



Onondaga County Industrial Development Agency
Project Summary

1. Project:	G&C Foods Expansion	2. Project Number:	3101-16-02A
3. Location:	Van Buren	4. School Districts:	Baldwinsville
5. Tax Parcel(s):	055.-03-05.1	6. Type of Project:	Acquisition & Renovation
7. Description:	<p>The Project includes the acquisition of 3407 Walters road, improvements, and new equipment. The improvements include the addition of refrigerated dock space, 50,000 square feet of dry space, conversion of the current facility space to freezer, and the creation of an agricultural manufacturing line. G&C Currently employs 215 FTEs and plans to create 85 new FTEs.</p>		

7. Total Project Cost:	\$ 8,800,000	8. Total Jobs	300
Land	\$ -	8A. Job Retention	215
Site Work	\$ -		
Building	\$ 6,500,000		
Furniture & Fixtures	\$ -	8B: Job Creation	85
Equipment	\$ 2,000,000	(Next 5 Years)	
Equipment Subject to NYS Production Exemption	\$ -		
Engineering/Architecture Fees	\$ 200,000		
Financial Charges	\$ -		
Legal Fees	\$ 100,000		
Other	\$ -		

Cost Benefit Analysis:	G&C Foods Expansion
	Fiscal Impact (\$)
Abatement Cost:	\$1,128,872
Sales Tax	\$320,000
Mortgage Tax	\$88,000
Property Tax Relief (PILOT) 10yr	\$720,872
New Investment:	\$205,508,781
PILOT Payments 10yrs	\$632,073
Project Wages (10 yrs)	\$176,506,342
Construction Wages	\$1,632,375
Employee Benefits (10 years)	\$17,650,634
Project Capital Investment	\$8,700,000
New Sales Tax Generated	\$298,357
Agency Fees	\$89,000
Benefit:Cost Ratio	182.05 :1

Onondaga County Industrial Development Agency Application

I. Applicant Data

A. Contact Information

Company Name:	G & C Food Distributors and Brokers Inc.			
Mailing Address:	3407 Walters Road			
City:	Syracuse	State:	New York	Zip: 13209
Phone:	(800) 270-1021	Fax:		
Contact Person:	Rich Chapman			
Email Address:	rchapman@gcfoods.com			
Industry Sector:	Distribution and Manufacturing			
NAICS Code:	4244	Federal Employer Identification Number:	16-1072081	

B. Will the Applicant be the Project Beneficiary (i.e. project tenant/company)

☒ Yes ☐ No If No, Who will:

C. Principal Stakeholders

List principal owners/officers/directors owning 5% or more in equity holdings with percentage ownership. Public companies should list corporate officers.

Name	% Ownership	Business Address	Phone	Email
Dwight Palmer	100%	3407 Walters Road Syracuse, NY 13209	(800) 270-1021	

D. Corporate Structure: Attach a schematic if Applicant is a subsidiary or otherwise affiliated with another entity.

- ☐ Corporation
☒ Private ☐ Public

☐ Partnership
☐ General ☐ Limited

☐ Not For Profit ☐ Sole Proprietorship

☐ Limited Liability Company/Partnership

Date and Location of Incorporation/Organization

09/01/1976 NY

If a foreign corporation, is the Applicant authorized to do business in the State of New York?

E. Applicant's Counsel

Name:	Steve Tranelli		
Firm:	Barclay Damon LLP		
Mailing Address:	2000 HSBC Plaza, 100 Chestnut Street		
City:	Rochester	State:	New York Zip: 14604
Phone:	(585) 295-8463	Fax:	(585) 295-8463
Email Address:	stranelli@barclaydamon.com		

F. Applicant's Accountant

Name:	Daniel Gilheney		
Firm:	Firley, Moran, Freer & Eassa, CPA, P.C.		
Mailing Address:	5010 Campuswood Drive		
City:	East Syracuse	State:	New York Zip: 13057
Phone:	(315) 472-7045	Fax:	(315) 472-7053
Email Address:	dgilheney@fmfecpa.com		

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

☐ Yes

☒ No

The Project Beneficiary applied for and received financial assistance from New York State for this Project in the form of Excelsior Tax Credits.

II. Project Information

A. Project Location

Address:	3407 Walters Road		
City:	Syracuse	Village/Town:	Van Buren
Zip Code:	13209	School District(s):	Baldwinsville
Tax Map Parcel ID(s):	055.-03-05.1		
Current Assessed Value:	8,000,000	Square Footage of Existing Building:	276,000

B. Type (Check all that apply):

- | | |
|---|--|
| <input type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Purchase of machinery and/or equipment |
| <input checked="" type="checkbox"/> Expansion/Addition to Current Facility | <input type="checkbox"/> Brownfield/Remediated Brownfield |
| <input checked="" type="checkbox"/> Renovation of Existing Facility | <input type="checkbox"/> LEED Certification |
| <input checked="" type="checkbox"/> Acquisition of Existing facility/property | <input type="checkbox"/> Other <input type="text"/> |

C. Description of Project: Please explain your project in detail. This description should include an explanation of all activities which will occur due to this project, size of the project in square feet, current use of the site and use of the site upon completion of the project. Attach copies of any site plans, sketches or maps. (Attach additional sheets if necessary):

Proposed Use

Proposed Square Footage

Manufacturing and Distribution facility	350,000 square feet

Description:

The Project includes the acquisition of 3407 Walters Road for \$9.7 million and \$8 million in facility improvements and new equipment, including the addition of refrigerated dock space, 50,000 square feet of dry space, conversion of the current facility space from refrigerated to freezer, and the creation of an agricultural manufacturing line. The total project cost will be approximately \$18 million. G & C also plans to create 85 full time positions over the next four years, and will retain its 215 full time employees at the Project Location, of which 56 are currently at risk.

D. Is the Project Beneficiary the owner of the property?

- ☐ Yes ☒ No

If not, by what means will the site be acquired? If leasing, when does the lease end?

The Project Beneficiary leases the site and on 12.31.2015 exercised its option to purchase the site. A single purpose entity with ownership identical to the Project Beneficiary will acquire fee title to the site and lease it to the Project Beneficiary.

E. Infrastructure: Please indicate whether the following are onsite, need to be constructed, or need to be renovated/expanded:

Water

Onsite

Electric

Onsite

Sanitary/Storm Sewer

Onsite

Private Roads

Gas

Telecommunication

Onsite

F. Zoning Classification: Please list current and proposed zoning:

Current Zoning

Industrial

Proposed Zoning

Industrial

G. Are variances needed to complete the project?

☐ Yes

☒ No

If yes, please describe nature of variances and if municipal approvals have been granted:

H. What will be the primary use of the project upon completion?

Manufacturing and distribution

I. Will the project generate sales tax for the community?

☐ Yes

☒ No

If yes, what is the company's average annual sales or estimated annual sales?

J. Has the project beneficiary sought sites or facilities outside Onondaga County for this project?

☒ Yes

☐ No

K. In accordance with N.Y. GML Sec. 862(1):

1. Will any other companies or related facilities within the state close or be subjected to reduced activity as a result of this project?

If so please list the town and county of the location(s):

☐ Yes

☒ No

2. Will the completion of the project result in the removal of a plant or facility of the project occupant from one area of the State of New York to another area of the State of New York?

☐ Yes

☒ No

3. Will the completion of the project result in the abandonment of one or more plants or facilities of the project beneficiary located in the State of New York?

☐ Yes

☒ No

i. If any answer to questions 2 or 3 above is yes, is the project reasonably necessary to discourage the project beneficiary from removing such other plant or facility to a location outside the State of New York?

☐ Yes

☐ No

ii. If any answer to questions 2 or 3 above is yes, is the project reasonably necessary to preserve the competitive position of the project applicant in its respective industry?

☐ Yes

☐ No

4. Will the project primarily consist of recreation, medical, or retail facilities?

☐ Yes

☒ No

i. If yes, will the cost of these facilities exceed one-third of the total project cost?

☐ Yes

☐ No

III. Project Costs and Financing

A. Estimated Project Costs:

Description of Cost Type	Total Amount	Private Source?	Total Private Cost
Land Acquisition		<input type="checkbox"/>	
Site Work/Demo		<input type="checkbox"/>	
Building Construction & Renovation	6,500,000	<input checked="" type="checkbox"/>	6,500,000
Furniture & Fixtures		<input type="checkbox"/>	
Equipment	2,000,000	<input checked="" type="checkbox"/>	2,000,000
Equipment Subject to NYS Production Sales Tax Exemption		<input type="checkbox"/>	
Engineering/Architects Fees	200,000	<input checked="" type="checkbox"/>	200,000
Financial Charges		<input type="checkbox"/>	
Legal Fees	100,000	<input checked="" type="checkbox"/>	100,000
Other		<input type="checkbox"/>	
Total Investment	8,800,000	<input checked="" type="checkbox"/>	8,800,000

B. Total amount of the project being privately financed by applicant:

\$8,800,000

C. Total amount of direct investment by Applicant: A single purpose entity having the same ownership structure as the Applicant will acquire the property.

0.00

D. Estimated mortgage amount:

\$8,800,000

E. Company's average yearly purchases or anticipated yearly purchases from vendors within Onondaga County:

\$7,458,926.13

F. Estimated capital investment over the next 5 years, beyond this project, if available:

\$250,000

G. Financial Assistance sought (estimated values):

Companies requesting a sales tax exemption from OCIDA must provide the value of the sales tax savings they anticipate receiving.

Please ensure that you provide a realistic estimate. NYS regulations require OCIDA to recapture any benefit that exceeds the amount listed in a company's application.

<input checked="" type="checkbox"/>	Real Property Tax Abatement (PILOT)	
<input checked="" type="checkbox"/>	Mortgage Recording Tax Exemption (1% of amount mortgaged)	\$88,000
<input checked="" type="checkbox"/>	Sales and Use Tax Exemption (\$4% Local, 4% State)	\$320,000
<input type="checkbox"/>	Tax Exempt Bond Financing (Amount Requested)	
<input type="checkbox"/>	Taxable Bond Financing (Amount Requested)	

IV. Employment and Payroll Information

*** Full Time Equivalent (FTE) is defined as one employee working no less than 35 hours per week or two or more employees together working a total of 35 hours per week.**

A. Are there people currently employed at the project site?

☒ Yes

☐ No

If yes, provide number of full time equivalent (FTE) jobs at the facility: 215

Estimate the number of full time equivalent (FTE) jobs to be retained as a result of this project:	215
Estimate the number of construction jobs to be created by this project:	50
Estimate the average length of construction jobs to be created (months):	9
Current annual payroll at Onondaga County facility:	\$14.5 million
Average annual growth rate of wages:	3%
Please list, if any, benefits that will be available to either full and/or part time employees:	Medical, Dental, 401(K), short & long term disability, life and AD&D Insurance, HSA, FSA and Dependent Care
Average annual benefit paid by the company (\$ or % salary) per FTE job:	10%
Average growth rate of benefit cost:	9-10% annually
Amount or percent of wage employees pay for benefits:	10%
Provide an estimate of the number of residents in the Economic Development Region (Onondaga, Madison, Cayuga, Oswego, and Cortland Counties) to fill new FTE jobs:	85

Please complete the following chart describing current and projected employment:

Current & Planned Full Time Occupations (Job Titles)	Current Number of FTEs	Salary (Annual or Hourly)	Estimated Number of FTE Jobs After Project Completion				
			Year 1	Year 2	Year 3	Year 4	Year 5
Managers for Manufacturing & QA		\$80,000/year	2	2	2	2	2
Agricultural Manufacturing Line		\$27,000/year	12	23	34	45	45
General Warehouse		\$33,000/year	4	8	12	15	15
Supervisor Per Line		\$37,000	1	2	3	4	4
CDLA Drivers		\$69,000	4	7	11	15	15
Administrative/Sales/Purchasing		\$49,000	1	2	3	4	4

V. REPRESENTATIONS BY THE APPLICANT

The Applicant understands and agrees with the Agency as follows:

A. 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 Community Services Division (the "DOL") and with the administrative entity of the service delivery area created by the Workforce Investment Act of 1998 (the "WIA") 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.

B. 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.

C. 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.

D. 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.

E. Annual Employment Reports and Outstanding Bonds: The Applicant understands and agrees that if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency on an annual basis, reports regarding the number of FTE at this project site. The Applicant also 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.

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 Appendix B.

G. Local Access Policy: The Applicant understands and agrees that local labor and contractors must be used for the construction of the Project, as stated in the Agency Local Access Policy located in Appendix C.

H. 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.

I. False or Misleading Information: The Applicant understands and agrees that the submission of knowingly false or knowingly misleading information in this Application may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemptions claimed by reason of Agency involvement in the Project.

J. Fees: This application should be submitted with a non-refundable \$1000 application fee to the Onondaga County Industrial Development Agency and a \$2,500 legal deposit made out to Gilberti Stinziano Heintz & Smith, P.C.

The Agency will collect an administrative fee and all remaining legal fees based on the Fee Schedule below:

Agency Fees:

- ♦ Fee for manufacturing projects under \$10 million - .0075 of the project cost
- ♦ Fee for all agency projects except those with PILOT agreements - .01 of the project cost
- ♦ Additional Fee for PILOT Agreement Projects - .0025 of bond amount or project cost
- ♦ Fee for bond refinancing & refunding - .0025 of refinancing or refunding amount.

Agency Legal Fees:

- ♦ Fee for first \$20 million - .0025 of project cost
- ♦ Fee for anything above \$20 million - .00125 of project cost

Payment terms:

- ♦ **Application fee:** Payable at the time of application
- ♦ **Legal deposit:** Payable at the time of application
- ♦ **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 will generally not be issued until the Agency Fee is paid in full

K. Recapture of Tax Abatements/Exemptions:

Recapture of Benefits. It is the policy of the Agency to recapture the value of Payment in Lieu of Taxes (PILOTs), 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 and 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 reduced below 75% of the number employed or projected to be employed at time of application to the Agency 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 Taxes Agreement, Sales Tax or the Mortgage Recording Tax is as follows:

Within two (2) years of Certificate of Occupancy:	100%
Within three (3) years:	80%
Within four (4) years:	60%
Within five (5) years:	40%
Within six (6) years:	30%
Within seven (7) years:	20%
Within eight (8) years:	10%
Eight 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:

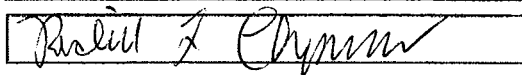
- ♦ A Project is not entitled to receive the benefits;
- ♦ Exemptions received exceed the amount authorized by the Agency;
- ♦ Exemptions are claimed by the Project for unauthorized property or services; or
- ♦ A Project fails to use property in the manner required by its IDA agreements.

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

G & C Food Distributors and Brokers Inc.

Signature of Officer or Authorized Representative



Name & Title of Officer or Authorized Representative

Rich Chapman, President

Date

January 6, 2016

The Applicant and the individual executing this Application on behalf of the Applicant acknowledge that the Agency will rely on the representations made herein when acting on this Application and hereby represent 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 statements contained herein misleading.

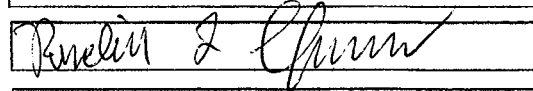
☒ I have read paragraph 6 in the instructions and understand that the applicant must identify in writing to OCIDA any information it deems proprietary and requests not be made publicly available.

☐ Please check here if you have marked information as confidential/proprietary

Name of Applicant Company

G & C Food Distributors and Brokers Inc.

Signature of Officer or Authorized Representative



Name & Title of Officer or Authorized Representative

Rich Chapman, President

Date

January 6, 2016

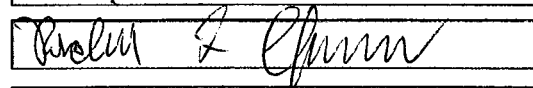
VI. Hold Harmless Agreement

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

G & C Food Distributors and Brokers Inc.

Signature of Officer or Authorized Representative



Name & Title of Officer or Authorized Representative

Rich Chapman, President

Date

January 6, 2016

Onondaga County Industrial Development Agency Application
Appendix A

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

☐ Yes

☒ No

If yes, Name and Local:

Is the labor pool in Onondaga County and/or the CNY Economic Development Region is adequate to fill new FTE 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),

G & C Food Distributors and Brokers Inc.

, project beneficiary, agrees to cause any 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 Community Services Division (DOL) and with CNY Works.

G & C Food Distributors and Brokers 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 DOL, including the number of new employment opportunities created, the number listed, and the number filled for the year ending the prior December 31.

G & C Food Distributors and Brokers 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 Investment Act.

Name of Applicant Company

G & C Food Distributors and Brokers Inc.

Signature of Officer or Authorized Representative



Name & Title of Officer or Authorized Representative

Rich Chapman, President

Date

January 6, 2016

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPLICATION

APPENDIX B

CONFLICT OF INTEREST STATEMENT

Agency Board Members

1. Dan Queri
2. Steve Morgan
3. Victor Ianno
4. Lisa Dell
5. Patrick Hogan
6. Janice Herzog
7. Jessica Crawford

Agency Officers/Staff

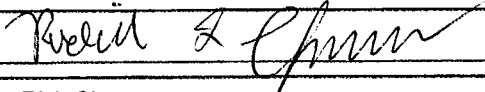
1. Julie Cerio
2. Honora Spillane
3. Chris Cox
4. Karen Doster
5. Steven Coker

Agency Legal Counsel & Auditor

1. Anthony Rivizzigno, Esq., Gilberti Stinziano Heintz & Smith, P.C.
2. The Bonadio Group

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:

Signature:



Authorized Representative:

Rich Chapman

Title:

President

Date:

January 6, 2016

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPLICATION

APPENDIX C

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. All projects of the Agency will be subject to monitoring by the Agency.

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.

Prior to Issuance of the Sales Tax Exemption Letter and 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

G & C Food Distributors and Brokers Inc.

(the Company) understands the Local Access Policy and agrees to complete Appendix C of the Agency application at the time of the application to the the Agency and as part of a request to extend the valid date of the Agency's tax- exempt certificate for the

G & C Food Distributors and Brokers Inc.

project. The Company understands an Agency tax-exempt certificate is valid for

12 months from the effective the 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 Jan 4, 2016 (date).

Company	G & C Food Distributors and Brokers Inc.				General Contractor	TBD					
Representative for Contract Bids/Awards					Contact Person						
Address	3407 Walters Road				Address						
City	Syracuse	State	New York	Zip	13209	City		State	New York	Zip	
Phone	(800)270-1021				Phone						
Email					Email						
Project Address	3407 Walters Road										
City	Syracuse	State	New York	Zip	13209						

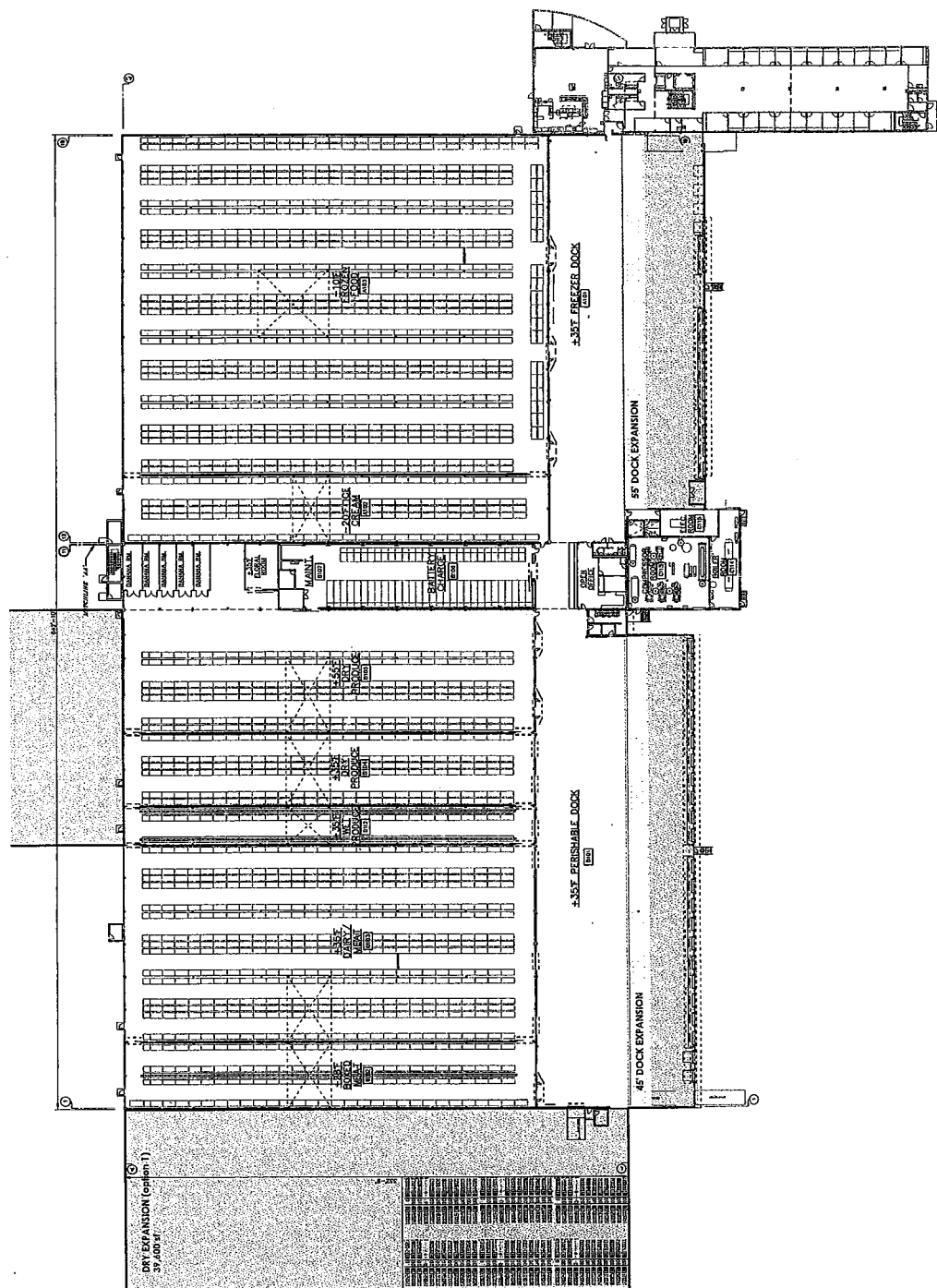
Authorized Representative Rich Chapman

Title President

Signature

Rich Chapman

OCIDA Application 14



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: G&C Walters Road Project							
Project Location (describe, and attach a location map): 3407 Walters Road, Syracuse New York 13209							
Brief Description of Proposed Action: The Project includes the addition of refrigerated dock space, 50,000 square feet of dry space, conversion of the current facility space from refrigerated to freezer, and the creation of an agricultural manufacturing line.							
Name of Applicant or Sponsor: G & C Food Distributors and Brokers Inc.		Telephone: 800.270.1021					
		E-Mail: dlepage@gcfoods.com					
Address: 3407 Walters Road							
City/PO: Syracuse		State: New York	Zip Code: 13209				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Empire State Development			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		50.74 acres					
b. Total acreage to be physically disturbed?		Less than 1 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		50.74 acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<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, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) 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 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? If the proposed action will exceed requirements, describe design features and technologies: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ The floor drains existing in the service bays will be connected to the municipal sewer system as part of the project.	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 type="checkbox"/> Early mid-successional <input 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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" 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? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES Existing on-site drainage _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <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 <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"/>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>G & C Food Distributors and Brokers Inc.</u> Date: <u>January 6, 2016</u></p> <p>Signature: <u><i>Robert F. Chan</i></u></p>		