Jefferson County Industrial Development Agency

800 Starbuck Avenue, Suite 800
Watertown, New York 13601
Telephone 315-782-5865 / 800-553-4111
Fax 315-782-7915
www.jcida.com

TO: **JCIDA Loan Review Committee**
Robert E. Aliasso, Jr., Chair
David Converse
John Jennings

FROM: David J. Zembiec, CEO

DATE: August 6, 2021

SUBJECT: **JCIDA Loan Review Committee Meeting**

A JCIDA Loan Review Committee meeting has been scheduled for **Wednesday, August 11, 2021 at 8:00 a.m.** in the board room, 800 Starbuck Avenue, Watertown, NY.

Please confirm your attendance with Peggy Sampson pssampson@jcida.com at your earliest convenience.

Thank you.

pss

C: Lyle Eaton
Marshall Weir
W. Edward Walldroff
Paul Warneck
William Johnson
Lisa L'Huillier
Kent Burto
Greg Gardner
Christine Powers
Rob Aiken
Justin Miller, Esq.
Media

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JCIDA LOAN REVIEW COMMITTEE
Wednesday, August 11, 2021
8:00 a.m.

AGENDA

I. **Call to Order**

II. **Pledge of Allegiance**

III. **CWT Farms International, Inc.**

IV. **Other/Unfinished business**

V. **Adjournment**

Cost-Benefit Analysis for CWT FARMS

Prepared by Jefferson County LDC using InformAnalytics

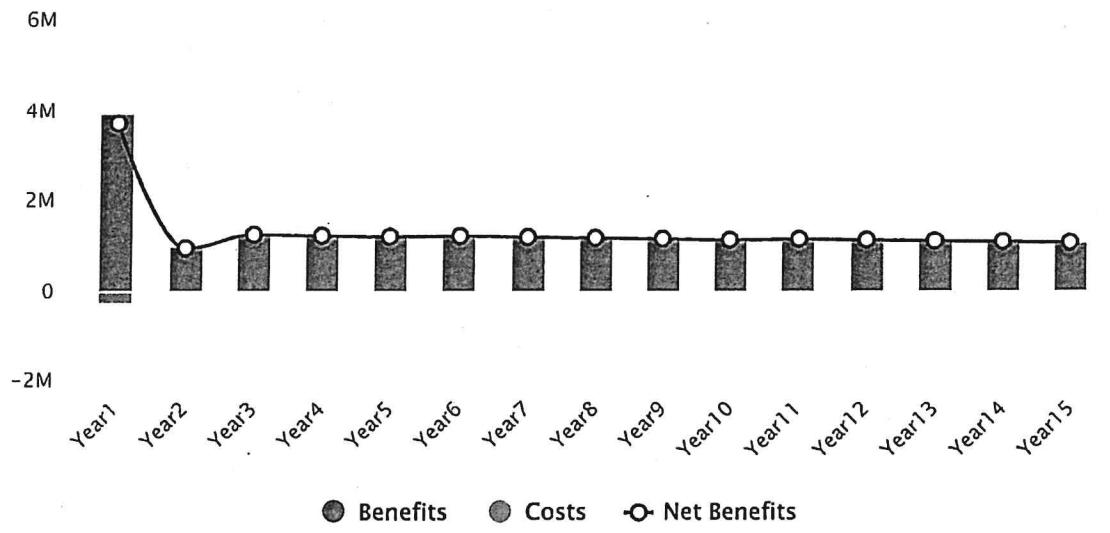
Executive Summary

INVESTOR	TOTAL JOBS	TOTAL INVESTED	LOCATION	TIMELINE
CWT Farms International	**33 Ongoing; 57 Temporary**	**$9.8 Million**	**20835 Alexander Drive, Town of Watertown**	**15 Years**

F1 FIGURE 1

Discounted* Net Benefits for CWT FARMS by Year

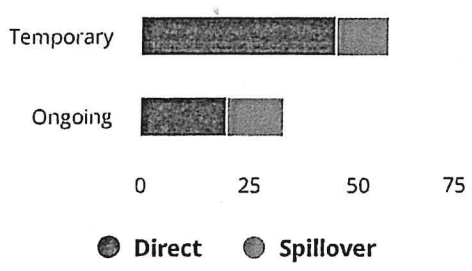
Total Net Benefits: $19,409,000



Discounted at 2%

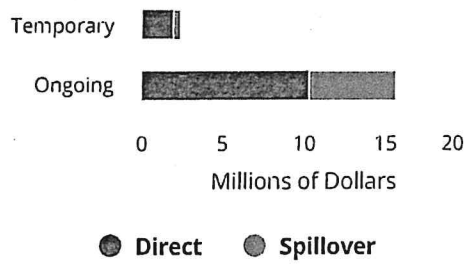
F2 FIGURE 2

Total Jobs



F3 FIGURE 3

Total Payroll



Proposed Investment

CWT Farms International proposes to invest $9.8 million at 20835 Alexander Drive, Town of Watertown over 15 years. Jefferson County LDC staff summarize the proposed with the following: 29,000 Sq. Ft Egg Hatchery

T1 TABLE 1

Proposed Investments

Description	Amount
CONSTRUCTION SPENDING	
29,000 Square Foot Egg Hatchery	$5,700,000
OTHER SPENDING	
Land	$651,000
Furniture & Fixtures	$200,000
Production Equipment	$2,950,000
Soft Costs	$250,000
Total Investments	$9,751,000
Discounted Total (2%)	**$9,751,000**

May not sum to total due to rounding.

F4 FIGURE 4

Location of Investment

Cost-Benefit Analysis

A cost-benefit analysis of this proposed investment was conducted using InformAnalytics, an economic impact model developed by CGR. The report estimates the impact that a potential project will have on the local economy based on information provided by Jefferson County LDC. The report calculates the costs and benefits for specified local taxing districts over the first 15 years, with future returns discounted at a 2% rate.

T2 TABLE 2

Estimated Costs or Incentives

Jefferson County LDC is considering the following incentive package for CWT Farms International.

Description	Nominal Value	Discounted Value*
Property Tax Exemption	$622,000	$561,000
Sales Tax Exemption	$198,000	$198,000
Total Costs	$820,000	$759,000

May not sum to total due to rounding.
* Discounted at 2%

T3 TABLE 3

State & Regional Impact (Life of Project)

The following table estimates the total benefits from the project over its lifetime.

Description	Direct	Spillover	Total
REGIONAL BENEFITS	**$14,827,000**	**$6,605,000**	**$21,432,000**
To Private Individuals	$13,930,000	$6,521,000	$20,452,000
Temporary Payroll	$1,968,000	$484,000	$2,452,000
Ongoing Payroll	$11,963,000	$6,037,000	$17,999,000
To the Public	$897,000	$84,000	$981,000
Property Tax Revenue	$556,000	N/A	$556,000
Temporary Sales Tax Revenue	$25,000	$6,000	$31,000
Ongoing Sales Tax Revenue	$153,000	$77,000	$231,000
Purchases Sales Tax Revenue	$162,000	N/A	$162,000
STATE BENEFITS	**$957,000**	**$275,000**	**$1,232,000**
To the Public	$957,000	$275,000	$1,232,000
Temporary Income Tax Revenue	$87,000	$21,000	$109,000
Ongoing Income Tax Revenue	$529,000	$170,000	$699,000
Temporary Sales Tax Revenue	$25,000	$6,000	$31,000
Ongoing Sales Tax Revenue	$153,000	$77,000	$231,000
Purchases Sales Tax Revenue	$162,000	N/A	$162,000
Total Benefits to State & Region	$15,785,000	$6,880,000	$22,664,000

Discounted Total Benefits (2%)	$14,117,000	$6,051,000	$20,169,000

May not sum to total due to rounding.

T4 TABLE 4

Benefit to Cost Ratio

The following benefit to cost ratios were calculated using the discounted totals.

Description	Benefit*	Cost*	Ratio
Region	$19,058,000	$660,000	29:1
State	$1,111,000	$99,000	11:1
Grand Total	$20,169,000	$759,000	27:1

May not sum to total due to rounding.
* Discounted at 2%

CGR has exercised reasonable professional care and diligence in the production and design of the InformAnalytics™ tool. However, the data used is provided by users. InformAnalytics does not independently verify, validate or audit the data supplied by users. CGR makes no representations or warranties with respect to the accuracy of the data supplied by users.

Application to

Jefferson County Industrial Development Agency (JCIDA)

☐ Tax Exempt Bond Financing
☐ Taxable Bond Financing
☐ Lease Leaseback Transaction

Please contact the agency for more information regarding project eligibility and application process.

Applicant (Company) Name: CWT Farms International Inc.

Applicant Address: : 1180 Airport Parkway, Gainesville GA 30501

Phone: 770 532-3181

E-mail: cwtfarmsinternational.com

Application Date: 8/6/2021

Internal Use Only
Staff Signature and Date of Submission: D. Zenlies 8/6/2021
Revised Date: _____, Revision #: _____
Completed Application Date: 8/6/2021 Staff Initial _____

Document Date: February 2, 2021

Fee Schedule

Updated as of the date of the document

Taxable and Tax Exempt Industrial Development Revenue Bonds

Application Fee:	A non-refundable fee of $2,500.00 is payable to the JCIDA at the time the application is submitted. This fee will be credited towards the total fee at closing.
Fee:	First $10 million - 2% of the principal amount of the bond series. $10 million - $20 million - 1% of the bond series. Any amount over $20 million - 0.5% of the bond selies. Annual Fee - $1,500.00
Point of Contact:	David Zembiec - CEO JCIDA+1 (315) 782-5865

Lease Leaseback Transactions

Application Fee:	A non-refundable fee of $2,500.00 is payable to the JCIDA at the time the application is submitted. This fee will be credited towards the total fee at closing.
Fee:	With a PILOT: First $10 million - 2% Second $10-$20 million - 0.5% Any amount over $20 million - 0.25% No PILOT - 25% of the abatement value
Point of Contact:	David Zembiec - CEO JCIDA +1 (315)782-5865

Revised Date:_____ Revision #:_____

Document Date: 2/2/2021

Section I: Applicant Information

Please answer all questions. Use "None" or "Not Applicable" where necessary.

A) Applicant Information-company receiving benefit:

Applicant Name : CWT Farms International Inc.
Applicant Address: 1180 Airport Parkway, Gainesville GA 30501
Phone: 770 532-3181 Fax:770 531 0555
Website: cwtfarmsinternational.com E-mail: jpierce@aviagen.com
Federal ID#: 58-0554657 NAICS: 11231

Will a Real Estate Holding Company be utilized to own the Project property/facility? No
What is the name of the Real Estate Holding Company: _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _
Federal ID#: _____
State and Year or Incorporation/Organization: Georgia 1959
List of stockholders, members, or partners of Real Estate Holding Company: _ _ _ _ _ _ _ _ _ _ _ _

B) Individual Completing Application:

Name: Jeff L Pierce
Title: Vice President Marketing

Address: 1180 Airport Parkway, Gainesville GA 30501
Phone: 501 767 4949 Fax: 770 531 0555

E- Mail jpierce@aviagen.com

C) Company Contact (if different from Section B above):

Name: _
Title: _____

Address: _
Phone: _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ Fax: _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

E-Mail: _

Revised Date: _ _ _ _ _ _ _ _ _ _ _ _ _ _, Revision #: _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

Document Date: 2/2/2021

D) Company Counsel:

Name of Attorney: Hall B Bryant

Firm Name: Bradley Law Firm

Address: 200 Clinton Avenue W. Suite 900 Huntsville AL 35801

Phone: 256 517 5187 Fax: 256 517-5200

E-mail: hbryant@bradley.com

E) Identify the assistance being requested of the Agency (select all that apply):

1.	Exemption from Sales Tax	Yes
2.	Exemption from Mortgage Tax	Yes
3.	Exemption from Real Property Tax	Yes
4.	Tax Exempt Financing *	No

* (typically for not-for-profits and qualified small manufacturers)

F) Applicant Business Information (check appropriate category):

Corporation X	Partnership
Corporation Public	Joint Venture
Sole Proprietorship	Limited Liability Company

Other (please specify) _____

Year Established !959

State in which Organization is established: Georgia

G) List all Applicant stockholders, members, or partners with % of ownership greater than 20%:

	% of ownership
Aviagen Group Inc	100%

H) Applicant Business Description:

Describe in detail company background, products, customers, goods and services. Description is critical in determining eligibility: CWT Farms International Inc is a poultry company that provides day old chicks and hatching eggs to domestic and international Food companies

Estimated % of sales within Jefferson County: 0%

Revised Date:_____, Revision #:_____ _____

Document Date: 2/2/2021

Estimated% of sales outside Jefferson County, but within New York State:_ _ _ 10%

Estimated% of sales outside New York State but with in the U.S.:_ _ 20%

Estimated% of sales outside the U.S. 70%

(*Percentage to equal 100%)

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

5-7% local services vendors tbd

Section D: Project Description & Details

A) Project Location:

List your current operation(s) locations in Jefferson County:

NIA

List your current operation(s) locations in New York State:

NIA

List the Proposed Project location(s) : _ TI AGPark _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

Provide the Property Address of the proposed Project:

20835 Alexander Drive, Watertown, NY 13601

Will the completion of the Project result iii the removal, or reduction of an industrial or manufacturing plant of the Applicant from: one area of New York State to Jefferson County; or within Jefferson County?

No [X]

If Yes, please provide details _

Will the completion of the Project result in the abandonment of one or more plants or facilities of the Applicant located within New York State'?

No

If Yes, please provide details _

Will the Proposed Project cause Applicant's current operations within Jefferson County to be closed or be subjected to reduced activity?

No

If Yes, please provide details _____

If Yes to any of the above three (3) questions, Applicant must complete Section IV of this Application.

Will the completion of the Project result in the abandonment, removal, or reduction of an industrial or manufacturing plant of a closely aligned competitor from one area of New York Slate or Jefferson County?

No Ix]

If yes, please provide details _

SBL Number for Property upon which proposed Project will be located: **82 00-2-1.5**

·what are the current real estate taxes on the proposed Project Site? **See attached tax bill**

If amount of current taxes is not available, provide assessed value for each:

Land: $_ _ _ _ _ Building s(s): $_____

** *ff available please include a copy of current tax bill.*

Are Real Property Taxes current? Ycs.

If no, please explain _ _ _ _ _ _ _ _ _ _ _ _

Town/City/Village: **Watertown** School District: **Watertown City School District**

Does the Applicant or any related entity currently hold fee title to the Project site? No

If No, indicate name of present owner of the Project Site: **T.I. AgPark**

Does Applicant or related entity have an option/contract to purchase the Project site'? [x] Yes

Revised Date:_ _ _ _ _ _ _ _ _ _ _ _ _ , Revision#:_ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

Document Date: 2/2/2021

B) Please provide narrative of project and the purpose of the project (new build, renovations,and/or equipment purchases). Identify specific uses occurring within the project. Describe any and all tenants and any/all end users: (This information is critical in determining project eligibility:

Construction of a 29.000 s.f. hatchery facility including hatching area, shipping and receiving area, warehouse, office and mechanical areas.

Describe the reasons why the Agency's Financial Assistance is necessary, and the effect the Project will have on the Applicant's business or operations. Focus on competitiveness issues, project shortfalls, etc. . Your eligibility determination will be based in part on your answer (attach additional pages if necessary):

Without the agency's benefits, the project is not financially feasible to meet the requirements for export to Canada. Canada is required by treaty USMCA to provide market access at specific levels which include, specific sanitary, phytosanitary and animal welfare standards that make this segment difficult for US companies to engage in this particular trade channel profitably and can impact market access across the entire supply managed agricultural and food industry. Without financial assistance placing a new state of the art facility to meet these standards will continue to require attempting to meet these standards with facilities not designed to meet the requirements. Without assistance the costs exceed a reasonable return on investment and closes opportunities within our industry to capitalize on the good paying stable jobs for our farmers and communities. Once established the economic lifetime of the average hatchery exceeds 35 years.

Please confirm by checking the box, below, if there is a strong possibility that the Project would not be undertaken but for the Financial Assistance provided by the Agency?

Yes

If Yes, please provide details: The Company holds a lease on an existing facility in another state that would be financially advantageous. And an option for purchase on a third facility in another (PA and Ohio)

If the Project could be undertaken without Financial Assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be undertaken by the Agency:

N/A

If the Applicant is unable to obtain Financial Assistance for the Project, what will be the impact on the Applicant?

The applicant will move the project out of New York State into one of the other two options

C) Will Project include leasing any equipment No

If Yes, please describe:

Revised Date: , Revision #:

D) Site Characteristics:

Describe the present use of the proposed Project site: _____

This is a shovel-ready parcel in the Tl AgPark ready for development

Will the Project meet zoning/land use requirements at the proposed location? Yes

If Yes, please provide local zoning reference that applies-: - Town of Watertown____

Describe the present zoning/land use: NC - Neighborhood Commercial

Describe required zoning/land use, if different: _____

If a change in zoning/land use is required, please provide details/status of any request for change of zoning/land use requirements: _____

N/A

Is the proposed project located on a site where the known or potential presence of contaminants is complicating the development/use of the propel iy? If yes, please explain: _____

No

Have site plans been submitted to the appropriate planning board or department?

Yes

** If yes, please provide the Agency with a copy of the related State Environmental Quality Review Act ("SEQR") Environmental Assessment Form that may have been required to be submitted along with the site plan application to the appropriate plamling department. Please provide the Agency with the status with respect to any required planning department approval:

See attached

This was submitted to the Planning Board on 8/3/21 and goes before the County at the end of August, and then back to the Town Planning Board at the beginning of September.

Has the Project received site plan approval from the planning department"? Yes

If Yes, please provide the Agency with a copy of the planning department approval along with the related SEQR determination.

Revised Date:_____, Revision#:_____

Document Date: 2/2/2021

E) Has a Phase I Environmental Assessment been prepared, or will one be prepared with respect to the proposed project site? Yes

F) If yes, please provide a copy.

A long form EAF was done on the site prior to construction on Lot 5 and Lot 7.

G) Have any other studies or assessments been undertaken with respect to the proposed project site that indicate the known or suspected presence of contamination that would complicate the site's development?

No.

If yes, please provide copies of the study

H) Provide any additional information or details: Lot 8 was part of the original shovel-ready development of the TI AgPark

I) 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	Ix]	Back Office
Acquisition of Existing Facility		Retail
Housing		Mixed Use
Equipment Purchase	Ix]	Facility for Aging
Multi-Tenant		Civic Facility (not for profit)
Commercial		Other _____.

** Will customers personally visit the project site for either of the following economic activities? If yes with respect to either economic activity indicated below, complete the Retail Questionnaire contained in Section III of the Application.

Retail Sales: No Services: No

For purposes of this question, the term " retail sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

J) Project Information:

Estimated costs in connection with Project:

1. Land and/or Building Acquisition: $650,700
   _ _ 5.134 _ _ acres
2. New Building Construction: 29,000____square feet $5,700,000
3. New Building Addition(s): square feet
4. Infrastructure Work
5. Reconstruction/Renovation: _____square feet
6. Manufacturing Equipment: $ 2,950,000
7. Non-Manufacturing Equipment (furniture, fixtures, etc.): $200,000
8. Soft Costs: (professional services, etc.): $250,000
9. Other, Specify: _____

TOTAL Capital Costs: $ 9,750,700__

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

Sources of Funds for Project Costs:

	Cash 100%
Cash	$
Equity (excluding equity that is attributed to grants/tax credits)	$
Tax Exempt Bond Issuance (if applicable)	$
Taxable Bond Issuance (if applicable)	$
Public Sources (Include sum total of all state and federal grants and tax credits)	$

Identify each state and federal grant/credit:

$ _____ _____

Total Sources of Funds for Project Costs: $_ _ _ _ _

Revised Date:_ _ _ _ _ _ _ _ _ _ _ _ Revision #:_ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

Document Date: 2/2/2021

Have any of the above costs been paid or incurred as of the date of this Application? No

If Yes, describe particulars:_ _

_____

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

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

Mortgage Recording Tax Exemption Benefit (product of mortgage

Amount as indicated above multiplied by_%): $

Construction Cost Breakdown:

Total Cost of Construction $_ _ _ _ _ _ (sum of 2,3,4,5, and/or 7 in Question I. above)

Cost for materials: $2,850,000
% sourced in Jefferson County: _____ 50%
% sourced in New York State 50% (including Jefferson County)List major material suppliers if known _ _ _ _ _ _ _ _ _ _ _ _

Cost for labor: $_ - 2,850'000 - - - -

Expected Full-Time Equivalent Jobs during construction_ - - - - -
Expected Total Labor Hours during construction _ - - - - - - - -
List major subcontractors, if known _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

Sales and Use Tax: Gross amount of costs for goods and services that are subject to State and local Sales and Use tax - said amount to benefit from the Agency's Sales and Use Tax exemption benefit:

$_____

Estimated State and local Sales and Use Tax Benefit (product of___% multiplied by the figure, above):

$_ _ _ _ _

** *Note that the estimate provided above will be provided to the New York State Department of Taxation and Finance. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to undertake the total amount of investment as proposed within this Application, and that the estimate, above, represents the maximum amount of sales and use tax benefit that the Agency may authorize with respect to this Application. The Agency may utilize the estimate, above, as well as the proposed total Project Costs as contained within this Application, to determine the Financial Assistance that will be offered.*

Real Property Tax Benefit:

Identify and describe if the Project will utilize a real property tax exemption benefit OTHER THAN the Agency's PILOT benefit: _

JCIDA PILOT Benefit: Agency staff will indicate the amount of PILOT Benefit based on estimated Project Costs as contained herein and anticipated tax rates and assessed valuation, including the annual PILOT Benefit abatement amount for each year of the PILOT benefit year and the sum total of PILOT Benefit abatement amount for the term of the PILOT as depicted in Section 11(1) of the Application.

Percentage of Project Costs financed from Public Sector sources: Agency staff will calculate the percentage of Project Costs financed from Public Sector sources based upon Sources of Funds for Project Costs as depicted above in Section 11(1) of the Application.

K) For the proposed facility, please indicate the square footage for each of the uses outlined below:

*If company is paying for FFE for tenants, please include in cost breakdown

	Square Footage	Cost	% of Total Cost of Project
Manufacturing/Processing	19,200		70
Warehouse	5100		10
Research & Development			
Commercial			
Retail (see section K)			
Office	5760		20
Specify Other			

L) What is your project timetable (Provide dates):

1. Start date: acquisition of equipment or construction of facilities: _ _ Late Summer 2021_ _ _ _ _ _ _ _ _
2. Estimated completion date of project: _ _ _ _ _ _ _ _ July 2022 _ _ _ _ _ _ _ _ _ _
3. Project occupancy - estimated starting date of operations: _ _ _ July 2022 _ _ _ _ _ _ _ _ _ _ _
4. Have construction contracts been signed? No
5. Has Financing been finalized? No

** *J_/constructions contracts have been signed, please provide copies of executed construction contracts and a complete project budget. The complete project budget should include all related construction costs Totaling the amount of the new building construction, and/or new building addition(s), and/or renovation.*) Is the proposed Project necessary to expand Applicant employment: yes

Is the proposed Project necessary to retain existing employment? No

M) Employment Plan (Specific to the proposed project location):

	Current # of jobs at proposed project location or to be relocated at project location	IF FINANCIAL I-1\SSISTANCE IS GRANTED - project he number of FTE obs to be RETAINED	IF FINANCIAL !ASSISTANCE IS GRANTED - project the number of FTE obs to be CREATED upon THREE Years after Project completion
**Full time (FTE)	0	15	20

** By statute, Agency staff must project the number of FTE jobs that would be retained and created if the request for Financial Assistance is granted. Agency staff will project such jobs over the THREE-Year time period following Project completion. Convert part-time jobs into FTE jobs by dividing the number of part-time jobs by two (2). A FTE job is one that works the equivalent of a 40-hour week for 48 weeks. A part-time job is one that works the equivalent of a 20-hour week for 24 weeks.

Salary and Fringe Benefits for Jobs to be Retained and Created:

Category of Jobs to be Retained and Created	FTE	Average Salary or Range of Salary	Average Fringe Benefits or Range of Fringe Benefits
Management	2	70,000	25,000
Professional			
Administrative	1	40,000	10,000
Production	15	35,000	10,000
Transportation/Logistics	2	60,000	15,000
!Warehousing			
Other			
TOTAL			

Revised Date:_ _ _ _ _ _ _ _ _ _ _ _ _ _, Revision #:_ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

Employment at other locations in County/City/Town/Village: (provide address and number of employees at each location):

Location Address		
Full time		
Part Time		
Total		

N) Will any of the facilities described above be closed or subject to reduced activity? No

** *If any of the facilities described above are located within the State of New York, and you answered Yes to the question, above, you must complete Section IV of this Application.*

** *Please note that the Agency may utilize the foregoing employment projections, among other items, to determine the Financial Assistance that will be offered by the Agency to the Applicant. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to retain the number of jobs and create the number of jobs with respect to the Project as set forth in this Application.*

0) Is the proposed Project reasonably necessary to prevent the Applicant from moving out of New York State? N/A

If yes, please explain and identify the other locations being investigated, type of assistance offered and provide supporting documentation if available: _

P) What competitive factors led you to inquire about sites outside of Jefferson County or New York State? Existing leased Facility in Ohio that can be renovated and a lease to purchase opportunity in PA

Q) Have you contacted or been contacted by other Local, State and/or Federal Economic DevelopmentAgencies? D No.

Have you applied, or intend to apply for additional Grant Funding, or tax incentives? Yes

If yes, please identify which agencies and what other Local, State and/or Federal assistance and the assistance sought and dollar amount that is anticipated to be received: Empire State Development

Revised Date:_ _ _ _ _ _ _ _ _ _ _ _ Revision#:_ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

Section III Retail Questionnaire

To ensure compliance with Section 862 of the New York General Municipal Law, the Agency requires additional information if the proposed Project is one where customers personally visit the Project site to undertake either a retail sale transaction or to purchase services.

Please answer the following:

A. Will any portion of the Project (including that portion of the cost to be financed from equity or other sources) consist of facilities or propel ty that are or will be primarily used in making sales of goods or services to customers who personally visit the project site?

No.

If the answer is yes, please continue. If no, proceed to section V

For purposes of Question A, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 110I(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

B. What percentage of the cost of the Project will be expended on such facilities or property primarily used in making sales of goods or services to customers who personally visit the project?
_ _ _ _ _ _ _ _ _ _ %. **If the answer is less than 33% do not complete the remainder of the retail determination and proceed to section V.**

If the answer to A is Yes <u>AND</u> the answer to Question B is greater than <u>33.33%,</u> indicate which of the following questions below apply to the project:

1. Will the Project be operated by a not-for-profit corporation Yes or No.

2. Is the Project location or facility likely to attract a significant number of visitors from outside the economic development region (list specific County or ED region) in which the project will be located?

D Yes or No

If yes, please provide a third party market analysis or other documentation support ing your response.

3. Is the predominant purpose of the Project to make available goods or service s which would not, but for the Project , be reasonably lo accessible to the residents of the municipality within which the proposed Project would be located because of a lack of reasonably accessible retail trade facilities offering such goods or services?

D Yes or No

If yes, please provide a third party market analysis or other documentation supporting yourresponse.

Revised Date:_ _ _ _ _ _ _ _ _ _ _ _ _, Revision #:_ _

4. Will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York?

D Yes or No.

If yes, explain________________________________

5. Is the Project located in a Highly Distressed Area? D Yes or No

Section IV Inter-Municipal Move Determination

The Agency is required by State law to make a determination that, if completion of a Project benefiting from Agency Financial Assistance results in the removal of an industrial or manufacturing plant of the Applicant from one area of New York State to another area of the State; or in the abandonment of one or more plants or facilities of the Applicant located within the New York State , Agency Financial Assistance is required to prevent the Applicant from relocating out of the New York State, or is reasonably necessary to preserve the Applicant's competitive position in its respective industry.

Explain how the Agency's Financial Assistance is required to prevent the Project from relocating out of New York State, or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry . . . .

Section V Adaptive Reuse Determination

(Adaptive Reuse is the process of adapting old structures or sites for new purposes)

Are you applying for a tax incentive under the Adaptive Reuse Program? No

If No, please proceed to next Section

A) What is the age of the structure (in years) __________

B) Has the structure been vacant or underutilized for a minimum of 3 years? (Underutilized is defined as a Minimum of 50% of the rentable square footage of the structure being utilized for a use for which the structure was not designed or intended) Yes or No. How many years? _______________

C) Is the structure currently generating insignificant income? (Insignificant income is defined as income that is 50% or less than the market rate income average for that property class) Yes or No
If yes, please provide dollar amount of income being generated, if any _______________

Revised Date:_____________ Revision #:___________________

D) Does the site have historical significance? Yes or No

E) Are you applying for either State/Federal His t01ical Tax Credit Programs? Yes or No. If yes, provide estimated value of tax credits -

F) Summarize the financial obstacles to development that this project faces without Agency or other public assistance. Please provide the Agency with documentation to support the financial obstacles to development (you will be asked to provide cash flow projections, documenting costs, expenses and revenues with and without IDA and other tax credits included indicating below average return on investment rates compared to regional industry averages): _____

_____

G) Briefly summarize the demonstrated support that you intend to receive from local government entities. Please provide the Agency documentation of this support in the from of signed letters from these entities:

_____

_____

_____

H) Please indicate other factors that you would like the Agency to consider such as: structure or site presents significant public safety hazard and or environmental remediation costs, site or structure is located in distressed census tract, structure presents significant costs associated with building code compliance, site has historical significance, site or structure is presently delinquent in property tax payments:

_____

_____

_____

_____

Revised Date:_ _ _ _ _ _ _ _ _ _ _ _ _ _ , Revision #:_ _

Section VI: Estimate of Real Property Tax Abatement Benefits and Percentage of Project Costs financed from Public Sector sources

** Section V 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.

PILOT Estimate Table Worksheet

Dollar Value of New Construction and Renovation Costs	Estimated New Assessed Value of Property Subject to IDA*	County Tax Rate/1000	Local Tax Rate (Town/City Millage)/1000	School Tax Rate/1000

*Apply equalization rate to value

PILOT Year	% Payment	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
TOTAL							

***Estimates provided are based on current property tax rates and assessment values**

Percentage of Project Costs financed from Public Sector Table Worksheet:

Total Project Cost	Estimated Value of PILOT	Estimated Value of Sales Tax Incentive	Estimated Value of Mortgage Tax Incentive	Total of Other Public Incentives (Tax Credits, Grants, ESD Incentives, etc.)

Calculate%

(Est. PILOT+ Est. Sales Tax+ Est. Mortgage Tax+ Other)/Total Project Costs: _____%

JCIDA will also complete a Cost-Benefit analysis using information contained within this Application, and available to the Public.

Section VII Representations, Certifications and Indemnification

**** This Section of the Application <u>can only</u> be completed upon the Applicant receiving, and <u>must be completed</u> after the Applicant receives, JCIDA Staff confirmation that Section I through Section V of the Application are complete.**

Rickey M Smith affirms that he is the President of ***CWT Farms International Inc*** in the attached Application 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. Job Listings: In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant under stands 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 "JTPA Entities") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA") m 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 JTPA programs who shall be referred by the JTPA 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 from 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. Copies of all filings shall be provided to the Agency.

D. Employment Reports: 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, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, "Employment Reports") that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an Event of Default under the PILOT Agreement between the Agency and Applicant and, if applicable, an Event of Default under the Agent Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Employment Report may be reported to Agency board members, said report being an agenda item subject to the Open Meetings Law.

E. The Applicant acknowledges that certain environmental representations will be required at closing. The Applicant shall provide with this Representation, Celtification and Indemnification Form copies of any known environmental reports, including any existing Phase I Environmental Site Assessment Report(s) and/or Phase II Environmental Investigations. The Agency may require the Company and/or owner of the premises to prepare and submit an environmental assessment and audit report, including but not necessarily limited to, a Phase I Environmental Site Assessment Report and a Phase II Environmental Investigation, with respect to the Premises at the sole cost and expense of the owner and/or the Applicant. All environmental assessment and audit reports shall be completed in accordance with ASTM Standard Practice El 527-05, and shall be conformed over to the Agency so that the Agency is authorized to use and rely on the reports. The Agency, however, does not adopt, ratify, confirm or assume any representation made within reports required herein.

F. The Applicant and/or the owner, and their successors and assigns, hereby release, defend and indemnify the Agency from any and all suits, causes of action, litigations, damages, losses, liabilities, obligations, penalties, claims, demands, judgments, costs, disbursements, fees or expenses of any kind or nature whatsoever (including, without limitation, attorneys', consultants' and experts' fees) which may at any time be imposed upon, incurred by or asserted or awarded against the Agency, resulting from or arising out of any inquiries and/or environmental assessments, investigations and audits performed on behalf of the Applicant and/or the owner pursuant hereto, including the scope, level of detail, contents or accuracy of any environmental l assessment, audit, inspection or investigation report completed hereunder and/or the selection of the environmental consultant, engineer or other qualified person to perform such assessments, investigations, and audits.

Revised Date:_ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _, Revision #:_ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

G. Hold Harmless Provision: The Applicant acknowledges and agrees that the Applicant shall be and is responsible for all costs of the Agency incurred in connection with any actions required to be taken by the Agency in furtherance of the Application including the Agency's costs of general counsel and/or the Agency' s bond/transaction counsel whether or not the Application, the proposed Project it describes, the attendant negotiations, or the issue of bonds or other transaction or agreement are ultimately ever carried to successful conclusion and agrees that the Agency shall not be liable for and agrees to indemnify, defend, and hold the Agency ham1less from and against any and all liability arising from or expense incurred by: (i) the Agency's examination and processing of, and action pursuant to or upon, the Application, regardless of whether or not the Application or the proposed Project described herein or the tax exemptions and other assistance requested herein are favorably acted upon by the Agency; (ii) the Agency's acquisition, construction and/or installation of the proposed Project described herein; and (iii) any further action taken by the Agency with respect to the proposed Project including, without limiting the generality of the foregoing, all causes of action and attorney's fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. Applicant hereby understands and agrees, in accordance with Section 875(3) of the New York General Municipal Law and the policies of the Agency that any New York State and local sales and use tax exemption claimed by the Applicant and approved by the Agency, any mortgage recording tax exemption claimed by the Applicant and approved by the Agency, and/or any real property tax abatement claimed by the Applicant and approved by the Agency, in connection with the Project, may be subject to recapture and/or termination by the Agency under such terms and conditions as will be established by the Agency and set forth in transaction documents to be entered into by and between the Agency and the Applicant. The Applicant further represents and warrants that the information contained in this Application, including without limitation information regarding the amount of the New York State and local sales and use tax exemption benefit, the amount of the mortgage recording tax exemption benefit, and the amount of the real property tax abatement, if and as applicable, to the best of the Applicant's knowledge, is true, accurate and complete.

H. This obligation includes an obligation to submit an Agency Fee Payment to the Agency in accordance with the Agency Fee policy effective as of the date of this Application

I. By executing and submitting this Application, the Applicant covenants and agrees to pay the following fees to the Agency and the Agency's general counsel and/or the Agency's bond/transaction counsel, the same to be paid at the times indicated:

(i) a non-refundable 2500 application and publication fee (the "Application Fee"

a $ _ _ expense deposit for the Agency's Counsel Fee Deposit.

(ii) Unless otherwise agreed to by the Agency, an amount equal to %) of the total project costs.

(iii) All fees, costs and expenses incurred by the Agency for (l) legal services, including but not limited to those provided by the Agency' s general counsel and/or the Agency' s bond/transaction counsel, thus note that the Applicant is entitled to receive a written estimate of fees and costs of the Agency's general counsel and the Agency' s bond/transaction counsel; and (2) other consultants retained by the Agency in connection with the proposed project. with all such charges to be paid by the Applicant at the closing.

Revised Date:_ _ _ _ _ _ _ _ _ _ _ _ _ _ , Revision #:_ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

J. If the Applicant fails to conclude or consummate the necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonably le proper or requested action, or withdraws, abandons . cancels, or neglects the Application, or if the Applicant is unable to find buyers will ing to purchase the bond issue requested, or if the Applicant is unable to facilitate the sale/leaseback or lease/leaseback transaction, then , upon the presentation of an invoice, Applicant shall pay to the Agency, its agents, or assigns all actual costs incurred by the Agency in furtherance of the Application, up to that date and time, including but not necessarily limited to, fees of the Agency's general counsel and/or the Agency's bond/transaction counsel.

K. The Applicant acknowledges and agrees that all payment liabilities to the Agency and the Agency's general counsel and/or the Agency's bond and/or transaction counsel as expressed in Sections H and I are obligations that are not dependent on final documentation of the transaction contemplated by this Application.

L. The cost incused by the Agency and paid by the Applicant, the Agency's general counsel and/or bond/transaction counsel fees and the processing fees, may be considered as a cost of the Project and included in the financing of costs of the proposed Project, except as limited by the applicable provisions of the Internal Revenue Code with respect to tax-exempt bond financing.

M. The Applicant acknowledges that the Agency is subject to New York State's Freedom of Information Law (FOIL). **Applicant understands that all Project information and records related to this application are potentially subject to disclosure under FOIL subject to limited statutory exclusions.**

N. The Applicant acknowledges that it has been provided with a copy of the Agency's Policy for Termination of Agency Benefits and Recapture of Agency Benefits Previously Granted (the "Teml ination and Recapture Policy"). The Applicant covenants and agrees that it fully understands that the Teln linatio n and Recapture Policy is applicable to the Project that is the subject of this Application, and that the Agency will implement the Termination and Recapture Policy if and when it is so required to do so. The Applicant fmi her covenants and agrees that its Project is potentially subject to termination of Agency financial assistance and/or recapture of Agency financial assistance so provided and/or previously granted.

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

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

Revised Date:_ _ _ _ _ _ _ _ _ _ _ _ _ _ , Revision #:_ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

P. 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.

Q. 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 the Project.

R. 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.

S. 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 statements contained herein not misleading.

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

Richey M. Smith, being first duly sworn, deposes and says:

1. That I am the President (Corporate Office) of CWT Farms (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.

2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.

(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury
this 6 day of February, 2021

(Notary Public)

MY COMM EXPIRES ... 20, 2021

NOTARY PUBLIC HALL COUNTY GA

Revised Date:_____, Revision #:_____

Document Date: 2/2/2021

PAM DESORMO, TAX COLLECTOR
22867 COUNTY ROUTE 67
WATERTOWN, NY 13601

2021 TOWN/COUNTY TAX
TOWN OF WATERTOWN

BANK CODE	BILL NO.	SEQUENCE NO.	PAGE NO.	ROLL SECT.	ACCOUNT NO.
	580052	1304	1 OF 1	1	

FISCAL YEAR	WARRANT DATED	SWIS CODE
1/1/2021 - 12/31/2021	12/8/2020	225800

ESTIMATED STATE AID
CNTY 23,674,683
TOWN 387,665

SEE REVERSE SIDE FOR MORE INFORMATION

FOR YOUR INFORMATION

VIEW/PRINT TAX BILL ONLINE
HTTP://JEFFERSON.SDGNYS.COM
VIEW/PAY ONLINE @ TOWNOFWATERTOWNNY.ORG
1ST INSTALLMENT MADE TO TOWN, 2ND & 3RD TO COUNTY
AFTER THE LOCAL COLLECTION PERIOD, UNPAID TAXES
ARE RETURNED TO THE COUNTY TREASURER W/ADDTL
INTEREST & PENALTIES. FOR INFO, CALL 315-785-3055

IN PERSON PAYMENT	TOWN CLERK'S OFFICE, 315-782-8248 22867 COUNTY ROUTE 67 MON-FRI 8AM-3:30PM

1,304

*225800 82.00-2-1.5 580052
T I AG Park LLC
c/o Michael Lundy
18841 US Rte 11
Watertown, NY 13601

PROPERTY DESCRIPTION & LOCATION

TAX MAP NO.	225800 82.00-2-1.5
LOCATION	NYS Rte 3
DIMENSIONS	ACRES: 5.31
SCHOOL DIST	Watertown City
PROPERTY CLASS	Vacant comm

EXEMPTION	TAX PURPOSE	VALUE	EXEMPTION	TAX PURPOSE	VALUE

THE ASSESSOR ESTIMATES THE FULL MARKET VALUE OF THIS PROPERTY AT: 212,258
THE UNIFORM PERCENTAGE OF VALUE USED TO ESTABLISH ASSESSMENTS IS: 62.00%
THE ASSESSED VALUE OF THIS PROPERTY IS: 131,600

LEVY DESCRIPTION	TOTAL TAX LEVY	% CHANGE PRIOR YEAR	TAXABLE ASSESSED VALUE	TAX RATE PER $1,000	TAX AMOUNT
County Taxable	61,446,288	1.7	131,600.00	11.986609	1,577.44
Watertown Zone1 Fire	910,633	2.0	131,600.00	2.523897	332.14
Watertown Sewer 2			0.00		88.81
Watertown Water 1			0.00		109.52
Installment Fee					63.24

**** PRIOR YEAR TAXES REMAIN UNPAID! - See note 1 on back of bill ****

TOTAL 2,107.91
DUE BY: 02/01/2021

LATE PAYMENT SCHEDULE AS TOTAL YOU PAY

IF PAID BY	03/01/2021	03/12/2021	
PENALTY	21.08	42.16	
TOTAL DUE	2,128.99	2,150.07	

2021 Watertown

Bill No.: 580052
Tax Account No.: 225800 82.00-2-1.5
T I AG Park LLC
NYS Rte 3

Third Installment due
May 31, 2021

Amt Paid | Check No | Date Paid

RECEIPT STUB - Keep for your records

2021 Watertown
Watertown City

Bill No.: 580052
Tax Account No.:
225800 82.00-2-1.5
T I AG Park LLC
NYS Rte 3

Roll Section: 1
Lockbox #:

Make Checks Payable To:
JEFFERSON COUNTY TREASURER
175 ARSENAL ST.
WATERTOWN, NY 13601

To Pay In Person:
JEFFERSON COUNTY TREASURER
175 ARSENAL ST.
WATERTOWN, NY 13601

Please include this coupon with payment
☐ Check here if receipt requested

3RD INSTALLMENT OF 3 DUE:
May 31, 2021

13

Install Tax	702.63
3RD INSTALLMENT OF 3 DUE May 31, 2021	702.63

2021 Watertown

Bill No.: 580052
Tax Account No.: 225800 82.00-2-1.5
T I AG Park LLC
NYS Rte 3

Second Installment due
March 31, 2021

Amt Paid | Check No | Date Paid

RECEIPT STUB - Keep for your records

2021 Watertown
Watertown City

Bill No.: 580052
Tax Account No.:
225800 82.00-2-1.5
T I AG Park LLC
NYS Rte 3

Roll Section: 1
Lockbox #:

Make Checks Payable To:
JEFFERSON COUNTY TREASURER
175 ARSENAL ST.
WATERTOWN, NY 13601

To Pay In Person:
JEFFERSON COUNTY TREASURER
175 ARSENAL ST.
WATERTOWN, NY 13601

Please include this coupon with payment
☐ Check here if receipt requested

2ND INSTALLMENT OF 3 DUE
March 31, 2021

12

Install Tax	702.63
2ND INSTALLMENT OF 3 DUE March 31, 2021	702.63

2021 Watertown

Bill No.: 580052
Tax Account No.: 225800 82.00-2-1.5
T I AG Park LLC
NYS Rte 3

First Installment Due:
February 01, 2021

Amt Paid | Check No | Date Paid

RECEIPT STUB - Keep for your records

2021 Watertown
Watertown City

Bill No.: 580052
Tax Account No.:
225800 82.00-2-1.5
T I AG Park LLC
NYS Rte 3

Roll Section: 1
Lockbox #:

Make Checks Payable To:
PAM DESORMO, TAX COLLECTOR
22867 COUNTY ROUTE 67
WATERTOWN, NY 13601

To Pay In Person:
TOWN CLERK'S OFFICE, 315-782-8248
22867 COUNTY ROUTE 67
MON-FRI 8AM-3:30PM

Please include this coupon with payment
☐ Check here if receipt requested

1ST INSTALLMENT OF 3 DUE:
February 01, 2021

11

Install Tax	765.89
1ST INSTALLMENT OF 3 DUE February 01, 2021	765.89

2021 Watertown

Bill No.: 580052
Tax Account No.: 225800 82.00-2-1.5
T I AG Park LLC
NYS Rte 3

Full Payment Due
February 01, 2021

Amt Paid | Check No | Date Paid

RECEIPT STUB - Keep for your records

2021 Watertown
Watertown City

Bill No.: 580052
Tax Account No.:
225800 82.00-2-1.5
T I AG Park LLC
NYS Rte 3

Roll Section: 1
Lockbox #:

Make Checks Payable To:
PAM DESORMO, TAX COLLECTOR
22867 COUNTY ROUTE 67
WATERTOWN, NY 13601

To Pay In Person:
TOWN CLERK'S OFFICE, 315-782-8248
22867 COUNTY ROUTE 67
MON-FRI 8AM-3:30PM

Please include this coupon with payment
☐ Check here if receipt requested

FULL PAYMENT ONLY DUE
February 01, 2021

11

SEND IN THIS STUB WITH YOUR FULL PAYMENT DUE: February 01, 2021	2,107.91

PHASE I ENVIRONMENTAL ASSESSMENT

Prepared For:

Mike Lundy
Lundy Development and Property Management
35794 NYS Route 126
Carthage, NY 13619

Site Location

Jefferson Agricultural Business Development Center
Route 3
Watertown, NY 13601

December 05, 2017
Project # 2017-134E.03

18969 US Route 11
Watertown, New York 13601
T: (315) 788-3900
F: (315) 788-0668
www.gymopc.com

Architecture, Engineering, & Land Surveying, D.P.C.

7.0 CONCLUSIONS

7.1 Findings

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 at a proposed subdivision at Route 310 and 345, Madrid, NY. Any Exceptions to, or deletions from this practice are described in Section 7.5 of this report.

This assessment has revealed no *recognized environmental conditions (REC)* in connection with the property.

Although not considered a recognized environmental condition under E1527-13, the following item was noted on the subject property and should be addressed as a possible *business environmental risk*:

1. In the second field east of the water tower, on the edge of the field and woods, there is snow covered debris including: a tractor tire, a bath tub, farm equipment, drums, and canisters. It is difficult to determine the full inventory of the debris pile due to snow and vegetation. Therefore, it is unknown if the debris includes hazardous materials or petroleum products. Several tires are also scattered around other areas of the subject property. At a minimum the tires and drums should be removed and properly disposed.

7.1.1 Vapor Gas Intrusion

It is not believed that vapor gas intrusion on the subject property will be an issue.

7.2 Significant Data Gaps

The preparation of the Phase I Environmental Site Assessment does not include any significant data gaps regarding the ownership or operation of the subject property.

7.3 Declaration of Qualifications

We declare to have the specific qualifications based on education, training, and experience to assess a property in regards to the nature, history, and setting of the subject property. We have developed and performed all appropriate inquires in conformance with the standards and practices set forth in 40 CFR part 312.

7.4 Additional Services and Recommendations

No additional investigative services are recommended to be completed as a result of this Phase I Environmental Site Assessment.

7.5 Deviations, Exclusions, and Deletions

No deviations, exclusions or deletions have been considered for this Phase I Environmental Assessment.

7.6 Certifications

It is to the best of our professional knowledge and belief, that we declare that we meet the definition of *Environmental Professional* as defined in 40 CFR 312.10; and we possess the specific qualifications, based on education, training and experience, to assess the nature, history and setting of the subject property. We have developed and performed all of the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

8.0 PURPOSE, TERMS AND CONDITIONS

This Phase I Environmental Site Assessment has been performed in strict accordance with ASTM Standards and Guidelines. The purpose of this Practice is to define good commercial and customary practice in New York State as well as the United States of America for conducting an environmental site assessment of a parcel of commercial real estate. This is with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and petroleum products. As such, this Practice is intended to permit a user to satisfy one of the requirements to qualify for the Innocent Landowner defense to CERCLA liability: that is, the practices that constitute "all appropriate inquiry into the previous ownership and uses of that property consistent with good commercial and customary practice" as defined in 42 USC § 9601 (35) (b).

In defining a standard of good commercial and customary practice for conducting an environmental site assessment of a parcel of property, the goal of the processes established by this practice is to identify recognized environmental conditions. The term "recognized environmental conditions" means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into the structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

Note that the site has been reviewed with a diligent attempt to identify potential environmental liabilities; however, it is impractical to expect this review to positively identify every potential environmental threat in every case. GYMO D.P.C. will not be held responsible for information that has been withheld or falsified. A diligent attempt will be made to validate the accuracies of the information obtained. The limit of GYMO D.P.C.'s liability in association to performing the site work and developing this Phase I Report is limited solely to the sum of the original fees charged for said Report. The professional staff at GYMO Architecture, Engineering and Land Surveying, D.P.C. hereby declares that the findings presented in this Report are true and accurate to the best of our information, knowledge and belief. It should be noted that this Assessment has been completed without performing subsurface soil, groundwater, or materials testing, and as such, no statement of scientific certainty can be made regarding the conditions encountered. The findings and conclusions in this Report are not scientific certainties, but rather are professional judgments based on the information gathered during the course of the Environmental Site Assessment. A guarantee that no hazardous waste, petroleum products, or other potentially hazardous substances are located on the site is not being offered. The possibility always exists for contaminants to migrate through surface water, air or through groundwater. The ability to completely and accurately determine the exact potential of environmental risk associated with the transport of hazardous substances through this media was beyond the scope of this investigation.

Please contact me should you have any questions or comments regarding this Phase I Environmental Site Assessment Report.

Respectfully submitted,
GYMO Architecture, Engineering, Environmental & Land Surveying, D.P.C.

Hayward B. Arthur
Environmental Department Manager

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

Lundy Contstruction

Name of Action or Project:
CWT Watertown Chicken Hatchery

Project Location (describe, and attach a location map):
Lot 8, T1 Ag Park,

Brief Description of Proposed Action:
Construction of a 29,000 s.f. chicken hatchery

Name of Applicant or Sponsor:	Telephone: (315) 403-3493
Michael E. Lundy	E-Mail: [illegible]@mullinclugroup.com

Address:
10841 US Rte 11

City PO:	State:	Zip Code:
Watertown	New York	13601

	NO	YES
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.	☒	☐
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: NYS Building Permit	☐	☒

3. a. Total acreage of the site of the proposed action? 5.31 acres
   b. Total acreage to be physically disturbed? 4.90 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 150+ acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☒ Industrial ☒ Commercial ☐ Residential (suburban)
   ☐ Forest ☒ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action:			
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☒

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☒	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☒	☐
b. Are public transportation services available at or near the site of the proposed action?	☒	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒

	NO	YES
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	YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☒

	NO	YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: USE OF TEMP LEACH FIELD SYSTEM UNTIL PERMANENT SEWER IS AVAILABLE	☐	☒

	NO	YES
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?	☒	☐
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?	☒	☐

	NO	YES
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?	☒	☐
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: _____

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural grassland ☐ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☐	☑
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe: New Storm Water System.		
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:	☑	☐
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:	☑	☐
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:	☑	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Michael Lewy Date: 3/3/21

Signature: [signature] Title: CEO

PRINT FORM

TOWN OF WATERTOWN
APPLICATION FOR A SPECIAL USE PERMIT/SITE PLAN REVIEW

For Planning Board Use Only:

Tax Map Parcel No.: _____

Application Number: _____ Received by: _____

Application Fee $_____ Date: _____

INSTRUCTIONS TO APPLICANT:

Complete all parts of this application form. No public hearing will be scheduled until all questions have been answered or satisfactorily explained in writing. The Planning Board stands ready to help you but you must furnish the information required by law before the Planning Board can take action on your application.

Application for *(check one)*: ☐ Special Use Permit ☒ Site Plan Review

Applicant | **Owner of Land Involved**

Applicant	Owner of Land Involved
Name: Lumy Construction	Name: T.I. Agfark LLC
Address: 18909 US Route 11	Address: 18909 US Route 11
Watertown, New York 13601	Watertown, New York 13601
Phone No.: (315) 493-2493	Phone No.: (315) 493-2493

Architect/Engineer/Surveyor

Name: GYMO

Address: 18909 US Route 11

Watertown New York 13601

Phone No.: (315) 788-3900

License #: 068906

Will development be staged? No

Current Zoning District Classification: _____

Total acreage of site: 5.31

Zoning Law Requirements	Required	Shown on Plan
a. Minimum lot size:		5.31
b. Minimum lot frontage:		*TBD

State and Federal Permits Needed: _____

Five copies, minimum, of all materials shall be submitted to the board by the applicant. Extra copies as may be deemed necessary by the planning board may be required. The following information shall be required of all applications, unless specifically waived by the planning board:

The Site Plan Should Contain the Following Information | Yes | No | N/A

(1) Name and address of applicant and owner, if different, and of the person responsible for the preparation of such drawing.....
(2) Date, north arrow, written and graphic scale.....
(3) Boundaries of the area plotted to scale, including distances, bearings, and areas.....
(4) Location and ownership of all adjacent lands as shown on the latest tax records (including properties across any public road).....
(5) Location, name, and existing width and right-of-way of adjacent roads, including traffic circulation patterns.....
(6) Location, width, and purpose of all existing and proposed easements, setbacks, reservations, and areas dedicated to public use adjoining the property.....
(7) The current zoning classification of the property, including the exact zoning boundary if in more than one district.....
(8) A complete outline of existing or proposed deed restrictions or covenants applying to the property.....
(9) Plans for grading and drainage showing existing and proposed contours of five foot intervals.....
(10) A written description of all proposed uses and activities on the site, including the number and distribution by type of all dwelling units
(11) Location, size, and design of the following: existing, proposed, and alterations to buildings, driveways, parking and loading areas, outdoor storage areas, sidewalks or pedestrian paths, drainage facilities, sewage facilities; water facilities, signs, outdoor lighting, landscaping or screening, buffer areas, snow storage areas; walls and fences, energy distribution facilities, fire lanes and other emergency zones.....
(12) Plans for controlling soil erosion and sedimentation during development.....
(13) Significant or outstanding natural features of the property (e.g. wetlands, streams, high-water lines, cliffs, dense vegetation, etc.).....
(14) Designation of the amount of gross floor area and gross leasable area proposed for each nonresidential use.....
(15) Project construction schedule and staging phases, if applicable.....
(16) Certification that all real property taxes pertaining to the property on which the application is sought are fully paid.....
(17) A Long Environmental Assessment Form (EAF) or draft Environmental Impact Statement (EIS), pursuant to 6 NYCRR Part 617.....
(18) An agricultural data statement, pursuant to Town Law Section 283-a, when applicable.....
(19) A statement with the name, address and the nature and extent of the interest of any state employee, or any officer or employee of the town in the application pursuant to General Municipal Law Section 809, when applicable.....
(20) Other elements integral to the proposed development as considered necessary by the planning board including identification of any federal, state, or county permits required for the project's execution.....
(21) Application fee as stated in the fee schedule.....

NOTICE TO APPLICANT

Before you submit this application for approval of a special use permit/site plan review, MAKE SURE that all applicable requirements of the Town of Watertown Zoning Law have been met. No public hearing will be scheduled until all required documents have been furnished in form satisfactory to the Town of Watertown Planning Board or a written explanation has been given to irrelevant items omitted.

The undersigned hereby requests approval by the Town of Watertown Planning Board of the identified application for a special use permit/site plan review. I hereby certify that I have completed the application to the best of my ability and have complied with all applicable regulations of the Town of Watertown Zoning Law. I certify that the application information is complete and I believe all information given to be true.

Signature of Applicant

Date: 05-01-2023

Sworn to before me this 1st day of May, 2023

Notary Public

SABRINA C COOK
Notary Public, State of New York
No. 01CO6396275
Qualified in St Lawrence County
My Commision Expires August 19, 2023

Signature of Landowner
(If Applicant is not Landowner)

Date: 05-01-2023

Sworn to before me this 1st day of May, 2023

Notary Public

SABRINA C COOK
Notary Public, State of New York
No. 01CO6396275
Qualified in St Lawrence County
My Commision Expires August 19, 2023

FOR PLANNING BOARD USE ONLY

Date

1. Pre-submission Conference held (optional) ____
2. Long Environmental Assessment form completed by applicant ____
3. [illegible] ____
4. Referred to Zoning Board of Appeals for area variance (if applicable) ____
5. Resolution to hold public hearing made by the Planning Board ____
6. Notice of public hearing published in the official newspaper of the town ____
7. Notice of public hearing mailed to applicant ____
8. Notice of public hearing mailed to farm operations listed on agriculture data statement (if applicable) ____
9. Application referred to county planning board (if applicable) ____
10. Action taken on county planning board recommendation (if applicable) ____
11. Public hearing held ____
12. SEQR determination made by Planning Board ____
13. Decision made on Application for a Special Use Permit/Site Plan Review

    ____ Approved

    ____ Disapproved

    ____ Approve w/Conditions. Conditions of Approval: ____

Signature of Planning Board Chair ____ Date ____

14. If conditions are required, date conditions were satisfied and final approval granted ____
15. Decision mailed to applicant ____
16. Decision filed in the office of the town clerk ____

LUNCO
Design. Build.

LUNDY CONSTRUCTION, LLC
A Lundy Group Company
18841 US Route 11
Watertown, NY 13601
PH: 315-493-2493
Fax: 315-493-2004

Project Outline
Lot 8 TIAg Park
Chicken Hatchery for CWT Watertown

Construction of an approximately 29,000 s.f. chicken hatchery to include hatching area, warehousing, shipping, and office areas.

This project is similar in scope and nature to the current hatchery located in the Jefferson County Corporate Park.

Lot 8 is currently shovel ready with water and electric in place.

The Town of Watertown is responsible for extending gas and sewer through the Park this fall, which will be available for connection to the building in 2022.

We anticipate the project will break ground in the fall of 2021 and be slated for completion and occupancy in July 2022.

CWT will employ approximately 20 people who will work one shift, however, the building will be manned with at least one employee 24/7.

One to two truckloads of eggs will be delivered twice a week.

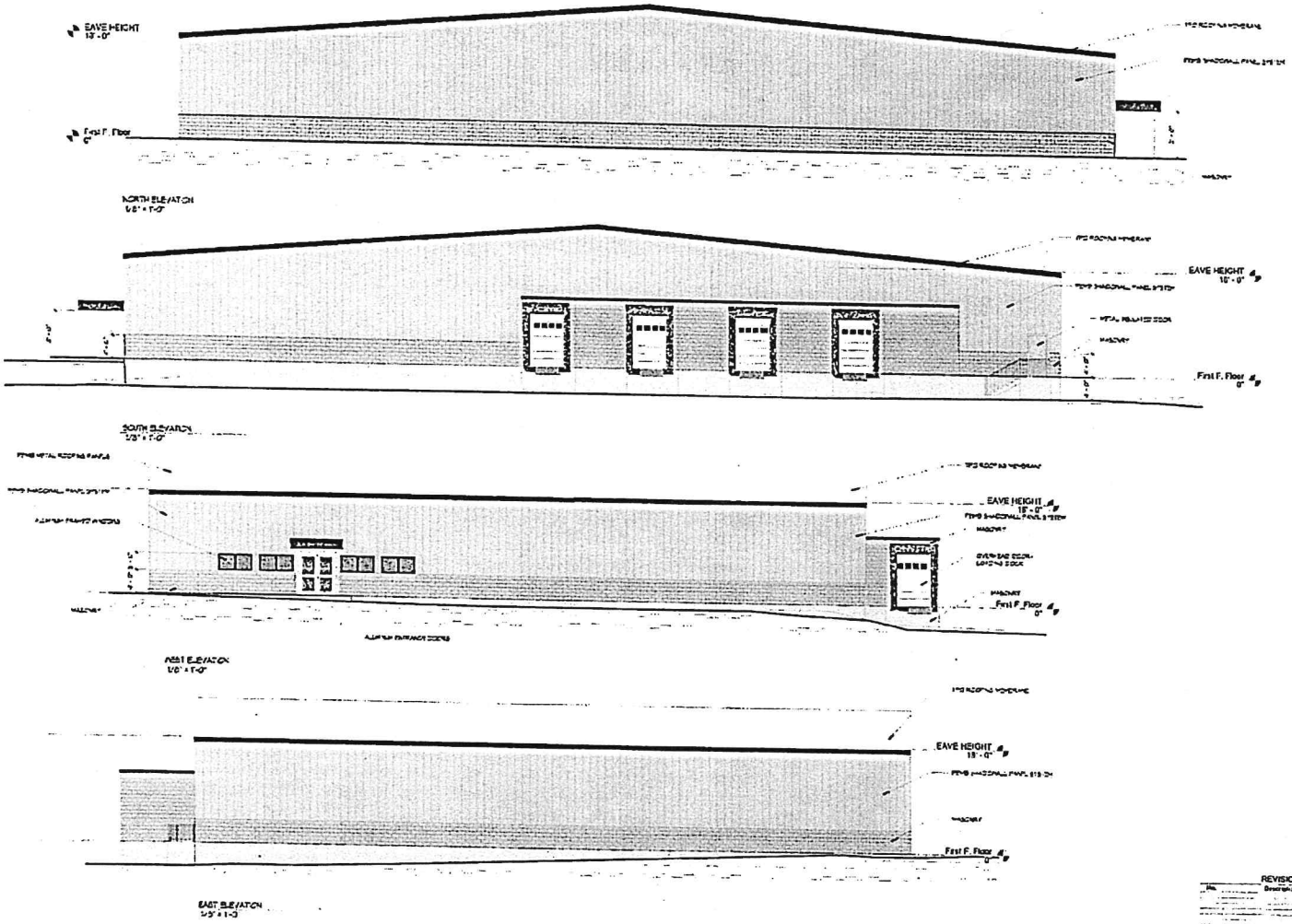
Chicks will be hatched four times a week with one truckload of chicks being shipped out on the day they are hatched.

Waste materials will be accumulated in the waste storage room and trucked out twice a week.

Liquid waste will go through the sewer system, but will have a solids separator as per the Town's recommendation prior to connection to the sewer line.

Layout of the facility and truck maneuvering areas as per the revised site plan.

A new Storm Water Pollution Prevention Plan shall be prepared for Lot 8 upon approvals of the project.

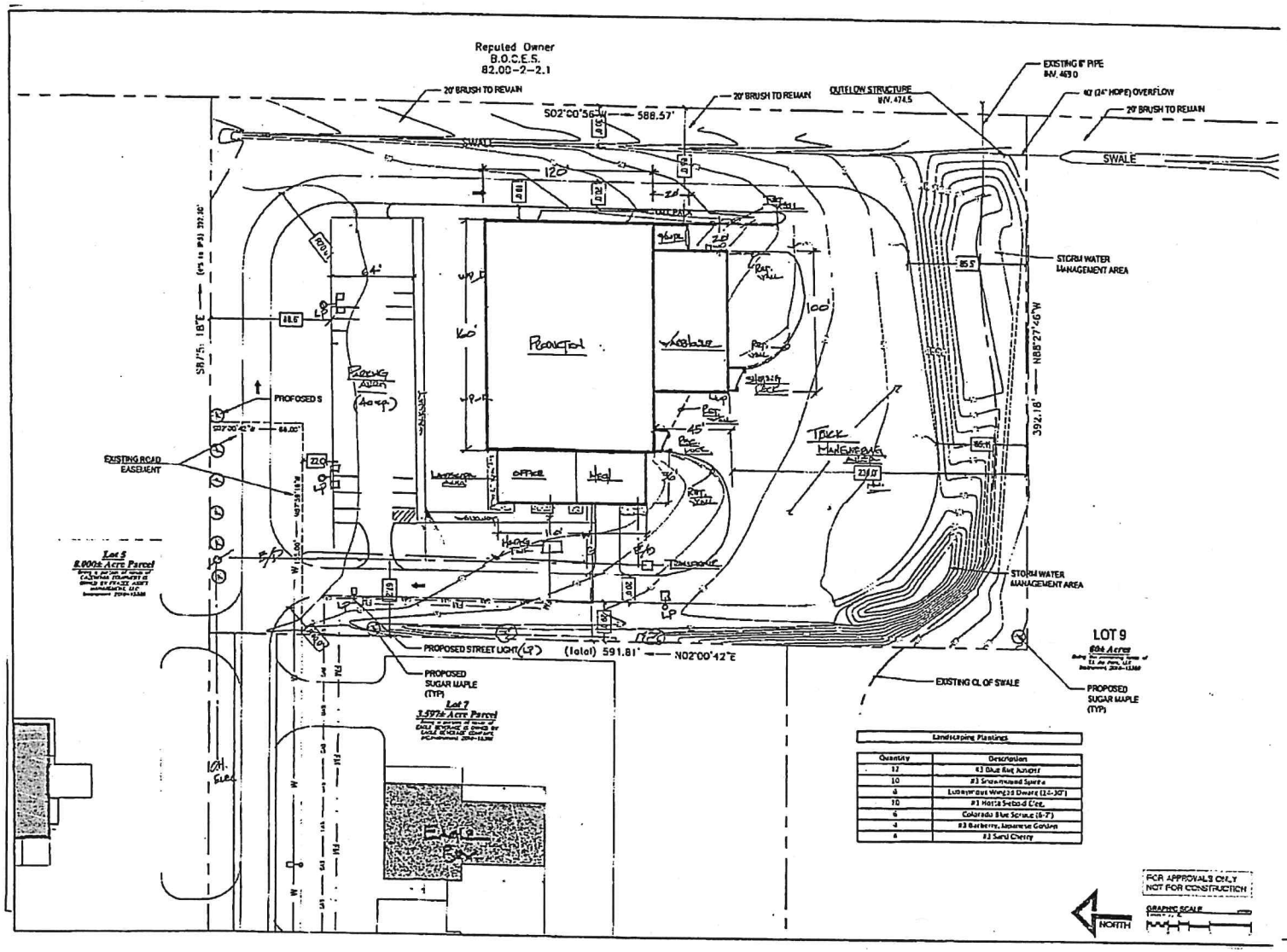


REVISIONS

GYMO

EXTERIOR ELEVATIONS
LOT 8 FACILITY
PROJECT ADDRESS

A-201


Reputed Owner
B.O.C.E.S.
82.00-2-2.1
20' BRUSH TO REMAIN
S02°00'56"W 588.57'
OUTFLOW STRUCTURE
INV. 474.5
EXISTING 8" PIPE
INV. 469.0
40' (24" HDPE) OVERFLOW
SWALE
STORM WATER MANAGEMENT AREA
N88°27'46"W
392.18'
PROPOSED S
EXISTING ROAD EASEMENT
Lot 5
8.000± Acre Parcel
PROPOSED STREET LIGHT
(total) 591.81'
N02°00'42"E
PROPOSED SUGAR MAPLE (TYP)
Lot 7
3.597± Acre Parcel
LOT 9
8.04 Acres
EXISTING CL OF SWALE
PROPOSED SUGAR MAPLE (TYP)
Landscaping Plantings
Quantity | Description
12 | #3 Blue Blue Juniper
10 | #3 Snowmound Spirea
8 | Ludwigii Blue Wings Dwarf (12-30")
10 | #3 Hollis Selected Ilex
6 | Colorado Blue Spruce (6-7')
4 | #3 Barberry, Japanese Golden
6 | #3 Sand Cherry
FOR APPROVAL'S ONLY
NOT FOR CONSTRUCTION
NORTH
GRAPHIC SCALE
18841 US Route 11
Watertown, NY 13601
Phone: (315) 493-2493
Fax: (315) 493-2041
LUN:0
CWT Hatchery
Lot 8, TIAgPark
DATE: 8/1/21
SD-1