#### **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:

September 22, 2021

SUBJECT:

JCIDA Loan Review Committee Meeting

A JCIDA Loan Review Committee meeting has been scheduled for Wednesday, September 29, 2021 at 8:00 a.m. in the board room, 800 Starbuck Avenue, Watertown, NY.

Please confirm your attendance with Peggy Sampson <u>pssampson@jcida.com</u> at your earliest convenience.

Thank you.

pss

C:

Lyle Eaton

Joy Nuffer

Marshall Weir

W. Edward Walldroff

Paul Warneck

William Johnson

Lisa L'Huillier

Kent Burto

Greg Gardner

Christine Powers

Rob Aiken

Justin Miller, Esq.

Media

#### **Jefferson County Industrial Development Agency**

800 Starbuck Avenue, Suite 800 Watertown, New York 13601

Telephone: (315) 782-5865 or (800) 553-4111 Facsimile (315) 782-7915 www.jcida.com

#### JCIDA LOAN REVIEW COMMITTEE Wednesday, September 29, 2021 8:00 a.m.

#### **AGENDA**

- I. Call to Order
- II. Pledge of Allegiance
- III. Trudy Latimer d/b/a Adirondack Hearing Innovations
- IV. Other/Unfinished business
  - 1. MLR Realty, LLC
  - 2. 31606 Felt Mills LLC
- V. Adjournment

#### Jefferson County Industrial Development Agency Loan Review Committee

Date: 9/29/2021

Borrower: Trudy Latimer d/b/a Adirondack Hearing Innovations

Amount: \$8,000.00

Project: Purchase of equipment to establish

a hearing aid center

Personnel: Owner, add 1 position in year one,

add 1 position a year till at maximum 4

Sources and Uses:

 Personal Cash
 \$10,000
 Renovations
 \$10,000

 JCIDA MICRO Loan
 \$8,000
 Equipment
 \$8,000

 Total Project
 \$18,000
 \$18,000

Terms:

5 year loan, 5 % interest

Financials:

Low credit score due to identity theft and subsequent bankruptcy

Collateral:

UCC filing, first position lien on assets of the organization and personal guarantee of Trudy Latimer

#### Proforma-Adirondack Hearing Innovations

Proforma Sales	Year 1	Year 2	Year 3
Sales	\$240,000	\$276,000	\$317,400
Cost of Goods Sold	\$156,000	\$179,400	\$206,310
Gross Profit	\$84,000	\$96,600	\$111,090
Expenses	\$19,555	\$28,480	\$37,672
Net Profit	\$64,445	\$68,120	\$73,418
Debt Service Requirem	\$1,457	\$1,531	\$1,609
Excess Cash	\$62,988	\$66,589	\$71,809

Borrower has extensive background in the hearing aid business and has clients ready for when she opens.



#### JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY Resolution Number 10.07.2021.01

#### RESOLUTION FOR AUTHORIZING A MICRO ENTERPRISE LOAN TO Trudy Latimer d/b/a Adirondack Hearing Innovations

WHEREAS, Trudy Latimer, owner of Adirondack Hearing Innovations requested by application to this Agency a Micro Enterprise Loan in the amount of Eight Thousand Dollars (\$8,000.00) to purchase equipment to establish a hearing aid center in Felts Mills, NY, and

WHEREAS, Staff reviewed this request and recommends approval of a loan in the amount of \$8,000 for a five-year amortization with a rate of 5%. Personnel will include the owner with the addition of one position in year one and up to a maximum of 4. Collateral will be a first position lien on the assets of the business and a personal guarantee of Trudy Latimer, and

WHEREAS, on September 29, 2021, the Loan Review Committee of the Jefferson County Industrial Development Agency reviewed this request and recommended approval of the loan and terms to the full Board of Directors, and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Jefferson County Industrial Development Agency that it herein approved the request for a Eight Thousand Dollar (\$8,000.00) loan to Trudy Latimer d/b/a Adirondack Hearing Innovations with all terms and conditions as set forth in this Resolution, and be it further,

**RESOLVED,** that the Chairman, Vice Chairman, Secretary and/or Chief Executive Officer are authorized and directed to execute any and all documents necessary to carry out the purposes of this Resolution.

This resolution shall take effect immediately.

W. Edward Walldroff Secretary

# Inter-Agency

## Public Financing

## Programs

The following is a compilation of public financing program opportunities currently available within Jefferson County.

Please contact the agency listed for each financing program for more information regarding project eligibility and application process

An Application for Financial Assistance is enclosed.

Applicant (Company) Name:	Adirondade	Herring	Inrovation
Applicant Address: 2368.	5 Cemetery	RU Forts	MIIIS NO
Phone: 315-489-2858	1315-221-40	34	1364
E-mail: Advoidant Hea			
trudy modest @			
Application Date:	y with the		
10 Au			
Internal Use Only			
Internal Use Only Staff Signature and Date of Submission: Revised Date:	, Revision #:		

Document Date: January 2, 2018

## **Application for Financial Assistance**

Date of Application: 9/20/202/	
Applicant (Company) Information: Adirondack Hanning Innovation	SN
Applicant Name (C)	
Applicant Address: 23685 Cemetery Rd Fetts in 115 NY	•
Phone: 315-221-4034 /315-489-2856 Fax: 130	38
Website: E-mail:	
Federal ID#: <u>\$7-25.35/27</u> NAICS:	
State and Year or Incorporation/Organization: NEW YOR IL 2021	
List of stockholders, members, or partners of Applicant:	
Individual Completing Application:	
Name: Trudy LATINER	
Title: OUNER  Address: PO BOX 323 G-ROAT BEND NY 13643	
Address: PO BOX 323 6-RURAT BEUD NY 13643	
Phone: <u>315-489-1858</u> Fax:	
E-Mail: +rudymodest Oyakoo. Com	
Company Counsel (if applicable):	
Name of Attorney: NAME NAME NAME NAME NAME NAME NAME NAME	
Firm Name:	
Address:	
Phone: Fax:	
E-mail:	
Company Acknowledgment and Certification: The contents contained in this Application to	
the best of my knowledge and belief are true, accurate and complete.	
Thidy CAPINERS	
Print Name Signature	
anner 9/20/2021	
Title Date	
nternal Use Only:	
Signature of Agency Representative Date	
S.B. S. L. S	
Parising Date:	

#### Schedule B

### Bankruptcy, Litigation and Felony History

Describe any bankruptcy history, litigation history having a material effect on the business solvency, or convicted felony activity associated with the owners, management, or officers of the business.

Are any of the officers, owners, or management of the business presently under indictment, on parole, or probation? If yes, describe below:	YES	NO 
	·	
2. Have any of the owners, officers, or management of the business ever been charged with or arrested for any criminal offense other than a minor traffic infraction? If yes, describe below.	×	
When my name & tried to Say  The dear my name & tried to Say  Chedit Card was open in my name while  Married & Insurance was clarmed becouse I  divoace of the western abusine I have an illight to  All any of the owners, officers, or management of the business ever been to	asi	where ted for
convicted of any criminal offense, other than a minor traffic infraction? If yes, describe below.  About Caston to explain unt feaso  The 155200 hour Call	)	ne to abuse,
12tyears ago.		21
4. Has the business, its present owners, officers, or management ever been the subject of bankruptcy proceedings? If yes, describe below.  Thad for file fer my lawyers activities due to Idoutty their activities of x husband using very management ever been the subject of bankruptcy proceedings? If yes, describe below.	<u>X</u>	<u>9</u>
Touch of between I am Shill work, and on 155225 with x husband but the bunkruptey of IP theft IS	ate	20/21
Printed Name and Title		
Revised Date:, Revision #:	0.00	

Document Date: January 2, 2018

#### Schedule C

#### **Confirmation Documentation:**

The applicant understands and agrees that if the Project receives assistance from the Agency/Corporation---either tax incentives or loans---the applicant agrees to provide the Agency/Corporation, if requested, with a copy of their 'Annual Report', their 'Annual Audit Report', their corporate or personal tax returns and/or their New York State Form 'NYS-45' (Quarterly Combined Withholding, Wage Reporting and Unemployment Insurance Return), as appropriate, throughout the period that benefits are provided the company. These reporting requirements---specifically identified in Closing Documents, Loan Documents or other project specific agreements---may be used by the Agency/Corporation to assist us in verifying that commitments made as part of this application---regarding stated goals for employment or capital investment in the project—are being achieved.

Signature of Applicant

9/20/2/

Date

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

#### Schedule D

#### **Employment Plan**

(A)	(B)	(C)	(D)	(E)	(F)	(G)
Job Title	Annual or Hourly Wages	Current Number of Positions	Jobs Created: Year One	Jobs Created: Year Two	Jobs Created: Year Three	Total Jobs to be Created
PCC	75-00 ho	-1-2	1-2	2-3	3-4	4 10 1
* PE		.2				
, , , , , , , , , , , , , , , , , , ,						
		9				
TOTALS:	172			+		

#### Instructions:

Column A:	Insert the job titles that exist within the company at the time of application, as well as any
	job titles that will be established as a result of the project.

Column B: Indicate the entry level wage for each listed job title either in terms of hourly pay or annual salary.

Column C: For each listed job title insert the number of positions that exist at the time of application.

Column D: Insert the number of jobs to be created during year one of the project for each listed job title.

Column E: Insert the number of jobs to be created during year two of the project for each listed job title.

Column F: Insert the number of jobs to be created during year three of the project for each listed job

Column G: Indicate the total number of jobs to be created for each listed title as a result of the project. (Column D + Column E + Column F = Column G)

Use as many copies of this form as neces:	sary.
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	D
Revised Date:	, Revision #:
Nevised Date.	, 1104131011 #1.

Form NC	A IA
	9/20/2/
Signature of Applicant	Date
"The following information is required by the Federal Compliance with Federal Laws prohibiting discrimin participate in this program. You are not required to do so. This information will not be used in evaluagainst you in any way. However, if you choose no race/national origin of individual applicants on the based in the second control of the second	nation against applicants seeking to be furnish this information, but are encouraged ating your application or to discriminate but to furnish it, we are required to note the
Ethnicity: Hispanic or <i>Latino</i> Not Hispanic or Latino	§
Race: (Mark one or more) White Black or African American American Indian/Alaska Native Native Hawaiian or Other Pacific Islander	Asian
Gender: Male Female	
Revised Date: Revisi	on #:

#### **Background Checks**

All applicants may be subject to background checks.

In the interest of insuring that 'public' benefits provided to any applicant for either tax incentives, loans or a combination of both is being provided to an individual or company of good reputation, the Agency reserves the right, and the applicant hereby acknowledges the Agency's right, to conduct a thorough background check using whatever methods the Agency deems appropriate.

Signature of Applicant

9/20/2021

Date

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

## **Adirondack Hearing Innovations BUSINESS PLAN**

#### Prepared by:

Trudy Latimer With Assistance from NYS SMALL BUSINESS DEVELOPMENT CENTER at Jefferson Community College Watertown, New York 13601

23685 Cemetery Rd Felts Mills, New York 13638 315-221-4034 adirondackhearing@yahoo.com

#### I. EXECUTIVE SUMMARY

Adirondack Hearing Innovations (referred to from hereon in as the "Company") is intended to be established as a Sole Proprietorship at 23685 Cemetery Rd, Felts Mills, New York 13638 with the expectation of rapid expansion in the hearing screening / hearing aid dispensary industry. The Company solicits financial backing in order to be able to introduce its new product (described below).

#### **Business Description**

The Company shall be formed as Sole Proprietorship under New York state laws and headed by Trudy Latimer.

I have 13 years' experience in the Hearing Industry. I worked for a local company and managed my own office. The average revenue for the fiscal year was between \$175,000-\$250,000 in hearing aid sales. I was the only Specialist at that location.

The Company will employ 1 full-time employees and part-time employees.

#### **Business Mission**

Our mission is to improve quality of life by reducing barriers in the workplace, home, public venues as well as every day life events. We will support our hearing loss communities with a wide range of instrument styles and technologies, designed to match the unique nature of their hearing loss and lifestyle. Assistive technology that will improve, access and ensure success in meeting life goals. We will take the time to get to know each person's unique hearing needs so we can find the best hearing solutions to fit there specific needs. My thirteen years of Experience has given me the ability to treat each case differently. Giving the individual the Confidence to take the first Step toward better hearing.

#### Product

The Company's primary product will be Hearing Aids: The individual will be screened for hearing loss. If individual has a loss the options will be explained, and hearing aids would be fitted per individual situation.

#### **Funding Request**

The Company requests a total loan of \$8,000.00 over the course of per loan agreement, to be used for the following purposes:

To buy Otoscope w/ specula

Audiometer with inserts and/or headphones, insert ear foams, Tympanometer

Otoacoustic emissions equipment,

Real Ear system,

Bench grinder and/or Dremel

Computer(s)Cerumen management equipment,

Noahlink HiPro 2 Noahlink Wireless

Infection control products (Cavi-wipes, Audiologist's choice, gauze pads, TDH headphone covers if desired, etc) \*\*\*Grinding tools (sandpaper, grinding caps in multiple grains, goggles, etc)

- \*\*\*Earmold supplies (tubing, reamers, otoblocks, blower bulb, tubing expanders, earmold impression material, bite blocks, vent trees
- \*\*\*Manufacturer-specific pin removal tools
- \*\*\*Magnets for telecoil
- \*\*\*Manufacturer receivers and domes(with RIC receiver wire measuring tool)
- \*\*\*Demo aids w/ compatible chargers (FLEX:TRIALs)
- \*\*\*Manufacturer-specific programmers, as needed (for us this would just be iCube II for Tempus platform) \*\*\*Manufacturer software
- \*\*\*Programming cables (for us this would be for 10A and 312 omni DX/Tempus Insera instruments for current platform products) LOAN AMOUNT WILL COVER THE ABOVE EQUIPMENT NEEDED.

Purpose

**Loan Amount** 

Long-term debt payment is a key feature of the Company's financial plan. We expect to break even within a within 4 months' time period following the introduction of our product. Financial predictions suggest a minimum 100% return on investment by the conclusion of the financing period.

#### **II. BUSINESS SUMMARY**

#### **Industry Overview**

In the United States, the hearing screening / hearing aid dispensary industry presently makes hundreds of thousands of dollars in sales.

Research shows that consumers in this industry primarily focus on the following factors when making purchasing decisions: Hearing loss and the effects it has on everyday life. Also, how it effects the people around the one with hearing loss.

#### **Business Goals and Objectives**

#### Short Term:

To provide information that will help an induvial with quality of life through better hearing. As well as hire 2-3 employees with in a fiscal year.

#### Long Term:

To open second location within the north country.

#### **Legal Issues**

The Company affirms that its promoters have acquired all legally required trademarks and patents.

#### III. MARKETING SUMMARY

#### **Target Markets**

The Company's major target markets are as follows:

Adult Population, Military, industrial workers, Law enforcement, individuals with excessive noise in the workplace. Families with a history of hearing loss as well as individuals born with loss.

The estimated number of potential clients within the Company's geographic scope is 0.

#### **Promotional Strategy**

The Company will promote sales using the following methods:

Marketing will include online advertising, direct mailing, print aids and word of mouth.

#### Services

First-rate service is intended to be the focus of the Company and a cornerstone of the brand's success. All clients will receive conscientious, one-on-one, timely service in all capacities, be they transactions, conflicts or complaints. This is expected to create a loyal brand following and return business.

#### IV. FINANCIAL PLAN

#### 12-Month Profit and Loss Projection

Monthly expense for salaries and overhead

(projected):

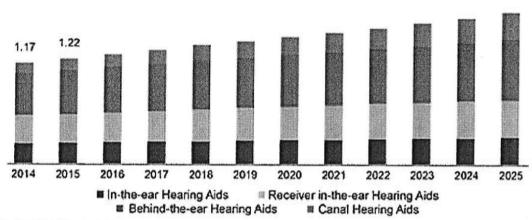
.Revenue and sales for first year of business \$120,000.00

\$700 /

(projected):

Gross profit for first year of business (projected): \$100,000.00





Source, www.grandviewresearch.com

	정성도 (이트랑스) 강경 경기에 교계하는 용어지?	dustrial Deve	lopment Ag	ency			Date	0/22/2021		
Project Su		1.00					March Margaret	9/23/2021		
	Renzi Foodserv			NAICS: 42-4410			Project #			
Location 901 Rail Drive, Wqatertown, NY 13601			Project Acres	Total Acres	-	School	Watertown C			
	9-0043-108				21.4		Project Type	Consrtruct W	arenous	
	y, LLC - Holding	THE STATE OF THE S		or Taxable	Tamble		Village	Watertaus		
		Varehouse & Refr	igeration	% Taxable	Taxable		Town	Watertown		
Total Proje	ect Costs	4,700,000					Jobs	2.5		
Land							Retained	245		\a\
	ture-Parking 20,000 Sq Ft		1,000,000 3,000,000				Added Total	275	( Ave. \$62,00	00)
Furniture 8	& Fixtures						Next Five Years	1	0	
Equipment	t						Construction Jo	bs		
Equip. /NY	S Production						Current Assess	ment	4,588,200	
Exemption							Addition Assess	sment	2,000,000	
Eng/Arch F							Common transfer of the state of			
Finance Ch							Agency Fee	\$94,000		
Legal Fees	20 C 20 C 27 C 20 C 20 C 20 C 20 C 20 C						App Fee Paid	45757 (45)4603040		
Solar Insta	llation Labor	0					Agency Fee is o	alculated bas	ed on the fee	schedule
Other-Soft		900	700,000			ē.	on the Applica	tion. This proj	ect is under \$	10 Million
Total			4,700,000	50% Taxable	2,350,000		so the fee is 29	6 of Total Proj	ect Costs.	
Sales Tax E	exemption				Watertown	Tax Rates		% Distribution	1	
Taxable M		2,350,000			County	8.068229	2021	0.28995987		
randole ivi		2,220,000			City	8.945		0.32146968		
4% County	Tax	94,000	0		School	10.812101		0.38857045		
4% NYS Tax		94,000	-			27.82533		1		
		188,000					,			
Mortgage I	Recording Tax					Total				
	ge Amount	\$2,820,000				<b>Project Costs</b>		4,700,000		
MRT Saving		21,150				ESD Grant	880,000			
						NY Sun Award				
						Total Grants		880,000		
						Net Project Co	sts		3,820,000	
Ten Year 50	0%	■6150 N/ T	PILOT	W/O PILOT						
PILOT	Exempt	Payment	PAYMENT	Project Taxes		County	City	School	Total	
Year 1	100%	0%	0.00	55,650.66		0.00	0.00	0.00	0.00	
Year 2	100%		0.00	55,650.66		0.00	0.00	0.00	0.00	
Year 3	100%		0.00	55,650.66		0.00	0.00	0.00	0.00	
Year 4	100%		0.00	55,650.66		0.00	0.00	0.00	0.00	
Year 5	100%	0%	0.00	55,650.66		0.00	0.00	0.00	0.00	
Year 6	50%	50%	27,825.33	55,650.66		8,068.23	8,945.00	10,812.10	27,825.33	
Year 7	50%	50%	27,825.33	55,650.66		8,068.23	8,945.00	10,812.10	27,825.33	
Year 8	50%	50%	27,825.33	55,650.66		8,068.23	8,945.00	10,812.10	27,825.33	
Year 9	50%	50%	27,825.33	55,650.66		8,068.23	8,945.00	10,812.10	27,825.33	
Year 10	50%	50%	27,825.33	55,650.66		8,068.23	8,945.00	10,812.10	27,825.33	
Year 11	0%	100%	55,650.66	55,650.66		16,136.46	17,890.00	21,624.20	55,650.66	
Year 12	0%	100%	55,650.66	55,650.66		16,136.46	17,890.00	21,624.20	55,650.66	
Year 13	0%	100%	55,650.66	55,650.66		16,136.46	17,890.00	21,624.20	55,650.66	
Year 14	0%	100%	55,650.66	55,650.66		16,136.46	17,890.00	21,624.20	55,650.66	
Year 15 _	0%	100%	55,650.66	55,650.66		16,136.46	17,890.00	21,624.20	55,650.66	
_	7.50		417,379.95	834,759.90		16,136.46	134,175.00	162,181.52	417,379.95	
			50%							

-20-

Cost-Benefit Analysis for Renzi Food Service/MLRRealty LLC  Prepared by Jefferson County LDC using InformAnalytics	

## **Executive Summary**

INVESTOR

MLR ( Renzi

Food Service)

TOTAL JOBS

440 Ongoing;

47 Temporary

TOTAL INVESTED

\$4.7 Million 901 R

901 Rail Drive. Watertown. NY 13601

LOCATION

TIMELINE
15 Years

15 Years

F1 FIGURE 1

Discounted\* Net Benefits for Renzi Food Service/MLRRealty LLC by Year

Total Net Benefits: \$319,079,000



## Proposed Investment

MLR (Renzi Food Service) proposes to invest \$4.7 million at 901 Rail Drive. Watertown. NY 13601 over 15 years.

Jefferson County LDC staff summarize the proposed with the following: Construct a 20.000 Sq. Ft Warehouse and Refrigeration Building

T1 TABLE 1

F4 FIGURE 4

**Proposed Investments** 

Location of Investment

Description

Amount

CONSTRUCTION SPENDING

20,000 Sq Ft Building

\$4,700,000

Total Investments

\$4,700,000

Discounted Total (2%)

\$4,700,000

May not sum to total due to rounding.

## 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 MLR (Renzi Food Service).

Description	Nominal Value	Discounted Value*
Property Tax Exemption	\$403,000	\$376,000
Sales Tax Exemption	\$188,000	\$188,000
Mortgage Recording Tax Exemption	\$21,000	\$21,000
Total Costs	\$612,000	\$585,000

May not sum to total due to rounding.

<sup>\*</sup> Discounted at 2%

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	\$242,523,000	\$103,308,000	\$345,831,000
To Private Individuals	\$239,041,000	\$102,000,000	\$341,042,000
Temporary Payroll	\$1,623,000	\$399,000	\$2,022,000
Ongoing Payroll	\$237,419,000	\$101,601,000	\$339,019,000
To the Public	\$3,482,000	\$1,308,000	\$4,789,000
Property Tax Revenue	\$417,000	N/A	\$417,000
Temporary Sales Tax Revenue	\$21,000	\$5,000	\$26,000
Ongoing Sales Tax Revenue	\$3,043,000	\$1,302,000	\$4,346,000
STATE BENEFITS	\$14,363,000	\$5,286,000	\$19,649,000
To the Public	\$14,363,000	\$5,286,000	\$19,649,000
Temporary Income Tax Revenue	\$72,000	\$18,000	\$89,000
Ongoing Income Tax Revenue	\$11,227,000	\$3,961,000	\$15,188,000
Temporary Sales Tax Revenue	\$21,000	\$5,000	\$26,000
Ongoing Sales Tax Revenue	\$3,043,000	\$1,302,000	\$4,346,000
Total Benefits to State & Region	\$256,886,000	\$108,594,000	\$365,480,000
Discounted Total Benefits (2%)	\$224,726,000	\$94,938,000	\$319,664,000

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	\$302,481,000	\$477,000	634:1
State	\$17,183,000	\$108,000	159:1
Grand Total	\$319,664,000	\$585,000	547:1

#### May not sum to total due to rounding.

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.

<sup>\*</sup> Discounted at 2%

## Application to

## Jefferson County Industrial Development Agency (JCIDA)

Tax Exempt Bond Financing
<b>Taxable Bond Financing</b>
Lease Leaseback Transaction

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

Applicant (Company) Name: (Renzi Foodservice) MLR Realty, U.C.	
Applicant Address: 901 Rail Drive, Watertown, NY 13601	
Phone: 315-788-5610	
E-mail: shaunpleskach@renzi.net	
Application Date: August 15, 2021	-
Internal Use Only Staff Signature and Date of Submission:  Dan Dan Dembreo	
Revised Date: , Revision # // Completed Application Date: 9/15/2 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 series.

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

Desired Deter	. Revision #:	
Revised Date:	, Revision #:	

#### Section I: Applicant Information

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

A) Applicant Information-company receiving b	penefit:
Applicant Name Renzi Foodservice MLR	R000+ 11C
Applicant Address: 901 Rail Drive, Watertown, N	
Phone: 315-788-5610	Fax:
Website: renzifoodservice.com	E-mail: shaunpleskach@renzi.net
Federal ID#: 16-1610963	NAICS: 42-4410
Will a Real Estate Holding Company be utilized to	own the Project property/facility? 🗓 Yes or 🗌 No
What is the name of the Real Estate Holding Comp	
Federal ID#: 20-0217247	
State and Year or Incorporation/Organization: Ne	w York, 2001
List of stockholders, members, or partners of Real I	Estate Holding Company:
John M. Renzi, Michael J. Renzi, David A. Renzi	
B) Individual Completing Application:	
Name: Shaun Pleskach	
Title: Sr. Director of Finance and Administration	MA
Address: 901 Rail Drive, Watertown, NY 13601	
Phone: 315-788-5610	Fax:
E-Mail: shaunpleskach@renzi.net	rax.
C) Company Contact (if different from Section I	3 above):
No.	
Name:	
Title:	(
Phone:	Fax:
G-Mail:	Tax
Pavised Date:	sion #.

D) Company Counsel:	
Name of Attorney:	
Firm Name:	
Address:	
Phone:	Fax:
E-mail:	
E) Identify the assistance being requested of	of the Agency (select all that apply):
1. Exemption from Sales Tax	✓ Yes or  ✓ No
2. Exemption from Mortgage Tax	☑ Yes or □ No
3. Exemption from Real Property Tax	✓ Yes or  ✓ No
4. Tax Exempt Financing *	☐ Yes or ☐ No
* (typically for not-for-profits and qua	alified small manufacturers)
F) Applicant Business Information (check	appropriate category):
Corporation	Partnership
Public Corporation	Joint Venture
Sole Proprietorship	Limited Liability Company
verenza ana di Santano	
Year Established: 2001	
State in which Organization is establish	
	s, or partners with % of ownership greater than 20%: <u>% of ownership</u>
John M. Renzi	36.9
Michael J. Renzi	36.9
David A. Renzi	26.2
I) Applicant Business Description:	
escribe in detail company background, produ	acts, customers, goods and services. Description is critical
determining eligibility:	
Renzi Foodservice is a broadline foodservice distributor headquartered in Wa and operated foodservice distributors in Upstate, WY. Our sales territories co- and other local segments including healthcare facilities, Colleges and Univers	alertown, NY. The Company began business in 1977 and has grown to be one of the largest family owned horthers <del>, Southern and Western NY. Our sales are generated from independent, locally owned</del> res sities, K-12 Schools, and the military.
Estimated % of sales within Jefferson C	County: 25%

Estimated % of sales	s outside Jefferson County, but within New York State: 75%
Estimated % of sales	s outside New York State but within the U.S.: 0%
Estimated % of sales	s outside the U.S. 0%
(*Percentage to equa	ıl 100%)
I) What percentage of your	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.
We utilize local vendors and	tation including estimated percentage of local purchases. I suppliers whenever we are able. Unfortunately, many of the supplies we need for o d outside of the County and outside of NY State.
	Section II: Project Description & Details
A) Project Location:	
List your current operation(s) 901 Rail Drive, Watertown, NY 1360	locations in Jefferson County:
	locations in New York State: and Ulica. Depot's located in Malone and Syracuse.
List the Proposed Project loca	ation(s):
Provide the Property Address 901 Rail Drive, Watertown, NY 1360	
	roject result in the removal, or reduction of an industrial or manufacturing one area of New York State to Jefferson County; or within Jefferson County?
☐ Yes or 1	
VANDALES III PARTE III III III III III III III III III I	e details
	*
	g.
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Applicant located within New York State?
Applicant located within New York State:
☐ Yes or No ☑
If Yes, please provide details
WELL I Devel Device to the closed or
Will the Proposed Project cause Applicant's current operations within Jefferson County to be closed or be subjected to reduced activity?
Yes or 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 State or Jefferson
County?
Yes or No 🗸
If Yes, please provide details
201200 0 0042 108
SBL Number for Property upon which proposed Project will be located: 221800 9-0043-108
What are the current real estate taxes on the proposed Project Site? \$\frac{\$117K}{}\$
If amount of current taxes is not available, provide assessed value for each:
Land: \$ Buildings(s): \$
** If available please include a copy of current tax bill.
Are Real Property Taxes current?  Yes or  No. If no, please explain
Town/City/Village: School District:
Does the Applicant or any related entity currently hold fee title to the Project site?  Yes or  No
If No, indicate name of present owner of the Project Site:
Does Applicant or related entity have an option/contract to purchase the Project site? ☐ Yes or ☑ No
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This project will involve all aspects of the planning, engineering, and construction of a 20,000 square foot addition to our main refriger and distribution center located at 901 Rail Drive, Watertown, NY. The proposed renovation and expansion project will consist of the at 10,000 square foot refrigerated dock/staging area with 8 dock doors and the addition of 10,000 square feet of dry storage to our warel	ddition of a
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):	
We have proven for the last 20 years that an increase in sales creates the need for additional capacity, which in turn creates the need workforce to manage that capacity. We have sustained \$82 million in growth over the last 14 years and are projecting an additional \$3 million increase over the next 5 years. In order to sustain our growth and to increase our local workforce, we have determined that a list necessary. With the cost of construction being at an all-time high, funding from these programs would have a significant impact in mand those of the North Country as it relates to the creation of jobs and related opportunities	20 puilding expansion
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 or No	
✓ Yes or ☐ No  If Yes, please provide details: Reference the answer to the next 2 questions	
If Yes, please provide details: Reference the answer to the next 2 questions  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	
If Yes, please provide details: Reference the answer to the next 2 questions  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:  This project advances the North Country Region's tradable sectors strategy to "maintain, establish, and expand storage, processing, an systems in the Region to promote the sale of value-added agricultural products that are sold locally, regionally, and globally. It will further than the country of the sale of value added agricultural products that are sold locally, regionally, and globally. It will further than the country of the sale of value added agricultural products that are sold locally, regionally, and globally. It will further than the provided curbside deliveries and particultural products that are sold locally, regionally, and globally. It will further than the provided curbside deliveries and particultural products that are sold locally, regionally, and globally. It will further than the provided curbside deliveries and particultural products that are sold locally, regionally, and globally. It will further than the provided curbside deliveries and particultural products that are sold locally, regionally, and globally. It will furthe than the provided curbside deliveries and particultural products that are sold locally, regionally, and globally.	her articipated in loca f),
	her articipated in loca f),
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:  This project advances the North Country Region's tradable sectors strategy to "maintain, establish, and expand storage, processing, as systems in the Region to promote the sale of value-added agricultural products that are sold locally, regionally, and globally. It will further that the strategy of the pandemic when we provided curbside deliveries and particultural products that are sold locally, regionally, and globally. It will further that the strategy of the pandemic when we provided curbside deliveries and particultural products that are sold locally, regionally, and globally. It will further that the pandemic when we provided curbside deliveries and particultural products that are sold locally, regionally, and globally. It will further that the pandemic of curbside deliveries and particultural products that are sold locally, regionally, and globally. It will further that the pandemic of curbside deliveries and particultural products that are sold locally, regionally, and globally. It will further that the pandemic of curbside deliveries and particultural products that are sold locally, regionally, and globally. It will further that the pandemic of curbside deliveries and particultural products that are sold locally, regionally, and globally. It will further that the pandemic when we provided by the Agency.	her articipated in loca i), for upward fon and

D) Site Characteristics:
Describe the present use of the proposed Project site:  This facility serves as our central food distribution hub for serving customers throughout the Region and across New York State.
Will the Project meet zoning/land use requirements at the proposed location? ✓ Yes or ☐ No  If Yes, please provide local zoning reference that applies:
Describe the present zoning/land use:  Other Storage  Describe required zoning/land use, if different:  N/A
If a change in zoning/land use is required, please provide details/status of any request for change 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 property? If yes, please explain: No
Have site plans been submitted to the appropriate planning board or department?  Yes or No  ** If yes, please provide the Agency with a copy of the related State Environmental Qual Review Act ("SEQR") Environmental Assessment Form that may have been required to be submit along with the site plan application to the appropriate planning department. Please provide the Ager with the status with respect to any required planning department approval:
Has the Project received site plan approval from the planning department? ☑ Yes or ☐ No.  If Yes, please provide the Agency with a copy of the planning department approval along w the related SEQR determination.
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E) Has a Phase I Environmental Assessment been prepared, or will one be prepared with respect to the proposed project site?  Yes or  No If yes, please provide a copy.
F) 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?  ☐ Yes or ☑ No. If yes, please provide copies of the study
G) Provide any additional information or details:
H) 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 Back Office  Acquisition of Existing Facility Retail  Housing Mixed Use  Equipment Purchase 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: Ves or 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.
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#### I) Project Information:

Estima	ted costs in connection with Project:		
1.	Land and/or Building Acquisition:		\$0.00
	sq	uare feet	
2.	New Building Construction:sq		\$ 0.00
3.	New Building Addition(s): 20,000 sq	uare feet	\$ <u>3,000,000</u>
4.	Infrastructure Work		\$ <u>0.00</u>
5.	Reconstruction/Renovation: squ	uare feet	\$ <u>0.00</u>
6.	Manufacturing Equipment:		<u>\$0.00</u>
7.	Non-Manufacturing Equipment (furniture, f	ixtures, etc.):	\$_0.00
8.	Soft Costs: (professional services, etc.):		<u>\$</u> 700,000
9.	Other, Specify: Parking lot expansion a	and roadway	<u>\$1,000,000</u>
TOTAL Capital Costs: <u>Project refinancing; estimated amount</u> (for refinancing of existing debt only)		<u>\$4,700,000</u>	
		\$0.00	
Source	s of Funds for Project Costs:		
Bar	k Financing:		<u>\$</u> 2,820,000
Equity (excluding equity that is attributed to grants/tax credits)		\$ <u>1,000,000</u>	
Tax	Tax Exempt Bond Issuance (if applicable)		\$ 0.00
Taxable Bond Issuance (if applicable)		\$ 0.00	
Public Sources (Include sum total of all state and federal grants and tax credits)		\$_0.00	
	Identify each state and federal grant/credit:		
	ESD grant		\$ 880,000
			\$
			\$
			\$
Tota	al Sources of Funds for Project Costs:		\$ <u>4,700,000</u>
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Have any of the above costs been paid or incurred as of the date of this Application? ✓ Yes or ☐ No
If Yes, describe particulars: We have made payments on the "soft costs" of the project specifically for planning, design and engineering
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): \$
Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage Amount as indicated above multiplied by%):  \$
Construction Cost Breakdown:
Total Cost of Construction \$4,700,000 (sum of 2,3,4,5, and/or 7 in Question I, above)
Cost for materials:  % sourced in Jefferson County:  % sourced in New York State List major material suppliers if known  \$
Cost for labor:   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:
\$ <u>2,350,000</u>
Estimated State and local Sales and Use Tax Benefit (product of 8 % multiplied by the figure, above):
<u>\$ 188,000</u>
** 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.
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Real Property Tax Benef	it:		
	ribe if the Project v	vill utilize a real	property tax exemption benefit OTHER
Project Costs as contained PILOT Benefit abatement	herein and anticipa amount for each ye	ated tax rates and ar of the PILOT	nt of PILOT Benefit based on estimated assessed valuation, including the annual benefit year and the sum total of PILOT in Section II(I) of the Application.
	s financed from Pub	lic Sector sources	burces: Agency staff will calculate the based upon Sources of Funds for Project
J) For the proposed facility	y, please indicate the	e square footage fo	or each of the uses outlined below:
*If company is paying for I			
	Square Footage	Cost	% of Total Cost of Project
Manufacturing/Processing			
Warehouse	20,000	\$4,700,000	100%
Research & Development			
Commercial			
Retail (see section K)			
Office			
Specify Other			
2. Estimated comple	ition of equipment o	r construction of f	facilities: October, 2021
anve w an entimate of the first of	<ul> <li>Endowner and environmental subsequent and environment</li> </ul>	CONTRACTOR SOURCES AND A CONTRACTOR	ns:
4. Have construction			Y No
<ol><li>Has Financing be</li></ol>	en finalized? 🗌 Ye	es or 🖾 No	

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and a comp totaling the	lete project bu e amount of	dget. The complete p the new building	project budget should in	of executed construction clude all related construction building addition (apployment:	ction costs
11 (2) 20 32 32 43 4	100	cessary to retain exist		☐ Yes or ☑ No	
		Current # of jobs at proposed project location or to be relocated at project location	GRANTED – project the number of FTE jobs to be RETAINED	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE jobs to be CREATED upon THREE Years after Project completion	
	**Full time (FTE)	245	245	30	

\*\* 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			
Professional	6	\$70,000 - \$80,000	8% of salary
Administrative			
Production			
Transportation/Logistics	15	\$62,000 - \$65,000	8% of salary
Warehousing	9	\$42,000 - \$45,000	8% of salary
Other		A STATE OF THE STA	
TOTAL	30		

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

Location Address	Refer to the project location section above
Full time	
Part Time	
Total	
N) Will any of the facilities describe	ed above be closed or subject to reduced activity?   Yes or   No
	d above are located within the State of New York, and you answered tocomplete Section IV of this Application.
determine the Financial Assistance acknowledges that the transaction number of jobs and create the numb	y utilize the foregoing employment projections, among other items, to that will be offered by the Agency to the Applicant. The Applicant documents may include a covenant by the Applicant to retain the er of jobs with respect to the Project as set forth in this Application.  bly necessary to prevent the Applicant from moving out of New York
If yes, please explain and identify t	Out of Jefferson County?  Yes or  No.  The other locations being investigated, type of assistance offered and favailable:
P) What competitive factors led you State?	to inquire about sites outside of Jefferson County or New York
Agencies?   Yes or   No.  Have you applied, or intend to apply  If yes, please identify which agence	for additional Grant Funding, or tax incentives?  Yes or No. ies and what other Local, State and/or Federal assistance and the
	that is anticipated to be received: ESD Grant and Excelsior Tax Credits , 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 of other sources) consist of facilities or property that are or will be primarily used in making sales of goods or services to customers who personally visit the project site?  For purposes of Question A, the term "retail sales" means (i) sales by a registered vendor unde 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), of (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 of the retail determination and proceed to section V.  If the answer to A is Yes AND the answer to Question B is greater than 33.33%, 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?  Yes or No  If yes, please provide a third party market analysis or other documentation supporting your response.  3. Is the predominant purpose of the Project to make available goods or services which would not, but for the Project, be reasonably 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?  Yes or No	I lease an	swer the following.
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), of (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 of the retail determination and proceed to section V.  If the answer to A is Yes AND the answer to Question B is greater than 33.33%, 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?  Yes or No  If yes, please provide a third party market analysis or other documentation supporting your response.  3. Is the predominant purpose of the Project to make available goods or services which would not, but for the Project, be reasonably 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?  Yes or No  If yes, please provide a third party market analysis or other documentation supporting your large.	ot	ther sources) consist of facilities or property that are or will be primarily used in making sales of
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), of (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 of the retail determination and proceed to section V.  If the answer to A is Yes AND the answer to Question B is greater than 33.33%, 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?  Yes or No  If yes, please provide a third party market analysis or other documentation supporting your response.  3. Is the predominant purpose of the Project to make available goods or services which would not, but for the Project, be reasonably 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?  Yes or No  If yes, please provide a third party market analysis or other documentation supporting your large.	-52	No. (If the answer is yes, please continue. If no, proceed to section V
primarily used in making sales of goods or services to customers who personally visit the project.    Will 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 AND the answer to Question B is greater than 33.33%, indicate which of the following questions below apply to the project:    Will the Project be operated by a not-for-profit corporation	A: ret	rticle 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the tail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or
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?  ☐ Yes or ☐ No  If yes, please provide a third party market analysis or other documentation supporting your response.  3. Is the predominant purpose of the Project to make available goods or services which would not, but for the Project, be reasonably 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?  ☐ Yes or ☐ No  If yes, please provide a third party market analysis or other documentation supporting your	pri	imarily used in making sales of goods or services to customers who personally visit the project?  O  %. If the answer is less than 33% do not complete the remainder
<ol> <li>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?</li></ol>		
the economic development region (list specific County or ED region) in which the project will be located?  Yes or No  If yes, please provide a third party market analysis or other documentation supporting your response.  3. Is the predominant purpose of the Project to make available goods or services which would not, but for the Project, be reasonably 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?  Yes or No  If yes, please provide a third party market analysis or other documentation supporting your	1.	Will the Project be operated by a not-for-profit corporation \( \subseteq \text{Yes or } \subseteq \text{No.} \)
3. Is the predominant purpose of the Project to make available goods or services which would not, but for the Project, be reasonably 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?  Yes or No  If yes, please provide a third party market analysis or other documentation supporting your	the	economic development region (list specific County or ED region) in which the project will be ated?
not, but for the Project, be reasonably 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?		
If yes, please provide a third party market analysis or other documentation supporting your	not the	, but for the Project, be reasonably accessible to the residents of the municipality within which proposed Project would be located because of a lack of reasonably accessible retail trade
		☐ Yes or ☐ No
Revised Date:, Revision #:	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?
☐ Yes or ☐ No.
If yes, explain
5. Is the Project located in a Highly Distressed Area?  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?   ☐ Yes or  ☐ 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) \( \subseteq \text{Yes} \) or \( \subseteq \text{No. How many years?} \)
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
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D)	Does the site have historical significance?  Yes or  No
E)	Are you applying for either State/Federal Historical Tax Credit Programs?
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 form of signed letters from these entities:
Н)	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:
Revi	sed 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	Estimated New Assessed Value of Property	County Tax Rate/1000	Local Tax Rate (Town/City/Village)/1000	School Tax Rate/1000
Renovation Costs	Subject to IDA*			

<sup>\*</sup>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		7					
5							
6							
7							
8							
9							
10							
TOTAL							

<sup>\*</sup>Estimates provided are based on current property tax rates and assessment values

Revised Date:	, Revision #:	
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#### 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. Sales Tax+	Est. Mortgage T	ax+ Other)/Total Proje	ect Costs: %
	complete a Co	ost-Benefit analys	is using information co	
			Certifications and Ind	
	the Applicant	receives, JCIDA		plicant receiving, and <u>must b</u> Section I through Section V
onfirms Renzi Tods Application (the	"Applicant"),	that he/she	is the <u>Hos</u> corporation or other e ad the foregoing Applic	ed representative of Applican (title) (entity) named in the attached cation and knows the content Agency and as follows:
the A from empl State admi	applicant under the Agency, e oyment opportu Department on nistrative entity	stands and agrees xcept as otherwise inities created as a of Labor Commu (collectively with	that, if the Project rece e provided by collective result of the Project with mity Services Division the DOL, the "JTPA Est	York General Municipal Lavelves any Financial Assistance bargaining agreements, new II be listed with the New York (the "DOL") and with the ntities") of the service deliverablic Law 97-300) ("JTPA") is

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

Document Date: 2/2/2021

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

which the Project is located.

B.

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, Certification 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 E1527-05, 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 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.

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Revised Date:	, Revision #:	
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- 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 harmless 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 \$ application and publication fee (the "Application Fee");
(ii)	a \$ expense deposit for the Agency's Counsel Fee Deposit
(iii)	Unless otherwise agreed to by the Agency, an amount equal to percent

(iv) All fees, costs and expenses incurred by the Agency for (1) 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 #:
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- J. If the Applicant fails to conclude or consummate the 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 Applicant is unable to find buyers willing 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 incurred 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 "Termination and Recapture Policy"). The Applicant covenants and agrees that it fully understands that the Termination 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 further 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.
- O. 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 #:	

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- 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.:
John Reh 21 , being first duly sworn, deposes and says:
1. That I am the <u>President</u> (Corporate Office) of <u>Renzi Foodsewice Mir leafug</u> (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 8 day of Scotember, 2021.
(Notary Public)
ALEXSIS MINNICK
NOTARY PUBLIC-STATE OF NEW YORK
No. 01 MI6382126
Qualified in Jefferson County My Commission Expires 10-22-2022
Z = 200 Expires 10-22-2022

, Revision #:

Revised Date:

### Short Environmental Assessment Form Part 1 - Project Information

#### Instructions for Completing

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

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

Part 1 – Project and Sponsor Information  Name of Action or Project:  Renzi Foodservice 2021 Expansion Project  Project Location (describe, and attach a location map):  Renzi Foodservice, 901 Rail Drive Watertown, NY  Brief Description of Proposed Action:  The Renzi Foodservice 2021 Expansion project includes a 38,170 SF warehouse building addition on the northeast side of the existing office and warehouse facility and associated site and utility improvements.  Name of Applicant or Sponsor:  Renzi Foodservice - Attn: John Renzi  Address:  901 Rail Drive	d
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Name of Applicant or Sponsor:  Renzi Foodservice - Attn: John Renzi  Address:  901 Rail Drive	4
Renzi Foodservice - Attn: John Renzi  Address:  901 Rail Drive	
Address:  901 Rail Drive	
Address: 901 Rail Drive	
City/PO:	
City/PO: State: Zip Code:	
Watertown NY 13601	
administrative rule, or regulation?	YES
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?	YES
If Yes, list agency(s) name and permit or approval: NYS DEC - SPDES Permit; NYS DEC - Joint Permit  USACE - Joint Permit; City of Watertown - Site Plan Approval	<b>✓</b>
3. a. Total acreage of the site of the proposed action?  b. Total acreage to be physically disturbed?  c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?  31.3 acres  31.4 acres  31.5 acres  31.6 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	
☐ Parkland	

5.	Is the proposed action, No.	0	YES	N/A
	a. A permitted use under the zoning regulations?		<b>V</b>	
	b. Consistent with the adopted comprehensive plan?	J	$\overline{V}$	
			NO	YES
6.	Is the proposed action consistent with the predominant character of the existing built or natural landscape?			<b>V</b>
7.	Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	$\top$	NO	YES
If	Yes, identify:	_ [	<b>7</b>	
		_		ш
8.	a. Will the proposed action result in a substantial increase in traffic above present levels?	-	NO	YES
30000	h Are public transportation convices quallable at or near the site of the proposed action?	-	$\overline{\mathbb{A}}$	Щ
	b. Are public transportation services available at or near the site of the proposed action?	L		$\checkmark$
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<b>✓</b>	
9.	Does the proposed action meet or exceed the state energy code requirements?		NO	YES
Iftl	ne proposed action will exceed requirements, describe design features and technologies:			
-		-   !		$\checkmark$
		-		
10.	Will the proposed action connect to an existing public/private water supply?	+	NO	YES
	LD D			
The I	If No, describe method for providing potable water:  puilding addition will connect to the existing building water supply. Existing exterior fire and domestic water facilities will be	-		$\checkmark$
	ated to accomodate the addition.	-		
11.	Will the proposed action connect to existing wastewater utilities?		NO	YES
	If No, describe method for providing wastewater treatment:	_		<u> </u>
	ouilding addition will connect to the existing building sanitary sewer. No new sanitary sewer mains or laterals will be constructe art of this project	d		$\checkmark$
				*****
	a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district ch is listed on the National or State Register of Historic Places, or that has been determined by the		NO	YES
Cor	nunissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the	Į.	$\checkmark$	
Stat	e 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			$\checkmark$
arcl	naeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?			
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?		МО	YES
			Ш	$\checkmark$
	b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			$\checkmark$
	es, identify the wetland or waterbody and extent of alterations in square feet or acres:	- [		V. 1
There	e are wetlands both on and adjacent to the site. A wetland and stream delineation report was completed by EDR in December	_		
2020	USACE is currently in the process of making a jurisdictional determination of the wetlands described in the EDR report.	_		

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/grasslands ☐ Early mid-successional		
☐ Wetland ☐ Urban ☑ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or	NO	YES
Federal government as threatened or endangered?		<b>V</b>
Indiana Bat, Northern Long	ш	
16. Is the project site located in the 100-year flood plan?	NO	YES
	$\checkmark$	
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,		
Will storm unto discharge Courts adiabate unaversity	<u></u>	一
Will storm water discharges flow to adjacent properties?		Щ
<ul> <li>Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?</li> <li>If Yes, briefly describe:</li> </ul>	Ц	$\checkmark$
Stormwater runoff will be directed to one of two on-site stormwater basins prior to discharging west to an existing State wetland.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water	NO	YES
or other liquids (e.g., retention pond, waste lagoon, dam)?  If Yes, explain the purpose and size of the impoundment:		
The project will include expansion of one (1) existing infiltration basin and construction of one new infiltration basin.	Ш	$\checkmark$
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
If res, describe.	<b>✓</b>	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or	NO	YES
completed) for hazardous waste?  If Yes, describe:		
		Ш
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BES	ST OF	
Applicant/sponsor/name: Renzi Foodservice - Attn: John Renzi Date: 7/19/2/		
Signature:Title: 7/19 Pusidut		
/ 0		



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

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Cleveland
Providence
New York

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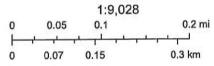
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat, Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No

Short Environmental Assessment Form - EAF Mapper Summary Report

## Renzi Foodservice 2021 Building Expansion







New York State, USDA FSA, GeoEye, Maxar

#### SHORT EAF SUMMARY REPORT:

Questions 12b, 13a, and 15 are answered automatically by the EAF mapper based upon limited digital mapping information that is available.

- Questions 12b, Archeological Sites, is answered yes due to the location of the historic railroad car maintenance turn-table located on the adjacent tax parcel number 9-43-101.231, northeast of the site. See Subdivision Final Plat, City Center Industrial Park, 11/21/2008, Jeff. Co. File #4655.
- Question 13a, Wetlands, is answered yes due to the location of wetlands and streams located on site and wetlands located adjacent to the site directly west of the City Center Industrial Park site. A wetland and stream delineation was performed by EDR. Locations of wetlands on and adjacent to the site can be seen on the site plans. USACE is currently in the process of making a jurisdictional determination of the wetlands described in the EDR report and a joint permit application has been sent to the DEC for disturbing area within 100' of a state wetland. The project will not disturb any Federal or State wetlands, only previously developed stormwater ponds and drainage swales.
- Question 15, Threatened or Endangered Species, is answered yes due to the listed presence of the Indiana Bat and Northern Long-Eared Bat near the project site as listed on the NYS DEC environmental mapper database. A letter has been sent to the DEC requesting further information.



NYS WBE/DBE Certified SBA Woman Owned Small Business (WOSB)

#### aubertinecurrier.com

522 Bradley Street Watertown, New York 13601

Phone: 315.782.2005 Fax: 315.782.1472

Managing Partner
Annette M. Mason, P.E.
Structural Engineer

Partners
Brian A. Jones, AIA.,
LEED AP BD+C
Architect

Matthew R. Morgia, P.E. Civil Engineer

Jayson J. Jones, P.L.S. Land Surveyor

### CITY OF WATERTOWN, NEW YORK



### PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

SUITE 305, CITY HALL 245 WASHINGTON STREET WATERTOWN, NEW YORK 13601-3362 TEL. (315) 785-7741 FAX (315) 785-7829

> MICHAEL A. LUMBIS PLANNING & COMMUNITY DEVELOPMENT DIRECTOR

> > August 19, 2021

Matthew R. Morgia, P.E. Aubertine and Currier, PLLC 522 Bradley Street Watertown, NY 13601

Re:

Site Plan Approval – 901 Rail Drive, Parcel Number 9-43-108.000

#### Dear Matthew:

At its August 16, 2021 meeting, the City Council of the City of Watertown considered your request for Site Plan Approval to construct a 38,170 SF building addition, an aggregate 59,304 square-foot (SF) asphalt parking and loading area expansion and associated site improvements at 901 Rail Drive, Parcel Number 9-43-108.000.

At that meeting, the City Council approved the site plan submitted to the City Planning and Community Development Department on August 3, 2021, contingent upon the following:

- 1. The applicant must obtain, minimally, the following permits prior to construction: Building Permit and Water Supply Permit.
- 2. The applicant shall coordinate the construction of the new truck access drive with the Jefferson County Industrial Development Agency (JCIDA), as the adjacent owner, prior to work commencing on the JCIDA property and shall provide the City and JCIDA a construction detail showing the proposed at grade road crossing of the rail spur.

Enclosed is a certified copy of the resolution adopted by the City Council for your records. All further permits and requirements for the project can be determined by contacting City Code Enforcement Bureau.

Sincerely,

Michael J. DeMarco

Planner

cc: John Renzi, Renzi Foodservice, 901 Rail Drive, Watertown, NY 13601 Dana Aikins, City Code Enforcement Supervisor

#### Resolution No. 8

#### August 16, 2021

#### RESOLUTION

Page 1 of 2

Approving the Site Plan for the Construction of a 38,170 sq. ft. Building Addition, an Aggregate 59,304 sq. ft. Asphalt Parking and Loading Area Expansion and Associated Site Improvements at 901 Rail Drive, Parcel Number 9-43-108.000

	YEA	NAY
Council Member HENRY-WILKINSON, Ryan J.	Х	
Council Member PIERCE, Sarah V.C.	Х	
Council Member RUGGIERO, Lisa A.	Х	
Council Member SPAZIANI, Leonard G.	_ X	
Mayor SMITH, Jeffrey M.	х	
Total	5	0

#### Introduced by

Council Member Ryan J. Henry-Wilkinson

WHEREAS Matthew R. Morgia, P.E. of Aubertine and Currier, PLLC on behalf of Renzi Foodservice, has submitted an application for Site Plan Approval for the construction of a 38,170 sq. ft. building addition, an aggregate 59,304 sq. ft. asphalt parking and loading area expansion and associated site improvements at 901 Rail Drive, Parcel Number 9-43-108.000, and

WHEREAS the City Planning Board reviewed the site plan at its meeting held on August 3, 2021 and voted to recommend that the City Council of the City of Watertown approve the site plan with the following conditions:

- 1. The applicant must obtain, minimally, the following permits prior to construction: Building Permit and Water Supply Permit.
- 2. The applicant shall coordinate the construction of the new truck access drive with the Jefferson County Industrial Development Agency (JCIDA), as the adjacent owner, prior to work commencing on the JCIDA property and shall provide the City and JCIDA a construction detail showing the proposed at grade road crossing of the rail spur.

And,

WHEREAS the City Council has reviewed the Full Environmental Assessment Form, responding to each of the questions contained in Part 2, and has determined that the project, as submitted, is a Type 1 Action and will not have a significant impact on the environment,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown declares that the proposed construction and site plan constitute a Type 1 Action for the purposes of SEQRA and hereby determines that the project, as proposed, will not have a significant impact on the environment, and

August 16, 2021

Resolution No. 8

#### RESOLUTION

Page 2 of 2

Approving the Site Plan for the Construction of a 38,170 sq. ft. Building Addition, an Aggregate 59,304 sq. ft. Asphalt Parking and Loading Area Expansion and Associated Site Improvements at 901 Rail Drive, Parcel Number 9-43-108.000

	YEA	NAY
Council Member HENRY-WILKINSON, Ryan J.	X	
Council Member PIERCE, Sarah V.C.	X	
Council Member RUGGIERO, Lisa A.	X	
Council Member SPAZIANI, Leonard G.	Х	
Mayor SMITH, Jeffrey M.	Х	
Total	5	0

BE IT FURTHER RESOLVED that it is an express condition of this Site Plan Approval that the applicant provide the City Engineer with a copy of any change in stamped plans forming the basis for this approval at the same time such plans are provided to the contractor. If plans are not provided as required by this condition of site plan approval, the City Code Enforcement Officer shall direct that work on the project site shall immediately cease until such time as the City Engineer is provided with the revised stamped plans. Additionally, any change in the approved plan, which, in the opinion of the City Engineer, would require Amended Site Plan Approval, will result in immediate cessation of the affected portion of the project work until such time as the amended site plan is approved. The City Code Enforcement Officer is directed to periodically review on-site plans to determine whether the City Engineer has been provided with plans as required by this approval, and

BE IT FURTHER RESOLVED by the City Council of the City of Watertown that Site Plan Approval is hereby granted to Matthew R. Morgia, P.E. of Aubertine and Currier, PLLC on behalf of Renzi Foodservice for the construction of a 38,170 sq. ft. building addition, an aggregate 59,304 sq. ft. asphalt parking and loading area expansion and associated site improvements at 901 Rail Drive, Parcel Number 9-43-108.000, and, as depicted on the site plan submitted to the City Planning and Community Development Department on July 20, 2021, contingent upon the applicant meeting the conditions listed above.

Seconded by: Council Member Lisa A. Ruggiero

RESOLUTION  By: Council Member Ryan J. Henry-Wilkinson  Date: August 16, 2021
By: Council Member Ryan J. Henry-Wilkinson Date: August 16, 2021
SUBJECT: Approving the Site Plan for the Construction of a 38,170 sq. ft. Building Addition, an Aggregate 59,304 sq. ft. Asphalt Parking and Loading Area Expansion and Associated Site Improvements at 901 Rail Drive, Parcel
Number 9-43-108.000

STATE OF NEW YORK

Jefferson County
CITY OF WATERTOWN

I, Ann M. Saunders, City Clerk of the City of Watertown, hereby certify that the within Resolution was adopted at a meeting of the City Council of said City, held <u>August 16, 2021</u> and that the same is the whole of said Resolution.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said City of Watertown, New York

City Clerk

Project Sur	말은 아이저는 사람들은 바라 그리다?	dustrial Deve		Para de la companya d			Date	9/22/2021	l	
Project 3	31606 FELT MIL	LS ( LIGHTSTAR )		NAICS:			Project #	- Laylance Control		
Location 3	31606 NYS RT,	3 FELT MILLS, NY	13638	Project Acres	<b>Total Acres</b>		School	Carthage		
Tax Parcel	76.09-1-42.1			53.6	5	-	Project Type	3 MW A/C		
Communit	. Distributed C			0/ of Deal	I NIVE TOW	County Tay	Village	Rutland		
Communit Total Proje	y Distributed G	5,500,000		% of Proj	NYS Tax	County Tax	Town Jobs	Kutiand		
Land	cccosts	3,300,000					Retained	c	)	
Lanu Infrastructi	ure						Added	2	î	
Building	uie						Total		5	
Furniture 8	Fivtures					÷	Next Five Year		0	
Equipment	를 위한지를 함께 함께 하다.						Construction Jo		10	
	5 Production				C		Current Assess		49,300	
Exemption						·	Final Assessme		2,982,000	
Eng/Arch F	ees								_,,_,	
Finance Ch							Agency Fee	\$110,000	) i	
Legal Fees	8						App Fee Paid	,0,000	3	
(2017년 - 111일 - 121일	lation Labor						Agency Fee is	calculated bas	ed on the fee	e sch
Other-Soft							on the Applica			
Total				<u> </u>			so the fee is 29			
100000000000000000000000000000000000000	7/2//								and the second s	
ales Tax E	xemption- WA	IVED			Rutland Tax			% Distributio	<b>-</b> 5:	
Total Mate	rial				County	12.21	2021	0.42147049		
nstillation(	@ 40%	0			Town	4.00	2021	0.13807387		
4% County	Tax	o	C	)	School	12.76	2020	0.44045564	<u>.                                      </u>	
1% NYS Tax		0	v.			28.97	n F	1		
		0	· ·							
Mortgage F	Recording Tax	WAIVED				Total				
	ge Amount		19			<b>Project Costs</b>	v.	0	ř.	
MRT Saving		0				Fed ITC Grant				
or comment of the New York						NY Sun Award				
						Total Grants		0		
			(Land)			Net Project Co	sts		0	
			W/O PILOT		<b>Total Tax</b>					enti.
PILOT	3	Land Payment	<b>Current Taxes</b>		No PILOT	County	Town	School	Total	Į.
ear 1	21,771.40	1,428.22	1,428.22		86,389	9,176.00	3,006.06	9,589.34		
ear 2	21,344.51	1,428.22	1,428.22		86,389	8,996.08	2,947.12		-35	
ear 3	20,925.99	1,428.22	1,428.22		86,389	8,819.69	2,889.33	9,216.97		
ear 4	20,515.68	1,428.22	1,428.22		86,389	8,646.75	2,832.68	9,036.25		
ear 5	20,113.41	1,428.22	1,428.22		86,389	8,477.21	2,777.14			
ear 6	19,719.03	1,428.22	1,428.22		86,389	8,310.99	2,722.68	8,685.36		
ear 7	19,332.38	1,428.22	1,428.22		86,389	8,148.03	2,669.30	8,515.06		
ear 8	18,953.31	1,428.22	1,428.22		86,389	7,988.26	2,616.96	8,348.09		
'ear 9	18,581.68	1,428.22	1,428.22		86,389	7,831.63	2,565.64	8,184.41		
ear 10	18,217.33	1,428.22	1,428.22		86,389	7,678.07	2,515.34	8,023.93		
'ear 11	17,860.13	1,428.22	1,428.22		86,389	7,527.52	2,466.02	7,866.60		
ear 12	17,509.93	1,428.22	1,428.22		86,389	7,379.92	2,417.66	7,712.35		
ear 13	17,166.60	1,428.22	1,428.22		86,389	7,235.22	2,370.26	7,561.13		
ear 14	16,830.00	1,428.22	1,428.22		86,389	7,093.35	2,323.78	7,412.87		
ear 15	16,500.00	1,428.22	1,428.22		86,389	6,954.26	2,278.22	7,267.52		
	285,341.38	21,423.32	21,423.32	306,764.69	1,295,828	120,262.97	39,398.19	125,680.22	285,341.38	
	1332%			1432%						
			New	Project Per Acre	Land		Current		Current	
lew Assess	ment		Assessment	<b>New Land</b>	Current		Assess	Project	Project	
	5MW	1MW	3	Assessment	Assess	Acres	Per Acre	Acreage	Assessment	Land
101.	310100									

\$4,970,000

**Emminger Appraisal 5MW** 

## Cost-Benefit Analysis for 31606 FELTS MILLS (LIGHTSTAR)

Prepared by Jefferson County LDC using InformAnalytics

## **Executive Summary**

INVESTOR

**TOTAL JOBS** 

**TOTAL INVESTED** 

LOCATION

TIMELINE

31606 FELTS MILLS 0 Ongoing; 55 Temporary \$5.5 Million

31606NYS RT. 3 FELTS MILLS, NY 13638 15 Years

F1 FIGURE 1

Discounted\* Net Benefits for 31606 FELTS MILLS (LIGHTSTAR) by Year

Total Net Benefits: \$1,917,000



## Proposed Investment

31606 FELTS MILLS proposes to invest \$5.5 million at 31606NYS RT. 3 FELTS MILLS, NY 13638 over 15 years.

Jefferson County LDC staff summarize the proposed with the following: 3MW/AC SOLAR

T1 TABLE 1

F4 FIGURE 4

**Proposed Investments** 

Location of Investment

Description

Amount

CONSTRUCTION SPENDING

Community Generated

Power

\$5,500,000

Total investments

\$5,500,000

Discounted Total (2%)

\$5,500,000

May not sum to total due to rounding.

## 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 31606 FELTS MILLS.

Description	Nominal Value	Discounted Value*
Property Tax Exemption	\$1,009,000	\$880,000
Total Costs	\$1,009,000	\$880,000

May not sum to total due to rounding.

<sup>\*</sup> Discounted at 2%

T3 TABLE 3

State & Regional Impact (Life of Project)

, A E

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

Description	Direct	Spillover	Total
REGIONAL BENEFITS	\$2,188,000	\$473,000	\$2,662,000
To Private Individuals	\$1,899,000	\$467,000	\$2,366,000
Temporary Payroll	\$1,899,000	\$467,000	\$2,366,000
To the Public	\$290,000	\$6,000	\$296,000
Property Tax Revenue	\$265,000	N/A	\$265,000
Temporary Sales Tax Revenue	\$24,000	\$6,000	\$30,000
STATE BENEFITS	\$108,000	\$27,000	\$135,000
To the Public	\$108,000	\$27,000	\$135,000
Temporary Income Tax Revenue	\$84,000	\$21,000	\$105,000
Temporary Sales Tax Revenue	\$24,000	\$6,000	\$30,000
Total Benefits to State & Region	\$2,297,000	\$500,000	\$2,797,000
Discounted Total Benefits (2%)	\$2,297,000	\$500,000	\$2,797,000

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	\$2,662,000	\$880,000	3:1
State	\$135,000	\$0	N/A
Grand Total	\$2,797,000	\$880,000	3:1

#### May not sum to total due to rounding.

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.

<sup>\*</sup> Discounted at 2%

# **Application to**

# Jefferson County Industrial Development Agency (JCIDA)

Tax	Exen	apt B	ond	Financin	g
Tax	able l	Bond	Fina	ancing	
Lea	se Le	aseba	ack [	<b>Fransactio</b>	n

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

Applicant (Company) Name: 31606 Felt Mills LLC			
Applicant Address:			
501 Boylston Street, Boston, MA 02116			
Phone:			
716-830-2653			
E-mail:			
scott.greenberg@lightstar.com			Y
Application Date: 9/17/2021			
Internal Use Only			
Staff Signature and Date of Submission:			
Revised Date:	_, Revision #:		
Completed Application Date:		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 series.

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 #:

### Section I: Applicant Information

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

### A) Applicant Information-company receiving benefit:

Applicant Name: 31606 Felt Mills LLC	
Applicant Address: 501 Boylston Street, Boston, M	//A 02116
Phone: 716-830-2653	<sub>Fax:</sub> n/a
Website: https://www.lightstar.com/	E-mail: scott.greenberg@lightstar.com
Federal ID#:	NAICS:
Will a Real Estate Holding Company be utilized to own	he Project property/facility?  Yes or  No
What is the name of the Real Estate Holding Company:	
Federal ID#:	
State and Year or Incorporation/Organization:	
List of stockholders, members, or partners of Real Estate	Holding Company:
B) Individual Completing Application:	
Name: Scott Greenberg	
Title: VP of Engineering and Operations	
Address: 501 Boylston Street, Boston, MA 02116	
Phone: 716-830-2653	Fax: n/a
E-Mail: scott.greenberg@lightstar.com	
C) Company Contact (if different from Section B abo	<u>ve</u> ):
Name:	
Title:	
Address:	
	Fax:
E-Mail:	,
Revised Date:, Revision #	

			4
D)	<u>C</u>	ompany Counsel:	
Nε	me	of Attorney:	
	ldre:		
Ph	one	::	Fax:
E-1	nail	I:	C 110
E)	Ide	entify the assistance being requested of	the Agency (select all that apply):
	1.	Exemption from Sales Tax	Yes or No
	2.	Exemption from Mortgage Tax	Yes or No
	3.	Exemption from Real Property Tax	Yes or No
	4.	Tax Exempt Financing *	Yes or X No
		* (typically for not-for-profits and quali	fied small manufacturers)
F)	Аp	oplicant Business Information (check a	ppropriate category):
		Corporation	Partnership
		Public Corporation	Joint Venture
		Sole Proprietorship	Limited Liability Company
		Other (please specify)	
		Year Established: 2020	
		State in which Organization is established	ed: New York
C)	Tic	st all Applicant stockholders, members	or partners with % of ownership greater than 20%:
G)	1113	Name	F100 A 100 100 100 100 100 100 100 100 10
NY	' Sc	olar 1000 LLC	100
H) .	Apr	plicant Business Description:	
			ets, customers, goods and services. Description is critical
		Table 1 Table	unity solar sites throughout the US.
			electricity that is trasnfer to the utility who then

Estimated % of sales within Jefferson County: 50

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

issues bill credits to local retail customers.

	, Revision #:						
If Yes, please p	rovide details						
0.000 100 100 100 100 100 100 100 100 10	or No 🔳						
70 10 e03e0e0 of r450 on 500	om: one area of New York State to Jefferson County; or within Jefferson County?						
Will the completion of	the Project result in the removal, or reduction of an industrial or manufacturing						
Telts Willis, 141 1500							
Felts Mills, NY 1363							
Provide the Property Ac 31606 NY 3 Felt Mil	ldress of the proposed Project:						
E 35	ct location(s) : Town of Rutland						
Charles of European Charles and State Control	chess and Orange counties.						
List your current operat	ion(s) locations in New York State:						
None.	ion(s) locations in Jefferson County:						
10 N S							
A) Project Location:							
	Section II: Project Description & Details						
	. All the consultants services has been procured locally.						
	irms in Jefferson County. Include list of vendors, raw material suppliers and percentages for each Provide supporting documentation including estimated percentage of local purchases.						
I) What percentage of your total annual supplies, raw materials and vendor services are purchas							
D. W							
(*Percentage to	equal 100%)						
	f sales outside the U.S. 0						
	f sales outside New York State but within the U.S.: 0						

Will the completion of the Project	ct result in the abandonment of one or more plants or facilities of the
Applicant located within New Yor	rk State?
Yes or No [	<b>=</b>
If Yes, please provide deta	ails
be subjected to reduced activity?	Applicant's current operations within Jefferson County to be closed or
Yes or No	
If Yes, please provide deta	nils
If Yes to any of the above three (3)	) questions, Applicant must complete Section IV of this Application.
	result in the abandonment, removal, or reduction of an industrial or igned competitor from one area of New York State or Jefferson
Yes or No	
If Yes, please provide deta	ils
SBL Number for Property upon wh	nich proposed Project will be located: 76.09-1-42.1
	es on the proposed Project Site? \$831.14
	ailable, provide assessed value for each:
Land: \$	Buildings(s): \$
** If available please include a co	py of current tax bill.
Are Real Property Taxes current?	Yes or No. If no, please explain
Town/City/Village: Rutland	School District: Cathage
7.7	entity currently hold fee title to the Project site?  Yes or  No ner of the Project Site: Esch Revocable Trust Dennis L
Does Applicant or related entity ha	ve an option/contract to purchase the Project site?  Yes or  No Revision #:
and the second s	

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): The projects area 4.09 MW DC (3 MW AC) solar photo-voltaic Community Distributed Generation project. Once completed, it will generate
electricity using solar photo-voltaic panels. The electricity produced by the project will be injected into the local National Grid distribution system.
National Grid will provide the Applicant with billing credits for the energy injected into their system, which the Applicant will then sell to National Grid
customers at a discounted rate, saving National Grid customers money on their electric bill. The PILOT Agreement, if approved by the IDA will
help generate long-term and stable tax revenue for the Town.
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): Since the School District and the Town have opted out of NYS RPTL 487, the project is not financially viable
at the full praperly tax rates imposed by the School District and line Town. In addition, the County has also indicated through a response ta the Applicant's notice of
Intent to develop the project, that it will require a separate PILOT agreement. IDA's financial assistance in the tarm of obtaining a consistent PILOT agreement
obtaining a consistent PILOT agreement with all the tax jurisdictions will help make the project financially viable, while generating stable long term tax revenue for the tax Jurisdictions.  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 or No  If Yes, please provide details: The full taxable rate is not supported by the project economics.
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:
If the Applicant is unable to obtain Financial Assistance for the Project, what will be the impact on the Applicant?  If the Applicant is unable to obtain the Financial Assistance for the project then it might have to abandon the Project.  The County/Town/School Distric will not receive the income generated from a PILOT, the landowner will lose the income generated
from the rent, and utility customers who would subscribers will lose an opportunity to save money on their electric bill.
C) Will Project include leasing any equipment  Yes or  No  If Yes, please describe:
Revised Date:, Revision #:

D) Site Characteristics:
Describe the present use of the proposed Project site: Vacant wooded land.
Will the Project meet zoning/land use requirements at the proposed location? ■ Yes or □ No
If Yes, please provide local zoning reference that applies:
The project has already received Special Use Permit (SUP) from the Town.
Describe the present zoning/land use: 330 Vacant comm
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:
Is the proposed project located on a site where the known or potential presence of contaminants is complicating the development/use of the property? If yes, please explain: No, the Town has already issued Negative Declaration for State Environmental Quality Review (SEQR).
issued Negative Declaration for State Environmental Quality Neview (SEQN).
Have site plans been submitted to the appropriate planning board or department?  ** Yes or No  ** 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 planning department. Please provide the Agency with the status with respect to any required planning department approval:  Project is approved.
Has the Project received site plan approval from the planning department?  Yes or  No.  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 be proposed project site?  Yes or No If ye	en prepared, or will one be prepared with respect to the
proposed project site?	s, please provide a copy.
indicate the known or suspected presence of conta	Eat ●Direct of the State of th
G) Provide any additional information or details:	
H) Select Project Type for all end users at projec  ** Please check any and all end users as identifie	
Industrial	Back Office  Retail  Mixed Use  Cacility for Aging  Civic Facility (not for profit)
** Will customers personally visit the Project sit with respect to either economic activity indicated Section III of the Application.	e for either of the following economic activities? If yes below, complete the Retail Questionnaire contained in
Retail Sales: Yes or No	Services: Yes or No
Article 28 of the Tax Law of the State of New Yo	etail sales" means (i) sales by a registered vendor under ork (the "Tax Law") primarily engaged in the retail sale tion 1101(b)(4)(i) of the Tax Law), or (ii) sales of a sect.
× ×	
Revised Date:, Re	vision #:

# I) Project Information:

<u>Estima</u>	ted costs in connection with Project:	
1.	Land and/or Building Acquisition:	\$
	square feet	
2.	New Building Construction:square feet	\$
3.	New Building Addition(s): square feet	\$
4.	Infrastructure Work	\$
5.	Reconstruction/Renovation: square feet	\$
6.	Manufacturing Equipment:	\$
7.	Non-Manufacturing Equipment (furniture, fixtures, etc.):	\$
8.	Soft Costs: (professional services, etc.):	\$
9.	Other, Specify: solar	<u>\$5,500,000</u>
	TOTAL Capital Costs:	\$ 5,500,000
	refinancing; estimated amount	
(for rei	inancing of existing debt only)	2
Sources	s of Funds for Project Costs:	
Ban	k Financing:	\$ <u>2,506,900</u>
Equ	ity (excluding equity that is attributed to grants/tax credits)	\$
Tax	Exempt Bond Issuance (if applicable)	\$
Tax	able Bond Issuance (if applicable)	\$
	lic Sources (Include sum total of all state and federal its and tax credits)	\$
	Identify each state and federal grant/credit:	
	Investment Tax Credit	\$ 1,650,000
	NYSERDA MW Block	\$ <u>1,343,100</u>
		\$
		\$
Tota	I Sources of Funds for Project Costs:	\$ 5,550,000
Revised I	Date:, Revision #:	· · · · · · · · · · · · · · · · · · ·

plan and permitting. Also 75% of interconnection cos	for planning, engineering, ts.
t t	
vable Energy Project: Project Costs	0.007.070
Solar equipment costs (panels, racking, all solar equipment to inverters)	\$_3,097,270
Site equipment and FF&E costs  (on-production equipment from inverter to interconnection, including site fencing, security and other equipment)	§ 366,300
Site work and land preparation costs (earthwork, roadways, landscaping, and site plan improvements, highway cuts, wetland mitigation and other onsite infrastructure costs)	\$_895,400
All interconnection costs whether direct or indirect expense through utility	\$573,463
All development costs, including planning, engineering, site plan and permitting	\$_159,951
Battery storage costs	§0
All other soft costs including legal, planning and permitting	\$407,000
	Solar equipment costs (panels, racking, all solar equipment to inverters)  Site equipment and FF&E costs (on-production equipment from inverter to interconnection, including site fencing, security and other equipment)  Site work and land preparation costs (earthwork, roadways, landscaping, and site plan improvements, highway cuts, wetland mitigation and other onsite infrastructure costs)  All interconnection costs whether direct or indirect expense through utility  All development costs, including planning, engineering, site plan and permitting  Battery storage costs

Document Date: 8/30/2021

Have any of the above costs been paid or incurred as of the date of this Application?   Yes or  No
If Yes, describe particulars: Soft costs including in developing the project have been incurred that include performing
interconnection studies, ALTA/Topo surveys, wetland delineation, ESA Phase I, & etc.
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): \$
Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage Amount as indicated above multiplied by%): \$
Construction Cost Breakdown:
Total Cost of Construction \$4,477,000 (sum of 2,3,4,5, and/or 7 in Question I, above)
Cost for materials: % sourced in Jefferson County: % sourced in New York State List major material suppliers if known  \$\frac{1,790,800}{\%}\$  (including Jefferson County)
Cost for labor: \$1,790,800  Expected Full-Time Equivalent Jobs during construction 10  Expected Total Labor Hours during construction 10000  List major subcontractors, if known TBD
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.
Revised Date:, Revision #:

# Real Property Tax Benefit:

Idoutify and decay	ille if the Declaration		- L - St OTHER
THAN the Agency's PILO	상대의 점심 그리네는 하게 없었다. 이번 되었다면 해가 있었다는 그렇	viii utilize a r	eal property tax exemption benefit OTHER
Project Costs as contained PILOT Benefit abatement Benefit abatement amount  Percentage of Project Copercentage of Project Costs Costs as depicted above in	herein and anticipal amount for each ye for the term of the Posts financed from s financed from Pub Section II(I) of the Posts financed from Pub	ated tax rates a car of the PILO PILOT as depic Public Secto lic Sector sour Application.	nount of PILOT Benefit based on estimated and assessed valuation, including the annual DT benefit year and the sum total of PILOT ted in Section II(I) of the Application.  r sources: Agency staff will calculate the ces based upon Sources of Funds for Project te for each of the uses outlined below:
*If company is paying for I		_	
	Square Footage	Cost	% of Total Cost of Project
Manufacturing/Processing			
Warehouse			
Research & Development		1	
Commercial			
Retail (see section K)			
Office			
Specify Other			
<ol> <li>Estimated completion</li> <li>Project occupance</li> <li>Have construction</li> <li>Has Financing be</li> </ol>	ition of equipment of etion date of project y — estimated starting contracts been signed to the finalized?	or construction  June 2022  g date of operanced? Yes es or No	
			Document Date: 2/2/2021

totaling the amount	(70)		project budget should in construction. and/or			
renovation. L) Is the pro	English M	-				Yes or
No	posed i roject ii	cccssary	to expand Applicant en	inproymer		103 01 🖂
110						
Is the proposed Project	necessary to ret	ain exis	ting employment:	☐ Yes	or 🔳 No	
M) Employment Plan (	Specific to the p	roposed	project location):			
		(0)		lin prata	NGIAT	
	Current # of proposed pro		IF FINANCIAL ASSISTANCE IS	IF FINA	ANCE IS	
	location or to	be	GRANTED - project	GRANT	ED – project	
	relocated at p	roject	the number of FTE jobs to be RETAINED		er of FTE e CREATED	
	location		Joos to be RETAINED	M	REE Years	
				after Pro		
**Full time				completi	on	
(FTE)						
** By statute, Agency s	taff must projec	t the nu	mber of FTE jobs that s	vould be r	retained and cr	eated if the
request for Financial As						
time period following P						
of part-time jobs by two					100	
	WILLIAM IN THE SHOPE CONTROLS		170920 NO 140149 271600 30#16914019		-Hour week to	1 40 WCCRS.
A part-time job is one th	at works the equ	nvaient	of a 20-nour week for 2	24 weeks.		
Salary and Fringe Benef	its for Jobs to be	Retain	ed and Created:			
Category of Jobs to be	FTE	Ave	erage Salary or Range o	f Salary		ge Benefits or
Retained and Created  Management					Range of Frin	nge Benefits
Professional						
Administrative						
Production						
Transportation/Logistics						
Warehousing						
Other						

Location Address					
Full time				***	
Part Time					
Total					
** If any of the facilities de Yes to the question, above, yo					and you answered
** Please note that the Ager determine the Financial Assi acknowledges that the trans number of jobs and create the	stance that will action documen	be offered by ts may include	the Agency a covenar	to the Applican nt by the Applic	nt. The Applicant cant to retain the
O) Is the proposed Project re State?  Yes or	easonably necess No. Out of			nt from moving Yes or ☐ No.	out of New York
If yes, please explain and ide provide supporting document	AND THE RESERVE		7	1	
P) What competitive factors State?	led you to inquir	e about sites ou	utside of Jef	ferson County o	r New York

Q) Have you contacted or been contacted by other Local, State and/or Federal Economic Development

Have you applied, or intend to apply for additional Grant Funding, or tax incentives? 
Yes or 
No.

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: ITC & NYSERDA

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Agencies? Yes or No.

#### 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 property that are or will be primarily used in making sales of goods or services to customers who personally visit the project site?

Yes or 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 1101(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 AND the answer to Question B is greater than 33.33%, indicate which of the following questions below apply to the project:

1.	Will the Project be operated by a not-for-profit corporation \( \subseteq \text{Yes or } \subseteq \text{No.} \)	

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?

Yes or Mo

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

3. Is the predominant purpose of the Project to make available goods or services which would not, but for the Project, be reasonably 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?

Yes or No

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

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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?
☐ Yes or ■ No.
If yes, explain
5. Is the Project located in a Highly Distressed Area? ☐ 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:  Without assistance project will be canceled.
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? ☐ Yes or ☐ 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
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Does the site have historical significance?  Yes or  No
Are you applying for either State/Federal Historical Tax Credit Programs?   Yes or  No. If yes, provide estimated value of tax credits
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):
Briefly summarize the demonstrated support that you intend to receive from local government entities. Please provide the Agency documentation of this support in the form of signed letters from these entities:
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:
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# 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**

and Property Renovation Subject to Costs IDA*	
---	--

<sup>\*</sup>Apply equalization rate to value

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

<sup>\*</sup>Estimates provided are based on current property tax rates and assessment values

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## 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 T	ax+ Other)/Total Proj	ect Costs:%
JCIDA will also Application, an		A TABLE TO THE PARTY OF THE PAR	is using information co	ontained within this
** This Section			Certifications and Ind	emnification plicant receiving, and must be
	the Applicant	receives, JCIDA	(2011년 1177년 1일 - 128일 - 128일 - 128일 128일 - 128일	t Section I through Section V
confirms	and says	that he/she (name of	is the corporation or other e	ed representative of Applicant)(title) of entity) named in the attached
				cation and knows the contents Agency and as follows:
the A	Applicant under	stands and agrees	that, if the Project rec	York General Municipal Law, eives any Financial Assistance bargaining agreements, new

- 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 "JTPA Entities") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA") 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

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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, Certification 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 E1527-05, 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 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.

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- 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 harmless 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 \$ application and publication fee (the "Application Fee");
(ii)	a \$ expense deposit for the Agency's Counsel Fee Deposit
(iii)	Unless otherwise agreed to by the Agency, an amount equal to percent

(iv) All fees, costs and expenses incurred by the Agency for (1) 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.

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- J. If the Applicant fails to conclude or consummate the 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 Applicant is unable to find buyers willing 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 incurred 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 "Termination and Recapture Policy"). The Applicant covenants and agrees that it fully understands that the Termination 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 further 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.
- O. 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.

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- 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.

	F NEW YORK ) OF JEFFERSON ) ss.:		
		, being first duly sworr	i, deposes and says:
1.	That I am the(Applicant) and that I am	duly authorized on behalf	Office) of of the Applicant to bind the Applicant.
2.			he contents thereof, and that to the best of he contents of this Application are true,
			(Signature of Officer)
	and affirmed to me under by of, 20		
	(Notary Public)		
Revised Dat	te:	, Revision #:	
			Document Date: 2/2/2021

# CONFIRMATION OF LOCAL LAND USE APPROVAL

Planning and Zoning Form



Applicant Information						
Company Name:	Lightstar Renewables LLC					
Contact Name:	Andrew Varrow	Title: Development Director		nt Director		
Email Address:	andrew.varrow@lightstar-renewables	Teleph	one Number:	7326821389		

Project Information				
Project Name:	Felts Mills Road Solar Project			
Project Address:	31630 NY-3, Carthage, NY 13638			
Solar Project Size (AC/DC):	3 MW AC / 3.73 MW DC			
Energy Storage Size AC: (if applicable)	N/A			

Municipality Information								
Municipality Name:	Town of Rutland		V)					
Contact Name:	Jon Boomhower	Title:	Planning Bo	oard Chair				
Email Address:	jdb@aubertinecurrier.com	Teleph	one Number:	(315) 921-1044				

Required Solar Land Use Approvals							
Lar	d Use Approval and Date Approved (check all that apply):		v =				
V	Special Use Permit	Date Approved:	3/4/21				
V	Site Plan Review	Date Approved:	3/4/21				
V	SEQR Negative Declaration (if municipality is lead agency)	Date Approved:	3/4/21				
	Other (list type):	Date Approved:					
	No Land Use or Zoning Approval is required for this project						
Vin.	Required Energy Storage Land Use Approve	al(s) (if applicable)					
List type of approval required: Date Approved:							

NYSERDA respectfully requests that the municipality sign a copy of this form acknowledging and confirming the above is accurate and correct, and that this project has received all required local land use approvals for the solar PV project. If Energy Storage is part of the project, the Contractor is responsible for providing to NYSERDA, a copy of the meeting minutes confirming the Energy Storage system was presented to or approved by the municipality. NYSERDA may contact the municipality to confirm approvals if needed.

## **ACKNOWLEDGED & CONFIRMED BY MUNICIPALITY**

Jonathan Boomhower	04 / 02 / 2021		
Signature	Date		
Jon Boomhower	Planning Board Chair		
Print Name	Title		

OCTOBER 2018



TITLE NYSERDA Document For Signing

FILE NAME NY1\_RUT001\_31606 ... I Form\_210309.pdf

DOCUMENT ID e193b15aab03ceb9a9201536822ae491cd5b406e

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