

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: Flex-Hose Co., Inc.
Applicant Address: 6801 Crossbow Drive East Syracuse, NY 13057
Phone: 315-437-1611 Fax: 315-437-1903
Website: www.flexhose.com E-mail: jlcarter@flexhose.com
Federal ID#: 16-0954697 NAICS: 332999
State and Year of Incorporation/Organization: NY 1968
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: FHC Properties LLC
Federal ID#: 16-1566269
State and Year of Incorporation/Organization: NY 1999
List of stockholders, members, or partners of Real Estate Holding Company:
Philip B. Argersinger

B) Individual Completing Application:

Name: Joanna Carter
Title: Senior Vice President, Flex-Hose Co.
Address: 6801 Crossbow Drive East Syracuse, NY 13057
Phone: 315-437-1611 Fax: 315-437-1903
E-mail: jlcarter@flexhose.com

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

Name: not applicable

Title: _____

Address: _____

Phone: _____ Cell Phone: _____

E-mail: _____

D) Company Counsel:

Name of Attorney: Jana K. McDonald

Firm Name: Bousquet Holstein PLLC

Address: 110 W. Fayette St., One Lincoln Center, Ste 1000, Syracuse, NY 13202

Phone: 315-701-6460 Cell Phone: NONE

E-mail: JMcDonald@BHLAWPLLC.COM

E) Business Organization (check appropriate category):

☒ Corporation

☐ Partnership

☐ Public Corporation

☐ Joint Venture

☐ Sole Proprietorship

☐ Limited Liability Company

Others (please specify): _____

Year Established: 1968

State in which Organization is established: NY

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

Name	% of ownership
<u>Philip B. Argersinger</u>	<u>100%</u>
_____	_____
_____	_____
_____	_____

G) Applicant Business Description:

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

See Attachment A

Estimated % of sales within Onondaga County: 3%.

Estimated % of sales outside Onondaga County but within New York State: 20%.

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

Estimated % of sales outside the U.S.: 2%.

(*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 Attachment B*

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: 4560 Buckley Rd.

Legal Address (if different): _____

City: Liverpool

Village/Town: Clay

Zip Code: 13090

School District: Liverpool

Tax Map Parcel ID(s): 095.-02-06.0

Current Assessed Value: 1,187,648 Sq. Footage of Existing Building: 38,238

Census Tract: 24002

- 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

- 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 Attachment C

- 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 Attachment D

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

☒ Industrial

☐ Bank Office

☒ Acquisition of Existing Facility

☐ Retail

☐ Housing

☐ Mixed Use

☒ Equipment Purchase

☐ Facility for Aging

☐ Multi-Tenant

☐ Civic Facility (not for profit)

☐ Commercial

☐ 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.

NONE

I) Environmental Information

1. Please attach the appropriate Environmental Impact Forms to your application. Here is a link to the SEQR forms: see attached EAF

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	2,290,000	100	2,290,000
Site Work/Demo	150,000	100	150,000
Building Construction & Renovation	300,000	100	300,000
Furniture & Fixtures	40,000	50	40,000
Equipment	145,000	75	145,000
Equipment Subject to NYS Production Sales Tax	30,000	25	30,000
Engineering/Architect	10,000	100	10,000
Financial Charges	10,000	100	10,000
Legal	25,000	100	25,000
Other	—	—	—
Management/Developer Fees	—	—	—
Total Project Cost	3,000,000		3,000,000

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

\$ 3,000,000

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

\$ NONE

Sources of Funds for Project Costs:

1. Bank Financing \$ 1,900,000
2. Equity (excluding equity that is attributed to grants/tax credits) \$ 1,100,000
3. Tax Exempt Bond Issuance (if applicable) \$ NONE
4. Taxable Bond Issuance (if applicable) \$ NONE

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

\$ NONE

-Identify each state and federal grant/credit:

\$ _____
\$ _____
\$ _____

6. Total Sources of Funds for Project Costs

\$ 3,000,000

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: 32

2. Complete the following:

Estimate the number of FTE jobs to be retained as a result of this Project:	32
Estimate the number of construction jobs to be created by this Project:	5
Estimate the average length of construction jobs to be created (months):	3 months
Current annual payroll at facility:	1,600,000
Average annual growth rate of wages:	6% over last 3 years
Please list, if any, benefits that will be available to either full and/or part time employees:	medical, dental, LTD, Life, vision insurance, 401(K) and P.T.O.
Average annual benefit paid by the company (\$ or % salary) per FTE job:	26%.
Average growth rate of benefit cost:	7%.
Amount or percent of wage employees pay for benefits:	45%.
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:	100%.

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
Welders	18.75/hr	11	7	5	3	2	4
Production Support	13.75/hr	10	6	4	2	1	3
Sales	50,000/yr	4	3	2	1	—	1
Administrative	47,000/yr	2	2	1	—	—	—
Management	110,000/yr	5	1	—	—	1	1
Job Creation Subtotal			19	12	6	4	9

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.

See attachment E

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): 10,425

☒ Sales and Use Tax Exemption (4% Local, 4% State): 20,000

☐ 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):

\$ 1,390,000

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

\$ 10,425

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:

\$ 250,000

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):

\$ 20,000

ATTACHMENT A

Background:

Flex-Hose Co., Inc. was founded in 1968 by Richard Eggert of Dewitt, NY and was originally set-up to manufacture metal hose connectors for a small select group of OEM customers. Flex-Hose spent several years in a small local fabrication shop on Leo Ave in Syracuse. As the business became more profitable and demand increased significantly, the company moved to its current location in 1987. Over the years, Flex-Hose Co. customer base spread into many different markets across the country, supporting customers in the commercial and industrial markets and expanded its manufacturing capabilities as well. In 1994, Philip Argersinger (current owner) and Robert Walsh, purchased Flex-Hose Co. from Mr Eggert and began setting up Exclusive Commercial Representatives for Flex-Hose product nationwide. Flex-Hose Co. became the foundation for high-end quality and superior service in the industry. In 2001, Philip Argersinger bought out his partner's share of the company and became the exclusive owner of Flex-Hose. In 2006, Philip purchased a New Jersey expansion joint manufacturing company, International Bellows, which complimented our already solid product offering in the metal hose and expansion joint lines and eventually moved the business into its current location at 6809 Crossbow Dr. After many years building the customer base, product offerings and maximizing manufacturing efficiencies at our current two buildings on Crossbow Dr., the demand for our high quality flexible metal products is growing at impressive rates and our requirement for greater manufacturing and operating space is now a must to sustain current business and set the stage for manufacturing growth in this area.

Products Manufactured:

Flex-Hose Co. manufactures metal Pump Connectors, Industrial Metal Hose, Expansion Loops, and Metal Expansion Joints.

Customers:

Flex-Hose current customer base includes Commercial Manufacturer Representatives, Wholesalers, Distributors, Original Equipment Manufacturers and Industrial Facilities.

Goods/Services:

In addition to the manufactured products that we sell, Flex-Hose also offers Rubber Expansion Joint products, Expansion Compensators, Rubber and Teflon Hose, and Pipe Guides. We offer piping payout services and educational seminars that are NYS P.I.E. approved.

ATTACHMENT B

Suppliers & Vendors	Location	Products/Services Purchased	% of Total Annual Purchases
Haun Welding Supply	Syracuse NY	Welding Gas, Rod, Supplies, Equipment	6
FW Webb Company	Syracuse NY	Fittings, Pipe Supplier	8
Hiawatha Fasteners	North Syracuse NY	Fittings Supplier	1
Indsutrial Fabricators	East Syracuse NY	Machined Raw Materials	2
Murphy Nolan	Syracuse NY	Angle Iron/ Bar Raw Supplier	2
V.R. Tool & Die	Syracuse NY	Machining Services	1
Mitten Fluidpower	Syracuse NY	Hydraulic Hose Supplier	1
Thompson & Johnson	East Syracuse NY	Forklift Services and Forklift Sales	2
Apple Roofing	Syracuse NY	Roof Repair Services	1
Jim Stagnitta Electric	Liverpool NY	Elctrician Services	1
ABF Freight	East Syracuse NY	Shipping/Frt Services	2
Central Transport	East Syracuse NY	Shipping/Frt Services	2
UPS Freight	East Syracuse NY	Shipping/Frt Services	4
UPS	East Syracuse NY	Shipping Services	3
Just The Right Stuff	Syracuse NY	Promo Item Supplier	1
Artist on Call	Syracuse NY	Graphic Artist Services	1
Edit Point Video	Liverpool NY	Digital Services	1
Storage Mall	East Syracuse NY	Storage Services	1
United Imaging & Printing	Syracuse NY	Graphic Artist/Advertising Material Supplier	1
Bond, Schoneck & King	Syracuse NY	Legal Services	2
Bousquet Holstein PLLC	Syracuse NY	Legal Services	1
Grossman St Amour CPA's	Syracuse NY	Accountant Services	1
ACC Technical Services	Syracuse NY	Technology solution services	1
Janitronics	Syracuse NY	Cleaning Services	1
Woodcock & Associates	Syracuse NY	HVAC Maintenance Services	1
Syracuse Haulers	Syracuse NY	Trash Removal Services	1
Gartner Equipment	Syracuse NY	Shop Supplies	1
Rapid Cure Technologies	Cicero	Paint Supplies	1
Wilcox Paper	Syracuse NY	Shipping Supplies	1
Willey Lumber	East Syracuse NY	Shipping Supplies	1
Grainger	East Syracuse NY	Shop Supplies	1
CPS Temp Services	Liverpool NY	Temp. Labor Services	1
FP Kessler Jr & Assoc.	East Syracuse NY	401k Admin Services	1

Total Estimated: \$1,500,000

ATTACHMENT C

Project and Growth:

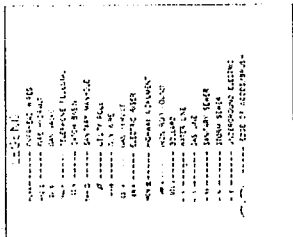
This project for Flex-Hose Co., Inc to relocate its operations in Onondaga County will help foster continued growth by consolidating manufacturing activities under one roof within a space that is considerably larger than our current combined square footage. This continued growth will be fueled by increased manufacturing staff and process efficiencies, lower overhead and operating costs, and allow Flex-Hose Co. to have space to adequately supply more raw materials and stock finished product for customers and meet the industry demand more effectively and proactively. In addition, this will allow Flex-Hose Co. to invest in additional equipment and workforce to further assist growth for current demand as well as projected demand as we ramp up even further into the next 2-5 years.

ATTACHMENT D

Description of Project:

This project for Flex-Hose will be relocation to a facility located at 4560 Buckley Rd in Liverpool NY, with a total of 38,000 square feet with 33,000 sq ft for manufacturing usage and the remaining 5,000 square feet for office. This project sits on a total of 11.13 +/- acres. Currently, the project site is unoccupied and the intended use of the site will be for manufacturing. The principal products to be produced at the project site include metal pump connectors, industrial metal hose, metal expansion joints, and metal expansion loops. In addition, the project site will be used to warehouse those finished products as well as buy/resale products such as rubber expansion joints, metal expansion compensators, pipe guides and pipe hanging accessories. Flex-Hose Co. is undertaking this Project to adequately and sufficiently support the company's current customers' demand and more importantly, continue to bolster manufacturing growth within our company, the community and the industry.

Please attached copies of site plans and maps that we were originally supplied.



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...TO

BOUNDARY SURVEY
LANDS NOW OR FORMERLY OF LINDA V. TORMEY, TRUSTEE
#4586 BUCKLEY ROAD

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ATTACHMENT E

Job Descriptions for FTE Growth

Welder: TIG and MIG weld raw materials together to produce finished product by use of weld rod and weld gas.

Production Support: Measure and cut RAW Materials before product is welded. Also test product based on QC guidelines, paint and ship product.

Sales: To support customer inquiries and order processing by means on phone, email interaction. Providing piping solutions for projects and laying out piping schematics for proper product placement and type.

Administrative: Handling of accounts payable, accounts receivables, payroll, human resources and general office clerical duties

Management: Oversee assigned department/staff and to support business development by implementing manufacturing and sales strategies. Generate new business opportunities and growth.

Short Environmental Assessment Form

Part 1 - Project Information

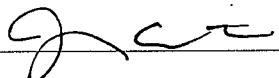
Instructions for Completing

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.

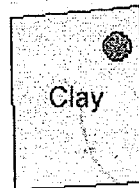
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: 4560 Buckley Road Liverpool NY 13090			
Project Location (describe, and attach a location map): Tax Map Parcel ID: 095.-02-06.0			
Brief Description of Proposed Action: project for Flex-Hose will be relocation to a facility located at 4560 Buckley Rd in Liverpool NY, with a total of 38,000 square feet with 33,000 sq ft for manufacturing usage and the remaining 5,000 square feet for office. This project sits on a total of 11.13 +/- acres. Currently, the project site is unoccupied and the intended use of the site will be for manufacturing. The principal products to be produced at the project site include metal pump connectors, industrial metal hose, metal expansion joints, and metal expansion loops. In addition, the project site will be used to warehouse those finished products as well as buy/resale products such as rubber expansion joints, metal expansion compensators, pipe guides and pipe hanging accessories.			
Name of Applicant or Sponsor: Flex-Hose Co., Inc.		Telephone: 315-437-1611 E-Mail: jlcarter@flexhose.com	
Address: 6801 Crossbow Drive			
City/PO: East Syracuse		State: NY	Zip Code: 13057
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 checked="" type="checkbox"/>	YES <input 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:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		11.13 acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		11.13 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

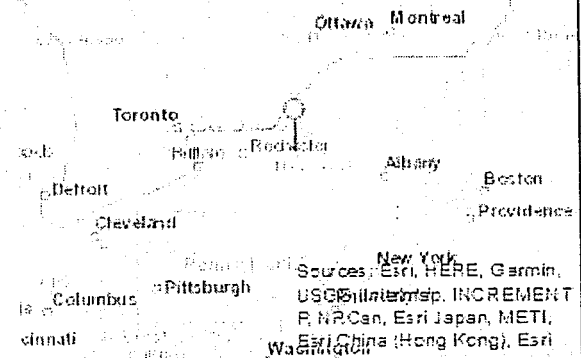
5. Is the proposed action.	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" 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 checked="" 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 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 checked="" 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 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 type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input checked="" 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? Indiana Bat	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes.	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<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	YES
	<input checked="" type="checkbox"/>	<input 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	YES
	<input checked="" type="checkbox"/>	<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	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.		
Applicant/sponsor/name: <u>Joanna Carter</u> Date: <u>5/2/19</u>		
Signature: <u></u> Title: <u>Senior Vice President</u>		

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.



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



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] Indiana Bat

Part 1 / Question 16 [100 Year Flood Plain] No

Part 1 / Question 20 [Remediation Site] Yes

Section IV: Estimate of Real Property Tax Abatement Benefits*** and Percentage of Project Costs Financed from Public Sector Sources

** 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.

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 revoking 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 Flex-Hose Co. (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 an Agency tax-exempt certificate is valid for 12 months from the effective date of the project inducement and extended thereafter upon request by the Company. The Company further understands any request for a waiver to this policy must be submitted in writing and approved by the Agency before a tax exempt certificate is issued or extended.

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of 5/3/19 (date).

Company: Flex-Hose Co., Inc.

Representative for Contract: Joanna Carter

Address: 6801 Crossbow Dr. City: East Syracuse State: NY Zip: 13057

Phone: 315-437-1611 Email: jlcarter@flexhose.com

Project Address: 4560 Buckley Rd City: Liverpool State: NY Zip: 13090

General Contractor: _____

Contact Person: _____

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

Phone: _____ Email: _____

Authorized Representative: Joanna Carter Title: Senior V.P.

Signature: [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

Fee for Manufacturing Projects under \$10 million:	0.0075 of the project cost
Fee for Agency Projects except those with PILOT agreements:	0.01 of the project cost
Additional Fee for PILOT Agreement Projects:	0.0025 of the project cost
Fee for bond refinancing & refunding:	0.0025 of the refinancing or refunding amount.

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 of OCIDA-owned property.

Section VII: Recapture of Tax Abatement/Exemptions

Information to be Provided by Companies: The Companies that receive benefits from OCIDA agree, whenever requested by the agency, to provide and certify or cause to be certified such information concerning the Company, its finances and other topics as the Agency from time to time reasonably considers 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. The Company also agrees to provide and certify information concerning its finances and other topics as the agency considers appropriate. This is primarily done through an annual survey.

Recapture of Benefits: It is the policy of the Agency to recapture the value of Payment in Lieu of Taxes (PILOT), State and County Sales Tax, and Mortgage Recording Tax Exemptions in accordance with the provisions contained herein and the Laws of the State of New York. Before receiving benefits, projects of the Agency must attest in writing to their understanding of an agreement to the Recapture Provisions of the Agency Uniform Tax Exemption Policy. The recapture provision contained herein may be modified from time to time by the Board at its sole discretion.

Recapture of a PILOT, Sales Tax and the Mortgage Recording Tax Exemptions: In the event the facility is sold or closed, or the number of jobs is below 75% of the number projected to be employed at time of application to the Agency, or there are material violations of the project agreements and no substantial future economic benefit is likely to accrue to the community, then the value of the Property Tax, Sales Tax and the Mortgage Recording Tax benefits extended to the project by the Agency shall be subject to recapture.

Recapture Payment: The Recapture payment paid by the Project to the Agency shall be determined (1) by the difference between any PILOT payments made by the Project and the property taxes that would be paid by the Project, if the property were not in the ownership or control of the Agency, (2) the value of any Mortgage Recording Tax Exemption, if awarded to the Project and (3) the amount of sales 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
2 Years	100%
3 Years	80%
4 Years	60%
5 Years	40%
6 Years	30%
7 Years	20%
8 Years	10%
8 Years or more	0%

Distribution of the Recapture Payment: Any funds recaptured as the result of an Agreement with the Agency shall be distributed to the affected taxing jurisdictions in the same proportion as if the payments were paid or owed by the Project 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 Tax. Project operators must cooperate with the Agency in its effort to recapture all sales 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 NYS Law or IDA Policy which ever may be applicable. The Agency must remit the recaptured sales tax benefits to the State of New York 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 the any attempt to recapture benefits from an Agency project.

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

Flex-Hose Co., Inc.

Signature of Officer or Authorized Representative:

JCT

Name & Title of Officer or Authorized Representative:

Joanna Carter, Senior V.P.

Date:

5/3/19

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), Flex-Hose Co., 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.

Flex-Hose Co., Inc., project beneficiary, also agrees to report to OCIDA on or before March 1 of each year of 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.

Flex-Hose Co., Inc., project beneficiary, further agrees that, to the extent practicable and feasible, and subject to the requirements of any existing collective bargaining agreement, 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: Flex-Hose Co., Inc.

Signature of Officer or Authorized Representative: [Signature]

Name & Title of Officer or Authorized Representative: Joanna Carter, Senior V.P.

Date: 5/3/19

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. 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

Flex-Hose Co., Inc.

Signature of Officer or Authorized Representative:

JCT

Name & Title of Officer or Authorized Representative:

Joanna Carter, Senior V.P.

Date: 5/3/19

Section X: Representations, Certifications, and Indemnification

Joanna Carter (Name of CEO or other authorized representative of Applicant) confirms and says that he/she is the Senior V.P. (title) of Flex-Hose Co., 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, and 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, 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 of 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 Flex-Hose Co., Inc.

Signature of Officer or Authorized Representative: JCT

Name & Title of Officer or Authorized Representative:

Joanna Carter, Senior V.P.

Date: 5/7/19

STATE OF NEW YORK)

COUNTY OF ONONDAGA)ss.;

Joanna Carter, being first duly sworn, deposes and says:

1. That I am the Senior V.P. (Corporate Office) of Flex-Hose Co., 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

JCT

(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this 7th day of May, 2019.

Melissa C. Timmons

(Notary Public)

MELISSA C. TIMMONS

Notary Public in the State of New York

Qualified in Onondaga County

Reg. No. 01TI6041684

My Commission Expires May 15, 2022

End of Application