



## Project Summary

East Area YMCA  
3101-08-09C

The Project: The YMCA of Syracuse is expanding the East Area YMCA to include a two-story, 30,000 sq. foot addition that consists of a 4,000 sq. foot gymnasium, a 15,000 sq. foot athletic performance center, an expanded childcare center, a sprint track, a turf field, conference rooms and office spaces.

Current Facilities: The East Area YMCA occupies a 94,000 square foot facility on 14.5 acres located in the Town Drive in the Town of Dewitt.

Employment: Employment at the expanded facility will include seven (7) full-time and 18 part-time employees.

Zoning: Commercial

PILOT Agreement: The YMCA is a nonprofit organization; the project is tax-exempt.

Environmental Review: The project is an unlisted action for SEQRA purposes.

Financing: The project is requesting the Agency to issue \$4,000,000 in special purpose revenue bonds

Agency Fee: The Agency fee is one percent of the project cost. If the project cost is \$4,000,000, the Agency fee will be \$40,000.

# Onondaga County Industrial Development Agency


## Application

Return to:

Executive Director, OCIDA  
421 Montgomery Street, 14<sup>th</sup> Floor  
Syracuse, New York 13202  
Phone: 315-435-3770  
Fax: 315-435-3669

# ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPLICATION

## INSTRUCTIONS

  Complete this form as a Microsoft Word document. Using the tab key or your mouse, move from field to field and enter the information requested. Check box fields can be completed by using 'x' or your left mouse button (this will toggle the 'x' on and off). When finished, save your application and submit following the instructions below.

1. Fill in all blanks, using “none” or “not applicable” or “N/A” where the question is not appropriate to the Project which is the subject of this Application (the “Project”). If there are any questions about the way to respond, please call the Agency at (315) 435-3770.
2. If an estimate is given as the answer to a question, put “(est)” after the figure or answer which is estimated.
3. If more space is needed to answer any specific question, attach a separate sheet.
4. When completed, return this application by mail or fax to the Agency at the address indicated on the cover page of this Application. The application may also be submitted electronically, (as a Word document attachment to an email addressed to Dwestern@OnGov.net) however it will not be considered by the Agency until the appropriate signature pages and application fee have been received.
5. The Agency will not give final approval for this Application until the Agency receives a completed environmental assessment form concerning the Project which is the subject of this Application.
6. Please note that Article 6 of the Public Officers Law declares that all records in the possession of the Agency (with certain limited exceptions) are open to public inspection and copying. If the Applicant feels that there are elements of the Project which are in the nature of trade secrets which, if disclosed to the public or otherwise widely disseminated, would cause substantial injury to the Applicant’s competitive position, this Applicant may identify such elements in writing and request that such elements be kept confidential in accordance with Article 6 of the Public Officers Law.
7. The Applicant will be required to pay the Agency Application and administrative fees as stated in Section III (H) of the Application, as well as legal fees of the Agency.
8. A complete application consists of the following:
  - A. The Application
  - B. Full Environmental Assessment Form (unless the applicant has requested permission to substitute a short EAF).
  - C. Appendix I – Employment Plan, Parts 1 and 2
  - D. Appendix II – Local Access Agreement
  - E. A check payable to the Agency in the amount of \$500.00.

**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
APPLICATION**

Please answer all questions either by filling in blanks or by attachment in quadruplicate. (Use attachments where necessary).

**I. APPLICANT INFORMATION**

DATE: July 18, 2008

<b>Company Name:</b>	YMCA of Greater Syracuse Inc.				
<b>Mailing Address:</b>	340 Montgomery Street				
<b>City:</b>	Syracuse	<b>State:</b>	NY	<b>Zip:</b>	13202
<b>Phone:</b>	315-474-6851		<b>Fax:</b>	315-474-6857	
<b>Contact Person:</b>	Anne G. Hawkes, CFO				
<b>Email Address:</b>	ahawkes@ymcaofgreatersyracuse.org				
<b>FED ID Number:</b>	15-0532278				

Principal Owners/Officers/Directors:  
(list owners with 15% or more in equity holdings with percentage ownership)

Name	% Ownership	Address	Phone
NONE			

Corporate Structure (attach schematic if Applicant is a subsidiary or otherwise affiliated with another entity)

Form of Entity:

- Corporation - *Non profit* State Incorporated NY  
 Partnership  General  Limited  
 number of general partners \_\_\_\_\_  
 and, if applicable, number of limited partners \_\_\_\_\_  
 Limited Liability Company/Partnership (number of members \_\_\_\_\_)  
 Sole Proprietorship

If a corporation, partnership, or limited liability company/partnership:

What is the date of establishment 1858,

Place of organization NY and,

If a foreign organization, is the Applicant authorized to do business in the State of New York?  Yes  No  N/A

Applicant's Counsel

<b>Name:</b>	Edwin J. Kelley, Jr.				
<b>Firm:</b>	Bond, Schoeneck, & King, PLLC				
<b>Mailing Address</b>	One Lincoln Center				
<b>City:</b>	Syracuse	<b>State:</b>	NY	<b>Zip:</b>	13202
<b>Phone:</b>	315-218-8123	<b>Fax:</b>		315-218-8411	

Applicant's Accountants

<b>Name:</b>	David Moynihan				
<b>Firm:</b>	Testone, Marshall & Discenza				
<b>Mailing Address</b>	423 North Franklin Street				
<b>City:</b>	Syracuse	<b>State:</b>	NY	<b>Zip:</b>	13204
<b>Phone:</b>	315-476-4004	<b>Fax:</b>		315-475-1513	

## II. PROJECT INFORMATION

- A. Describe the proposed acquisitions, construction or reconstruction, including buildings, site improvements and equipment. Also, indicate square feet by usage (e.g., office, laboratory, manufacturing), and type of construction. Attach copy of preliminary plans or sketches, or floor plan of existing facility.

The East Area Family YMCA volunteers and staff would like to add on an additional 30,000 square foot expansion to better meet the needs of its current membership and our community.

The expansion project would be a two floor addition off of our existing aquatics center. It would consist of the following rooms:

### First Floor

- 4,000 sq. foot gymnasium – a teaching gym with a 12ft. high ceiling for families and pre school school age children. This will assist us with providing programs for working parents who want to have programs in the evening for their preschool age children.
- Expanded school age child care – we would add a room to be able to service 54 additional children of working parents with quality and affordable after school programming. Currently we have 150 children on our waitlist.
- Spirit, Mind, Body room – to be able to better service our current membership with wellness programs. They are currently in rooms that are not meant for those programs.
- Massage Therapy for our current membership. We know that wellness is very important to our membership and this is a program we can offer to assist that.
- Conference room
- Some office spaces and storage.

### Second Floor

- Athletic Performance Center – the entire second floor would be for a type of program aimed at teens to develop speed, agility and quickness. There will be 24 people in the program at any one time in the 15,000 square feet plus staff. There will be a 50 yard sprint track, a 40 yard turf field and a free weight area for those that are in the program.

This program came about because we wanted to help teens who get cut from their teams realize their dreams of playing the sport they love. We will be able to improve their skills as they prepare for their sport.

- B. Location of Project, including city, town or village within which it is located. Attach a map showing location of project:

200 Towne Drive Fayetteville 13066 - map attached

- C. Utilities on Site:

Y.S.A. ACT

Water: Yes No  
Gas: Yes No

Electric: Yes No  
Sanitary/Storm Sewer: Yes No

D. Initial owner, operator or manager of the Project (land, building, improvements and/or personal property)

YMCA of Greater Syracuse

If other than Applicant, by what means will the site be acquired for this Project:

n/a

E. Zoning of Project Site: Current: Regional Shopping Proposed: Regional Shopping

F. Are any variances needed: Yes No

If Yes, describe:

G. Principal use of Project upon completion:

Recreation

H. 1. 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

2. Will the completion of the Project result in the abandonment of one or more plants or facilities of the Project Occupant located in the State of New York? Yes No

3. If any answer to questions 1 or 2 above is yes, is the Project reasonably necessary to discourage the Project Occupant from removing such other plant or facility to a location outside the State of New York? Yes No

If any answer to questions 1 or 2 above is yes, is the Project reasonably necessary to preserve the competitive position of the Project occupant in its respective industry?  
Yes No

4. Will the Project include facilities or property that are primarily used in making retail sales to customers who personally visit such facilities? Yes No

If yes, will the cost of these facilities exceed one-third of the total project cost?  
Yes No

I. Estimate how many new jobs will be created or retained as a result of this Project:

Construction: \_\_\_\_\_

Existing: 4

New: 25

J. Payroll & Employment Information

1. Annual Payroll

Present	\$2,292,583.00
First Year After Completion of Project	\$2,563,583.00
Second Year After Completion of Project	\$2,666,126.00

2. Employment Plan – **Complete Appendix I**



K. Project Costs (Estimates) Give an accurate estimate of the following costs:

Land:	
Building Construction:	\$2,860,076.00
Site Work:	\$330,000.00
Legal Fees: (other than Company's Attorneys)	\$40,000.00
Engineering Fees:	\$170,000.00
Financial Charges:	
Machinery & Equipment:	\$195,500.00
Agency Fee:	\$40,000.00
Other (Specify):	\$364,424.00
Estimated Total Cost:	\$4,000,000.00

L. Financial Assistance being applied for

		<u>Estimated Value</u>
<input type="checkbox"/>	Real Property Tax Abatement	
<input checked="" type="checkbox"/>	Mortgage Tax Exemption	—
<input type="checkbox"/>	Sales and Use Tax Exemption	
<input checked="" type="checkbox"/>	Issuance by the Agency of Tax Exempt Bonds	4,000,000

M. Cost Benefit Analysis:

<u>Costs = Financial Assistance</u>		<u>Benefits = Economic Development</u>	
Estimated Sales Tax Exemption	\$0.00	Jobs Created	25
Estimated Mortgage Recording Tax Exemption	\$40,000.00	Jobs Retained	4
Estimated Property Tax Abatement	\$0.00	Private Funds Invested	\$4,000,000.00
Estimated Interest Savings IRB Issue	\$800,000.00	Other Benefits	

Jobs = 18 PT ; 7 FT = 16 FTE

N. Project Schedule:

Give an estimate of the Schedule to complete project. 7months

O. Company Financial Information Attachment:

1. Copies of two most recent financial statements.
2. Copy of most recent Annual Report
3. If available, sales, income projection for future years.

P. Environmental Information

1. The Agency must make a determination of environmental significance for the project. A completed Full Environmental Assessment Form must be submitted.

**III. REPRESENTATIONS BY THE APPLICANT**

The Applicant understands and agrees with the Agency as follows:

- A. Job Listings. In accordance with Section 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 (collectively with the DOL, the "WIA") of the service delivery area created by the Workforce Investment Act of 1998 in which the Project is located.
- B. First Consideration for Employment. In accordance with Section 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 WIA Entities for new employment opportunities created as a result of the Project.
- C. Annual Sales Tax Filings. In accordance with Section 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 form the Agency, in accordance with Section 874(8) of the General Municipal Law, 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. 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 people employed 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.
- E. Recapture of Tax Abatements/Exemptions. The Applicant understands and agrees that the benefits received from tax abatements/exemptions shall be subject to recapture in accordance with the Agency's tax exemption policy.
- F. Local Labor, Local Content/Supplies Policy. The applicant understands and agrees that, to the extent practicable, local labor contractors and suppliers will be used for the construction of the Project and local contractors shall have the opportunity to bid on contracts relating to the Project. The form in Appendix II, Local Access Agreement, must be completed and included with this application.
- G. 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, officers or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

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- H. Fees. This Application should be submitted with a non-refundable \$500.00 Application Fee to the Onondaga County Industrial Development Agency, 421 Montgomery Street, Syracuse, New York 13202 (Attn: Executive Director).

The Agency will collect a 1% (.01) administrative fee at the time of closing, based on the value of the bonds issued, or, if no bonds are issued, the cost of the project listed in Section K. For manufacturing projects under \$10 million and for Library Association projects, the fee will be .75% (.0075) of the bond amount of project cost.

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 not misleading.

YMCA of Greater Syracuse Inc.  
(Applicant - Company)

By: Anne G. Hawkes

Name: Anne G. Hawkes

Title: CFO

IV. 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 causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions 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 the 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 attorneys' fees, if any.

YMCA of Greater Syracuse Inc.  
(Applicant - Company)

By: Anne G. Hawkes

Name: Anne G. Hawkes

Title: CFO

Date:

STATE OF NEW YORK)  
COUNTY OF Onondaga ) ss.:

On the 22<sup>nd</sup> day of July in the year 2007 before me, the undersigned, a notary public in and for the said State, personally appeared satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed this instrument.

Suzanne LeRoy

Notary Public

SUZANNE LeROY  
Notary Public, State of New York  
No. 01LE6073763  
Qualified in Onondaga County  
Commission Expires Apr. 29, 2010

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Qualified in Onondaga County  
Commission Expires Apr. 29, 2010

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
 APPENDIX I  
 EMPLOYMENT PLAN  
 PART 1

Company Name	YMCA of Greater Syracuse				
Address	340 Montgomery Street				
City	Syracuse	ST	NY	Zip	13202
Type of Business	Non-profit Corporation				
Contact	Anne G. Hawkes, CFO				
Phone	315-474-6851	Email	ahawkes@ymcaofgreatersyracuse.org		

Please complete the following chart describing your projected employment plan following receipt of financing.

Current and Planned Full Time Occupations in Company	Current Number Full Time Jobs Per Occupation	Estimated Number of Full Time Jobs After Completion of the Project		
		1 year	2 year	3 year
Health & Wellness Assoc. Dir.	1	1	1	1
Athletic Performance Coaches	0	3	3	3
Massage Therapist	0	1	1	1
School Age Child Care Dir.	1	2	2	2

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

Yes       No      If yes, Name and Local \_\_\_\_\_

Indicate whether labor pool in Onondaga County is adequate to fill new jobs.

Yes       No      If no, explain:

Under current law an IDA must consider such things as job creation, job retention when approving projects.

By: Anne G. Hawkes  
 Name: Anne G. Hawkes  
 Title: CFO  
 Date: July 22, 2008

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
APPENDIX I  
EMPLOYMENT PLAN  
PART 2

*(Enter Company Name in three (3) places below and sign by a Company Officer)*

In consideration of the benefits provided by the Onondaga County Industrial Development Agency, YMCA of Greater Syracuse, project beneficiary, agrees to cause any new employment opportunities created in connection with industrial or commercial projects financed by the proceeds of such obligations to be listed with the New York State Department of Labor Community Services Division (DOL) and with the CNY Works.

YMCA of Greater Syracuse, project beneficiary, also agrees to report to the Onondaga County Industrial Development Agency on or before March 1 of each year on the status of employment opportunities filed with DOL, including the number of new employment opportunities created, the number listed and the number filled for the year ending the prior December 31.

YMCA of Greater Syracuse, project beneficiary, further agrees that, to the extent practical and feasible, and subject to the requirements of any existing collective bargaining agreement, shall fill at least ten percent of new employment opportunities with persons eligible for service under the Workforce Investment Act.

Signed: Anne L. Hawkes  
Company Officer

Date: July 22, 2008  
Address: 340 Montgomery Street  
Syracuse, New York 13202  
Phone: 315-474-6851

**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPLICATION**  
**Appendix II - Local Access Agreement**

Recognizing the goal of the OCIDA to promote the use of local labor, contractors and suppliers, and in consideration of the extension of financial assistance by the Agency, YMCA of Greater Syracuse (the Company) understands that it is the Agency's policy that benefiting companies should utilize local labor and businesses, particularly in the construction phase of a project. The Company agrees to provide the information requested below as a way to provide access for local participation.

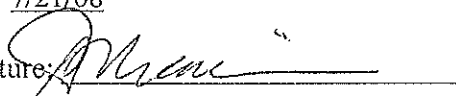
Company		YMCA of Greater Syracuse				General Contractor		Hueber-Breuer			
Representative for Contract Bids and Awards		King & King Architects				Contact		Nate Podkaminer			
Address		108 Washington St.				Address		PO Box 515			
City	Manlius	ST	NY	Zip	13104	City	Syracuse	ST	NY	Zip	13205
Phone	315-682-6180		Fax	315-682-7891		Phone	315-476-7917		Fax	315-476-7990	
Email		jimking@kingarch.com				Email		npodkaminer@hueber-breuer.com			
Project Address		200 Towne Drive				Construction Start Date		9/1/08			
City	Fayetteville	ST	NY	Zip	13066	Occupancy Date		4/1/09			

Project Components – Indicate those for which bids will be sought:

Item	Estimated Value	Bid Date	Contact
Site work/Demolition	\$130,000.00	8/15/08	N. Podkaminer
Foundation and footings	\$240,000.00	8/1/08	N. Podkaminer
Building	\$450,000.00	7/28/08	N. Podkaminer
Masonry	\$120,000.00	8/1/08	N. Podkaminer
Metals	\$350,000.00	8/1/08	N. Podkaminer
Wood/casework	\$50,000.00	8/15/08	N. Podkaminer
Thermal /moisture proof	\$40,000.00	8/15/08	N. Podkaminer
Doors, windows, glazing	\$50,000.00	8/8/08	N. Podkaminer
Finishes	\$400,000.00	8/15/08	N. Podkaminer
Electrical	\$280,000.00	8/1/08	N. Podkaminer
HVAC	\$400,000.00	8/1/08	N. Podkaminer
Plumbing	\$50,000.00	8/1/08	N. Podkaminer
Specialties	\$7,000.00	8/15/08	N. Podkaminer
Machinery & Equipment			
Furniture and Fixtures			
Utilities			
Paving	\$200,000.00	8/1/08	N. Podkaminer
Landscaping			
Other (identify)			

Date: 7/21/08

Company: Hueber-Breuer Construction Co., Inc.

Signature: 

Name: Nathan Podkaminer