

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

Notice of Board Meeting

Date: November 20, 2025

To: Hon. William W. Johnson
David Converse
W. Edward Walldroff
Paul Warneck
Lisa L'Huillier
John Condino

From: Chairman Robert Aliasso

Re: Notice of Board of Directors Meeting

=====

The Jefferson County Industrial Development Agency will hold its Board Meeting on **Thursday, December 4, 2025 at 8:30 a.m.** in the board room at 800 Starbuck Avenue, Watertown, NY.

The live stream link will be available at www.jcida.com.

Zoom:

<https://us02web.zoom.us/j/84355250468?pwd=R0t4VjRPdGJBZDJrL2JQYVVVjKytDdz09>
Meeting ID: 843 5525 0468
Passcode: 011440
1-929-205-6099 US (New York)

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

pss

c: Marshall Weir, CEO
Lyle Eaton
Dorena Kimball
Jay Matteson
Robin Stephenson
Dr. Gregory A. Gardner
Rob Aiken
Dr. Dawn M. Robinson
Charles Capone
Ryan Piche
Justin S. Miller, Esq.
Stephen Maier, Esq.
Media

BOARD MEETING AGENDA
Thursday, December 4, 2025 - 8:30 a.m.

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Privilege of the Floor**
- IV. Minutes – November 6, 2025**
- V. Treasurer’s Report – November 30, 2025**
- VI. Committee Reports**
 - a. Alternative Energy Ad Hoc Committee**
 - b. Building & Grounds Ad Hoc Committee**
 - c. Governance Committee**
 - i. Review the Proposed UTEP and Application**
 - d. Nominating Committee**
 - i. Resolution No. 12.04.2025.01 for Election of Officers for 2026 CY**
 - ii. Resolution No. 12.04.2025.02 for Reappointing JCLDC Board Member**
- VII. Unfinished Business**
- VIII. New Business**
 - 1. Resolution No. 12.04.2025.03 to Authorize Charge off of Administrative Services Billing to In-kind Services**
 - 2. Resolution No. 12.04.2025.04 for Granting Bank Account Access to the CFO**
- IX. Counsel**
- X. Adjournment**

**Jefferson County Industrial Development Agency
Board Meeting Minutes
November 6, 2025**

10/15/2025

The Jefferson County Industrial Development Agency held its board meeting on Thursday, November 6, 2025 in the board room at 800 Starbuck Avenue, Watertown, NY.

Present: Robert E. Aliasso, Jr., W. Edward Walldroff, William Johnson, Lisa L’Huillier, David Converse, John Condino, Paul Warneck

Excused: None

Absent: None

Also Present: Rob Aiken, Dr. Dawn Robinson, Ryan Piche (Jefferson County Administrator), Lexi Bruening (7 News)

Zoom: Justin Miller, Esq. (Harris Beach), Craig Fox (Watertown Daily Times)

Staff Present: Marshall Weir, Jay Matteson, Dorena Kimball, Peggy Sampson, Robin Stephenson

- I. Call to Order:** Chairman Aliasso called the meeting to order at 8:29 a.m.
- II. Privilege of the Floor:** No one spoke.
- III. Minutes:** Minutes of the meeting held on October 2, 2025 were presented. A motion to approve the minutes as presented was made by Mr. Converse, seconded by Mr. Johnson. All in favor. Carried.
- IV. Treasurer’s Report:** Mr. Warneck reviewed the financials for the period ending October 31, 2025. He mentioned the big payment to the Town of Hounsfield for their sewer project. He asked about the status of closing the solar project in Hounsfield. Mr. Weir said there has not been any additional word. Mr. Warneck said the comparative balance sheet shows the loan in for the IDA and it changes the numbers dramatically in the current assets.

Mr. Warneck reviewed the delinquent loans. He asked Ms. Kimball to calculate the LCO Destiny payoff at the end of the year, because the financials only show the principal that is due. Mr. Warneck asked if we have heard from Three Mile Bay Ventures. Mr. Weir said we have stayed in touch with KC Bennett and noted that there are some interesting things going on at Sally Port and there should be a resolution for collecting our fee in the near term. Mr. Warneck asked if staff has been in touch with Colleen’s Cherry Tree Inn because they are four months in arrears. Ms. Stephenson said they made a payment last month and we have been reaching out and noted that this is their slow time.

Chairman Aliasso had a question on the ARPA fund. He said we booked \$430,492.59 on the revenue line and spent \$453,150.19. Ms. Kimball said she will check with Mr. Eaton.

A motion was made by Ms. L’Huillier to accept the financial statement as presented, seconded by Mr. Johnson. All in favor. Carried.

**Jefferson County Industrial Development Agency
Board Meeting Minutes
November 6, 2025**

11/06/2025

V. Committee Reports:

- a. Alternative Energy** – Mr. Warneck said he and Mr. Condino attended a meeting with a consultant that was hired by the Town of Lyme. He said that he will ask Attorney Miller for his opinion in executive session. He said it would change how we look at doing the incentive packages and how we handle it with the things we see coming with the valuation model and NYPA’s involvement. He said we are trying to get these to the point where they are in the best interest of the taxing jurisdictions.
- b. Building and Grounds Committee** – None.

VI. New Business: None.

VII. Counsel: None.

VIII. Unfinished Business:

1. Updates – Chairman Aliasso reported on the following:

- **LCO Destiny** – had a good discussion with Lisa Weber. There is a very earnest and sincere attempt to get this closed as quickly as they can. We assured ourselves that the building is insured properly.
- **Convalt Energy** – Our counsel and special counsel were exploring multiple methods to secure a rapid payment on the default. He said we discovered that the high value equipment (the robots) may be worth more than we ever imagined. Mr. Weir contacted the original engineer that developed the opinion on the equipment to update the opinion. The engineer believes he can update it in two hours at a rate of \$500/hour. Mr. Weir said the original document as of 2021 showed a replacement value of \$30M with a residual value range of \$7M - \$13M. He said it shows where we started in 2021 with the collateral piece. Chairman Aliasso said the reason for this is to understand what the personal guaranty value is and what the equipment value is which will give our counsel as much flexibility to modify the repayment terms.
 - **Consulting Agreement with Fulcrum Technology Group LLC** – A motion was made by Mr. Warneck to approve spending up to \$1,500 to get an updated value estimate, seconded by Mr. Converse. All in favor. Carried.

2. Executive Session

At 8:48 a.m., Mr. Warneck made a motion to enter into executive session to discuss the two defaulted loans and to seek advice of counsel, seconded by Mr. Walldroff. All in favor. Board Members, LDC Board Members (Aiken, Robinson), Ryan Piche, Counsel, and Staff remained.

At 9:34 a.m., a motion was made by Mr. Converse to leave executive session, seconded by Mr. Warneck. All in favor. No action was taken.

**Jefferson County Industrial Development Agency
Board Meeting Minutes
November 6, 2025**

- IX. Adjournment:** With no further business before the board, a motion to adjourn was made by Mr. Converse, seconded by Mr. Warneck. All in favor. The meeting was adjourned at 9:35 a.m.

Respectfully submitted,
Peggy Sampson

JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Prepared by Lyle Eaton,

UNRECONCILED

Income Statement for the Eleven Month Period Ending November 30, 2025

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Application & Process Fees	\$ 12,000.00	5,000.00	\$ 0.00	0.00	7,000.00
PILOT/Sale Leaseback Fees	594,433.00	0.00	0.00	0.00	594,433.00
Fee Income - RLF Program	43,000.00	8,877.04	0.00	0.00	34,122.96
Fee Income - Micro Program	24,000.00	6,709.22	0.00	0.00	17,290.78
Airport Grants	0.00	382,460.03	382,460.03	0.00	(382,460.03)
Grant Income - Federal ARPA	0.00	916,000.00	485,507.41	430,492.59	(916,000.00)
Interest Income	3,000.00	90.43	0.00	5.09	2,909.57
Interest Income - RLF Program	60,000.00	47,991.05	1,820.23	4,954.47	12,008.95
Interest Income - City Fund	14,987.00	14,936.84	2,483.46	1,239.77	50.16
Interest Income - Micro Prog.	5,000.00	4,872.46	398.06	239.40	127.54
Late Payment Penalty - Micro	300.00	0.00	0.00	0.00	300.00
Miscellaneous Income	500.00	81.83	0.00	0.00	418.17
YMCA Income	0.00	1.00	0.00	0.00	(1.00)
Total Revenues	757,220.00	1,387,019.90	872,669.19	436,931.32	(629,799.90)
Operations					
Web Site Dev & Promo Design	0.00	903.08	0.00	0.00	(903.08)
Office Expense	2,000.00	1,633.02	0.00	20.00	366.98
Admin Services Exp	453,399.00	415,813.00	37,783.00	37,783.00	37,586.00
Depreciation Expense - Siding	16,296.00	14,937.56	1,357.96	1,357.96	1,358.44
D&O Insurance	17,000.00	12,348.72	0.00	0.00	4,651.28
Commercial Insurance	10,000.00	12,356.92	2,350.22	2,350.22	(2,356.92)
Legal- Retainer	18,000.00	15,000.00	0.00	1,500.00	3,000.00
Legal - Unrestricted	8,600.00	12,252.22	0.00	0.00	(3,652.22)
Legal - RLF Program	0.00	37,038.50	0.00	16,825.00	(37,038.50)
Accounting & Auditing	19,000.00	23,250.00	0.00	0.00	(4,250.00)
Coffeen Park Taxes	2,500.00	2,987.15	0.00	0.00	(487.15)
Airport Park Taxes	1,200.00	1,106.13	0.00	0.00	93.87
Deferit Expense	5,000.00	2,635.00	0.00	0.00	2,365.00
Fees Expense	500.00	7,492.01	4,241.00	0.00	(6,992.01)
Grant Expense - Federal ARPA	0.00	916,000.00	485,507.41	430,492.59	(916,000.00)
RLF Program Expense	41,300.00	8,877.04	0.00	0.00	32,422.96
Microenterprise Program Exp	24,000.00	4,833.16	0.00	0.00	19,166.84
Building Depreciation- 146 Ars	123,000.00	0.00	0.00	0.00	123,000.00
Miscellaneous - Unrestricted	438.00	0.00	0.00	0.00	438.00
Total Operations	742,233.00	1,489,463.51	531,239.59	490,328.77	(747,230.51)
Total Revenue	757,220.00	1,387,019.90	872,669.19	436,931.32	(629,799.90)
Total Expenses	742,233.00	1,489,463.51	531,239.59	490,328.77	(747,230.51)
Net Income Over Expenditures	\$ 14,987.00	(102,443.61)	\$ 341,429.60	(53,397.45)	117,430.61

For Internal Use Only

JCIDA BALANCE SHEET

<u>Current Assets</u>	IDA	<u>10/31/2025</u>	<u>11/30/2025</u>
General Checking		\$ 1,154,602.39	\$ 644,461.48
Savings Account		59,082.41	59,087.50
PILOT Checking		392,673.58	10,561.00
Microenterprise Account		134,483.72	136,664.67
City Loan Account		57,504.22	60,004.70
Revolving Loan Fund Account		2,035,663.66	2,181,344.26
PILOT Monies Receivable		85,566.00	0.00
Miscellaneous Receivable		77,605.62	77,605.62
RLF Loans Receivable		2,251,627.39	2,109,738.64
Microenterprise Loans Rec.		88,965.99	87,184.23
Want Economic Growth Rec		246,954.65	245,689.36
Grants Receivable DASNY		416,418.79	23,767.82
Grants Receivable ESD			775,111.00
Allowance for Bad Debt-RLF		(570,000.00)	(570,000.00)
Allow. for Bad Debts-MICRO		(35,000.00)	(35,000.00)
Prepaid Expense		26,296.31	40,646.50
Total Current Assets		<u>\$ 6,422,444.73</u>	<u>\$ 5,846,866.78</u>
<u>Property and Equipment</u>			
Accum Depr - Building		(1,300,969.68)	(1,300,969.68)
Accum Depr. Equipment		(52,269.66)	(52,269.66)
Accumulated Depreciation Sidin		(73,329.84)	(74,687.80)
Total Property and Equipment		(1,426,569.18)	(1,427,927.14)
<u>Other Assets</u>			
IT Server		6,050.00	6,050.00
Equipment		13,366.00	13,366.00
Corp. Park Improvements		209,995.14	209,995.14
Airport Property		884,326.02	884,326.02
Intangible Asset		53,195.00	53,195.00
WIP Airport		1,535,890.45	1,535,890.45
WIP Intersection		244,973.52	244,973.52
Woolworth Building		505,000.00	505,000.00
Rail Siding CCIP		244,434.00	244,434.00
Land 146 Arsenal		126,577.50	126,577.50
146 Ars Building Improvements		3,264,556.08	3,264,556.08
Total Other Assets		7,088,363.71	7,088,363.71
Total Assets		<u><u>\$ 12,084,239.26</u></u>	<u><u>\$ 11,507,303.35</u></u>

JCIDA BALANCE SHEET

LIABILITIES AND CAPITAL

Current Liabilities

Accounts Payable - Unrestrict	\$ 529,697.86	\$ 483,613.76
PILOT Monies Payable	479,038.61	11,360.03
Due LDC	(89.84)	0.00
RLF Loan Payable	700,000.00	700,000.00
JCLDC Loan Payable	1,497,875.00	1,497,875.00
Due SHLDC	49.17	49.17
Due HUD-RLFm Interest	1,036.43	1,212.46
Due HUD Micro nInterest	6.27	7.40
Due HUD City Interest	2.56	3.04
Due JCIDA	850.35	850.35
ARPA Airport Sewer	485,507.41	0.00
Car Freshner Signage	11,000.00	11,000.00
Total Current Liabilities	\$ 3,704,973.82	\$ 2,705,971.21

Long-Term Liabilities

Due NYS/IAP L.T.	180,159.78	180,159.78
Total Long-Term Liabilities	180,159.78	180,159.78

Total Liabilities	3,885,133.60	2,886,130.99
--------------------------	---------------------	---------------------

Capital

General Fund Bal - Unrestrict.	4,196,147.39	4,255,622.39
Fund Bal - RLF Restricted	3,992,048.27	3,992,048.27
Fund Bal - Micro Restricted	186,824.76	186,824.76
Fund Bal - City Restricted	289,120.22	289,120.22
Cap. Impr. Convergys	0.33	0.33
Net Income	(465,035.31)	(102,443.61)
Total Capital	8,199,105.66	8,621,172.36

Total Liabilities & Capital	12,084,239.26	11,507,303.35
--	----------------------	----------------------

Jefferson County IDA
Balance Sheet
November 30, 2025

ASSETS

Current Assets		
General Checking	\$	644,461.48
Savings Account		59,087.50
PILOT Checking Account		10,561.00
Microenterprise Account		136,664.67
City Loan Account		60,004.70
Revolving Loan Fund Account		2,181,344.26
Miscellaneous Receivable		77,605.62
RLF Loans Receivable		2,109,738.64
Microenterprise Loans Rec.		87,184.23
Watn. Economic Growth Fund Rec		245,689.36
Grants Receivable DASNY		23,767.82
Grants Receivable ESD		775,111.00
Allowance for Bad Debt-RLF		(570,000.00)
Allow. for Bad Debts-MICRO		(35,000.00)
Prepaid Expense		40,646.50
		5,846,866.78
Total Current Assets		
Property and Equipment		
Accum Depr - Building	(1,300,969.68)	
Accum Depr. Equipment	(52,269.66)	
Accumulated Depreciation Sidin	(74,687.80)	
		(1,427,927.14)
Total Property and Equipment		
Other Assets		
IT Server	6,050.00	
Equipment	13,366.00	
Corp. Park Improvements	209,995.14	
Airport Property	884,326.02	
Intangible Asset	53,195.00	
WIP Airport	1,535,890.45	
WIP Intersection	244,973.52	
Woolworth Building	505,000.00	
Rail Siding CCIP	244,434.00	
Land 146 Arsenal	126,577.50	
146 Ars Building Improvements	3,264,556.08	
		7,088,363.71
Total Other Assets		
Total Assets	\$	11,507,303.35

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable - Unrestrict	\$	483,613.76
PILOT Monies Payable		11,360.03
RLF Loan Payable		700,000.00
JCLDC Loan Payable		1,497,875.00
Due SHLDC		49.17
Due HUD - RLF Interest		1,212.46
Due HUD - MICRO Interest		7.40
Due HUD - CITY Loan Interest		3.04
Due To JCIDA		850.35
Car Freshner Signage		11,000.00
		11,000.00

Unaudited - For Management Purposes Only

Jefferson County IDA
Balance Sheet
November 30, 2025

Total Current Liabilities		2,705,971.21
Long-Term Liabilities		
Due NYS/IAP L.T.	<u>180,159.78</u>	
Total Long-Term Liabilities		<u>180,159.78</u>
Total Liabilities		2,886,130.99
Capital		
General Fund Bal - Unrestrict.	4,255,622.39	
Fund Bal - RLF Restricted	3,992,048.27	
Fund Bal - Micro Restricted	186,824.76	
Fund Bal - City Restricted	289,120.22	
Cap. Impr. Convergys	0.33	
Net Income	<u>(102,443.61)</u>	
Total Capital		<u>8,621,172.36</u>
Total Liabilities & Capital		<u>\$ 11,507,303.35</u>

Jefferson County IDA
City Loan Fund Cash Receipts Journal
For the Period From Nov 1, 2025 to Nov 30, 2025

Filter Criteria includes: Report order is by Check Date. Report is printed in Detail Format.

Date	Account ID	Transaction	Line Description	Debit Amnt	Credit Amnt
11/13/25	127204	4698	Invoice: 3960		1,265.29
	415504		INTEREST		1,234.71
	104004		HALE'S BUS GARAGE, LLC	2,500.00	
				<u>2,500.00</u>	<u>2,500.00</u>

Jefferson County IDA
General Checking Cash Receipts Journal
For the Period From Nov 1, 2025 to Nov 30, 2025

Filter Criteria includes: Report order is by Check Date. Report is printed in Detail Format.

Date	Account ID	Transaction	Line Description	Debit Amnt	Credit Amnt
11/12/25	205602	EFT	DUE TO SHLDC		500.00
	202702		DUE TO JCIDA		2,125.00
	100001		CONVALT ENERGY. LLC	2,625.00	
				<u>2,625.00</u>	<u>2,625.00</u>

Jefferson County IDA
Microenterprise Cash Receipts Journal
For the Period From Nov 1, 2025 to Nov 30, 2025

Filter Criteria includes: Report order is by Check Date. Report is printed in Detail Format.

Date	Account ID	Transaction	Line Description	Debit Amnt	Credit Amnt
11/6/25	127003 416003 103003	10791	Invoice: 3624 INTEREST WILLOWBROOK ENTERPRISE, INC.	754.85	709.21 45.64
11/6/25	127003 416003 103003	529892172	Invoice: 3978 INTEREST DROIN DISTRIBUTION LTD	386.66	301.32 85.34
11/6/25	127003 416003 103003	0042878105	Invoice: 3850 INTEREST CLAYTON ISLAND TOURS, LLC	773.31	665.84 107.47
11/13/25	127003 416003 103003	2571	Invoice: 3411 INTEREST COLLEEN'S CHERRY TREE INN	265.00	105.39 159.61
				2,179.82	2,179.82

Jefferson County IDA
RLF Cash Receipts Journal
For the Period From Nov 1, 2025 to Nov 30, 2025

Filter Criteria includes: Report order is by Check Date. Report is printed in Detail Format.

Date	Account ID	Transaction	Line Description	Debit Amnt	Credit Amnt
11/6/25	126002	13160	Invoice: 3914		458.19
	415002		INTEREST		554.44
	120102		MARZANO EXCAVATING, LLC	1,012.63	
11/6/25	126002	1468	Invoice: 3949		558.64
	415002		INTEREST		707.15
	120102		SACKETS HARBOR BREW PUB, LLC	1,265.79	
11/20/25	126002	46468	Invoice: 3949		140,871.92
	415002		INTEREST ON LOAN PAYOFF SACKETS BREW PUB		558.64
	120102		SACKETS HARBOR BREW PUB, LLC	141,430.56	
				143,708.98	143,708.98

Jefferson County IDA
PILOT Cash Receipts Journal
For the Period From Nov 1, 2025 to Nov 30, 2025

Filter Criteria includes: Report order is by Check Date. Report is printed in Detail Format.

Date	Account ID	Transaction	Line Description	Debit Amnt	Credit Amnt
11/13/25	121001	401	Invoice: 4027		4,435.00
	121001		Invoice: 4038		6,126.00
	102001		GEORGICA PROPERTY MANAGEMENT LLC	10,561.00	
				<u>10,561.00</u>	<u>10,561.00</u>

**Jefferson County IDA
Miscellaneous Receivables
As of Nov 30, 2025**

Filter Criteria includes: 1) Includes Drop Shipments. Report order is by ID. Report is printed in Detail Format.

Customer ID Customer Bill To Contact Telephone 1	Invoice/CM	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
CCTI COLLEEN'S CHERRY TREE INN	4018				30.00	30.00
CCTI COLLEEN'S CHERRY TREE INN					30.00	30.00
CONVALT CONVALT ENERGY. LLC	3669 3911 4009				27,486.30 11,230.50 11,230.50	27,486.30 11,230.50 11,230.50
CONVALT CONVALT ENERGY. LLC					49,947.30	49,947.30
THREE MILE BAY THREE MILE BAY VENTURES, LLC	7-10-2020				36,400.00	36,400.00
THREE MILE BAY THREE MILE BAY VENTURES, LLC					36,400.00	36,400.00
Report Total					86,377.30	86,377.30

**Jefferson County IDA
Revolving Loan Fund Receivables
As of Nov 30, 2025**

Filter Criteria includes: 1) Includes Drop Shipments. Report order is by ID. Report is printed in Summary Format.

Customer	Amount Due
CONVALT ENERGY. LLC	850,000.00
JEFFERSON COUNTY INDUSTRIAL	700,000.00
LCO DESTINY, LLC	207,045.62
MARZANO EXCAVATING, LLC	110,429.31
THREE MILE BAY VENTURES, LLC	242,173.71
	<u>2,109,648.64</u>

**Jefferson County IDA
Watn. Economic Growth Fund
As of Nov 30, 2025**

Filter Criteria includes: 1) Includes Drop Shipments. Report order is by ID. Report is printed in Detail Format.

Customer	Amount Due	Date
HALE'S BUS GARAGE, LLC	<u>245,689.36</u>	8/5/24
HALE'S BUS GARAGE, LLC	<u>245,689.36</u>	
	<u><u>245,689.36</u></u>	

**Jefferson County IDA
Micro Loans Receivable
As of Nov 30, 2025**

Filter Criteria includes: 1) Includes Drop Shipments. Report order is by ID. Report is printed in Summary Format.

<u>Customer</u>	<u>Amount Due</u>
COLLEEN'S CHERRY TREE INN	18,734.39 last pymt 10/27/25 Interest thru Sept '25
CLAYTON ISLAND TOURS, LLC	20,827.30 Current
DROIN DISTRIBUTION LTD	16,766.72 Current
PAINFULL ACRES	6,003.28 last pymt 10/1/25 Interest thru Sept '25
PINK KETTLE, LLC	8,962.66 last pymt 10/17/25 Interest thru July '25
TASTE OF DESIGN	5,735.67 last pymt 8/26/25 Interest thru Sept. '25
WILLOWBROOK ENTERPRISE, INC.	10,154.21 Current
	<hr/>
	87,184.23
	<hr/> <hr/>

**Jefferson County IDA
Unrestricted Aged Payables
As of Nov 30, 2025**

Filter Criteria includes: 1) Includes Drop Shipments. Report order is by ID. Report is printed in Detail Format.

Vendor	Invoice/CM #	Date	Net To Pay
GREAT AMERICAN INSURANCE CO.	1025	10/1/25	16,694.00
GREAT AMERICAN INSURANCE CO.			16,694.00
JEFFERSON COUNTY INDUSTRIAL	1025	10/6/25	2,125.00
	COBB-PAINFU	10/16/25	285.00
JEFFERSON COUNTY INDUSTRIAL			2,410.00
JEFF COUNTY LDC	ADMIN	1/1/25	37,783.00
	ADMIN13	2/1/25	37,783.00
	ADMIN14	3/1/25	37,783.00
	ADMIN15	4/1/25	37,783.00
	ADMIN16	5/1/25	37,783.00
	ADMIN17	6/1/25	37,783.00
	ADMIN18	7/1/25	37,783.00
	ADMIN19	8/1/25	37,783.00
	ADMIN20	9/1/25	37,783.00
	ADMIN21	10/1/25	37,783.00
	ADMIN22	11/1/25	37,783.00
JEFF COUNTY LDC			415,613.00
NORTH COUNTRY CONTRACTORS	3112-1	11/11/24	7,056.09
	APP #2	11/30/24	39,013.86
	APP 3	6/4/25	2,908.00
NORTH COUNTRY CONTRACTORS			48,977.95
SACKETS HARBOR LDC	1025	10/6/25	500.00
	1025P	10/16/25	215.00
SACKETS HARBOR LDC			715.00
			484,409.95

Jefferson County IDA
Cash Disbursements Journal
For the Period From Nov 1, 2025 to Nov 30, 2025

Filter Criteria includes: Report order is by Date. Report is printed in Detail Format.

Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
11/4/25	8230	200001 100001	Invoice: 25-981 BERNIER, CARR & ASSOCIATES, P.C.	1,090.10	1,090.10
11/4/25	8231	200001 100001	Invoice: 25-1106 BERNIER, CARR & ASSOCIATES, P.C.	534.56	534.56
11/10/25	8232	202001 100001	2025 SCHOOL TAXES GENERAL BROWN-SCHOOL TAX COLLECTOR	10,353.82	10,353.82
11/10/25	8233	202001 100001	2025 SCHOOL TAXES THOUSAND ISLANDS CENTRAL SCHOOL	75,005.00	75,005.00
11/10/25	8234	202001 100001	2025 SCHOOL TAXES WATERTOWN CITY SCHOOL DISTRICT	310,951.53	310,951.53
11/11/25	8235	200001 100001	Invoice: D/7O 25-26 GREAT AMERICAN INSURANCE CO.	16,701.00	16,701.00
11/12/25	8232	200001 100001	Invoice: 12551620 HARRIS BEACH MURTHA CULLINA	1,500.00	1,500.00
11/12/25	8233	200001 100001	Invoice: FEE2025 SELICTIVE INSURANCE CO	20.00	20.00
11/18/25	8238	200001 100001	Invoice: #130,296 EMPIRE STATE DEVELOPMENT	4,161.00	4,161.00
11/18/25	8239	200001 100001	Invoice: #3 CORRECTED TOWN OF HENDERSON	345,893.54	345,893.54
11/18/25	8240	200001 100001	Invoice: #4 CORRECTED TOWN OF HOUNSFIELD	139,613.87	139,613.87
11/21/25	8241	200001 100001	Invoice: EFT11/12/25 JEFFERSON COUNTY INDUSTRIAL	2,125.00	2,125.00
11/21/25	8242	200001 100001	Invoice: EFT11/12/25 SACKETS HARBOR LDC	500.00	500.00
	Total			908,449.42	908,449.42

**Jefferson County Industrial Development Agency
Nominating Committee Meeting Minutes
November 13, 2025**

The Jefferson County Industrial Development Agency held a nominating committee meeting on Thursday, November 13, 2025.

Present: Lisa L'Huillier (Chair), William Johnson
Phone: W. Edward Walldroff

Absent: None

Also Present: Marshall Weir, Peggy Sampson, Jay Matteson

- I. **Call to Order:** Chairwoman L'Huillier called the meeting to order at 8:26 a.m.
- II. **Nominate Officers for 2026 CY** – Chairwoman L'Huillier indicated that the committee is recommending the current slate of officers to serve another year. They are as follows:

Chairman	Robert E. Aliasso, Jr.
Vice Chairman	William Johnson
Treasurer	Paul Warneck
Secretary	W. Edward Walldroff

A motion was made by Ms. L'Huillier to recommend the current slate of officers to the full board of directors, seconded by Mr. Johnson. All in favor.

- III. **JCLDC Board Member Re-Appointment** – As initial member of the JCLDC, the JCIDA shall appoint additional directors to the JCLDC Board. Chairwoman L'Huillier said Robert Aiken's current term expires on 12/31/25. She said that he has expressed interest in serving another term.

A motion was made by Mr. Johnson to re-appoint Robert Aiken for a term to expire 12/31/31, seconded by Mr. Walldroff.

- IV. **Adjournment:** With no further business before the committee, a motion to adjourn the meeting was made by Mr. Walldroff, seconded by Mr. Johnson. The meeting was adjourned at 8:30 a.m.

Respectfully submitted,

Peggy Sampson

JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY
Resolution Number 12.04.2025.01
For Election of Officers

WHEREAS, the Nominating Committee met on November 13, 2025 and recommended the following slate of officers for the 2026 calendar year:

Chairman	Robert E. Aliasso, Jr.
Vice Chairman	Hon. William W. Johnson
Treasurer	Paul J. Warneck
Secretary	W. Edward Walldroff, and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Jefferson County Industrial Development Agency that it herein approves the slate of officers 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.

W. Edward Walldroff
Secretary

JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY
Resolution Number 12.04.2025.02
Re-Appointing JCLDC Board Member Robert J. Aiken

WHEREAS, as initial member of the Corporation, the JCIDA shall appoint additional Directors to the JCLDC Board, and

WHEREAS, the Nominating Committee met on November 13, 2025 and recommended re-appointment of Robert J. Aiken effective immediately with a term to expire December 31, 2031, and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Jefferson County Industrial Development Agency that it herein approves the recommendation 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

JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY
Resolution Number 12.04.2025.03
Authorize Charge Off of Administrative Services Billing to In-Kind Services

WHEREAS, CFO Lyle Eaton recommended charging off \$512,871 for the administrative services billing to in-kind services for December 2024 and the 2025 calendar year, and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Jefferson County Industrial Development Agency that it herein approves the recommendation 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

JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY
Resolution Number 12.04.2025.04
For Granting Bank Account Access to the Chief Financial Officer

WHEREAS, the JCIDA maintains certain bank accounts with Watertown Savings Bank and Community Bank, and

WHEREAS, the Board of Directors deems it in the best interest of the JCIDA to authorize Dorena L. Kimball, CFO, to have access to the JCIDA's bank accounts for the purpose of managing financial operations as follows:

- View balances and transaction information
- Deposit, withdraw, and transfer funds
- Initiate and approve wire transfers or electronic payments
- Open and close accounts (with board approval), as necessary, and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Jefferson County Industrial Development Agency that it herein authorizes Dorenea L. Kimball, CFO, access to the JCIDA bank accounts at Watertown Savings Bank and Community Bank 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

**Jefferson County Industrial Development Agency
Governance Committee Meeting Minutes
December 2, 2025**

The JCIDA held a governance committee meeting in the board room at 800 Starbuck Avenue, Watertown, NY on Tuesday, December 2, 2025.

Present:

Phone - W. Edward Walldroff (Chair)

Zoom - Bill Johnson, Paul Warneck

Also Present: Marshall Weir, Jay Matteson, Dorena Kimball, Peggy Sampson, Robin Stephenson

Zoom – Dr. Dawn Robinson, John Condino, Justin Miller, Esq. (Harris Beach)

I. **Call to Order:** Chairman Walldroff called the meeting to order at 8:02 a.m.

II. **Pledge of Allegiance**

III. **Proposed UTEP:** Committee members reviewed the redline version of the proposed UTEP.

Mr. Warneck asked if there will be language added to address a drop-dead date to close a project. Attorney Miller said he will add language to the application before the board considers it on Thursday.

Mr. Walldroff asked what the rationale was to change the period of 15 years to 25 years for renewable energy projects. Attorney Miller said there was feedback from board members and the county. He also said that project developers look for stability and predictability for financing.

A motion was made by Mr. Warneck to send the proposed UTEP to the full board of directors for consideration, seconded by Mr. Johnson. All in favor.

IV. **Proposed Application:** Committee members reviewed the redline version of the proposed application.

A motion was made by Mr. Johnson to send the proposed Application to the full board of directors for consideration, seconded by Mr. Warneck. All in favor.

V. **Other – None.**

VI. **Adjournment:** With no further business before the committee, a motion to adjourn the meeting was made by Mr. Warneck, seconded by Mr. Johnson. The meeting adjourned at 8:27 a.m.

Respectfully submitted,

Peggy Sampson

UNIFORM TAX EXEMPTION POLICY

JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY UNIFORM TAX EXEMPTION POLICY AND GUIDELINES

Pursuant to the authority vested in it by Article 18-A of the General Municipal Law of the of the State of New York, the Jefferson County Industrial Development Agency (the "Agency") may provide financial assistance to qualified applicants for the taxable bonds or by participation in straight lease transactions.

The general policy of the Jefferson County Industrial Development Agency ("Agency") is to grant applicants real property tax abatements and exemptions from sales, use and mortgage recording taxes as described below. The Agency may grant enhanced benefits on a case-by-case basis for a project expected to have a significant economic impact on the County of Jefferson as determined by the Agency's members.

The Agency generally does not require real property appraisals to be performed as part of the application for financial assistance. However, the Agency does reserve the right to require a real property appraisal as part of an application for financial assistance.

The Agency has adopted this Uniform tax Exemption Policy to provide guidelines for the claiming of real property, sales and use tax and mortgage recording tax abatements.

A. Real Property Tax Abatements.

1) Industrial and Non-Industrial Projects. The Agency maintains a policy for the provision of real property tax abatements for qualified projects undertaken by the Agency where the Agency acquires a fee or leasehold interest in real estate. The abatement provided by the Agency for qualifying industrial and non-industrial projects shall apply to the value added to real property brought about by construction and/or renovation of qualifying projects (the "Added Value"), above the parcel's assessed value prior to construction or renovation (the "Base Value"). In establishing these values, the Agency shall have the option of relying on data provided by the assessor for the impacted jurisdiction or requiring the applicant to furnish an appraisal from a qualified commercial real estate appraiser, approved in advance by the Agency.

The period of real property tax abatement for a project shall not exceed the period of the respective project financing or lease, and under no circumstances shall the period of abatement exceed fifteen (15) years (the "PILOT Term"). The abatement shall be on a graduated schedule applicable to county, municipal and school real property taxes, and will result in increasing percentages of real property taxes due over the PILOT Term. Any schedule shall be graduated such that the total abatement provided shall not exceed a fifty percent (50%) abatement over a fifteen (15) year period. Eligible projects include industrial projects (i.e. manufacturing, remanufacturing, assembly, processing, product research and development, etc.); non-industrial projects (i.e. warehouse, wholesale/distribution, commercial, qualified retail subject to the

limitations of Section 862(2) of the Act, office building, renewable energy (subject to the PILOT terms set forth below) and hotel projects.

2) **Renewable Energy Projects** The Agency may provide real property tax abatements to renewable energy projects, as defined within the Act to include any project and associated real property on which the project is situated, that utilizes any system or equipment as set forth in Section 487 of the Real Property Tax Law (“RPTL”) or as defined pursuant to paragraph (b) of subdivision one of Section 66-p of the Public Service Law as added by chapter one hundred six of the laws of 2019. The Agency has established a standard PILOT Structure for Renewable Energy Projects, as follows:

- a. **Term:** The PILOT abatement schedule for Renewable Energy Projects shall be (i) for a period of up to 15 years for Renewable Energy Projects with a rated capacity of up to 20MWac, and (ii) for a period of up to 25 years for Renewable Energy Projects with a rated capacity of over 20MWac.
- b. **Fixed Payment Schedule for Renewable Energy Improvements:** Agency PILOT Agreements for Renewable Energy Projects shall provide a fixed dollar amount per megawatt AC faceplate rating of the project (the “Base Payment”). The Base Payment schedule will include a minimum of two percent (2%) escalator on the prior year’s payment. Once so calculated, the Agency reserves the right to (i) alter the order of escalation in which annual payments are made, and (ii) to include an energy price incentive payment to be determined upon the area within which the proposed Renewable Energy Facility project is to be located (the “Incentive Payment”), such Incentive Payment to be negotiated on a project-by-project basis depending upon whether the project operator intends to sell energy to the open market or through one or more power purchase agreements (“PPA”).
- c. PILOT Agreements for Renewable Energy Projects shall also require annual payment of the equivalent of full taxes on the land included within the project facility, which shall be based upon the assessed value as determined by the applicable assessor. Portions of existing tax parcels not included within a project ground lease will remain classified as fully taxable.
- d. Any participation by the Agency in sponsoring a Renewable Energy Project shall take into account (i) all local and/or state regulatory approvals and requirements; (ii) whether a project sponsor enters into one or more host community agreement(s) with local communities, along with any upfront and/or annual host community payment requirements, and (iii) comments and feedback from affected tax jurisdictions.
- e. Agency financial assistance for Renewable Energy Projects shall be limited to real property tax exemptions and related PILOT Agreements, and will not include the provision of sales and use tax exemptions, nor mortgage recording tax exemptions.

- f. The Agency shall annually establish a minimum fixed dollar amount to establish the Base Payment, as defined above. The Base Payment for each project will be determined based upon criteria such as total MWac generation, current land use and value, land ownership and lease structure, and others as determined by the Agency. The foregoing considerations shall include the Agency's priority for the preservation of Actively Farmed, Prime Farmland for agricultural purposes. In determining the amount of Base Payment for any Renewable Energy Project, the Agency shall consider whether the land upon which a Renewable Energy Project is to be located is being Actively Farmed and whether the soil constitutes Prime Farmland. The Agency shall utilize its discretion to determine discounting factors for Base Payments where a proposed Renewable Energy Facility will be located upon lands that are not Actively Farmed. The Agency also reserves the right to utilize its discretion to determine enhanced Base Payments where a proposed Renewable Energy Facility will be located upon lands categorized as "Prime" or "Prime - If Drained".

B. Sales and Use Tax Exemptions.

The Agency maintains a policy for the provision of sales and use tax exemptions for qualified projects undertaken by the Agency. Where the Agency authorizes the undertaking of a project in accordance with the Act and has appointed an applicant its agent to undertake same, the Agency may enter into one or more agreements with such applicant evidencing such appointment and allowing the applicant to purchase and/or lease materials, equipment and taxable services as agent of the Agency. The abatement provided by the Agency for qualifying projects shall apply to purchases of construction materials and equipment rentals and purchases of project related equipment, furnishings and services made as agent for the Agency, and are therefore afforded full exemption from local and New York State Sales and Use Taxes until the project is completed (i.e. certificate of occupancy). Operating and maintenance expenses of projects are not eligible for sales or use tax relief and no sales tax exemption shall be provided by the Agency for purchases and rentals after a project is completed.

All project applicants must agree in writing to file with the New York State Department of Taxation Form ST-340, and/or such other forms as may from time to time be required, and annual statement of the value of all sales and use taxes exemption claimed in connection with the facility in full compliance with Section 874(8) of the Act.

C. Mortgage Recording Tax Exemptions.

The Agency maintains a policy to provide mortgage recording tax exemptions for qualified projects undertaken by the Agency. Where the Agency authorizes the undertaking of a project in accordance with the Act and the applicant secures one or more loans to pay for project acquisition or improvements that will be secured against the project with one or more

mortgages, the Agency may participate as a non-recourse mortgagor with the applicant for purposes of exempting any mortgage recording taxes that would otherwise be due and payable but for the Agency's involvement with the project. The Agency's Policy is to permit mortgage recording tax exemptions on all project related financing to the full extent permitted by New York State Law, whether or not the Agency has issued its bonds to finance the Project.

The Agency may, in its sole discretion, permit mortgage recording tax exemptions on non-project related financings, (e.g. second mortgages on the project to secure subordinated indebtedness of the project applicant). In determining whether to permit such exemptions on non-project related financing, the Agency shall consider such factors as it deems appropriate, including but not limited to the use of the property, the degree of investment, the degree and nature of the employment and the economic condition of the areas in which the facility is located.

D. Deviations.

Any project not listed in this policy or any proposed PILOT Agreement, the terms of which are outside the provisions of this policy, as determined by the Agency, shall be treated as a deviation. In accordance with the Act, the Agency shall notify affected taxing jurisdictions prior to undertaking any proposed deviation from this policy and the reasons therefore. Any deviations from the foregoing standard policy shall require the affirmative consent of each affected taxing jurisdiction and will be made only with the specific approval of the Agency's members based on the factors listed in paragraph E to this policy and those described in Section 874(4)(a) of the Act.

E. Evaluation Criteria.

The determination of whether a project is qualified to receive financial assistance from the Agency shall be based on the criteria identified in the Agency's cost benefit analysis and the Application. In making its determination the Agency may consider any or all of the following criteria, no single one of which is determinative:

- 1) The nature of the proposed project (e.g., manufacturing, commercial, industrial, mixed use, retail, renewable energy, etc.).
- 2) The nature of the property before the project begins (e.g., vacant land, vacant building, brownfield, etc.)
- 3) The economic condition of the area at the time of the application and the economic multiplying effect the project will have on the area.
- 4) The extent to which the project will create or retain permanent, private sector jobs within Jefferson County, the number of jobs to be created/retained and/or the salary ranges of such jobs.
- 5) The number of construction jobs associated with the project and the extent to which the project utilizes local labor.

- 6) The estimated value of tax exemptions to be provided.
- 7) The estimated value of other public assistance.
- 8) The economic impact of the project and the proposed tax exemptions on affected taxing jurisdictions.
- 9) The impact of the proposed project on existing and proposed businesses and economic development projects in the vicinity.
- 10) The amount of private sector investment generated or likely to be generated within Jefferson County by the proposed project.
- 11) The likelihood of accomplishing the proposed project in a timely fashion.
- 12) The effect of the proposed project upon the environment and surrounding property.
- 13) The extent to which the proposed project will require the provision of additional services including, but not limited to, educational, child care services or facilities, transportation, emergency medical or police and fire services.
- 14) The extent to which the proposed project when completed will enhance the long term tax base and/or make a significant capital investment.
- 15) The extent to which the proposed project will provide a benefit (economic or otherwise) not otherwise available within the municipality in which the project is located.
- 16) the contribution of the project to the State's Renewable Energy Goals and emission reduction targets as set forth in the New York State Energy Plan adopted pursuant to Section 6-104 of the Energy Law.
- 17) Any other pertinent reasons deemed relevant by the Agency provided said reasons are set further in writing.

F. PILOT Agreement Approval Process.

All applications for PILOT agreements shall be reviewed and evaluated pursuant to the Agency's existing policies, and the applicant shall be required to adhere to these policies for the duration of the PILOT Term. Failure to do so may result in cancellation of the PILOT at the Agency's sole discretion.

The Agency shall comply with applicable provisions of the Act in connection with the provision of financial assistance to any applicant requesting financial assistance of more than \$100,000, including the scheduling and conduct of a public hearing in accordance with Section 859-a of the Act. In addition to public hearing notice requirements contained within the Act, the agency has established the following practices:

1) Prior to conducting any required public hearings for a project, Agency staff shall work closely with representatives of the affected taxing jurisdictions to discuss the proposed project and shall provide each affected taxing jurisdiction with the following materials: (i) a copy of the application submitted to the Agency, (ii) a cost-benefit analysis relating to the project, (iii) a summary of the terms and structure of financial assistance to be provided by the Agency (including proposed PILOT abatement or payment schedule(s); (iv) whether the Agency is considering a deviation from this policy with respect to the proposed project; and (v) any additional information an affected taxing jurisdiction may deem necessary or appropriate to their deliberations.

2) The Agency's final approval of any PILOT Agreement shall be contingent upon the applicant securing all approvals required for the project from any impacted jurisdiction and providing proof thereof to the Agency.

3) The Agency's final consideration and approval of a PILOT Agreement shall be contingent upon compliance with the New York State Environmental Review Act and the regulation promulgated thereunder (SEQRA). For all actions considered to be Type I under SEQRA the Agency shall be considered an involved agency, and the applicant shall be responsible to identify the Agency as such in its submittals to the Lead Agency.

4) Each project receiving any abatement from real property taxes will be subject to a PILOT Agreement in a form acceptable to the Agency and in compliance with the Act. The Agency will consider project factors, similar to those described in paragraph F to this policy, when determining the amounts to be paid under the PILOT Agreement.

5) A copy of the PILOT Agreement will be forwarded to each of the affected taxing jurisdictions within fifteen (15) days of execution. In accordance with Section 858(15) of the Act, unless otherwise agreed by the affected taxing jurisdictions, all PILOT Agreements shall provide that PILOT Payments received shall be allocated among the affected taxing jurisdictions in proportion to the amount of real property tax and other taxes which would have been received by each affected taxing jurisdiction had the project not been tax exempt as a result of the Agency's involvement in the project.

6) If it is desired by the affected taxing jurisdictions to establish a negotiated allocation of PILOT payments for a particular project (other than pro-rata), the Agency shall provide the affected taxing jurisdiction with forms of approving resolutions for consideration in connection with the establishment of an agreed distribution formula. Any allocation of PILOT payments other than pro-rata shall be considered to be a deviation requiring affirmative consent of all affected taxing jurisdictions.

7) The Agency shall require all project applicants to make commitments with respect to the use of local labor and all such project sponsors shall comply with any and all applicable codes of conduct with respect to ethics and conflicts of interest, and in accordance with all applicable policies of the Agency.

G. Recapture of Benefits.

Project applicants must agree that the agency, at its sole discretion and on a case-by-case basis, may determine, (but shall not be required to do so) with respect to a particular project, that a project has failed to meet its intended goals and may recapture the value of any or all exemptions from taxation granted with respect to the project by virtue of the Agency's involvement. The Agency's review and determination in connection with the recapture of benefits shall be conducted pursuant to the Agency's Recapture Policy, as the same may be amended from time to time.

H. Effective Date.

This Uniform Tax Exemption Policy shall apply to all projects for which the Agency has adopted or adopts an Inducement Resolution after. TBD

I. Amendments.

The Agency, by resolution of its members, and upon notice to all affected taxing jurisdictions as may be required by law, may amend or modify the foregoing policy as it may, from time to time, in its sole discretion determine.

Application to
Jefferson County Industrial
Development Agency (JCIDA)

- Tax Exempt Bond Financing**
- Taxable Bond Financing**
- Lease Leaseback Transaction**

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

Applicant (Company) Name:

Applicant Address:

Phone:

E-mail:

Application Date: _____

Internal Use Only

Staff Signature and Date of Submission: _____

Completed Application Date: _____ Staff Initial _____

Revised Date: _____, Revision #: _____

Document Date: _____

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 \$10,000.00 is payable to JCIDA at the time the application is submitted. This includes a \$7,000.00 legal fee deposit, a non-refundable fee of \$2,500.00 and a \$500.00 processing fee. \$9,500.00 of the application fee will be credited towards the total fees at closing.
Fee:	First \$10 million – 1.5% 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:	Marshall Weir – CEO JCIDA +1 (315) 782-5865

Lease Leaseback Transactions

Application Fee:	A non-refundable fee of \$10,000.00 is payable to JCIDA at the time the application is submitted. This includes a \$7,000.00 legal fee deposit, a non-refundable fee of \$2,500.00 and a \$500.00 processing fee. \$9,500.00 of the application fee will be credited towards the total fees at closing.
Fee:	With a PILOT: First \$10 million – 1.5% Second \$10-\$20 million - 0.5% Any amount over \$20 million - 0.25% No PILOT – 25% of the abatement value Annual Fee - \$1,500.00 Application for Re-Assignment of benefits to new ownership - \$2,000.00
Point of Contact:	Marshall Weir - CEO JCIDA +1 (315) 782-5865

PLEASE NOTE: JCIDA reserves the right to establish increased deposit and escrow requirements for large and significantly complex projects. JCIDA will advise applicants with respect to deposit and escrow requirements upon review of each application.

Revised Date: _____, Revision #: _____

Document Date: _____

**HOLD HARMLESS AGREEMENT AND APPLICATION DISCLAIMER
CERTIFICATION PURSUANT TO NEW YORK STATE
FREEDOM OF INFORMATION LAW ("FOIL")**

Through submission of this Application for Financial Assistance (this "Application"), the Company acknowledges that the Agency, as a public benefit corporation, is subject to the New York State Freedom of Information Law ("FOIL") and Open Meetings Law ("OML"), as codified pursuant to the Public Officers Law ("POL") of the State of New York (the "State"). Accordingly, unless portions hereof are otherwise protected in accordance with this Certification, this Application, including all Company-specific information contained herein, is subject to public disclosure in accordance with applicable provisions of the POL, Article 18-A of the General Municipal Law ("GML") and the Public Authorities Accountability Act of 2005, as codified within the Public Authorities Law ("PAL") of the State. **Specifically, this Application may be disclosed by the Agency to any member of the public pursuant to a properly submitted request under FOIL and the Agency is further required to affirmatively disclose certain provisions contained herein pursuant to the GML and PAL, including the identification of the Company, general project description, location proposed capital investment and job estimates.**

Notwithstanding the foregoing, **the Company, pursuant to this Certification, may formally request that the Agency consider certain information contained within this Application and other applicable supporting materials proprietary information and "trade secrets", as defined within POL Section 87(2)(d). To the extent that any such information should qualify as trade secrets, the Company hereby requests that the Agency redact same in the event that formal disclosure is requested by any party pursuant to FOIL. Application Sections or information requested by Company for Redaction*:**

(* - Please indicate specific sections within Application that the Company seeks to qualify as "trade secrets". Additional correspondence or supporting information may be attached hereto. Please also note that notwithstanding the Company's request, the Agency shall make an independent determination of the extent to which any information contained herein may be considered as such)

In the event that the Agency is served with or receives any subpoena, request for production, discovery request, or information request in any forum that calls for the disclosure of the Application, in entirety, specifically including but not limited to any demand or request for production or review of Company-designated trade secrets, the Agency agrees to notify the Company as promptly as is reasonably possible, and to utilize its best efforts to: oppose or decline any such request; preserve the confidentiality and non-disclosure of such requested confidential material; and maintain such information and prevent inadvertent disclosure in responding to any such discovery or information request. The Company understands and agrees that all reasonable costs, including attorney's fees, associated with any such formal undertaking by the Agency to protect the trade secrets from disclosure shall be reimbursed by the Company to the Agency.

Revised Date: _____, Revision #: _____

Document Date: _____

Section I: Applicant Information

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

A) Applicant Information-company receiving benefit:

Applicant Name: _____

Applicant Address: _____

Phone: _____ Fax: _____

Website: _____ E-mail: _____

Federal ID#: _____ NAICS: _____

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 Company: _____

Federal ID#: _____

State and Year or Incorporation/Organization: _____

List of stockholders, members, or partners of Real Estate Holding Company: _____

Renewable Energy Projects: Attach ownership chart and indicate companies that will eventually own and operate project _____

B) Individual Completing Application:

Name: _____

Title: _____

Address: _____

Phone: _____ Fax: _____

E-Mail: _____

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

Name: _____

Title: _____

Address: _____

Phone: _____ Fax: _____

E-Mail: _____

Revised Date: _____, Revision #: _____

D) Company Counsel:

Name of Attorney: _____

Firm Name: _____

Address: _____

Phone: _____ Fax: _____

E-mail: _____

E) Identify 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 No

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

F) Applicant Business Information (check appropriate category):

- | | | | |
|---------------------|--------------------------|---------------------------|--------------------------|
| Corporation | <input type="checkbox"/> | Partnership | <input type="checkbox"/> |
| Public Corporation | <input type="checkbox"/> | Joint Venture | <input type="checkbox"/> |
| Sole Proprietorship | <input type="checkbox"/> | Limited Liability Company | <input type="checkbox"/> |

Other (please specify) _____

Year Established: _____

State in which Organization is established: _____

G) List all applicant stockholders, members or partners with % of ownership greater than 5% (including all parent entities) [INCLUDE CHART]

NOTE: All applicants must include a current ownership chart reflecting equity ownership. Applications will not be accepted or deemed complete without this information.

The Agency's acceptance of this application will be specific to the existing equity ownership of the applicant and the Agency's ultimate approval is likewise specific to the applicant equity ownership (the taxpayer beneficiaries of the Agency's financial assistance). The Agency's approval of any proposed project shall be specific to the equity ownership of the Company at the time of application to the Agency. The Agency's approval of any financial assistance, including real property tax exemptions, is non-

Revised Date: _____, Revision #: _____

transferrable and may not be assigned or assumed without the Agency's prior written consent. Any transfer in excess of fifty percent (50%) of the equity voting interests of the Company (including all parent companies of the Company through and including the ultimate taxpayer(s) owning or controlling the Company), other than to a Related Person of the Company, shall be deemed an assignment and require the prior written consent of the Agency. Any proposed assignment shall require the prior written consent of the Agency upon written application no less than 45 days prior to a regularly scheduled meeting of the Agency.

<u>Name</u>	<u>% of ownership</u>
_____	_____
_____	_____
_____	_____

H) Applicant Business Description:

Describe in detail company background, products, customers, goods and services. Description is critical in determining eligibility: _____

Estimated % of sales within Jefferson County: _____

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

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

Estimated % of sales outside the U.S. _____

(*Percentage to equal 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. Provide supporting documentation including estimated percentage of local purchases.

Revised Date: _____, Revision #: _____

Document Date: _____

Section II: Project Description & Details

A) Project Location:

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

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

Provide the Property Address of the proposed Project:

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

Yes or No

If Yes, please provide details _____

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

Yes or No

If Yes, please provide details _____

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

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.

Revised Date: _____, Revision #: _____

Document Date: _____

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 _____

SBL Number for Property upon which proposed Project will be located: _____

What are the current real estate taxes on the proposed Project Site? _____

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

If yes, please provide a copy of the option/contract.

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): _____

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): _____

Revised Date: _____, Revision #: _____

Document Date: _____

Is there 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: _____

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? _____

C) Will Project include leasing any equipment Yes or No

If Yes, please describe: _____

D) Site Characteristics:

Describe the present use of the proposed Project site: _____

Will the Project meet zoning/land use requirements at the proposed location? Yes or No

If Yes, please provide local zoning reference that applies: _____

For Renewable Energy Projects – provide acres leased or owned: _____

Describe the present zoning/land use: _____

Revised Date: _____, Revision #: _____

Document Date: _____

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: _____

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:**

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.

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: _____

Revised Date: _____, Revision #: _____

Document Date: _____

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	<input type="checkbox"/>	Back Office	<input type="checkbox"/>
Acquisition of Existing Facility	<input type="checkbox"/>	Retail	<input type="checkbox"/>
Housing	<input type="checkbox"/>	Mixed Use	<input type="checkbox"/>
Equipment Purchase	<input type="checkbox"/>	Facility for Aging	<input type="checkbox"/>
Multi-Tenant	<input type="checkbox"/>	Civic Facility (not for profit)	<input type="checkbox"/>
Commercial	<input type="checkbox"/>	Other _____	<input type="checkbox"/>

** 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: Yes or No

Services: Yes 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.

I) Project Information:

Estimated costs in connection with the Project:

***Attach detailed information such as contractor estimates/contracts, etc.**

Renewable Energy Projects use Cost Section on page 12.

- 1. Land and/or Building Acquisition: \$ _____
 _____ acres _____ 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: _____ \$ _____

TOTAL Capital Costs: \$ _____

Revised Date: _____, Revision #: _____

Document Date: _____

Renewable Energy Projects: Limitation on Benefits and Total Project Costs

Please note that Renewable Energy Projects shall only be qualified for real property tax exemptions and related PILOT Agreements. Agency benefits in the form of sales and use tax exemptions and mortgage recording tax exemptions shall not be made available for Renewable Energy Projects.

***Attach detailed information such as contractor estimates/contracts, etc.**

- 1. Project size _____ MWac _____ MWdc
- 2. Solar equipment costs \$ _____
(panels, racking, all solar equipment to inverters)
- 3. Site equipment and FF&E costs \$ _____
(on-production equipment from inverter to interconnection, including site fencing, security and other equipment)
- 4. Site work and land preparation costs \$ _____
(earthwork, roadways, landscaping, and site plan improvements, highway cuts, wetland mitigation and other onsite infrastructure costs)
- 5. All interconnection costs whether direct or indirect expense through utility \$ _____
- 6. All pre-development costs, including planning, engineering, site plan and permitting \$ _____
- 7. Battery storage costs \$ _____
- 8. Battery storage capacity _____ MWac _____ MWdc
- 9. All other soft costs including legal, planning and permitting \$ _____
- 10. Community benefit payments or impact fees \$ _____
- 11. Community adder \$ _____
- 12. Community or market transition credit \$ _____
- 13. Total annual lease amount for project \$ _____
- 14. Other (please identify): \$ _____

Revised Date: _____, Revision #: _____

Document Date: _____

Total: \$ _____
Have any of the above costs been paid or incurred as of the date of this Application? Yes or No

If Yes, describe particulars: _____

Has the Company executed or plan to execute any Membership Interest Purchase Agreement (“MIPA”) at any time for this project?

If Yes, describe particulars: [Click to enter text.](#)

Please attach MIPA and provide details on purchaser and timing for sale, including terms of sale and an ownership chart detailing same. All entity sales must be disclosed per above and approved by the Agency before any Agency approvals or financial assistance may be assigned/assumed by a purchasing parent. **Any request for Agency approval for assignment of Agency approvals or financial assistance requires re-execution of this Supplement, including MIPA consideration as a component of total project cost.**

Does the Company or any known purchasers of the Company anticipate the utilization of any tax credit equity transactions involving the transfer of over 50% of the equity interests in the Company or any parent of the Company?

If Yes, describe particulars: [Click to enter text.](#)

Please attach details and information on any known or intended tax credit equity investors, along with details on timing, structure and terms.

Application Checklist – mandatory attachments/enclosures:

- Organizational Chart(s) [Click to enter text.](#)
- Site Plan and SEQRA Materials [Click to enter text.](#)
- Ground Lease and Amendments [Click to enter text.](#)
- Surveys and Renderings [Click to enter text.](#)
- Parcel Tax Bills and Receipts [Click to enter text.](#)
- Power Purchase Agreement [Click to enter text.](#)
- Interconnect Agreement [Click to enter text.](#)
- Host Community Agreement [Click to enter text.](#)
- ORES Application/Certificate [Click to enter text.](#)

NOTE: for ORES scale renewable energy projects, all ORES application materials shall be provided to the Agency, including all intervenor materials submitted to ORES.

Project refinancing; estimated amount

(for refinancing of existing debt only) \$ _____

Sources of Funds for Project Costs:
***Attach detailed information**

Bank Financing: \$ _____

Revised Date: _____, Revision #: _____

Equity (excluding equity that is attributed to grants/tax credits) \$ _____
 Tax Exempt Bond Issuance (if applicable) \$ _____
 Taxable Bond Issuance (if applicable) \$ _____

Public Sources (Include sum total of all state and federal grants and tax credits) \$ _____

Identify each state and federal grant/credit:

_____ \$ _____
 _____ \$ _____
 _____ \$ _____

Total Sources of Funds for Project Costs: \$ _____

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

If Yes, describe particulars: _____

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

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

Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage Amount as indicated above multiplied by __%): \$ _____

Construction Cost Breakdown: Attach detailed information

Total Cost of Construction \$ _____ (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 _____ % (including Jefferson County)
 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 _____

Revised Date: _____, Revision #: _____

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

\$ _____

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

\$ _____

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

Real Property Tax Benefit:

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

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

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

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

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

	Square Footage	Cost	% of Total Cost of Project
Manufacturing/Processing			
Warehouse			
Research & Development			
Commercial			
Retail (see section K)			
Office			

Revised Date: _____, Revision #: _____

Document Date: _____

Specify Other			
---------------	--	--	--

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

1. Start date: acquisition of equipment or construction of facilities: _____
2. Estimated completion date of project: _____
3. Project occupancy – estimated starting date of operations: _____
4. Have construction contracts been signed? Yes or No
5. Has Financing been finalized? Yes or No

**** If construction contracts have been signed, please provide copies of executed construction contracts and a complete project budget. The complete project budget should include all related construction costs totaling the amount of the new building construction, and/or new building addition(s), and/or renovation.**

L) Is the proposed Project necessary to expand Applicant employment: Yes or No

Is the proposed Project necessary to retain existing employment: Yes or No

Provide a current NYS 45 form showing retained employees.

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

	Current # of jobs at proposed project location or to be relocated at project location	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE jobs to be RETAINED (Provide Form NYS-45 to show retained employees)	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE jobs to be CREATED upon THREE Years after Project completion
**Full time (FTE)			

** 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-

Revised Date: _____, Revision #: _____

Document Date: _____

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			
Administrative			
Production			
Transportation/Logistics			
Warehousing			
Other			
TOTAL			

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

Location Address		
Full time		
Part Time		
Total		

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

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

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

O) Is the proposed Project reasonably necessary to prevent the Applicant from moving out of New York State? Yes or No. Out of Jefferson County? Yes or No.

Revised Date: _____, Revision #: _____

Document Date: _____

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

P) What competitive factors led you to inquire about sites outside of Jefferson County or New York State? _____

Q) Have you contacted or been contacted by other Local, State and/or Federal Economic Development Agencies? Yes or No.

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: _____

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:

Revised Date: _____, Revision #: _____

Document Date: _____

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 response.

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: _____

Revised Date: _____, Revision #: _____

Document Date: _____

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 _____

- D) Does the site have historical significance? Yes or No
- E) Are you applying for either State/Federal Historical Tax Credit Programs? Yes or No. If yes, provide estimated value of tax credits _____
- F) Summarize the financial obstacles to development that this project faces without Agency or other public assistance. Please provide the Agency with documentation to support the financial obstacles to development (you will be asked to provide cash flow projections, documenting costs, expenses and revenues with and without IDA and other tax credits included indicating below average return on investment rates compared to regional industry averages): _____

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

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

Revised Date: _____, Revision #: _____

Document Date: _____

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

**** Section V of this Application will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application.**

PILOT Estimate Table Worksheet

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

*Apply equalization rate to value

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

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

Revised Date: _____, Revision #: _____

Percentage of Project Costs financed from Public Sector Table Worksheet:

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

Calculate %

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

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

Section VII Representations, Certifications and Indemnification

_____ (name of CEO or other authorized representative of Applicant) confirms and says that he/she is the _____ (title) of _____ (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

- A. 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 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

Revised Date: _____, Revision #: _____

Document Date: _____

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.
- 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

Revised Date: _____, Revision #: _____

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, whether or not the Applicant receives Agency approvals or closes on transactions with the agency. This Application shall not be accepted by the Agency unless the required deposits are placed with the Agency. In all events, the Applicant, for itself and on behalf of all owners, principals and equity membership, agrees that the Applicant is responsible for and shall pay 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; 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.
- 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.

Revised Date: _____, Revision #: _____

Document Date: _____

- 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 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.

- N. 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.

- O. 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.

- P. 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.

- Q. 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.

- R. 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.

Revised Date: _____, Revision #: _____

Document Date: _____

S. PLEASE NOTE: APPLICANTS SEEKING FINANCIAL ASSISTANCE IN THE FORM OF SALES AND USE TAX EXEMPTIONS AFTER MARCH 28, 2013 SHALL BE SUBJECT TO THE ENHANCED REPORTING, COMPLIANCE AND RECAPTURE REQUIREMENTS SET FORTH WITHIN SECTION 875 OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK ("GML"). IN ADDITION, APPLICANTS SEEKING ANY FINANCIAL ASSISTANCE ON OR AFTER JUNE 1, 2016 SHALL BE SUBJECT TO THE PROVISIONS CONTAINED WITHIN GML Section 859-a (4)-(6). APPLICANTS SHOULD CONSULT WITH COUNSEL AND ACCOUNTANT PROFESSIONALS TO UNDERSTAND THESE REQUIREMENTS.

T. Applicant hereby acknowledges and agrees that JCIDA approvals shall be effective for a period of one year from the adoption of a Project Authorizing Resolution. If an approved applicant fails to close with JCIDA within one year, the JCIDA approval shall expire, and the applicant shall be required to re-apply and secure update approval(s) in accordance with JCIDA policies and applicable law.

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

_____, being first duly sworn, deposes and says:

1. That I am the _____ (Corporate Office) of _____ (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 ___ day of _____, 20__.

(Notary Public)

Revised Date: _____, Revision #: _____

Document Date: _____

