Excelsior Jobs Program, respectively.

OCIDA Benefits: In 2000, Applicant began receiving financial assistance in the form of sales and use tax exemptions and real property tax exemptions associated with the Applicant's expansions of its existing facility; acquisitions, redevelopments, and expansions of new facilities; purchases of new machinery and equipment, and creation of FTE positions. A summary of the projects receiving the prior financial assistance is as follows:

*2000 Project - Elbridge, NY Location: Construction of +/- 50,000-square foot addition to the existing 100,000-square foot manufacturing facility and construction of a new 30,000-square foot facility; purchase and installation of new machinery and equipment

*2003 Project - Elbridge, NY Location: Construction of +/-60,000 square foot addition to existing +/-175,000-square foot facility; purchase and installation of new machinery and equipment

*2004 Project - Elbridge, NY Location: Construction of +/-38,800 square foot addition; purchase and installation of new machinery and equipment

*2006 Project - Elbridge, NY Location: Construction of +/-42,262 square foot addition; purchase and installation of new machinery and equipment

*2013 Project - Elbridge, NY Location: Construction of +/-99,800 square foot addition; purchase and installation of new machinery and equipment

*2014 Project - Skaneateles, NY Location: Redevelopment of +/-112,644 square foot facility into state-of-the-art clean room manufacturing facility with offices and support space; purchase and installation of new machinery and equipment

*2016 Project - Van Buren, NY Location: Construction of +/-246,000 square foot manufacturing facility; redevelopment of existing facility; purchase and installation of new machinery and equipment

Section II: Project Information

- A) Project Location: Location where the investment will take place. If company is moving, the new location should be entered here and the current location should be in Section I.

Address: 488 Route 5 West Buildings A, B, and C

Legal Address (if different): 442-488 State Route 5 West

City: _____

Village/Town: Town of Elbridge

Zip Code: 13060

School District: Elbridge

Tax Map Parcel ID(s): 040.-04-23.1, 040.-04-23.2, 040.-04-25.1

Current Assessed Value: 24,090,000

Sq. Footage of Existing Building: +/-491,220

Census Tract: 23800

- B) Type (Check all that apply):

☒ New construction

☐ Purchase of machinery and/or equipment

☒ Expansion/Addition to current facilities

☐ Brownfield/Remediated Brownfield

☒ Renovation of existing facility

☐ LEED Certification

☐ Acquisition of existing facility/property

☐ Other:

☐ Demolition and Construction

- C) Please attach a summary of how this project will help your business grow. Will it set the company up for revenue growth? Will it mitigate cost? Will it provide more flexibility?

See Following pages

- D) Description of Project: Please provide a detailed narrative of the proposed Project. This narrative should include, but is not limited to:

☒ (i) the size of the Project in square feet and a breakdown of square footage per each intended use;

☒ (ii) the size of the lot upon which the Project sits or is to be constructed;

☒ (iii) the current use of the site and the intended use of the site upon completion of the Project;

☒ (iv) the principal products to be produced and/or the principal activities that will occur on the Project site; and

☒ (v) an indication as to why the Applicant is undertaking the Project and the need for the requested benefits. **Please separately attach the description and any copies of site plans, sketches or maps.**

See Following pages

Section II Project Information

C) Please attach a summary of how this project will help your business grow. Will it set the company up for revenue growth? Will it mitigate cost? Will it provide more flexibility?

Applicant is a contract manufacturer of precision molded plastic products, supplying the global market, including engineering, scientific, and medical industries, as well as for research and development applications. This Project will allow Applicant to expand the number and type of products Applicant manufactures, providing flexibility for Applicant to meet the needs of new customers and allowing Applicant to remain competitive in the global market. In the first 5-years' after Project completion, Applicant will create 150 FTE jobs, 50 in the first year. Applicant will mitigate its costs by improving the existing infrastructure at the Project location, updating its existing building systems, and redeveloping existing space for the new uses required to satisfy the dynamic needs of its customers.

Section II Project Information

D) Description of Project: Please provide a detailed narrative of the proposed Project. This narrative should include, but is not limited to:

- (i) the size of the Project in square feet and a breakdown of square footage per each intended use;
- (ii) the size of the lot upon which the Project sits or is to be constructed;
- (iii) the current use of the site and the intended use of the site upon completion of the Project;
- (iv) the principal products to be produced and/or the principal activities that will occur on the Project site; and
- (v) an indication as to why the Applicant is undertaking the Project and the need for the requested benefits. Please separately attach the description and any copies of site plans, sketches or maps.

This Project will expand and redevelop Applicant's Elbridge campus, which is sited on +/-75 acres. Applicant manufactures precision molded plastic products used in engineering, research and development, and medical products for customers throughout the world. This Project will allow Applicant to remain competitive globally and serve the expanding needs of Applicant's markets. Over the 5-years' following completion of the Project, Applicant will create 150 FTE positions, 50-of which Applicant expects to create within the first year post-completion.

The plans for this expansion and redevelopment of Applicant's Elbridge campus include:

- New construction of +/-98,000 square feet of warehouse space
- Office space build out
- Completion of conversion of +/-40,800 square feet of former warehouse space to controlled, clean room space
- Improvements to existing mechanicals and utilities
- Acquisition of approximately \$10MM of new manufacturing machinery and equipment

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

**Please check any and all end users as identified below

- | | |
|---|--|
| <input checked="" type="checkbox"/> Industrial | <input type="checkbox"/> Bank Office |
| <input type="checkbox"/> Acquisition of Existing Facility | <input type="checkbox"/> Retail |
| <input type="checkbox"/> Housing | <input type="checkbox"/> Mixed Use |
| <input type="checkbox"/> Equipment Purchase | <input type="checkbox"/> Facility for Aging |
| <input type="checkbox"/> Multi-Tenant | <input type="checkbox"/> Civic Facility (not for profit) |
| <input checked="" type="checkbox"/> Commercial | <input checked="" type="checkbox"/> Other <u>High-Tech Manufacturing</u> |

F) For the Agency to consider this Project, please provide the following information:

1. Does the project consist of new construction or expansion or substantial renovation of an existing facility?
☒ Yes ☐ No
2. Will the project create new employment opportunities or retain existing jobs that may otherwise be lost?
☒ Yes ☐ No
3. Does the project beneficiary serve a customer base primarily outside of Onondaga County?
☒ Yes ☐ No

G) Will the completion of the Project result in the removal of an industrial or manufacturing plant of the company from one area of the state to another area of the state OR in the abandonment of one or more plants or facilities of the company located within the state? Please explain if you answer "Yes" by attaching a response.

☐ Yes ☒ No

H) Please attach a description of any compelling circumstances the Agency should be aware of while reviewing this application.

I) Environmental Information

1. Please attach the appropriate Environmental Impact Forms to your application. Here is a link to the SEQR forms:
 - a. <http://www.dec.ny.gov/permits/6191.html>
2. Have any environmental issues been identified on the property?
☐ Yes ☒ No
If yes, please attach an explanation.

Section III: Construction

A) Project Costs and Finances

Description of Costs	Total Budget Amount	% of Total Budget to be Procured in Onondaga County	Total Private Expenditure (should be less than or equal to total budget amount)
Land Acquisition			
Site Work/Demo	\$1,400,000	100%	\$1,400,000
Building Construction & Renovation	\$6,240,000	70%	\$6,240,000
Furniture & Fixtures	\$150,000	50%	\$150,000
Equipment	\$10,000,000		\$10,000,000
Equipment Subject to NYS Production Sales Tax			
Engineering/Architect	\$300,000	100%	\$300,00
Financial Charges			
Legal			
Other			
Management/Developer Fees			
Total Project Cost	\$18,090,000	+/-76%	\$18,090,000

Note: Do not include OCIDA fees, OCIDA application fees or OCIDA legal fees as part of the Total Project Cost. You may attach a separate chart if needed.

B) TOTAL Capital Costs \$ 18,090,000

Project refinancing: estimated amount
(for refinancing of existing debt only) \$ _____

Sources of Funds for Project Costs:

- | | |
|---|---------------|
| 1. Bank Financing | \$ _____ |
| 2. Equity (excluding equity that is attributed to grants/tax credits) | \$ 18,090,000 |
| 3. Tax Exempt Bond Issuance (if applicable) | \$ _____ |
| 4. Taxable Bond Issuance (if applicable) | \$ _____ |

5. Public Sources (Include sum total of all state and federal grants and tax credits) \$ _____

-Identify each state and federal grant/credit:

_____ \$ _____
 _____ \$ _____
 _____ \$ _____

6. Total Sources of Funds for Project Costs \$ 18,090,000

C) Employment and Payroll Information

*Full Time Equivalent (FTE) is defined as one employee working no less than 40 hours per week or two or more employees together working a total of 40 hours per week.

1. Are there people currently employed at the project site?
☒ Yes ☐ No If yes, provide number of FTE jobs at the facility: 564

2. Complete the following:

Estimate the number of FTE jobs to be retained as a result of this Project:	564
Estimate the number of construction jobs to be created by this Project:	50
Estimate the average length of construction jobs to be created (months):	12
Current annual payroll at facility:	\$31,096,687
Average annual growth rate of wages:	3%
Please list, if any, benefits that will be available to either full and/or part time employees:	Profit sharing, insurances, safe harbor match
Average annual benefit paid by the company (\$ or % salary) per FTE job:	\$6,500
Average growth rate of benefit cost:	3%
Amount or percent of wage employees pay for benefits:	0%
Provide an estimate of the number of residents in the Economic Development Region (Onondaga, Madison, Cayuga, Oneida, Oswego, and Cortland Counties) to fill new FTE jobs:	Almost all from the Region

D) New Employment Benefits

- i. Complete the following chart indicating the number of FTE jobs presently employed at the Project and the number of FTE jobs that will be created at the Project site at the end of the first, second, third, fourth and fifth years after the Project is completed. Jobs should be listed by title of category (see below), including FTE independent contractors or employees of independent contractors that work at the Project location. Do not include construction workers.
- ii. Feel free to include additional information or a substitute chart if you think additional material would add clarity.

Current & Planned Full Time Occupations (Job Titles)	Salary (Annual or Hourly)	Current Number of FTEs	Estimated Number of FTE Jobs added each year after project				
			Year 1	Year 2	Year 3	Year 4	Year 5
Skilled/Sr Management	\$106,000	26	6	7	7	7	7
Technology	\$72,000	26	5	7	7	7	7
Machine Maintenance	\$62,000	45	5	8	9	10	12
Supervisor/QC	\$54,000	166	11	20	33	41	44
Production	\$44,000	301	23	33	44	60	80
Job Creation Subtotal			50	75	100	125	150

For purposes of completing the chart, please list the job titles that will be increasing in number. If possible, please attach a brief description that outlines what each job entails.

If you prefer, you may attach a job chart of your own that outlines the job growth projections regarding the project.

E) Financial Assistance sought (estimated values):

- ☒ Real Property Tax Abatement (PILOT): TBD
- ☐ Mortgage Recording Tax Exemption (.75% of amount mortgaged): _____
- ☒ Sales and Use Tax Exemption (4% Local, 4% State): \$323,600
- ☐ Tax Exempt Bond Financing (Amount Requested): _____
- ☐ Taxable Bond Financing (Amount Requested): _____

F) Mortgage Recording Tax Exemption Benefit Calculator: Amount of mortgage that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent/bridge financing): \$ _____

Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage amount as indicated above, multiplied by .0075): \$ _____

G) Sales and Use Tax Benefit Calculator: Gross amount of costs for goods and services that are subject to State and local Sales and US tax – said amount to benefit from the Agency's Sales and Use Tax exemption benefit:

\$ 4,045,000 _____

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure, above) (This should match the amount in section "E" on this page, this calculation only exists to help you with your estimate):

\$ 323,600 _____

Section IV: Estimate of Real Property Tax Abatement Benefits

Section IV of this Application will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application prior to the completed application being provided to the OCIDA Board.

A) PILOTS Estimate Table Worksheet

OCIDA estimate of current value	
New construction and renovation costs	
OCIDA estimate of increase in value	
OCIDA estimated value of completed project	
OCIDA estimate of taxes that would have been collected if the project did not occur	
Scheduled PILOT payments	

PILOT Year	Exemption %	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100						
2	90						
3	80						
4	70						
5	60						
6	50						
7	40						
8	30						
9	20						
10	10						
TOTAL							

Estimates provided are based on current property tax rates and assessment value (current as of date of application submission) and have been calculated by IDA staff

Section V: Local Access Policy Agreement

In absence of a waiver permitting otherwise, every project seeking the assistance of the Onondaga County Industrial Development Agency (Agency) must use local general contractors, sub-contractors, and labor for one-hundred percent (100%) of the construction of new, expanded, or renovated facilities. The project's construction or project manager need not be a local company.

Noncompliance may result in the revocation and/or recapture of all benefits extended to the project by the Agency. Local Labor is defined as laborers permanently residing in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins, and Wayne. Local (General/Sub) Contractor is defined as a contractor operating a permanent office in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins and Wayne. The Agency may determine on a case-by-case basis to waive the Local Access Policy for a project or for a portion of a project where consideration of warranty issues, necessity of specialized skills, significant cost differentials between local and non-local services or other compelling circumstances exist. The procedure to address a local labor waiver can be found in the OCIDA handbook, which is available upon request.

Prior to issuance of any NYS Tax & Finance ST-60 forms, the Applicant must submit a **Contractor Status Report to the Agency.**

In consideration of the extension of financial assistance by the Agency Tessy Plastics Corp. (the Company) understands the Local Access Policy and agrees to complete Appendix C of the Agency's application at the time of the application to the Agency and as part of a request to extend the valid date of the Agency's tax-exempt certificate for the Project. The Company understands that an Agency tax-exempt certificate is typically valid for 12 months from the effective date of the project inducement and extended thereafter upon request by the Company. The Company further understands that any request for a waiver to this policy must be submitted in writing and approved by the Agency.

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of January 29, 2020 (date).

Company: Tessy Plastics Corp.

Representative for Contract: Joseph Ranalli

Address: 700 Visions Drive City: Skaneateles State: NY Zip: 13152

Phone: 315.689.3924 Email: jranalli@tessy.com

Project Address: 488 RT 5 W, Bldgs A, B, C City: Elbridge State: NY Zip: 13060

General Contractor: VIP Structures

Contact Person: William Blanchard

Address: One Webster's Landing City: Syracuse State: NY Zip: 13202

Phone: 315.471.5338 Email: wblanchard@vipstructures.com

Authorized Representative: Joseph Ranalli Title: Director of Financial Operations

Signature: 

Section VI: Agency Fee Schedule

Payment Terms:

Application & Processing Fee (payable at the time of application):	\$1,000
Legal Deposit (payable at the time of application):	\$2,500
Agency Fee for Bond Projects:	Payable at Closing
Agency and Legal Fees for all other projects:	Due and Payable at Inducement

*** A sales tax certificate (ST-60) will not be issued until the Agency Fee is Paid in Full**

Agency Fees: The project cost is the Total Project Cost from section III A

<u>Benefit Sought</u>	<u>Fee Charged</u>
Mortgage Recording Tax and/or Sales Tax exemptions:	0.01 X the project cost
Additional Fee for PILOT Agreement Projects:	0.0025 X the project cost
Fee for bond financing, refinancing & refunding:	0.0025 X the project cost

Note: For Manufacturing Projects under \$10 million the fee is reduced by: 0.0025 X the project cost

Agency Legal Fees: The project cost is the Total Project Cost from section III A

Fee for first \$20 million:	0.0025 of the project cost
Fee for expenses above \$20 million:	0.00125 of the project cost

In addition to the foregoing, Applicants are responsible for payment of all costs and expenses incurred by OCIDA in connection with application or Project including without limitation publication, copying costs, SEQRA compliance and fees and costs to OCIDA's attorneys, engineers, and consultants. OCIDA reserves the right to require a deposit to cover anticipated costs. Application fees are payable at time application/request is submitted. All fees are non-refundable. Applicants for bond transactions are responsible for payment of a Bond Issuance Charge payable to the State of New York. Applicants are also responsible for payment of post-closing fees and costs associated with the appointment of additional agents.

OCIDA reserves the right to modify this schedule at any time and assess fees and charges in connection with other transactions such as grants of easement or lease or sale of OCIDA-owned property.

Section VII: Recapture of Tax Abatement/Exemptions

Information to be Provided by Companies: Each Company agrees that to receive benefits from the Agency it must, whenever requested by the Agency or required under applicable statutes or project documents, provide and certify or cause to be provided and certified such information concerning the Company, its finances, its employees and other topics which shall, from time to time, be necessary or appropriate, including but not limited to, such information as to enable the Agency to make any reports required by law or governmental regulation.

Recapture of Benefits: It is the policy of the Agency to recapture the value of a PILOT, any sales and use tax exemption, and mortgage recording tax exemption in accordance with the Laws of the State and the provisions contained herein. Before receiving benefits, the Company must attest in writing to its understanding of, and agreement to, the recapture provisions contained in State Law and herein. To the extent permitted by State law, the recapture provisions contained herein may be modified from time to time by the Agency at its sole discretion.

Recapture of a PILOT, Sales Tax and the Mortgage Recording Tax Exemptions: If the number of full time equivalent jobs to be maintained or created in connection with a project falls below 75% of the number projected in the Company's application to the Agency, or if there are material violations of the project agreements, then the value of the property tax, sales and use tax and mortgage recording tax benefits extended to the project by the Agency may be subject to recapture. When deciding whether or not to recapture benefits and the amount of such recapture, the Agency may consider the potential future benefit of the business to the community.

Recapture Payment: The recapture payment paid by the Company to the Agency shall be determined (1) by the difference between any PILOT payments made by the Company and the property taxes that would have been paid by the Company if the property were not under the supervision, jurisdiction or control of the Agency, (2) the value of any mortgage recording tax exemption, if awarded to the Company and (3) the amount of sales and use tax that would have been paid if an exemption was not granted.

Recapture of the PILOT, Sales Tax or Mortgage Recording Tax: The Recapture Schedule for a Payment in Lieu of Tax Agreement, Sales Tax or the Mortgage Recording Tax is as follows:

Time from Project Completion	Tax Savings Recaptured
1 Year	80%
2 Years	60%
3 Years	40%
4 Years	20%
5 Years	10%

Distribution of the Recapture Payment: Any funds recaptured as a result of the recapture payment shall be distributed to the affected taxing jurisdictions in the same proportion as if the payments were paid or owed by the Company on the date of recapture.

Additional Conditions for the Recapture of Sales and Use Tax: As of April 1, 2013, New York State law requires Industrial Development Agencies to recapture sales tax benefits where:

- A project is not entitled to receive the benefits;
 - Exemptions received exceed the amount authorized by the Agency;
 - Exemptions are claimed by the Project for unauthorized property or services; or
 - A project fails to use property in the manner required by its IDA agreements.
1. **Distribution of Sales and Use Tax.** Project operators must cooperate with the Agency in its effort to recapture all sales and use tax benefits received by the Company by promptly paying the recapture amount as determined by the Agency. The amount to be recaptured will be dictated by State Law or this UTEP Policy, which ever may be applicable. The Agency shall remit the recaptured sales and use tax benefits to the State within 30 days of receipt.
 2. **Compliance Report.** Annually, the Agency will file an annual compliance report with the State of New York detailing its recapture terms and its activities to recapture benefits, including any attempt to recapture benefits from an Agency project.

A "Full Time Permanent Employee" shall mean

1. A full time, permanent, private sector employee on the Company's payroll, who has worked at the project location for a minimum of thirty hours per week for not less than four consecutive weeks and who is entitled to receive the usual and customary fringe benefits extended by Company to other employees with comparable rank, duties and hours; or

2. Up to three part time, permanent, private-sector employees on Company's payroll, who have worked at the project location for a combined minimum of thirty hours per week for not less than four consecutive weeks and who are entitled to receive the usual and customary fringe benefits extended by Company to other employees with comparable rank, duties and hours.

I have read the foregoing and agree to comply with all the terms and conditions contained therein as well as policies of the Onondaga County Industrial Agency.

Name of Applicant Company

Tessy Plastics Corp.

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative: Joseph Ranalli, Director of Financial Operations

Date: January 29, 2020

Section VIII: Employment Plan

Jobs Listings: In accordance with §858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Business Services and with the administrative entity of the service delivery area created by the Workforce Innovation and Opportunity Act of 2014 in which the Project is located. In Onondaga County, please contact CNY Works. Additionally, the applicant is encouraged to review the services provided by JOBSPlus! for candidate matching services.

Are the employees of your company currently covered by a collective bargaining agreement?

☐ Yes ☒ No

If yes, name and location: _____

Is the labor pool in Onondaga County and/or the CNY Economic Development Region adequate to fill new positions?

☒ Yes ☐ No

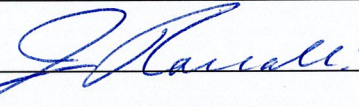
Enter Company Name in three (3) places below and sign by an authorized company officer:

In consideration of the benefits provided by the Onondaga County Industrial Development Agency (OCIDA), Tessy Plastics Corp., project beneficiary, also agrees to report to OCIDA on the number of new employment opportunities created in connection with industrial or commercial projects financed by the proceeds of such benefits to be listed with the New York State Department of Labor Business Services and CNY Works.

Tessy Plastics Corp., project beneficiary, also agrees to report to OCIDA on or before March 1 of each year the status of employment opportunities filed with the New York State Department of Labor Business Services, including the number of new employment opportunities created, the number listed, and the number filled for the year ending the prior December 31.

Tessy Plastics Corp., project beneficiary, further agrees that, to the extent practicable and feasible, and subject to the requirements of any existing collective bargaining agreement, the project beneficiary shall fill at least 10% of new employment opportunities with persons eligible for service under the Workforce Innovation and Opportunity Act of 2014.

Name of Applicant Company: Tessy Plastics Corp.

Signature of Officer or Authorized Representative: 

Name & Title of Officer or Authorized Representative: Joseph Ranalli, Director of Financial Operations

Date: January 29, 2020

NYS Department of Labor:

Roy Jewell

Associate Business Service Representative

450 South Salina Street, Syracuse, NY 13202 315-479-3362

roy.jewell@labor.ny.gov

www.labor.ny.gov

CNY Works

Chris Kennedy

Business Development Specialist

960 James Street, Syracuse, NY 13203

315-477-6974

ckennedy@cnyworks.com

www.cnyworks.com

Section IX: Conflict of Interest

Agency Board Members

1. Patrick Hogan
2. Steve Morgan
3. Victor Ianno
4. Sue Stanczyk
5. Kevin Ryan
6. Janice Herzog
7. Fanny Villarreal

Agency Officers/Staff

1. Robert M. Petrovich
2. Nathaniel Stevens
3. Nancy Lowery
4. Karen Doster
5. Chris Cox

Agency Legal Counsel & Auditor

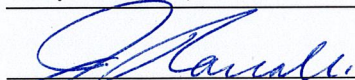
1. Jeffrey Davis, Esq., Barclay Damon LLP
2. Amanda Mirabito, Esq., Barclay Damon LLP
3. Michael G. Lisson, CPA, Grossman St. Amour Certified Public Accountants PLLC

The Applicant has received from the Agency a list of members, officers and staff of the Agency. To the best of my knowledge, no member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

Name of Applicant Company

Tessy Plastics Corp.

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Joseph Ranalli, Director of Financial Operations

Date: January 29, 2020

Section X: Representations, Certifications, and Indemnification

Joseph Ranalli, Director of Financial Operations (Name of CEO or other authorized representative of Applicant) confirms and says that he/she is the Director of Financial Operations (title) of Tessy Plastics Corp. (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

- A. First Consideration for Employment:** In accordance with §858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in WIA programs who shall be referred by the CNY Works for new employment opportunities created as a result of the Project.
- B. Other NYS Facilities:** In accordance with §862 (1) of the New York General Municipal Law, the Applicant understands and agrees that projects which will result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant within the state is ineligible for Agency Financial Assistance, unless otherwise approved by the Agency as reasonably necessary to preserve the competitive position of the project in its respective industry or is reasonably necessary.
- C. Annual Sales Tax Filings:** In accordance with §874(8) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant.
- D. Outstanding Bonds:** The Applicant understands and agrees to provide on an annual basis any information regarding bonds, if any, issued by the Agency for the project that is requested by the Comptroller of the State of New York.
- E. Employment Reports:** The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant agrees to file with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, "Employment Reports") that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an Event of Default under the PILOT Agreement between the Agency and Applicant and, if applicable, an Event of Default under the Agent Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Employment Report may be reported to Agency board members, with said report being an agenda item subject to the open

meetings law.

F. Absence of Conflicts of Interest: The Applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officer or employee of the Agency has an interest, whether direct or indirect in any transaction contemplated by this Application, except as hereinafter described in Section X.

G. Compliance: The Applicant understands and agrees that it is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.

H. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if financial assistance is provided for the proposed Project:

§ 862. Restrictions on funds of the Agency. (1) No funds of the Agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

I. The Applicant confirms and acknowledges that the owner, occupant or operator receiving financial assistance for the proposed Project is in substantial compliance with applicable local, state, and federal tax, worker protection and environmental laws, rules and regulations.

J. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement in the Project.

K. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.

L. The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statement contained herein not misleading.

M. The OCIDA has the right to request and inspect supporting documentation regarding attestations made on this application.

N. Hold Harmless Agreement: Applicant hereby releases Onondaga County Industrial Development Agency and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for, and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax-exemptions and other assistance requested therein are favorably acted upon by the Agency; (B) the Agency's acquisition, construction, and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project, including without limiting the generality of the foregoing, all cause of action and attorney's fees and any other expenses incurred in defending any suits or action which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the process of the Application, including attorney's fees, if any.

Name of Applicant Company

Tessy Plastics Corp.

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative:

Joseph Ranalli, Director of Financial Operations

Date: January 29, 2020

STATE OF NEW YORK

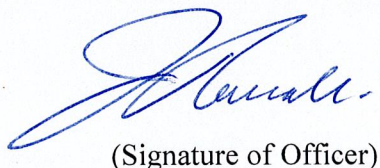
)

COUNTY OF ONONDAGA

)ss.;

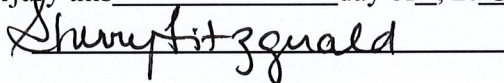
Joseph Ranalli, Director of Financial Operations, being first duly sworn, deposes and says:

1. That I am the Director of Financial Operations (Corporate Officer) of Tessy Plastics Corp. (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read and attached Application, I Know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete



(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this 29th day of January, 2020.



(Notary Public)

SHERRY FITZGERALD
Notary Public, State of New York
Reg. No. 01FI6370195
Qualified in Cayuga County
Commission Expires January 29, 2022

End of Application

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Tessy Plastics South Plant Warehouse Expansion			
Project Location (describe, and attach a location map): 488 NYS Route 5, Town of Elbridge, Onondaga County, NY			
Brief Description of Proposed Action: Tessy Plastics is proposing a 96,250 SF warehouse expansion with two loading bays on the south side of their existing warehouse building. This will involve the regrading and improvement of the existing stormwater management facilities to the rear of the expansion. The project will also consist of the rerouting of any existing utilities ad the perimeter access road.			
Name of Applicant or Sponsor: Tessy Plastics (Contact: Mike Adrian)		Telephone: (315) 471-5338 E-Mail: madrian@tessy.com	
Address: 488 Route 5			
City/PO: Elbridge		State: NY	Zip Code: 13060
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Elbridge Site Plan Approval, NYSDEC General Stormwater Permit			NO <input type="checkbox"/> YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		45.1 acres	
b. Total acreage to be physically disturbed?		6.7 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		77.0 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. 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"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: Stormwater will be mitigated through on-site detention facilities before discharging via an established culvert to the existing wetland.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: The replicated stormwater mitigation basin will retain higher intensity storm runoff volumes.	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE MATTHEW NAPIERAKA, P.E. NAPIERAKA CONSULTING Applicant/sponsor/name: <u>ENGINEER AGENT FOR OWNER</u> Date: <u>3 September 2019</u> Signature: <u>Matthew P. Napieraka</u> Title: <u>Managing Engineer</u>		

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PRINT FORM

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<u>Town of Elbridge Planning Board</u>	<u>September 10, 2019</u>
Name of Lead Agency	Date
<u>Chair Marc Macro</u>	<u>Chairman</u>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<u>Cynthia Weiss, Sec/Alt Member</u>	<u>Cynthia Weiss, Sec/Alt Member</u>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

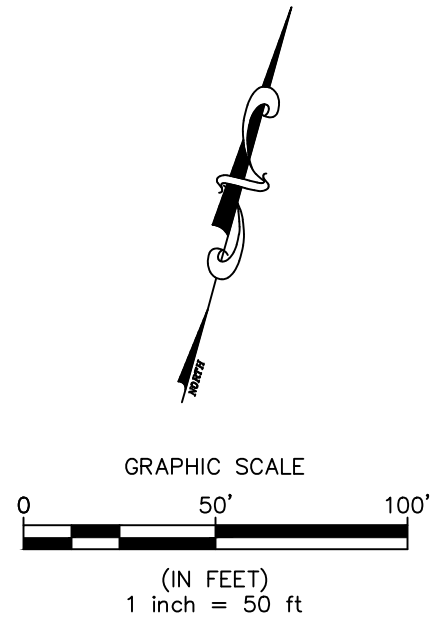
PRINT FORM



SITE CRITERIA CHECKLIST	
PROJECT SITE INFORMATION	
ADDRESS	488 NYS ROUTE 5
TAX MAP ID NO.	040.-04-23.2
BOUNDARY SURVEY	PROPERTY LINE INFORMATION TAKEN SURVEY BY CNY LAND SURVEYING
TOTAL SITE AREA	45.1 ACRES
LAND USE	INDUSTRIAL
BUILDING SIZE	±96,250 SF
ZONING DISTRICT	PLANNED INDUSTRIAL DISTRICT
ENVIRONMENTAL INFORMATION	
FEMA FLOOD MAP	100-YR FLOODPLAIN BY CNY SURVEYING
SHPO HISTORICAL	NONE
SHPO ARCHAEOLOGY	ARCHAEOLOGICAL CHECK ZONE
WETLANDS	NYSDEC FRESHWATER WETLANDS

LAYOUT PLAN LEGEND:

- APPROXIMATE 100-YEAR FLOODPLAIN PER FEMA MAP
- APPROXIMATE WETLAND BUFFER BOUNDARY



PRELIMINARY-FOR PERMITTING ONLY, NOT FOR CONSTRUCTION



STRUCTURES

ONE WEBSTERS LANDING
SYRACUSE, NEW YORK 13202
315.471.5338

NAPIERALA
CONSULTING
PROFESSIONAL ENGINEER, P.C.
SITE • DESIGN • ENGINEERING
110 FAYETTE STREET
MANLIUS, NEW YORK 13104
PROJECT # 18-1767



NYS Route 5 Elbridge, NY

SOUTH PLANT
WAREHOUSE
EXPANSION

0	09.03.19	PLANNING BOARD SUBMISSION
MK	DATE	DESCRIPTION
SHEET ISSUES		
PROJECT NO	18-2286	
FILE NAME	X-2286.elev.dwg	
DRAWN BY	CSH	
CHECKED BY	MRN	

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SHEET TITLE
LAYOUT PLAN
SHEET NUMBER
C-4



COR

DEVELOPMENT COMPANY, LLC

540 Towne Drive, Fayetteville, NY 13066
315•663•2100 Fax: 315•663•2109
www.corcompanies.com

**VIA email to nstevens@ongov.net
and
FIRST CLASS MAIL**

February 5, 2020

Board Members of OCIDA
Suite 130
333 West Washington Street
Syracuse, NY 13202

Re: COR Inner Harbor Company, LLC Sub Project 1 – Request for Extension of
Sales Tax Exemption

Dear OCIDA Board Members:

COR Van Rensselaer Street Company II, LLC and COR Van Rensselaer Street Company III, Inc. respectfully request a one-year extension of the sales tax exemption granted by OCIDA for the COR Inner Harbor Company, LLC Sub Project 1 (Mixed-Use Retail/Residential Building and Associated Surface Parking Lot.) The sales tax exemption expired on December 31, 2019 and we seek a one-year extension to complete the build out of the commercial space on the first floor of the mixed-use building.

Please let me know if you have any questions. Thank you for your consideration of this request.

Best personal regards,
COR DEVELOPMENT COMPANY, LLC

Catherine Keib Johnson, CEO



Onondaga County Industrial Development Agency

Project Summary

1. Project: COR Inner Harbor Company, LLC **2. Project Number:** 3101-15-14A

3. Location: Syracuse **4. School Districts:** Syracuse City School District

5. Tax Parcel(s): **6. Type of Project:** Mixed Use Development

7. Description: The "Project" consists of the development of the Inner Harbor Parcels A1, A2, A3, A4, B and C (the "Parcels") through a series of sub-projects, with a diversity of uses and users, in order to create a unique urban, mixed-use neighborhood in the area of the Inner Harbor in the City of Syracuse, New York.

The Project will capitalize on the Onondaga Lake waterfront as a geographic asset and proximity to existing regional transportation infrastructure (I-81, I-690, Regional Transportation Center, etc.). The Project will link together the City of Syracuse, Franklin Square, Destiny USA and Onondaga Lake, and it is strategically located to promote future additional development.

7. Total Project Cost:	\$ 323,560,000
Land	\$ 2,700,000
Site Work	\$ 16,075,000
Building	\$ 238,368,980
Furniture & Fixtures	\$ 4,300,000
Equipment	\$ 2,300,000
Equipment Subject to NYS Production Exemption	\$ -
Engineering/Architecture Fees	\$ 11,800,000
Financial Charges	\$ 10,456,020
Legal Fees	\$ 560,000
Other	\$ 37,000,000

8. Total Jobs	0	TBD
8A. Job Retention	0	
8B: Job Creation (Next 5 Years)	0	

Cost Benefit Analysis: COR Inner Harbor Company, LLC

Fiscal Impact (\$)

Abatement Cost: \$44,287,087

Sales Tax	\$12,942,400
Mortgage Tax	\$2,912,040
Property Tax Relief (PILOT) 15yr	\$28,432,647

New Investment: \$902,875,818

PILOT Payments 15yrs	\$18,178,248
Project Wages (15 yrs)	\$191,952,458
Construction Wages	\$391,770,000
Employee Benefits (10 years)	\$22,074,533
Project Capital Investment	\$275,543,980
New Sales Tax Generated	\$120,000
Agency Fees	\$3,236,600

Benefit:Cost Ratio 20.39 :1

Onondaga County Industrial Development Agency



Project Summary

2/3/2020

1. Project	Taft Solar LLC	2. Project Number	3101-20-01A
3. Location	Manlius	4. School District	East Syracuse
5. Tax Parcel(s)	034.-01-20.1	6. Project Type	New Construction: Solar Development
		Village	-

7.Total Project Cost	\$	15,140,800.00	8. Total Jobs	2
Land	\$	-	8A. Job Retention	0
Site Work	\$	500,000	8B: Job Creation	2
Building	\$	14,440,800	(Next 5 Years)	
Furniture & Fixtures	\$	-		
Equipment	\$	-		
Equipment Subject to NYS Production Exemption	\$	-		
Engineering/Architecture Fees	\$	-		
Financial Charges	\$	-		
Legal Fees	\$	200,000		
Other- Solar Installation Labor	\$	-		

Abatement/Benefit Analysis

Taft Solar LLC

Fiscal Impact (\$)

Estimated Abatement	\$	1,005,185
Sales Tax	\$	169,920
Mortgage Tax		
Property Tax Relief (PILOT)	\$	835,265
Estimated New Investment	\$	18,269,957
PILOT Payments	\$	368,907
Project Wages (10 years)	\$	1,872,000
Construction Wages	\$	1,088,250
Employee Benefits (10 years)		
Project Capital Investment	\$	14,940,800
New Sales Tax Generated		N/A
Agency Fees	\$	190,260
Agency Legal Fees	\$	37,852

Benefit:Abatement Ratio **18.18 :1**

Project Description

Construct a 5 MW Solar Project at 6966 East Taft Rd in the Town of Manlius.

Taft Solar LLC

2/3/2020

A) PILOTS Estimate Table Worksheet

Current Revenue Generated by Parcel	\$	2,271.58
Projected Year 1 Revenue to be generated as a result of the project:	\$	17,500
Total Project Cost	\$	15,140,800
OCIDA Estimate of Project Value	\$	3,610,200
Projected MW (AC) to be generated		5
Estimated Property Tax Revenue if there was no project	\$	56,297.23
Scheduled PILOT Payments	\$	425,204

Year	Onondaga County	Town of Manlius	ESM School District	Total PILOT	Full Tax Payment without PILOT	Net Exemption
	14.7%	13.5%	71.8%	100.0%		
2019-2020	\$ 333.48	\$ 307.21	\$ 1,630.89	\$ 2,271.58	\$ 2,271.58	
1	\$ 2,569	\$ 2,367	\$ 12,564	\$ 17,500	\$ 19,748.04	\$ 2,248
2	\$ 2,620	\$ 2,414	\$ 12,815	\$ 17,850	\$ 20,143.00	\$ 2,293
3	\$ 2,673	\$ 2,462	\$ 13,072	\$ 18,207	\$ 20,545.86	\$ 2,339
4	\$ 2,726	\$ 2,512	\$ 13,333	\$ 18,571	\$ 20,956.77	\$ 2,386
5	\$ 2,781	\$ 2,562	\$ 13,600	\$ 18,943	\$ 21,375.91	\$ 2,433
6	\$ 2,837	\$ 2,613	\$ 13,872	\$ 19,321	\$ 21,803.43	\$ 2,482
7	\$ 2,893	\$ 2,665	\$ 14,149	\$ 19,708	\$ 22,239.50	\$ 2,532
8	\$ 2,951	\$ 2,719	\$ 14,432	\$ 20,102	\$ 22,684.29	\$ 2,582
9	\$ 3,010	\$ 2,773	\$ 14,721	\$ 20,504	\$ 23,137.97	\$ 2,634
10	\$ 3,070	\$ 2,828	\$ 15,015	\$ 20,914	\$ 23,600.73	\$ 2,687
11	\$ 3,132	\$ 2,885	\$ 15,316	\$ 21,332	\$ 24,072.75	\$ 2,740
12	\$ 3,194	\$ 2,943	\$ 15,622	\$ 21,759	\$ 24,554.20	\$ 2,795
13	\$ 3,258	\$ 3,002	\$ 15,934	\$ 22,194	\$ 25,045.29	\$ 2,851
14	\$ 3,323	\$ 3,062	\$ 16,253	\$ 22,638	\$ 25,546.19	\$ 2,908
15	\$ 3,390	\$ 3,123	\$ 16,578	\$ 23,091	\$ 26,057.12	\$ 2,966
16	\$ 3,458	\$ 3,185	\$ 16,910	\$ 23,553	\$ 176,585.41	\$ 153,033
17	\$ 3,527	\$ 3,249	\$ 17,248	\$ 24,024	\$ 180,117.11	\$ 156,093
18	\$ 3,597	\$ 3,314	\$ 17,593	\$ 24,504	\$ 183,719.46	\$ 159,215
19	\$ 3,669	\$ 3,380	\$ 17,945	\$ 24,994	\$ 187,393.84	\$ 162,400
20	\$ 3,743	\$ 3,448	\$ 18,304	\$ 25,494	\$ 191,141.72	\$ 165,648
	\$ 62,423	\$ 57,505	\$ 305,276	\$ 425,204	\$ 1,260,469	\$ 835,265



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPLICATION FOR BENEFITS

1. Fill in all blanks using “none”, “not applicable” or “not available”. If you have any questions about the way to respond, please call the Onondaga County Industrial Development Agency at 315-435-3770.
2. If providing an estimate put “(est.)” after the figure or answer. If more space is needed to answer any specific question, attach a separate sheet.
3. If the OCIDA Board approves benefits, it is the company’s responsibility to obtain and submit all necessary forms and documents. (ST-60, PILOT Agreement)
4. When completed, return this Application by mail or fax to the Agency at the address indicated below. A signed application may also be submitted electronically in PDF format to Nate Stevens at nstevens@ongov.net. **An Application will not be considered by the Agency until the Application fee has been received.**
5. The Agency will not give final approval for this Application until the Agency receives a completed NYS Full Environmental Assessment Form concerning the Project, which is the subject of this Application. The form is available at <http://www.dec.ny.gov/permits/6191.html>.
6. Please note the Public Officers Law declares all records in the possession of the OCIDA (with certain limited exceptions) are open to public inspection and copying. If the Applicant is of the opinion that there are elements of the Project which are in the nature of trade secrets which, if disclosed to the public or otherwise widely disseminated, would cause substantial injury to the Applicant’s competitive position, this Applicant must identify such elements in writing and request that such elements be kept confidential. In accordance with Article 6 of the Public Officer’s Law, the OCIDA may also redact personal, private, and/or proprietary information from publicly disseminated documents.
7. The Applicant will be required to pay the Agency Application fee and, if accepted as a project of the agency, all administrative and legal fees as stated in Section VI of the Application.
8. A complete application consists of the following 9 items:
 - This Application
 - Local Access Agreement
 - Employment Plan
 - Conflict of Interest
 - A feasibility statement indicating the need for the requested benefits
 - Description of project, Site Plans/Sketches, and Maps
 - NYS Full Environmental Assessment Form
 - A check payable to the Agency in the amount of \$1,000
 - A check payable to Barclay Damon LLP in the amount of \$2,500
9. This Application was adopted by the OCIDA Board on November 19, 2019.

It is the policy of the Agency that any project receiving benefits from the Onondaga County Industrial Development Agency will utilize 100% local contractors and local labor for the construction period of the project unless a waiver is granted in writing by the Agency.

Return to:

Onondaga County Industrial Development Agency
Attn: Nate Stevens
333 W. Washington Street, Suite 130
Syracuse, NY 13202
Phone: 315-435-3770 | Fax: 315-435-3669
nstevens@ongov.net

Section I: Applicant Information

Please answer all questions. Use “None”, “Not Applicable” and “See Attached” where necessary.

A) Applicant information-company receiving benefits:

Applicant Name: _____

Applicant Address: _____

Phone: _____ Fax: _____

Website: _____ E-mail: _____

Federal ID#: _____ NAICS: _____

State and Year of Incorporation/Organization: _____

Will a Real Estate Holding Company be utilized to own the Project property/ facility? ☐ Yes ☐ No

What is the name of the Real Estate Holding Company: _____

Federal ID#: _____

State and Year of Incorporation/Organization: _____

List of stockholders, members, or partners of Real Estate Holding Company:

B) Individual Completing Application:

Name: _____

Title: _____

Address: _____

Phone: _____ Fax: _____

E-mail: _____

C) Company Contact (if different from individual completing application):

Name: _____

Title: _____

Address: _____

Phone: _____ Cell Phone: _____

E-mail: _____

D) Company Counsel:

Name of Attorney: _____

Firm Name: _____

Address: _____

Phone: _____ Cell Phone: _____

E-mail: _____

E) Business Organization (check appropriate category):

☐ Corporation

☐ Partnership

☐ Public Corporation

☐ Joint Venture

☐ Sole Proprietorship

☐ Limited Liability Company

Others (please specify): _____

Year Established: _____

State in which Organization is established: _____

F) List all stockholders, members, or partners with % of ownership greater than 5% :

Name

% of ownership

G) Applicant Business Description:

Please attach a description of your company's background, products, customers, goods and services.

Estimated % of sales within Onondaga County: _____

Estimated % of sales outside Onondaga County but within New York State: _____

Estimated % of sales outside New York State but within the U.S.: _____

Estimated % of sales outside the U.S.: _____

(*Percentage to equal 100%)

H) What percentage of your total annual supplies, raw materials and vendor services are purchased from firms in Onondaga County. Include list of vendors, raw material suppliers and percentages for each. Provide supporting documentation including estimated percentages of local purchases. Please attach this information.

I) Applicant History: If the answer to any of the following is "Yes", please explain below. If necessary, attach additional information.

1. Is the company or management of the Company now a plaintiff or defendant in any civil or criminal litigation? ☐ Yes ☐ No
2. Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)? ☐ Yes ☐ No
3. Has any person listed in Section I ever been in receivership or declared bankruptcy? ☐ Yes ☐ No

Please attach any explanations:

J) Has the Project Beneficiary received assistance from OCIDA, SIDA, New York State or the Onondaga Civic Development Corporation in the past? If yes please attach an explanation and please give year, project name, description of benefits and address of project.

☐ Yes ☐ No

Section II: Project Information

- A) Project Location: Location where the investment will take place. If company is moving, the new location should be entered here and the current location should be in Section I.

Address: _____

Legal Address (if different): _____

City: _____ Village/Town: _____

Zip Code: _____ School District: _____

Tax Map Parcel ID(s): _____

Current Assessed Value: _____ Sq. Footage of Existing Building: _____

Census Tract: _____

- B) Type (Check all that apply):

- | | |
|--|---|
| <input type="checkbox"/> New construction | <input type="checkbox"/> Purchase of machinery and/or equipment |
| <input type="checkbox"/> Expansion/Addition to current facilities | <input type="checkbox"/> Brownfield/Remediated Brownfield |
| <input type="checkbox"/> Renovation of existing facility | <input type="checkbox"/> LEED Certification |
| <input type="checkbox"/> Acquisition of existing facility/property | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Demolition and Construction | |

- C) Please attach a summary of how this project will help your business grow. Will it set the company up for revenue growth? Will it mitigate cost? Will it provide more flexibility?

- D) Description of Project: Please provide a detailed narrative of the proposed Project. This narrative should include, but is not limited to:

- ☐ (i) the size of the Project in square feet and a breakdown of square footage per each intended use;
- ☐ (ii) the size of the lot upon which the Project sits or is to be constructed;
- ☐ (iii) the current use of the site and the intended use of the site upon completion of the Project;
- ☐ (iv) the principal products to be produced and/or the principal activities that will occur on the Project site; and
- ☐ (v) an indication as to why the Applicant is undertaking the Project and the need for the requested benefits. **Please separately attach the description and any copies of site plans, sketches or maps.**

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

**Please check any and all end users as identified below

- | | |
|---|--|
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Bank Office |
| <input type="checkbox"/> Acquisition of Existing Facility | <input type="checkbox"/> Retail |
| <input type="checkbox"/> Housing | <input type="checkbox"/> Mixed Use |
| <input type="checkbox"/> Equipment Purchase | <input type="checkbox"/> Facility for Aging |
| <input type="checkbox"/> Multi-Tenant | <input type="checkbox"/> Civic Facility (not for profit) |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Other _____ |

F) For the Agency to consider this Project, please provide the following information:

1. Does the project consist of new construction or expansion or substantial renovation of an existing facility?
☐ Yes ☐ No
2. Will the project create new employment opportunities or retain existing jobs that may otherwise be lost?
☐ Yes ☐ No
3. Does the project beneficiary serve a customer base primarily outside of Onondaga County?
☐ Yes ☐ No

G) Will the completion of the Project result in the removal of an industrial or manufacturing plant of the company from one area of the state to another area of the state OR in the abandonment of one or more plants or facilities of the company located within the state? Please explain if you answer "Yes" by attaching a response.

☐ Yes ☐ No

H) Please attach a description of any compelling circumstances the Agency should be aware of while reviewing this application.

I) Environmental Information

1. Please attach the appropriate Environmental Impact Forms to your application. Here is a link to the SEQR forms:
 - a. <http://www.dec.ny.gov/permits/6191.html>
2. Have any environmental issues been identified on the property?
☐ Yes ☐ No
If yes, please attach an explanation.

Section III: Construction

A) Project Costs and Finances

Description of Costs	Total Budget Amount	% of Total Budget to be Procured in Onondaga County	Total Private Expenditure (should be less than or equal to total budget amount)
Land Acquisition			
Site Work/Demo			
Building Construction & Renovation			
Furniture & Fixtures			
Equipment			
Equipment Subject to NYS Production Sales Tax			
Engineering/Architect			
Financial Charges			
Legal			
Other			
Management/Developer Fees			
Total Project Cost			

Note: Do not include OCIDA fees, OCIDA application fees or OCIDA legal fees as part of the Total Project Cost. You may attach a separate chart if needed.

B) TOTAL Capital Costs \$ _____

Project refinancing: estimated amount
(for refinancing of existing debt only) \$ _____

Sources of Funds for Project Costs:

1. Bank Financing \$ _____
2. Equity (excluding equity that is attributed to grants/tax credits) \$ _____
3. Tax Exempt Bond Issuance (if applicable) \$ _____
4. Taxable Bond Issuance (if applicable) \$ _____

5. Public Sources (Include sum total of all state and federal grants and tax credits) \$ _____

-Identify each state and federal grant/credit:

_____ \$ _____
 _____ \$ _____
 _____ \$ _____

6. Total Sources of Funds for Project Costs \$ _____

C) Employment and Payroll Information

*Full Time Equivalent (FTE) is defined as one employee working no less than 40 hours per week or two or more employees together working a total of 40 hours per week.

1. Are there people currently employed at the project site?
☐ Yes ☐ No If yes, provide number of FTE jobs at the facility: _____

2. Complete the following:

Estimate the number of FTE jobs to be retained as a result of this Project:	
Estimate the number of construction jobs to be created by this Project:	
Estimate the average length of construction jobs to be created (months):	
Current annual payroll at facility:	
Average annual growth rate of wages:	
Please list, if any, benefits that will be available to either full and/or part time employees:	
Average annual benefit paid by the company (\$ or % salary) per FTE job:	
Average growth rate of benefit cost:	
Amount or percent of wage employees pay for benefits:	
Provide an estimate of the number of residents in the Economic Development Region (Onondaga, Madison, Cayuga, Oneida, Oswego, and Cortland Counties) to fill new FTE jobs:	

D) New Employment Benefits

- i. Complete the following chart indicating the number of FTE jobs presently employed at the Project and the number of FTE jobs that will be created at the Project site at the end of the first, second, third, fourth and fifth years after the Project is completed. Jobs should be listed by title of category (see below), including FTE independent contractors or employees of independent contractors that work at the Project location. Do not include construction workers.
- ii. Feel free to include additional information or a substitute chart if you think additional material would add clarity.

Current & Planned Full Time Occupations (Job Titles)	Salary (Annual or Hourly)	Current Number of FTEs	Estimated Number of FTE Jobs added each year after project				
			Year 1	Year 2	Year 3	Year 4	Year 5
Job Creation Subtotal							

For purposes of completing the chart, please list the job titles that will be increasing in number. If possible, please attach a brief description that outlines what each job entails.

If you prefer, you may attach a job chart of your own that outlines the job growth projections regarding the project.

E) Financial Assistance sought (estimated values):

- ☐ Real Property Tax Abatement (PILOT): _____
- ☐ Mortgage Recording Tax Exemption (.75% of amount mortgaged): _____
- ☐ Sales and Use Tax Exemption (4% Local, 4% State): _____
- ☐ Tax Exempt Bond Financing (Amount Requested): _____
- ☐ Taxable Bond Financing (Amount Requested): _____

F) Mortgage Recording Tax Exemption Benefit Calculator: Amount of mortgage that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent/
bridge financing): \$ _____

Estimated Mortgage Recording Tax Exemption Benefit (product of
mortgage amount as indicated above, multiplied by .0075): \$ _____

G) Sales and Use Tax Benefit Calculator: Gross amount of costs for goods and services that are subject to State and local Sales and US tax – said amount to benefit from the Agency's Sales and Use Tax exemption benefit:

\$ _____

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure, above) (This should match the amount in section "E" on this page, this calculation only exists to help you with your estimate):

\$ _____

Section IV: Estimate of Real Property Tax Abatement Benefits

Section IV of this Application will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application prior to the completed application being provided to the OCIDA Board.

A) PILOTS Estimate Table Worksheet

OCIDA estimate of current value	
New construction and renovation costs	
OCIDA estimate of increase in value	
OCIDA estimated value of completed project	
OCIDA estimate of taxes that would have been collected if the project did not occur	
Scheduled PILOT payments	

PILOT Year	Exemption %	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100						
2	90						
3	80						
4	70						
5	60						
6	50						
7	40						
8	30						
9	20						
10	10						
TOTAL							

Estimates provided are based on current property tax rates and assessment value (current as of date of application submission) and have been calculated by IDA staff

Section V: Local Access Policy Agreement

In absence of a waiver permitting otherwise, every project seeking the assistance of the Onondaga County Industrial Development Agency (Agency) must use local general contractors, sub-contractors, and labor for one-hundred percent (100%) of the construction of new, expanded, or renovated facilities. The project's construction or project manager need not be a local company.

Noncompliance may result in the revocation and/or recapture of all benefits extended to the project by the Agency. Local Labor is defined as laborers permanently residing in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins, and Wayne. Local (General/Sub) Contractor is defined as a contractor operating a permanent office in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins and Wayne. The Agency may determine on a case-by-case basis to waive the Local Access Policy for a project or for a portion of a project where consideration of warranty issues, necessity of specialized skills, significant cost differentials between local and non-local services or other compelling circumstances exist. The procedure to address a local labor waiver can be found in the OCIDA handbook, which is available upon request.

Prior to issuance of any NYS Tax & Finance ST-60 forms, the Applicant must submit a **Contractor Status Report to the Agency**.

In consideration of the extension of financial assistance by the Agency _____ (the Company) understands the Local Access Policy and agrees to complete Appendix C of the Agency's application at the time of the application to the Agency and as part of a request to extend the valid date of the Agency's tax-exempt certificate for the Project. The Company understands that an Agency tax-exempt certificate is typically valid for 12 months from the effective date of the project inducement and extended thereafter upon request by the Company. The Company further understands that any request for a waiver to this policy must be submitted in writing and approved by the Agency.

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of _____ (date).

Company: _____

Representative for Contract: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Project Address: _____ City: _____ State: _____ Zip: _____

General Contractor: _____

Contact Person: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Authorized Representative: _____ Title: _____

Signature: _____

Section VI: Agency Fee Schedule

Payment Terms:

Application & Processing Fee (payable at the time of application):	\$1,000
Legal Deposit (payable at the time of application):	\$2,500
Agency Fee for Bond Projects:	Payable at Closing
Agency and Legal Fees for all other projects:	Due and Payable at Inducement

*** A sales tax certificate (ST-60) will not be issued until the Agency Fee is Paid in Full**

Agency Fees: The project cost is the Total Project Cost from section III A

<u>Benefit Sought</u>	<u>Fee Charged</u>
Mortgage Recording Tax and/or Sales Tax exemptions:	0.01 X the project cost
Additional Fee for PILOT Agreement Projects:	0.0025 X the project cost
Fee for bond financing, refinancing & refunding:	0.0025 X the project cost

Note: For Manufacturing Projects under \$10 million the fee is reduced by: 0.0025 X the project cost

Agency Legal Fees: The project cost is the Total Project Cost from section III A

Fee for first \$20 million:	0.0025 of the project cost
Fee for expenses above \$20 million:	0.00125 of the project cost

In addition to the foregoing, Applicants are responsible for payment of all costs and expenses incurred by OCIDA in connection with application or Project including without limitation publication, copying costs, SEQRA compliance and fees and costs to OCIDA's attorneys, engineers, and consultants. OCIDA reserves the right to require a deposit to cover anticipated costs. Application fees are payable at time application/request is submitted. All fees are non-refundable. Applicants for bond transactions are responsible for payment of a Bond Issuance Charge payable to the State of New York. Applicants are also responsible for payment of post-closing fees and costs associated with the appointment of additional agents.

OCIDA reserves the right to modify this schedule at any time and assess fees and charges in connection with other transactions such as grants of easement or lease or sale of OCIDA-owned property.

Section VII: Recapture of Tax Abatement/Exemptions

Information to be Provided by Companies: Each Company agrees that to receive benefits from the Agency it must, whenever requested by the Agency or required under applicable statutes or project documents, provide and certify or cause to be provided and certified such information concerning the Company, its finances, its employees and other topics which shall, from time to time, be necessary or appropriate, including but not limited to, such information as to enable the Agency to make any reports required by law or governmental regulation.

Recapture of Benefits: It is the policy of the Agency to recapture the value of a PILOT, any sales and use tax exemption, and mortgage recording tax exemption in accordance with the Laws of the State and the provisions contained herein. Before receiving benefits, the Company must attest in writing to its understanding of, and agreement to, the recapture provisions contained in State Law and herein. To the extent permitted by State law, the recapture provisions contained herein may be modified from time to time by the Agency at its sole discretion.

Recapture of a PILOT, Sales Tax and the Mortgage Recording Tax Exemptions: If the number of full time equivalent jobs to be maintained or created in connection with a project falls below 75% of the number projected in the Company's application to the Agency, or if there are material violations of the project agreements, then the value of the property tax, sales and use tax and mortgage recording tax benefits extended to the project by the Agency may be subject to recapture. When deciding whether or not to recapture benefits and the amount of such recapture, the Agency may consider the potential future benefit of the business to the community.

Recapture Payment: The recapture payment paid by the Company to the Agency shall be determined (1) by the difference between any PILOT payments made by the Company and the property taxes that would have been paid by the Company if the property were not under the supervision, jurisdiction or control of the Agency, (2) the value of any mortgage recording tax exemption, if awarded to the Company and (3) the amount of sales and use tax that would have been paid if an exemption was not granted.

Recapture of the PILOT, Sales Tax or Mortgage Recording Tax: The Recapture Schedule for a Payment in Lieu of Tax Agreement, Sales Tax or the Mortgage Recording Tax is as follows:

Time from Project Completion	Tax Savings Recaptured
1 Year	80%
2 Years	60%
3 Years	40%
4 Years	20%
5 Years	10%

Distribution of the Recapture Payment: Any funds recaptured as a result of the recapture payment shall be distributed to the affected taxing jurisdictions in the same proportion as if the payments were paid or owed by the Company on the date of recapture.

Additional Conditions for the Recapture of Sales and Use Tax: As of April 1, 2013, New York State law requires Industrial Development Agencies to recapture sales tax benefits where:

- A project is not entitled to receive the benefits;
 - Exemptions received exceed the amount authorized by the Agency;
 - Exemptions are claimed by the Project for unauthorized property or services; or
 - A project fails to use property in the manner required by its IDA agreements.
1. **Distribution of Sales and Use Tax.** Project operators must cooperate with the Agency in its effort to recapture all sales and use tax benefits received by the Company by promptly paying the recapture amount as determined by the Agency. The amount to be recaptured will be dictated by State Law or this UTEP Policy, whichever may be applicable. The Agency shall remit the recaptured sales and use tax benefits to the State within 30 days of receipt.
 2. **Compliance Report.** Annually, the Agency will file an annual compliance report with the State of New York detailing its recapture terms and its activities to recapture benefits, including any attempt to recapture benefits from an Agency project.

A "Full Time Permanent Employee" shall mean

1. A full time, permanent, private sector employee on the Company's payroll, who has worked at the project location for a minimum of thirty hours per week for not less than four consecutive weeks and who is entitled to receive the usual and customary fringe benefits extended by Company to other employees with comparable rank, duties and hours; or
2. Up to three part time, permanent, private-sector employees on Company's payroll, who have worked at the project location for a combined minimum of thirty hours per week for not less than four consecutive weeks and who are entitled to receive the usual and customary fringe benefits extended by Company to other employees with comparable rank, duties and hours.

I have read the foregoing and agree to comply with all the terms and conditions contained therein as well as policies of the Onondaga County Industrial Agency.

Name of Applicant Company _____

Signature of Officer or Authorized Representative: _____

Name & Title of Officer or Authorized Representative: _____

Date: _____

Section VIII: Employment Plan

Jobs Listings: In accordance with §858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Business Services and with the administrative entity of the service delivery area created by the Workforce Innovation and Opportunity Act of 2014 in which the Project is located. In Onondaga County, please contact CNY Works. Additionally, the applicant is encouraged to review the services provided by JOBSPlus! for candidate matching services.

Are the employees of your company currently covered by a collective bargaining agreement?

☐ Yes ☐ No

If yes, name and location: _____

Is the labor pool in Onondaga County and/or the CNY Economic Development Region adequate to fill new positions?

☐ Yes ☐ No

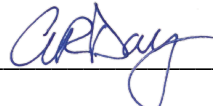
Enter Company Name in three (3) places below and sign by an authorized company officer:

In consideration of the benefits provided by the Onondaga County Industrial Development Agency (OCIDA), _____, project beneficiary, also agrees to report to OCIDA on the number of new employment opportunities created in connection with industrial or commercial projects financed by the proceeds of such benefits to be listed with the New York State Department of Labor Business Services and CNY Works.

_____, project beneficiary, also agrees to report to OCIDA on or before March 1 of each year the status of employment opportunities filed with the New York State Department of Labor Business Services, including the number of new employment opportunities created, the number listed, and the number filled for the year ending the prior December 31.

_____, project beneficiary, further agrees that, to the extent practicable and feasible, and subject to the requirements of any existing collective bargaining agreement, the project beneficiary shall fill at least 10% of new employment opportunities with persons eligible for service under the Workforce Innovation and Opportunity Act of 2014.

Name of Applicant Company: _____

Signature of Officer or Authorized Representative:  _____

Name & Title of Officer or Authorized Representative: _____

Date: _____

NYS Department of Labor:
Roy Jewell
Associate Business Service Representative
450 South Salina Street, Syracuse, NY 13202 315-479-3362
roy.jewell@labor.ny.gov
www.labor.ny.gov

CNY Works
Chris Kennedy
Business Development Specialist
960 James Street, Syracuse, NY 13203
315-477-6974
ckennedy@cnyworks.com
www.cnyworks.com

Section IX: Conflict of Interest

Agency Board Members

1. Patrick Hogan
2. Steve Morgan
3. Victor Ianno
4. Sue Stanczyk
5. Kevin Ryan
6. Janice Herzog
7. Fanny Villarreal

Agency Officers/Staff

1. Robert M. Petrovich
2. Nathaniel Stevens
3. Genevieve A. Suits
4. Karen Doster
5. Chris Cox

Agency Legal Counsel & Auditor

1. Anthony Rivizzigno, Esq., Barclay Damon LLP
2. Amanda Mirabito, Esq., Barclay Damon LLP
3. Michael G. Lisson, CPA, Grossman St. Amour Certified Public Accountants PLLC

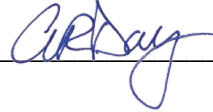
The Applicant has received from the Agency a list of members, officers and staff of the Agency. To the best of my knowledge, no member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

Name of Applicant Company

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative:

Date: _____



Section X: Representations, Certifications, and Indemnification

_____ (Name of CEO or other authorized representative of Applicant) confirms and says that he/she is the _____ (title) of _____ (name of corporation or other entity) named in the attached Application (the “Applicant”), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

- A. First Consideration for Employment:** In accordance with §858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in WIA programs who shall be referred by the CNY Works for new employment opportunities created as a result of the Project.
- B. Other NYS Facilities:** In accordance with §862 (1) of the New York General Municipal Law, the Applicant understands and agrees that projects which will result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant within the state is ineligible for Agency Financial Assistance, unless otherwise approved by the Agency as reasonably necessary to preserve the competitive position of the project in its respective industry or is reasonably necessary.
- C. Annual Sales Tax Filings:** In accordance with §874(8) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant.
- D. Outstanding Bonds:** The Applicant understands and agrees to provide on an annual basis any information regarding bonds, if any, issued by the Agency for the project that is requested by the Comptroller of the State of New York.
- E. Employment Reports:** The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant agrees to file with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, “Employment Reports”) that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an Event of Default under the PILOT Agreement between the Agency and Applicant and, if applicable, an Event of Default under the Agent Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Employment Report may be reported to Agency board members, with said report being an agenda item subject to the open

meetings law.

F. Absence of Conflicts of Interest: The Applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officer or employee of the Agency has an interest, whether direct or indirect in any transaction contemplated by this Application, except as hereinafter described in Section X.

G. Compliance: The Applicant understands and agrees that it is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.

H. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if financial assistance is provided for the proposed Project:

§ 862. Restrictions on funds of the Agency. (1) No funds of the Agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

I. The Applicant confirms and acknowledges that the owner, occupant or operator receiving financial assistance for the proposed Project is in substantial compliance with applicable local, state, and federal tax, worker protection and environmental laws, rules and regulations.

J. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement in the Project.

K. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.

L. The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statement contained herein not misleading.

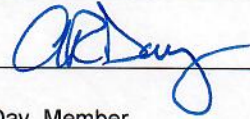
M. The OCIDA has the right to request and inspect supporting documentation regarding attestations made on this application.

N. **Hold Harmless Agreement:** Applicant hereby releases Onondaga County Industrial Development Agency and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for, and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax-exemptions and other assistance requested therein are favorably acted upon by the Agency; (B) the Agency's acquisition, construction, and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project, including without limiting the generality of the foregoing, all cause of action and attorney's fees and any other expenses incurred in defending any suits or action which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the process of the Application, including attorney's fees, if any.

Name of Applicant Company

Taft Solar LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Andrew Day, Member

Date: February 5, 2020

STATE OF NEW YORK

)

COUNTY OF ONONDAGA

)ss.;

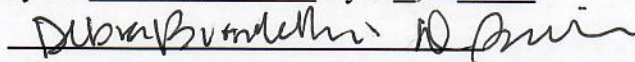
Andrew Day, being first duly sworn, deposes and says:

1. That I am the Member (Corporate Officer) of Taft Solar LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read and attached Application, I Know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete



(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this 5 day of February, 2020.

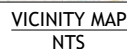


(Notary Public)



End of Application

6966 EAST TAFT ROAD, EAST SYRACUSE, NY 13057



LONG: 76° 22' 57" W

SHEET #	SHEET NAME	DATE
T-100	TITLE SHEET	08/02/2019
C-100	PV SOLAR SITE PLAN (G.E. IMAGE)	08/02/2019
C-200	PV SOLAR SITE PLAN	08/02/2019
E-100	SIMPLIFIED SINGLE LINE DIAGRAM	08/02/2019
E-110	SIMPLIFIED THREE LINE DIAGRAM	08/02/2019

TAFT SOLAR
SOLAR PV POWER PLANT
5MW_{ac}/7.59MW_{dc}, 13.2kV
6966 EAST TAFT ROAD
EAST SYRACUSE, NY 13057

[illegible]

SHEET TITLE:

TITLE SHEET

T-100

DESIGN TEMPERATURES	
HIGH TEMP (24) °C	31 °C
EXTREME MIN	-40 °C
INVERTER	
MANUFACTURER	SUNGROW
INVERTER NOMINAL OUTPUT POWER	25000VA
(950 C, PF=1)	25000VA
DC OPERATING RANGE	800-1500V
QUANTITY TOTAL	1
TOTAL AC SYSTEM OUTPUT	50MWAC
BATTERY STORAGE	
PATHEON ESS MODEL TYPE# (1/2)	PAT500W-3246E (x2)
TOTAL STORAGE CAPACITY	5000KWH (10,424KWH)
MAX CHARGE/DISCHARGE RATE	100% (100%)/100%
OPERATING VOLTAGE RANGE	107-135Vdc
SLO OPTIMIZER DETAILS	
INVERTER MODEL	PATHEON SLO V1-6500
DC SYSTEM OUTPUT	1500V
NUMBER OF PV INPUTS/OPTIMIZERS	4 STRINGS/OPTIMIZER
MODULE	
MANUFACTURER	CHINA XUN GUO CELLS USA
MODULE MODEL	HPAK 2X0 - G5 3 J95
DC SYSTEM OUTPUT	330Vdc
MODULE COUNT	19,224
DC SYSTEM OUTPUT	7.593MWDC
RACKING	
MANUFACTURER	BB OR APVD EQUAL
TITLE	20
PITCH	22.07
FOUNDATION	PRE DESIGN PROVIDED
CONFIGURATION	1-SP RIGID
AZIMUTH	180°
PROJECT SITE	
AREA INSIDE FENCING	20.274ACRES
INTERCONNECTION VOLTAGE	13.2KV(ANSI/IEEE)
FEEDER/FEEDER	FEEDER TO BRIDGESPAN

- THESE PLANS ARE DIAGNOSTIC. DO NOT SCALE FROM THESE DRAWINGS.
- GEOTECH, TOPOGRAPHIC, AND CONSTRAINT SURVEY RECOMMENDED TO CONFIRM THE CONSTRUCTIBILITY OF THE AREAS SELECTED FOR PV ARRAY AND ALL ASSOCIATED INSTALLATIONS.
- THIS DRAWING IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSES ONLY. INVERTER, MODULE, AND RACKING SELECTIONS ARE SUBJECT TO CHANGE. APPROVED EQUIPMENT AND EQUIPMENT SPECIFICATIONS.
- SPECIAL CONSIDERATIONS TO BE TAKEN FOR INSTALLATIONS WITHIN THE FLOOD ZONES. HYDROLOGY STUDIES ARE REQUIRED TO PROPERLY DESIGN AND LOCATE EQUIPMENT. EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE NEC AND ALL APPLICABLE REQUIREMENTS OF THE SERVING ELECTRIC UTILITY COMPANY AND THE LOCAL AHJ.
- THE DESIGN IS SUBJECT TO CHANGING UPON FURTHER FINANCIAL ANALYSIS.
- GROUNDING TRANSFORMERS MAY BE REQUIRED BY UTILITY. SYSTEM DESIGN TO BE UPDATED IF NEEDED.
- INTERCONNECTION STUDY TO BE COMPLETED AND FOLLOWING THE SYSTEM INTERCONNECTION/IMPACT STUDY



PROJECT COORDINATES
LAT: 43° 7'10.46"N
LONG: 76° 2'27.57"W

TAFT SOLAR

EXISTING UTILITY FEEDER, TYP

PROPOSED SITE ENTRANCE, IMPROVEMENT TBD

GOAB DISCONNECT POLE (CUSTOMER)

CUSTOMER METER POLE (CUSTOMER)

UTILITY METER POLE (UTILITY/CUSTOMER)

RECLOSER/RELAY POLE (CUSTOMER)

PROPOSED OVERHEAD GEN-TIE SEGMENT, TYP

PROPOSED POINT OF INTERCONNECTION. T-TAP INTO EXISTING 13.2KV OH LINE. TO BRIDGEPORT SUBSTATION. FINAL TAP LOCATION TBD. COORDINATES: 43° 7'18.92"N, 76° 22'7.15"W

E TAFT ROAD

GOAB DISCONNECT/POLE (UTILITY)

RECLOSER/RELAY POLE (UTILITY)

GOAB DISCONNECT POLE /POI (CUSTOMER)

EXISTING POWER LINES, TYP

BASTABLE ROAD

EXISTING TRANSMISSION LINE, TYP

DC STRING HOMERUN/ DC FEEDER OUTPUT CABLES, UNDERGROUND, TYP

MEDIUM VOLTAGE CABLES, UNDERGROUND, TYP

EQUIPMENT PADS
PADMOUNTED SUNGROW 1x SC25000 BIDIRECTIONAL PCS INVERTERS 2.75MVA XFMR ON EQUIPMENT PAD, AND DAS EQUIPMENT, BATTERY CONTAINER WITH, TYP

AREA RESERVED FOR PHASE B

PROPOSED INTERNAL ACCESS ROAD, FINAL DETBLS TBD IN CIVIL DESIGN AT LEAST 3 FT FROM THE ARRAY, TYP

STREAM, TYP

SETBACKS, TYP

WETLANDS, TYP

100.00'

9.65'

22.00'

12.36'

12.00'

PROPOSED PROJECT FENCELINE, 7 FT TALL PER NEC, TYP

RACKING TABLES PITCH, TYP

AREA RESERVED FOR PERIMETER ACCESS ROADS IF REQUIRED, TYP

FULL RACKING TABLE (20X27 MODULES/STRING, 54 MODULES TOTAL), TYP

1/2 RACKING TABLE (11X27 MODULES/STRING, 27 MODULES TOTAL), TYP

FREMONT RD

PV SOLAR SITE PLAN (G.E. IMAGE)
NTS

WWW.SOURCERENEW.COM
SOURCE RENEWABLES, LLC
50VANDERBILT AVE.,
NEW YORK, NY 10017
(480) 272-1542



WWW.RYDBERGPOWER.COM
+1.949.466.2540

TAFT SOLAR
SOLAR PV POWER PLANT
5MW_{ac}/7.59MW_{dc}, 13.2kV
6966 EAST TAFT ROAD
EAST SYRACUSE, NY 13057

[illegible]

PV SITE PLAN
(G.E.IMAGE)

SHEET NO.:

C-100

Onondaga County Industrial Development Agency

Application for Benefits

Attachments

Section 1,

G)

Description of your company's background, products, customers, goods and services

Taft Solar Development LLC is a wholly owned subsidiary of Source Renewables. Source Renewables LLC is a clean energy development company focused on the development of Solar PV, Energy Storage, and Hybrid Solar/Storage projects in the Americas.

Source Renewables was formed by Source Structured Finance and ABA Clean Energy as a means to merge two energy development companies and provide a stronger unified value proposition to asset managers, customers, and the project development community.

The Source Renewables team has deep experience in the energy and project finance markets, having developed and built more than 60MW's of distributed Solar and Energy Storage. In addition to its already executed projects Source Renewables has a pipeline of over 300MW in various stages of development in the US.

We currently have multiple projects in Pennsylvania, New Jersey and New York.

For more information on the company please visit <http://sourcerenew.com/>

H)

Percentage of total annual supplies, raw materials, and vendor services purchased from firms in Onondaga County.

Taft Solar LLC does not have current vendors, suppliers, and contractors assigned to the project. We will make every effort to use local sources when feasible. Supplies specific to solar arrays are generally not available on a local level, however for general supplies, equipment and sub-contractors, we are committed to using local sources.

I) NA

J)

Assistance form OCIDA, SIDA, NYS or OCDC

The project beneficiary has not yet received assistance, but wishes to disclose they are in the process of applying for the NY SUN NYSERDA solar grant and the NYSRDA energy storage grant. No other assistance has been received, or is planned to be requested, from named entities in the application.

Section II,

C)

Summary of how this project will help your business grow.

Taft Solar Development, LLC has chosen this location as a target location for a photovoltaic solar facility. This solar plant, built at 6966 East Taft Rd. will increase Source Renewables overall power production capacity and reach, by providing residents the ability to obtain access to solar-generated electrical power.

D)

Description of Project

Taft Solar Development, proposes to build a Community Distributed Generation photovoltaic (PV) solar facilities ("Solar Facility") under New York State's Community Solar initiative. Said Solar Facility is planned to have a nameplate capacity of approximately 5 megawatts (MW) alternating current (AC).

The solar facility will be situated on approximately 20 acres of private land, on an approximate 35 acre area, owned by Taft Solar Development, LLC (the "Facility Site") which is currently sitting as vacant land.

The arrays will be complemented by a DC coupled energy storage systems to provide a community solar facility that will area residents the ability to obtain access to solar-generated electrical power.

Source Renewables is requesting PILOT and a Sales and Use Exemption for the project because the project is not financially feasible without the funding. Additionally, with support from the agency, these supports will allow Taft Solar Development to offer local residents lower rates for electricity.

H)

Compelling Circumstances

In addition to the descriptions provided in this application, I would like to submit this attachment outlining the unique benefits of community solar projects. Solar arrays, utilized for community solar, provide significant benefits for the environment and the community in which they are located. Adding battery storage to these arrays increases these benefits.

Solar projects generate clean renewable energy that feeds the local utility grid. Through monetary crediting, that energy can be shared with customers in the same utility service area. Savings show up directly on their utility bill, in the form of dollar-value credits for up to 25 years.

Battery storage paired with solar allows us to produce power when the sun shines and deliver power when it is needed. This helps to increase the amount of renewable energy that is able to be placed on the electric grid.

The inclusion of this battery storage is costly, however it helps to defer upgrades to utility generation, transmission and distribution, keeping costs and inflation down for all rate payers. Additionally, area regulation and voltage support improves smoother, higher quality electricity for the local community by reducing voltage spikes.

With a well-developed project coupling these technologies, such as described for Taft Solar, provides benefits to the community environmentally, and financially, both for the local municipality and local residents.

Section III,

Part C and D

Employment Information

Taft Solar LLC will hire 3rd party contractors, preferably from the local area, to perform annual maintenance and inspection for the solar array. This work would support three individuals from the selected contractor firm for a total of 1000 hours per year each. The 2020 market rate for this contract work is \$60 per hour with a reasonable increase per year to maintain market rate. This employment is expected to continue through the pilot agreement and beyond. The target total employment is 3,000 hours of work at a rate of \$60 per hour for each of the next 20 years.

Onondaga County Industrial Development Agency



Project Summary

2/6/2020

1. Project	Tracey Road Equipment, Inc	2. Project Number	3101-20-03B
3. Location	Dewitt	4. School District	East Syracuse
5. Tax Parcel(s)	14.-1-5.1; 14.-1-7.1; 14.-1-7.2; 14.-1-7.3; 14.-1-7.4; 14.-1-7.5; 14.-1-7.6; 14.-1-7.7; 14.-1-9.2; 14.-1-9.3; 14.-4-22.0	6. Project Type	Expansion
		Village	-

7. Total Project Cost	\$	3,500,000.00	8. Total Jobs	170
Land	\$	-	8A. Job Retention	140
Site Work	\$	150,000.00	8B: Job Creation	30
Building	\$	3,000,000.00	(Next 5 Years)	
Furniture & Fixtures	\$	-		
Equipment	\$	300,000.00		
Equipment Subject to NYS Production Exemption	\$	-		
Engineering/Architecture Fees	\$	-		
Financial Charges	\$	-		
Legal Fees	\$	-		
Other	\$	50,000.00		

Cost Benefit Analysis

Tracey Road Equipment, Inc

Fiscal Impact (\$)

Abatement Cost	\$	235,662
Sales Tax	\$	92,000
Mortgage Tax	\$	18,750
Property Tax Relief (PILOT)	\$	124,912
New Investment	\$	21,925,710
PILOT Payments	\$	109,148
Project Wages (10 years)	\$	12,650,240
Construction Wages	\$	2,176,500
Employee Benefits (10 years)	\$	3,795,072
Project Capital Investment	\$	3,150,000

Agency Fees	\$	44,750
	\$	8,750

Benefit:Cost Ratio **93.04 :1**

Project Description

Tracey Road Equipment, Inc seeks to expand and modernize to maintain a place in the marketplace. They will expand their current facility by investing to build a 31,000 SF shop addition, invest in equipment and add 30 FTEs

Tracey Road Equipment, Inc

2/6/2020

A) PILOTS Estimate Table Worksheet

for 10 years

OCIDA estimate of current market value					\$	2,746,000
Projected investment					\$	3,000,000
OCIDA estimate of increase in value					\$	594,270
OCIDA estimated value after project is completed					\$	3,340,270
Taxes that would have been collected if the project did not occur					\$	1,081,544
Scheduled PILOT payments					\$	1,190,693

PILOT YEAR	Exemption %	County PILOT Amount	Town	School District	Village	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100%	\$ 14,470	\$ 13,865	\$ 70,439	\$ -	\$ 98,774	\$ 120,150	\$ 21,376
2	90%	\$ 15,079	\$ 14,448	\$ 73,403	\$ -	\$ 102,930	\$ 122,553	\$ 19,623
3	80%	\$ 15,706	\$ 15,049	\$ 76,457	\$ -	\$ 107,212	\$ 125,004	\$ 17,792
4	70%	\$ 16,352	\$ 15,668	\$ 79,604	\$ -	\$ 111,625	\$ 127,504	\$ 15,879
5	60%	\$ 17,018	\$ 16,307	\$ 82,846	\$ -	\$ 116,171	\$ 130,054	\$ 13,883
6	50%	\$ 17,705	\$ 16,964	\$ 86,186	\$ -	\$ 120,855	\$ 132,655	\$ 11,800
7	40%	\$ 18,411	\$ 17,641	\$ 89,626	\$ -	\$ 125,679	\$ 135,308	\$ 9,629
8	30%	\$ 19,139	\$ 18,339	\$ 93,170	\$ -	\$ 130,648	\$ 138,014	\$ 7,366
9	20%	\$ 19,889	\$ 19,057	\$ 96,819	\$ -	\$ 135,765	\$ 140,774	\$ 5,009
10	10%	\$ 20,661	\$ 19,797	\$ 100,578	\$ -	\$ 141,035	\$ 143,590	\$ 2,555
TOTAL		\$ 174,430	\$ 167,134	\$ 849,129	\$ -	\$ 1,190,693	\$ 1,315,605	\$ 124,912

Year						
	0	1	2	3	4	5
Jobs						
Current/Actuals						
Creation Goals		6	11	7	3	3
Total Employment Goals	140	146	157	164	167	170



**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
APPLICATION FOR BENEFITS**

1. Fill in all blanks using "none", "not applicable" or "not available". If you have any questions about the way to respond, please call the Onondaga County Industrial Development Agency at 315-435-3770.
2. If providing an estimate put "(est.)" after the figure or answer. If more space is needed to answer any specific question, attach a separate sheet.
3. If the OCIDA Board approves benefits, it is the company's responsibility to obtain and submit all necessary forms and documents. (ST-60, PILOT Agreement)
4. When completed, return this Application by mail or fax to the Agency at the address indicated below. A signed application may also be submitted electronically in PDF format to Nate Stevens at nstevens@ongov.net. **An Application will not be considered by the Agency until the Application fee has been received.**
5. The Agency will not give final approval for this Application until the Agency receives a completed NYS Full Environmental Assessment Form concerning the Project, which is the subject of this Application. The form is available at <http://www.dec.ny.gov/permits/6191.html>.
6. Please note the Public Officers Law declares all records in the possession of the OCIDA (with certain limited exceptions) are open to public inspection and copying. If the Applicant is of the opinion that there are elements of the Project which are in the nature of trade secrets which, if disclosed to the public or otherwise widely disseminated, would cause substantial injury to the Applicant's competitive position, this Applicant must identify such elements in writing and request that such elements be kept confidential. In accordance with Article 6 of the Public Officer's Law, the OCIDA may also redact personal, private, and/or proprietary information from publicly disseminated documents.
7. The Applicant will be required to pay the Agency Application fee and, if accepted as a project of the agency, all administrative and legal fees as stated in Section VI of the Application.
8. A complete application consists of the following 9 items:
 - This Application
 - Local Access Agreement
 - Employment Plan
 - Conflict of Interest
 - A feasibility statement indicating the need for the requested benefits
 - Description of project, Site Plans/Sketches, and Maps
 - NYS Full Environmental Assessment Form
 - A check payable to the Agency in the amount of \$1,000
 - A check payable to Barclay Damon LLP in the amount of \$2,500
9. This Application was adopted by the OCIDA Board on November 19, 2019.

It is the policy of the Agency that any project receiving benefits from the Onondaga County Industrial Development Agency will utilize 100% local contractors and local labor for the construction period of the project unless a waiver is granted in writing by the Agency.

Return to:

Onondaga County Industrial Development Agency
Attn: Nate Stevens
333 W. Washington Street, Suite 130
Syracuse, NY 13202
Phone: 315-435-3770 | Fax: 315-435-3669
nstevens@ongov.net

Section I: Applicant Information

Please answer all questions. Use "None", "Not Applicable" and "See Attached" where necessary.

A) Applicant information-company receiving benefits:

Applicant Name: Tracey Road Equipment, Inc.

Applicant Address: 6803 Manlius Center Road, East Syracuse, NY 13204

Phone: 315-437-1471 Fax:

Website: www.traceyroad.com E-mail: gtracey@traceyroad.com

Federal ID#: 16-1058204 NAICS: 423810

State and Year of Incorporation/Organization: NYS 1/9/1976

Will a Real Estate Holding Company be utilized to own the Project property/ facility? ☒ Yes ☐ No

What is the name of the Real Estate Holding Company: Tracey Holdings, LLC

Federal ID#: 16-1517290

State and Year of Incorporation/Organization: January 23, 1997

List of stockholders, members, or partners of Real Estate Holding Company:

1% Gerald W. Tracey; 99% Gerald W. Tracey (2010 Irrevocable Trust)

B) Individual Completing Application:

Name: Sarah Stephens, SS Funding & Procurement Resources, LLC

Title: President

Address: 201 Croyden Road, Syracuse, NY 13224

Phone: 315-530-2502 Fax:

E-mail: sarah@ssfundingresources.com

C) Company Contact (if different from individual completing application):

Name: Peter Blasioli
Title: Controller
Address: 6803 Manlius Center Road, East Syracuse, NY 13057
Phone: 315-437-1471 Cell Phone: _____
E-mail: pblasioli@traceyroad.com

D) Company Counsel:

Name of Attorney: Matthew N. Wells
Firm Name: Bond, Schoeneck & King PLLC
Address: One Lincoln Center, 110 West Fayette Street, Syracuse, NY 13202-1355
Phone: 315-218-8174 Cell Phone: _____
E-mail: mwells@bsk.com

E) Business Organization (check appropriate category):

- | | |
|---|--|
| <input checked="" type="checkbox"/> Corporation | <input type="checkbox"/> Partnership |
| <input type="checkbox"/> Public Corporation | <input type="checkbox"/> Joint Venture |
| <input type="checkbox"/> Sole Proprietorship | <input type="checkbox"/> Limited Liability Company |

Others (please specify): _____

Year Established: 1976

State in which Organization is established: New York

F) List all stockholders, members, or partners with % of ownership greater than 5% :

Name	% of ownership
<u>Gerald W. Tracey</u>	<u>1%</u>
<u>Gerald W. Tracey (2010 Irrevocable Trust)</u>	<u>99%</u>
_____	_____
_____	_____

G) Applicant Business Description:

Please attach a description of your company's background, products, customers, goods and services.

Estimated % of sales within Onondaga County: 48.225

Estimated % of sales outside Onondaga County but within New York State: 51

Estimated % of sales outside New York State but within the U.S.: .75

Estimated % of sales outside the U.S.: .025

(*Percentage to equal 100%)

H) What percentage of your total annual supplies, raw materials and vendor services are purchased from firms in Onondaga County. Include list of vendors, raw material suppliers and percentages for each. Provide supporting documentation including estimated percentages of local purchases.

Please attach this information. **2.39%**

I) Applicant History: If the answer to any of the following is "Yes", please explain below. If necessary, attach additional information.

1. Is the company or management of the Company now a plaintiff or defendant in any civil or criminal litigation? ☐ Yes ☒ No
2. Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)? ☐ Yes ☒ No
3. Has any person listed in Section I ever been in receivership or declared bankruptcy? ☐ Yes ☒ No

Please attach any explanations:

J) Has the Project Beneficiary received assistance from OCIDA, SIDA, New York State or the Onondaga Civic Development Corporation in the past? If yes please attach an explanation and please give year, project name, description of benefits and address of project.

☒ Yes ☐ No

Section II: Project Information

- A) Project Location: Location where the investment will take place. If company is moving, the new location should be entered here and the current location should be in Section I.

Address: 6803 Manlius Center Road

Legal Address (if different): _____

City: East Syracuse

Village/Town: East Syracuse

Zip Code: 13057

School District: East Syracuse - Minoa

Tax Map Parcel ID(s): see attached

Current Assessed Value: 1,207,500

Sq. Footage of Existing Building: 55,000

Census Tract: _____

- B) Type (Check all that apply):

☒ New construction

☒ Purchase of machinery and/or equipment

☒ Expansion/Addition to current facilities

☐ Brownfield/Remediated Brownfield

☐ Renovation of existing facility

☐ LEED Certification

☐ Acquisition of existing facility/property

☐ Other:

☐ Demolition and Construction

- C) Please attach a summary of how this project will help your business grow. Will it set the company up for revenue growth? Will it mitigate cost? Will it provide more flexibility?

- D) Description of Project: Please provide a detailed narrative of the proposed Project. This narrative should include, but is not limited to:

☒ (i) the size of the Project in square feet and a breakdown of square footage per each intended use;

☒ (ii) the size of the lot upon which the Project sits or is to be constructed;

☒ (iii) the current use of the site and the intended use of the site upon completion of the Project;

☒ (iv) the principal products to be produced and/or the principal activities that will occur on the Project site; and

☒ (v) an indication as to why the Applicant is undertaking the Project and the need for the requested benefits. **Please separately attach the description and any copies of site plans, sketches or maps.**

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

****Please check any and all end users as identified below**

- | | |
|---|--|
| <input checked="" type="checkbox"/> Industrial | <input type="checkbox"/> Bank Office |
| <input type="checkbox"/> Acquisition of Existing Facility | <input type="checkbox"/> Retail |
| <input type="checkbox"/> Housing | <input type="checkbox"/> Mixed Use |
| <input type="checkbox"/> Equipment Purchase | <input type="checkbox"/> Facility for Aging |
| <input type="checkbox"/> Multi-Tenant | <input type="checkbox"/> Civic Facility (not for profit) |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Other _____ |

F) For the Agency to consider this Project, please provide the following information:

1. Does the project consist of new construction or expansion or substantial renovation of an existing facility?
☒ Yes ☐ No
2. Will the project create new employment opportunities or retain existing jobs that may otherwise be lost?
☒ Yes ☐ No
3. Does the project beneficiary serve a customer base primarily outside of Onondaga County?
☒ Yes ☐ No

G) Will the completion of the Project result in the removal of an industrial or manufacturing plant of the company from one area of the state to another area of the state OR in the abandonment of one or more plants or facilities of the company located within the state? Please explain if you answer "Yes" by attaching a response.

☐ Yes ☒ No

H) Please attach a description of any compelling circumstances the Agency should be aware of while reviewing this application.

I) Environmental Information

1. Please attach the appropriate Environmental Impact Forms to your application. Here is a link to the SEQR forms:
 - a. <http://www.dec.ny.gov/permits/6191.html>
2. Have any environmental issues been identified on the property?
☐ Yes ☒ No
If yes, please attach an explanation.

Section III: Construction

A) Project Costs and Finances

Description of Costs	Total Budget Amount	% of Total Budget to be Procured in Onondaga County	Total Private Expenditure (should be less than or equal to total budget amount)
Land Acquisition	0	0	0
Site Work/Demo	150,000	150,000	150,000
Building Construction & Renovation	3,000,000	3,000,000	3,000,000
Furniture & Fixtures	0	0	0
Equipment	300,000	300,000	300,000
Equipment Subject to NYS Production Sales Tax	0	0	0
Engineering/Architect	0	0	0
Financial Charges	0	0	0
Legal	0	0	0
Other	50,000	50,000	50,000
Management/Developer Fees	0	0	0
Total Project Cost	3,500,000	3,500,000	3,500,000

Note: Do not include OCIDA fees, OCIDA application fees or OCIDA legal fees as part of the Total Project Cost. You may attach a separate chart if needed.

B) TOTAL Capital Costs \$ 3,500,000

Project refinancing: estimated amount
(for refinancing of existing debt only) \$ 0

Sources of Funds for Project Costs:

- | | |
|---|--------------|
| 1. Bank Financing | \$ 2,500,000 |
| 2. Equity (excluding equity that is attributed to grants/tax credits) | \$ 600,000 |
| 3. Tax Exempt Bond Issuance (if applicable) | \$ 0 |
| 4. Taxable Bond Issuance (if applicable) | \$ 0 |

5. Public Sources (Include sum total of all state and federal grants and tax credits) \$ 400,000

-Identify each state and federal grant/credit:

NYS Capital Funds ESD \$ 400,000
 _____ \$ _____
 _____ \$ _____

6. Total Sources of Funds for Project Costs \$ 3,500,000

C) Employment and Payroll Information

*Full Time Equivalent (FTE) is defined as one employee working no less than 40 hours per week or two or more employees together working a total of 40 hours per week.

1. Are there people currently employed at the project site?
☒ Yes ☐ No If yes, provide number of FTE jobs at the facility: 140

2. Complete the following:

Estimate the number of FTE jobs to be retained as a result of this Project:	170
Estimate the number of construction jobs to be created by this Project:	50 (est)
Estimate the average length of construction jobs to be created (months):	12 (est)
Current annual payroll at facility:	9,130,962
Average annual growth rate of wages:	3-4% (est)
Please list, if any, benefits that will be available to either full and/or part time employees:	vision, cancer, accidental, short term disability, life, medical and dental
Average annual benefit paid by the company (\$ or % salary) per FTE job:	30% (est)
Average growth rate of benefit cost:	5% (est)
Amount or percent of wage employees pay for benefits:	7% (est)
Provide an estimate of the number of residents in the Economic Development Region (Onondaga, Madison, Cayuga, Oneida, Oswego, and Cortland Counties) to fill new FTE jobs:	n/a

D) New Employment Benefits

- i. Complete the following chart indicating the number of FTE jobs presently employed at the Project and the number of FTE jobs that will be created at the Project site at the end of the first, second, third, fourth and fifth years after the Project is completed. Jobs should be listed by title of category (see below), including FTE independent contractors or employees of independent contractors that work at the Project location. Do not include construction workers.
- ii. Feel free to include additional information or a substitute chart if you think additional material would add clarity.

Current & Planned Full Time Occupations (Job Titles)	Salary (Annual or Hourly)	Current Number of FTEs	Estimated Number of FTE Jobs added each year after project				
			Year 1	Year 2	Year 3	Year 4	Year 5
Equipment Tech	45,000		1	2	1	0	0
Truck Tech	45,000		2	4	4	3	3
Service Writer/Warranty Clerk	40,000		0	3	1	0	0
Fabrication Tech	45,000		1	2	1	0	0
Parts Clerk	35,000		2	0	0	0	0
Job Creation Subtotal			6	11	7	3	3

For purposes of completing the chart, please list the job titles that will be increasing in number. If possible, please attach a brief description that outlines what each job entails.

If you prefer, you may attach a job chart of your own that outlines the job growth projections regarding the project.

E) Financial Assistance sought (estimated values):

☒ Real Property Tax Abatement (PILOT): _____

☒ Mortgage Recording Tax Exemption (.75% of amount mortgaged): 18,750

☒ Sales and Use Tax Exemption (4% Local, 4% State): 92,000

☐ Tax Exempt Bond Financing (Amount Requested): _____

☐ Taxable Bond Financing (Amount Requested): _____

F) Mortgage Recording Tax Exemption Benefit Calculator: Amount of mortgage that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent/
bridge financing): \$ 2,500,000

Estimated Mortgage Recording Tax Exemption Benefit (product of
mortgage amount as indicated above, multiplied by .0075): \$ 18,750

G) Sales and Use Tax Benefit Calculator: Gross amount of costs for goods and services that are subject to State and local Sales and US tax – said amount to benefit from the Agency's Sales and Use Tax exemption benefit:

\$ 1,150,000

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure, above) (This should match the amount in section "E" on this page, this calculation only exists to help you with your estimate):

\$ 92,000

Section IV: Estimate of Real Property Tax Abatement Benefits

Section IV of this Application will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application prior to the completed application being provided to the OCIDA Board.

A) PILOTS Estimate Table Worksheet

OCIDA estimate of current value	
New construction and renovation costs	
OCIDA estimate of increase in value	
OCIDA estimated value of completed project	
OCIDA estimate of taxes that would have been collected if the project did not occur	
Scheduled PILOT payments	

PILOT Year	Exemption %	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100						
2	90						
3	80						
4	70						
5	60						
6	50						
7	40						
8	30						
9	20						
10	10						
TOTAL							

Estimates provided are based on current property tax rates and assessment value (current as of date of application submission) and have been calculated by IDA staff

Section V: Local Access Policy Agreement

In absence of a waiver permitting otherwise, every project seeking the assistance of the Onondaga County Industrial Development Agency (Agency) must use local general contractors, sub-contractors, and labor for one-hundred percent (100%) of the construction of new, expanded, or renovated facilities. The project's construction or project manager need not be a local company.

Noncompliance may result in the revocation and/or recapture of all benefits extended to the project by the Agency. Local Labor is defined as laborers permanently residing in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins, and Wayne. Local (General/Sub) Contractor is defined as a contractor operating a permanent office in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins and Wayne. The Agency may determine on a case-by-case basis to waive the Local Access Policy for a project or for a portion of a project where consideration of warranty issues, necessity of specialized skills, significant cost differentials between local and non-local services or other compelling circumstances exist. The procedure to address a local labor waiver can be found in the OCIDA handbook, which is available upon request.

Prior to issuance of any NYS Tax & Finance ST-60 forms, the Applicant must submit a **Contractor Status Report to the Agency.**

In consideration of the extension of financial assistance by the Agency Tracey Road Equipment, Inc (the Company) understands the Local Access Policy and agrees to complete Appendix C of the Agency's application at the time of the application to the Agency and as part of a request to extend the valid date of the Agency's tax-exempt certificate for the Project. The Company understands that an Agency tax-exempt certificate is typically valid for 12 months from the effective date of the project inducement and extended thereafter upon request by the Company. The Company further understands that any request for a waiver to this policy must be submitted in writing and approved by the Agency.

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of February 6, 2020 (date).

Company: Tracey Road Equipment, Inc.

Representative for Contract: Peter Blasioli

Address: 6803 Manlius Center Road City: East Syracuse State: NY Zip: 13204

Phone: 315-437-1471 Email: pblasioli@traceyroad.com

Project Address: same as above City: _____ State: _____ Zip: _____

General Contractor: TBD

Contact Person: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Authorized Representative: Deborah Tracey Title: Vice President

Signature: 

Section VI: Agency Fee Schedule

Payment Terms:

Application & Processing Fee (payable at the time of application):	\$1,000
Legal Deposit (payable at the time of application):	\$2,500
Agency Fee for Bond Projects:	Payable at Closing
Agency and Legal Fees for all other projects:	Due and Payable at Inducement

*** A sales tax certificate (ST-60) will not be issued until the Agency Fee is Paid in Full**

Agency Fees: The project cost is the Total Project Cost from section III A

<u>Benefit Sought</u>	<u>Fee Charged</u>
Mortgage Recording Tax and/or Sales Tax exemptions:	0.01 X the project cost
Additional Fee for PILOT Agreement Projects:	0.0025 X the project cost
Fee for bond financing, refinancing & refunding:	0.0025 X the project cost

Note: For Manufacturing Projects under \$10 million the fee is reduced by: 0.0025 X the project cost

Agency Legal Fees: The project cost is the Total Project Cost from section III A

Fee for first \$20 million:	0.0025 of the project cost
Fee for expenses above \$20 million:	0.00125 of the project cost

In addition to the foregoing, Applicants are responsible for payment of all costs and expenses incurred by OCIDA in connection with application or Project including without limitation publication, copying costs, SEQRA compliance and fees and costs to OCIDA's attorneys, engineers, and consultants. OCIDA reserves the right to require a deposit to cover anticipated costs. Application fees are payable at time application/request is submitted. All fees are non-refundable. Applicants for bond transactions are responsible for payment of a Bond Issuance Charge payable to the State of New York. Applicants are also responsible for payment of post-closing fees and costs associated with the appointment of additional agents.

OCIDA reserves the right to modify this schedule at any time and assess fees and charges in connection with other transactions such as grants of easement or lease or sale of OCIDA-owned property.

Section VII: Recapture of Tax Abatement/Exemptions

Information to be Provided by Companies: Each Company agrees that to receive benefits from the Agency it must, whenever requested by the Agency or required under applicable statutes or project documents, provide and certify or cause to be provided and certified such information concerning the Company, its finances, its employees and other topics which shall, from time to time, be necessary or appropriate, including but not limited to, such information as to enable the Agency to make any reports required by law or governmental regulation.

Recapture of Benefits: It is the policy of the Agency to recapture the value of a PILOT, any sales and use tax exemption, and mortgage recording tax exemption in accordance with the Laws of the State and the provisions contained herein. Before receiving benefits, the Company must attest in writing to its understanding of, and agreement to, the recapture provisions contained in State Law and herein. To the extent permitted by State law, the recapture provisions contained herein may be modified from time to time by the Agency at its sole discretion.

Recapture of a PILOT, Sales Tax and the Mortgage Recording Tax Exemptions: If the number of full time equivalent jobs to be maintained or created in connection with a project falls below 75% of the number projected in the Company's application to the Agency, or if there are material violations of the project agreements, then the value of the property tax, sales and use tax and mortgage recording tax benefits extended to the project by the Agency may be subject to recapture. When deciding whether or not to recapture benefits and the amount of such recapture, the Agency may consider the potential future benefit of the business to the community.

Recapture Payment: The recapture payment paid by the Company to the Agency shall be determined (1) by the difference between any PILOT payments made by the Company and the property taxes that would have been paid by the Company if the property were not under the supervision, jurisdiction or control of the Agency, (2) the value of any mortgage recording tax exemption, if awarded to the Company and (3) the amount of sales and use tax that would have been paid if an exemption was not granted.

Recapture of the PILOT, Sales Tax or Mortgage Recording Tax: The Recapture Schedule for a Payment in Lieu of Tax Agreement, Sales Tax or the Mortgage Recording Tax is as follows:

Time from Project Completion	Tax Savings Recaptured
1 Year	80%
2 Years	60%
3 Years	40%
4 Years	20%
5 Years	10%

Distribution of the Recapture Payment: Any funds recaptured as a result of the recapture payment shall be distributed to the affected taxing jurisdictions in the same proportion as if the payments were paid or owed by the Company on the date of recapture.

Additional Conditions for the Recapture of Sales and Use Tax: As of April 1, 2013, New York State law requires Industrial Development Agencies to recapture sales tax benefits where:

- A project is not entitled to receive the benefits;
 - Exemptions received exceed the amount authorized by the Agency;
 - Exemptions are claimed by the Project for unauthorized property or services; or
 - A project fails to use property in the manner required by its IDA agreements.
1. Distribution of Sales and Use Tax. Project operators must cooperate with the Agency in its effort to recapture all sales and use tax benefits received by the Company by promptly paying the recapture amount as determined by the Agency. The amount to be recaptured will be dictated by State Law or this UTEP Policy, which ever may be applicable. The Agency shall remit the recaptured sales and use tax benefits to the State within 30 days of receipt.
 2. Compliance Report. Annually, the Agency will file an annual compliance report with the State of New York detailing its recapture terms and its activities to recapture benefits, including any attempt to recapture benefits from an Agency project.

A "Full Time Permanent Employee" shall mean

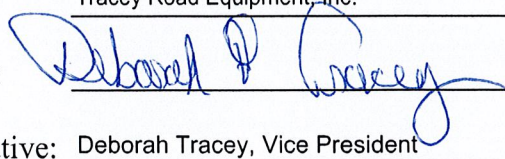
1. A full time, permanent, private sector employee on the Company's payroll, who has worked at the project location for a minimum of thirty hours per week for not less than four consecutive weeks and who is entitled to receive the usual and customary fringe benefits extended by Company to other employees with comparable rank, duties and hours; or
2. Up to three part time, permanent, private-sector employees on Company's payroll, who have worked at the project location for a combined minimum of thirty hours per week for not less than four consecutive weeks and who are entitled to receive the usual and customary fringe benefits extended by Company to other employees with comparable rank, duties and hours.

I have read the foregoing and agree to comply with all the terms and conditions contained therein as well as policies of the Onondaga County Industrial Agency.

Name of Applicant Company

Tracey Road Equipment, Inc.

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative: Deborah Tracey, Vice President

Date: 2/6/2020

Section VIII: Employment Plan

Jobs Listings: In accordance with §858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Business Services and with the administrative entity of the service delivery area created by the Workforce Innovation and Opportunity Act of 2014 in which the Project is located. In Onondaga County, please contact CNY Works. Additionally, the applicant is encouraged to review the services provided by JOBSPlus! for candidate matching services.

Are the employees of your company currently covered by a collective bargaining agreement?

☐ Yes ☐ No

If yes, name and location: _____

Is the labor pool in Onondaga County and/or the CNY Economic Development Region adequate to fill new positions?

☒ Yes ☐ No

Enter Company Name in three (3) places below and sign by an authorized company officer:

In consideration of the benefits provided by the Onondaga County Industrial Development Agency (OCIDA), Tracey Road Equipment, Inc, project beneficiary, also agrees to report to OCIDA on the number of new employment opportunities created in connection with industrial or commercial projects financed by the proceeds of such benefits to be listed with the New York State Department of Labor Business Services and CNY Works.

Tracey Road Equipment, Inc, project beneficiary, also agrees to report to OCIDA on or before March 1 of each year the status of employment opportunities filed with the New York State Department of Labor Business Services, including the number of new employment opportunities created, the number listed, and the number filled for the year ending the prior December 31.

Tracey Road Equipment, Inc, project beneficiary, further agrees that, to the extent practicable and feasible, and subject to the requirements of any existing collective bargaining agreement, the project beneficiary shall fill at least 10% of new employment opportunities with persons eligible for service under the Workforce Innovation and Opportunity Act of 2014.

Name of Applicant Company: Tracey Road Equipment, Inc

Signature of Officer or Authorized Representative: 

Name & Title of Officer or Authorized Representative: Deborah Tracey, Vice President

Date: 2/6/2020

NYS Department of Labor:
Roy Jewell
Associate Business Service Representative
450 South Salina Street, Syracuse, NY 13202 315-479-3362
roy.jewell@labor.ny.gov
www.labor.ny.gov

CNY Works
Chris Kennedy
Business Development Specialist
960 James Street, Syracuse, NY 13203
315-477-6974
ckennedy@cnyworks.com
www.cnyworks.com

Section IX: Conflict of Interest

Agency Board Members

1. Patrick Hogan
2. Steve Morgan
3. Victor Ianno
4. Sue Stanczyk
5. Kevin Ryan
6. Janice Herzog
7. Fanny Villarreal

Agency Officers/Staff

1. Robert M. Petrovich
2. Nathaniel Stevens
3. Nancy Lowery
4. Karen Doster
5. Chris Cox

Agency Legal Counsel & Auditor

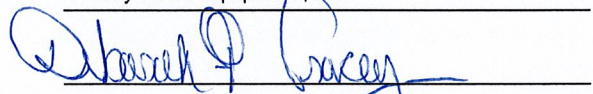
1. Jeffrey Davis, Esq., Barclay Damon LLP
2. Amanda Mirabito, Esq., Barclay Damon LLP
3. Michael G. Lisson, CPA, Grossman St. Amour Certified Public Accountants PLLC

The Applicant has received from the Agency a list of members, officers and staff of the Agency. To the best of my knowledge, no member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

Name of Applicant Company

Tracey Road Equipment, Inc

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Deborah Tracey, Vice President

Date: 2/6/2020

Section X: Representations, Certifications, and Indemnification

Deborah Tracey _____ (Name of CEO or other authorized representative of Applicant) confirms and says that he/she is the Vice President (title) of Tracey Road Equipment, Inc (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

- A. First Consideration for Employment:** In accordance with §858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in WIA programs who shall be referred by the CNY Works for new employment opportunities created as a result of the Project.
- B. Other NYS Facilities:** In accordance with §862 (1) of the New York General Municipal Law, the Applicant understands and agrees that projects which will result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant within the state is ineligible for Agency Financial Assistance, unless otherwise approved by the Agency as reasonably necessary to preserve the competitive position of the project in its respective industry or is reasonably necessary.
- C. Annual Sales Tax Filings:** In accordance with §874(8) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant.
- D. Outstanding Bonds:** The Applicant understands and agrees to provide on an annual basis any information regarding bonds, if any, issued by the Agency for the project that is requested by the Comptroller of the State of New York.
- E. Employment Reports:** The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant agrees to file with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, "Employment Reports") that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an Event of Default under the PILOT Agreement between the Agency and Applicant and, if applicable, an Event of Default under the Agent Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Employment Report may be reported to Agency board members, with said report being an agenda item subject to the open

meetings law.

F. Absence of Conflicts of Interest: The Applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officer or employee of the Agency has an interest, whether direct or indirect in any transaction contemplated by this Application, except as hereinafter described in Section X.

G. Compliance: The Applicant understands and agrees that it is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.

H. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if financial assistance is provided for the proposed Project:

§ 862. Restrictions on funds of the Agency. (1) No funds of the Agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

I. The Applicant confirms and acknowledges that the owner, occupant or operator receiving financial assistance for the proposed Project is in substantial compliance with applicable local, state, and federal tax, worker protection and environmental laws, rules and regulations.

J. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement in the Project.

K. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.

L. The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statement contained herein not misleading.

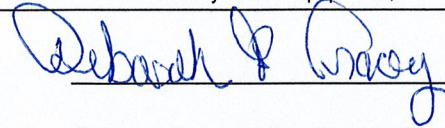
M. The OCIDA has the right to request and inspect supporting documentation regarding attestations made on this application.

N. Hold Harmless Agreement: Applicant hereby releases Onondaga County Industrial Development Agency and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for, and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax-exemptions and other assistance requested therein are favorably acted upon by the Agency; (B) the Agency's acquisition, construction, and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project, including without limiting the generality of the foregoing, all cause of action and attorney's fees and any other expenses incurred in defending any suits or action which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the process of the Application, including attorney's fees, if any.

Name of Applicant Company

Tracey Road Equipment, Inc

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Deborah Tracey, Vice President

Date:

2/6/2020

STATE OF NEW YORK

)

COUNTY OF ONONDAGA

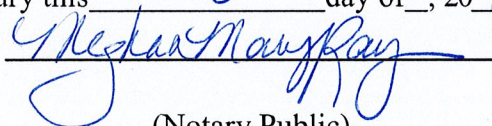
)ss.;

Deborah Tracey, being first duly sworn, deposes and says:

1. That I am the Vice President (Corporate Officer) of Tracey Road Equipment, Inc (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read and attached Application, I Know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete

(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this 6 day of February, 2020.



(Notary Public)

Meghan Mary Ray
Notary Public - State of New York
No. 01RA6273749
Qualified in Onondaga County
My Commission Expires April 21, 2021

End of Application

J) Has the Project Beneficiary received assistance from OCIDA, SIDA, NYS or the Onondaga Civic Development Corporation in the past. If yes please attached an explanation and please give year, project name, description of benefits and address of project.

Yes, the Project Beneficiary had a prior PILOT program from OCIDA that has expired as well as a 2019 CFA NYS ESD Capital Funds grant in the amount of \$400,000

C) Please attach a summary of how this project will help your business grow. Will it set the company up for revenue growth? Will it mitigate cost? Will it provide more flexibility?

Tracey Road Equipment has exceeded the capacity of its current 55,000 SF facility. It cannot add the necessary pieces of equipment, machinery and workforce to continue to meet the demands of its clients or the growing market in the same fashion that clients have come to expect without the investment of roughly \$3.5 million to expand the facility by roughly 31,000 SF and add new equipment.

Tracey Road Equipment is proposing an expansion of its current facility, constructing an additional 31,000 SF of floor space. This space will be utilized to more efficiently and effectively serve customers and reduce down time for truckers and construction outfitters. With the added space, Tracey Road Equipment will be adding 30 jobs with a starting salary of \$35,000. Training and apprenticeship opportunities are available. Currently, roughly 51% of business is derived from outside Onondaga County; Tracey Road Equipment anticipates increasing its customer base both in and outside of Onondaga County with the increased in square footage at its facility as well as purchase of new equipment.

D) Description of Project

Tracey Road Equipment's headquarters is located in the heart of CNY at 6803 Manlius Center Road in East Syracuse. This 55,000 SF facility houses Tracey Road's corporate headquarters and is where the company's largest service shop operates, offering the most diverse services. The Shop services light, medium, and heavy duty trucks, heavy construction equipment and serves as the fabrication shop.

Tracey Road Equipment has been a leader in the construction and trucking industries as a premier dealer for over 40 years. As the trucking and equipment industries continues to grow and technology advances Tracey Road has recognized the need to expand and modernize to maintain its place in the market, ensure customers are receiving timely service and meet the demands of the evolving market in general. In order to do so Tracey Road must expand its current facility and add 30 FT positions. Tracey Road plans to invest roughly \$3.5 million towards the construction of a roughly 31,000 SF shop addition and invest in equipment. This expansion will allow Tracey to complete repair orders expeditiously and continue to serve customers in the surrounding region and across NYS.

Tracey Road Equipment obtains a majority of its sales; roughly 51% from outside of Onondaga County; bringing in revenue to our community from outside our county's boundaries; this addition will allow Tracey Road to increase sales potential, brining in even more to our local economy.

Tracey Road Equipment provides new hire training, apprentice opportunities and promotion from within; creating careers not just jobs. The City of Syracuse which is mere miles from the Manlius Center Road facility unemployment is three times the national average; the Tracey Road positions will add to the opportunity for current un- and underemployed in our region.

Tracey Road Equipment is finalizing plans for the expansion and looking to potentially begin construction in Spring of 2020.

H) Please attach a description of any compelling circumstances the Agency should be aware of while reviewing this application.

Tracey Road Equipment has exceeded the capacity of its current 55,000 SF facility. It cannot add the necessary pieces of equipment, machinery and workforce to continue to meet the demands of its clients or the growing market in the same fashion that clients have come to expect without the investment of roughly \$3.5 million to expand the facility by roughly 31,000 SF and add new equipment.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

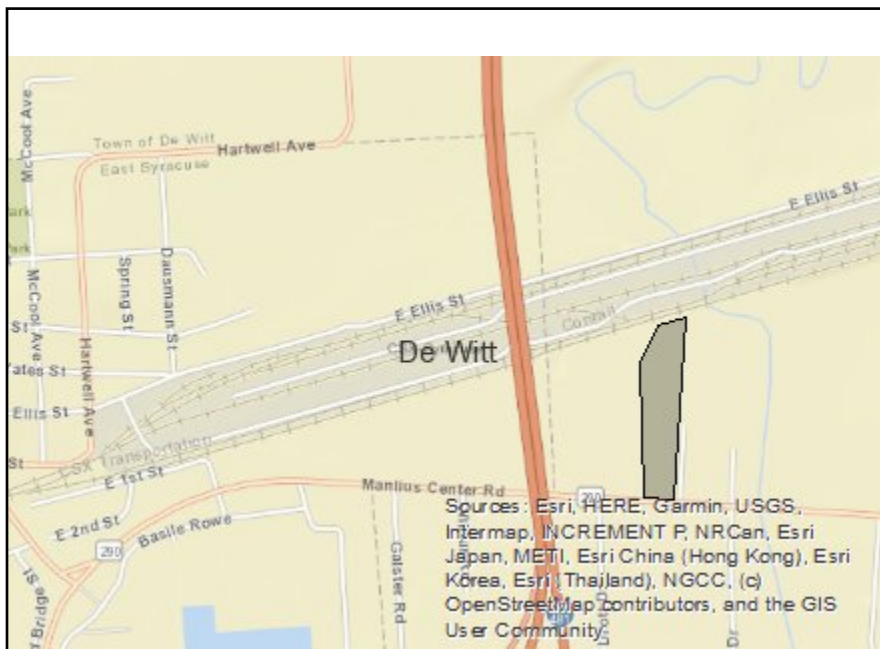
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:			Telephone:	
			E-Mail:	
Address:				
City/PO:		State:		Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<input type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO	YES
If Yes, list agency(s) name and permit or approval:			<input type="checkbox"/>	<input type="checkbox"/>
3. 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 _____ acres or controlled by the applicant or project sponsor?				
4. Check all land uses that occur on, are adjoining or near the proposed action: 5. Urban Rural (non-agriculture) Industrial Commercial Residential (suburban) <input type="checkbox"/> Forest Agriculture Aquatic Other(Specify): <input type="checkbox"/> Parkland				

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. 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?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. 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"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest Agricultural/grasslands Early mid-successional Wetland <input type="checkbox"/> Urban Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>
49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: _____ Date: _____ Signature: _____ Title: _____		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat, Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No

**SITE PLAN REVIEW APPLICATION
TOWN OF DEWITT PLANNING BOARD**

INTERNAL USE:

Project Name _____	Project # _____	SUBM Date: _____	CHKD By: _____								
SPR fee: _____ Rcpt.# _____		<table border="0" style="width: 100%;"><tr><td style="width: 50%;">Name/Date _____</td><td style="width: 50%;">Name/Date _____</td></tr><tr><td> </td><td> </td></tr><tr><td>Name/Date _____</td><td>Name/Date _____</td></tr><tr><td> </td><td> </td></tr></table>		Name/Date _____	Name/Date _____			Name/Date _____	Name/Date _____		
Name/Date _____	Name/Date _____										
Name/Date _____	Name/Date _____										
Check# _____											
ENG fee: _____ Rcpt.# _____											
Check# _____											

INFORMATION:

1. Name of Applicant (*Principal Contact*): _____
Title: _____ Email: _____ Phone: _____
2. Project Address: _____ City/ST/Zip _____
3. Property Owner's Name: _____ Phone: _____
4. Property Owner's Address: _____ City/ST/Zip _____
5. Tax Map No.: _____ Bldg. size _____ Zoning Dist.: _____ Total Lot Area: _____
6. Licensed Designer: _____ Email: _____
7. Attorney (if applicable) _____ Email: _____
8. Is property in floodplain or floodway? Yes _____ No: _____ Or is property in Federal or State Wetland? Yes: _____ No: _____
9. BRIEFLY DESCRIBE THE PROJECT: Include intended use(s) and facilities and proposed site modifications:

SUBMISSION: In general, all information is required. Check yes/no to indicate information included with application. Insert "NA" if item is not applicable. (Please refer to the Town of DeWitt Site Plan Review Design Guidelines on our website.)

1. Yes _____ No _____ **CURRENT, COMPLETE SURVEY** showing all site/legal modifications to the property signed by a NYS licensed surveyor.
2. Yes _____ No _____ **ARCHITECTURAL PLANS** of the structure to be added or modified.
3. Yes _____ No _____ **SITE PLANS** and associated details of property and its modification & CD.
4. Yes _____ No _____ Transportation permits and/or applications. (**include copies**)
5. Yes _____ No _____ Copies of application, licenses, and/or permits from other governmental agencies which have jurisdiction or funding interest. Specify agency(s): _____

6. ZONING - GENERAL REQUIREMENTS:

	<u>ORDINANCE</u>	<u>PROPOSAL</u>		<u>ORDINANCE</u>	<u>PROPOSAL</u>
Parking Spaces	_____ #	_____ #	Front Yard Setback	_____ FT	_____ FT
Lot Coverage	_____ %	_____ %	Side Yard Setback	_____ FT	_____ FT
Building Coverage	_____ %	_____ %	Rear Yard Setback	_____ FT	_____ FT
Maximum Height of Building	_____ FT	_____ FT			

7. I am familiar with Town of DeWitt zoning and planning requirements and all NYS & Federal regulations for land disturbance and development. To the best of my knowledge this application and accompanying documents are an accurate and complete description of intended changes in the subject property. I understand that the *Principal Contact* will be the person contacted by the Town and the Town will rely on this person to communicate with applicant and his/her agents and will coordinate all submissions to the Town Planning & Zoning office.

Signature of Applicant/Date

Signature of Owner (**REQUIRED**)/Date