



APPLICATION FOR BENEFITS / IDA

INSTRUCTIONS

1. The Agency/**IDA** will not consider any application unless, in the judgment of the Agency/**IDA**, said application contains sufficient information upon which to base a decision whether to approve or tentatively approve an action.
2. Fill in all blanks, using "none" or "not applicable" or "N/A" where the question is not appropriate to the project which is the subject of this application (the Project).
3. If an estimate is given as the answer to a question, put "est." after the figure or answer, which is estimated.
4. If more space is needed to answer any specific question, attach a separate sheet.
5. When completed, return one (1) hard copy of this application and one (1) electronic copy to the Agency/**IDA** at the address indicated on the application.
6. The Agency/**IDA** will not give final approval to the application until the it receives a completed environmental assessment form concerning the Project which is the subject of this application.
7. Please note that Article 6 of the Public Officers Law declares that all records in the possession of the Agency/**IDA** (with certain limited exceptions) are open to public inspection and copying. If the applicant feels that there are certain elements of the Project which are in the nature of trade secrets of information, the nature of which is such that if disclosed to the public or otherwise widely disseminated would cause substantial injury to the applicant's competitive position, the applicant may identify such elements in writing and request such elements be kept confidential in accordance with Article 6 of the Public Officers Law.
8. The Agency/**IDA** has established a non-refundable application fee of One Thousand (\$1,000) Dollars to cover the anticipated costs of processing this application. A check or money order payable to the Agency/**IDA** must accompany each application. **THIS APPLICATION WILL NOT BE ACCEPTED BY THE AGENCY/IDA UNLESS ACCOMPANIED BY THE APPLICATION FEE.**
9. The Agency/**IDA** has established a project fee for each project in which the Agency/**IDA** participates. **THIS PROJECT FEE of 1% of the total Project cost IS REQUIRED TO BE PAID BY THE APPLICANT AT OR PRIOR TO THE GRANTING OF ANY FINANCIAL ASSISTANCE BY THE AGENCY/IDA.** The applicant will also be expected to pay to the Agency/**IDA** all actual costs incurred in connection with the application including all costs incurred by general counsel and bond counsel.
10. The Agency/**IDA** will charge annually an administrative fee of \$1,500 to cover ongoing compliance and oversight; the fee shall be payable January 1 of each year until all financing documents shall terminate and be discharged and satisfied.
11. Chapter 59 of the Laws of 2013 (Part J), effective March 28, 2013 (the "2013 Budget Law"), established new record keeping, reporting, and recapture requirements for industrial development agencies that receive sales tax exemptions. The new law requires the following: 1) to keep records of the amount of sales tax benefits provided to each Project and make those records available to the State upon request; 2) that within 30 days after providing financial assistance to a Project, the Agency/**IDA** must report the amount of sales tax benefits intended to be provided to a Project; and 3) a requirement that the Agency/**IDA** post on the internet and make available without charge copies of its resolutions and Project agreements.
12. The 2013 Budget Law also requires that the Agency/**IDA** recapture State sales tax benefits where: 1) the Project is not entitled to receive those benefits; 2) the exemptions exceed the amount authorized or claimed for unauthorized property or services; or 3) the Project operator failed to use property or services in a manner required by its agreement with the Agency/**IDA**.
13. The Applicant requesting a sales tax exemption from the Agency/**IDA** must include in the application a realistic estimate of the value of the savings anticipated to be received by the applicant. **EACH APPLICANT IS HEREBY ADVISED TO PROVIDE REALISTIC SALES TAX ESTIMATES IN THE APPLICATION, as the 2013 Budget Law and the regulations expected to be enacted thereunder are expected to require that the Agency/IDA recapture any benefit that exceeds the amount listed in the application.**
14. Project Applicants as a condition to receiving Financial Assistance (including a sales tax exemption, mortgage tax exemption, real property tax abatement, and/or bond proceeds) from the Agency/**IDA** will be required to utilize qualified local labor and/or contractors as defined in the Appendix A of the application, for all projects involving the construction, expansion, equipping, demolition and or/remediation of new, existing, expanded or renovated facilities (collectively, the "Project Site").

APPLICATION FOR FINANCIAL ASSISTANCE

APPLICANT

NAME: CR Land LLC

APPLICANT'S STREET ADDRESS: 1915 Vestal Parkway East

CITY: Vestal

STATE: NY

ZIP: 13850

PHONE: 607-765-6609

NAME OF PERSON(S) AUTHORIZED TO SPEAK FOR APPLICANT WITH RESPECT TO THIS APPLICATION:

Roy Cordero

PHONE: 607-624-3436

TITLE: Project Manager

EMAIL: rcordero.southerntiermortgage@bluetie.com

APPLICANT'S COUNSEL

NAME: Maureen Mangan

FIRM: Leasure Monk Gow Rizzuto

EMAIL: mangan@endicottlaw.com

ADDRESS: 101 Jefferson Ave

CITY: Endicott

STATE: NY

ZIP: 13760

PHONE: 607-754-7351

APPLICANT'S ACCOUNTANT

NAME: Salvatore Peretore

FIRM: Peretore CPA

EMAIL: speretore@stny.rr.com

ADDRESS: 2701 North St

CITY: Endicott

STATE: NY

ZIP: 13760

PHONE: 607-785-4070

PLEASE OUTLINE ON A SEPARATE SHEET OF PAPER ANY OTHER PROFESSIONALS INVOLVED IN THE PROJECT (I.E., DESIGN PROFESSIONAL, GENERAL CONTRACTOR).

PROJECT SUMMARY

A: TYPE OF PROJECT: ☐ MANUFACTURING ☐ WAREHOUSE/DISTRIBUTION ☒ COMMERCIAL
☐ NOT-FOR-PROFIT ☐ OTHER-SPECIFY 53,280 Recreational Facility

B: EMPLOYMENT IMPACT (BROOME COUNTY): EXISTING JOBS: 0

NEW JOBS
WITHIN THREE YEARS: 8

C: PROJECT COST: \$ 3,099,690 D: TYPE OF FINANCING: ☐ TAX-EXEMPT ☒ TAXABLE ☐ STRAIGHT LEASE

E: AMOUNT OF BONDS REQUESTED: \$ na F: AMOUNT OF NEW MORTGAGE(S) REQUIRED FOR PROJECT: \$ 2,564,000

G: PROJECT-RELATED COSTS SUBJECT TO SALES TAX: \$ 2,000,000

H: ESTIMATED VALUE OF TAX EXEMPTIONS:

NYS SALES AND COMPENSATING USE TAX \$ 160,000

MORTGAGE RECORDING TAXES \$ 25,640

REAL PROPERTY TAX EXEMPTIONS \$

OTHER (PLEASE SPECIFY)

\$

APPLICANT INFORMATION

EMPLOYER'S FEDERAL ID NO. 82-1302298

NAICS CODE na

1. INDICATE TYPE OF BUSINESS ORGANIZATION OF APPLICANT:

A. ☒ CORPORATION INCORPORATED IN WHAT COUNTRY United States WHAT STATE NY

DATE INCORPORATED 04/25/2017

TYPE OF CORPORATION LLC

AUTHORIZED TO DO BUSINESS IN NEW YORK: ☒ YES ☐ NO

B. ☐ PARTNERSHIP TYPE OF PARTNERSHIP # OF GENERAL PARTNERS # OF LIMITED PARTNERS

C. ☐ SOLE PROPRIETORSHIP

D. ☒ LIMITED LIABILITY APPLICANT DATE CREATED 04/25/2017

2. IS THE APPLICANT A SUBSIDIARY OR DIRECT OR INDIRECT AFFILIATE OF ANY OTHER ORGANIZATION(S)? IF SO, NAME OF RELATED ORGANIZATION(S) AND RELATIONSHIP:

NO

MANAGEMENT OF APPLICANT

List all owners, directors and partners

NAME AND HOME ADDRESS	OFFICE HELD	OTHER PRINCIPAL BUSINESS
Chris Riley 3309 Hall St Endicott N.Y 13760	Owner	434 Sports plex and Riley Development Academy

WITHIN THE PAST FIVE YEARS HAS THE APPLICANT, ANY AFFILIATE, ANY PREDECESSOR COMPANY OR ENTITY, OWNER, DIRECTOR, OFFICER, PARTNER OR ANY CONTRACTOR AFFILIATED WITH THE PROPOSED PROJECT BEEN THE SUBJECT OF:

1. an indictment, judgment, conviction, or a grant of immunity, including pending actions, for any business-related conduct constituting a crime?

☐ YES ☒ NO

2. a government suspension or debarment, rejection of any bid or disapproval of any proposed contract, including pending actions, or for lack of responsibility?

☐ YES ☒ NO

3. any final governmental determination of a violation of any public works law or regulation, or labor law regulation?

☐ YES ☒ NO

4. a consent order with the NYS Dept. of Environmental Conservation?

☐ YES ☒ NO

5. an unsatisfied judgment, injunction or lien for any business-related conduct obtained by any federal, state or local government agency including, but not limited to, judgments based on taxes owed and fines and penalties assessed?

☐ YES ☒ NO

6. Has any person listed above or any concern with whom such person has been connected ever been in receivership or been adjudicated in a bankruptcy?

☐ YES ☒ NO

IF THE ANSWER TO ANY QUESTION 1 THROUGH 6 ABOVE IS YES, PLEASE FURNISH DETAILS ON A SEPARATE ATTACHMENT.

IS THE APPLICANT PUBLICLY HELD?

☐ YES ☒ NO

LIST EXCHANGES WHERE STOCK IS TRADED AND LIST ALL STOCKHOLDERS HAVING A 5% OR MORE INTEREST IN THE APPLICANT.

NAME	ADDRESS	PERCENTAGE OF HOLDING

APPLICANT'S PRINCIPAL BANK(S) OF ACCOUNT

Tioga State Bank

Key Bank

PROJECT DATA

1. Attach a complete narrative description of Project including location, proposed product lines and market projections, square feet by usage, type of construction, machinery for products, machinery for building, office and parking

2. Attach a photo of the site or existing facility to be improved.

3. Attach copies of preliminary plans or sketches of proposed construction or floor plan of existing facility.

4. Are utilities on site or must they be brought in? If so, which ones?

NYSEG gas line needs to be brought in . And Vestal Water needs to be brought in 600ft

5. Who presently is legal owner of building or site?

Vista Square LLC owner Pani Shaw

6. Is there a purchase option in force or other legal or common control in the project?
If so, furnish details in a separate attachment.

☒ YES ☐ NO

Is there an existing or proposed lease for all or a portion of the project?

☒ YES ☐ NO

7. If applicant will not occupy 100% of the building in a real estate related transaction, provide information on tenant(s) on a separate sheet including: name, present address, employer fed. ID no., percentage of project to be leased, type of business organization, relationship to applicant, date and term of lease.

8. Is owner or tenant(s) responsible for payment of real property taxes?

OWNER

XXX

TENANT

9. Zoning district in which Project is located

Vestal

10. Are there any variances or special permits required? If yes, please explain:

☐ YES ☒ NO

11. Will the completion of the Project result in the removal of a plant or facility of the Applicant or another proposed occupant of the project from one area of the State of New York to another area of the State? If yes, please explain:

☐ YES ☒ NO

12. Will the completion of the Project result in the abandonment/disposal of one or more plants or facilities of the Applicant located in New York state? If yes, please explain:

☐ YES ☒ NO

***The Agency is required to notify the Chief Executive Officer or Officers of the municipality or municipalities in which the facility or plant is located.**

**Project Information Sheet
434 Sports Complex
1915 Vestal Parkway West**

➤ **Project Description**

The applicant is proposing to construct a multi-use sports complex at the above location to be known as the 434 Sports Complex which will consist of a new 53,280 square foot metal building and site development construction. The entrance to the site will tie-into an existing driveway installed off NYS Route 434 and will be utilized as a shared driveway per agreement with the adjacent property owner. The building will include space for indoor multi-use athletic field(s), weight/training room, batting cages, cafe, offices, meeting room, bathrooms, mechanical room, and storage areas. Site development construction will include a vehicle parking lot (198 spaces) and drives, walkways, future outdoor multi-use athletic field, site grading, stormwater conveyance and control system(s), utilities (water, sanitary sewer, gas, electric, telephone/cable, and lighting), landscaping, and other necessary site amenities.

➤ **Site Design Engineer**

- Larson Design Group
8836 State Route 434
Apalachin, NY 13732
Contact: Timothy D. Bailey, PE
Phone: (607) 258-0090
Email: tbailey@larsondesigngroup.com

➤ **Architect**

- Root 2 Architecture
1432 Elmira Street
Endicott, NY 13760
Contact: George W. Haus
Phone: (607) 785-2785
Email: GWHAUS@HOTMAIL.COM

➤ **Owner**

CR Land, LLC
3309 Hall Street
Endicott, New York 13760
Contact: Chris Riley
Phone: 607-765-6609

➤ **Site Information**

- *Acreage* 6.27 acres
- *Existing Impervious Area* 0.13 acres
- *Existing Green Space Area* 6.14 acres
- *Proposed Impervious Area* 3.35 acres
- *Proposed Green Space Area* 2.92 acres
- *Affected (disturbed) Area* 6.25 acres
- *Zoning District:* C-2 – Community Business
- *Zoning Requirements*

	<u><i>Required</i></u>	<u><i>Actual</i></u>
<u><i>Lot Size</i></u>	22,500 SF	273,310 SF
<u><i>Lot Frontage:</i></u>	150 feet	445.90 feet
<u><i>Lot Coverage:</i></u>	80%	20%
<u><i>Yard Setbacks:</i></u>		
<i>Front</i>	30 feet	43.82 feet
<i>Side (west)</i>	5 feet	239.33 feet
<i>Side (east)</i>	5 feet	19.92 feet
<i>Rear</i>	15 feet	412.40 feet
<u><i>Building Height:</i></u>		
<i>Principal</i>	50 feet	40 feet
<i>Accessory</i>	30 feet	Not Applicable

- *Surrounding Land Use*

<i>North</i>	N.Y.S. Route 434 / N.Y.S. Route 17 / Residential.
<i>South</i>	Vacant Land (woods).
<i>East</i>	Vacant Land (woods) / Residential.
<i>West</i>	Recreational (Chuckster's Family Fun Center).

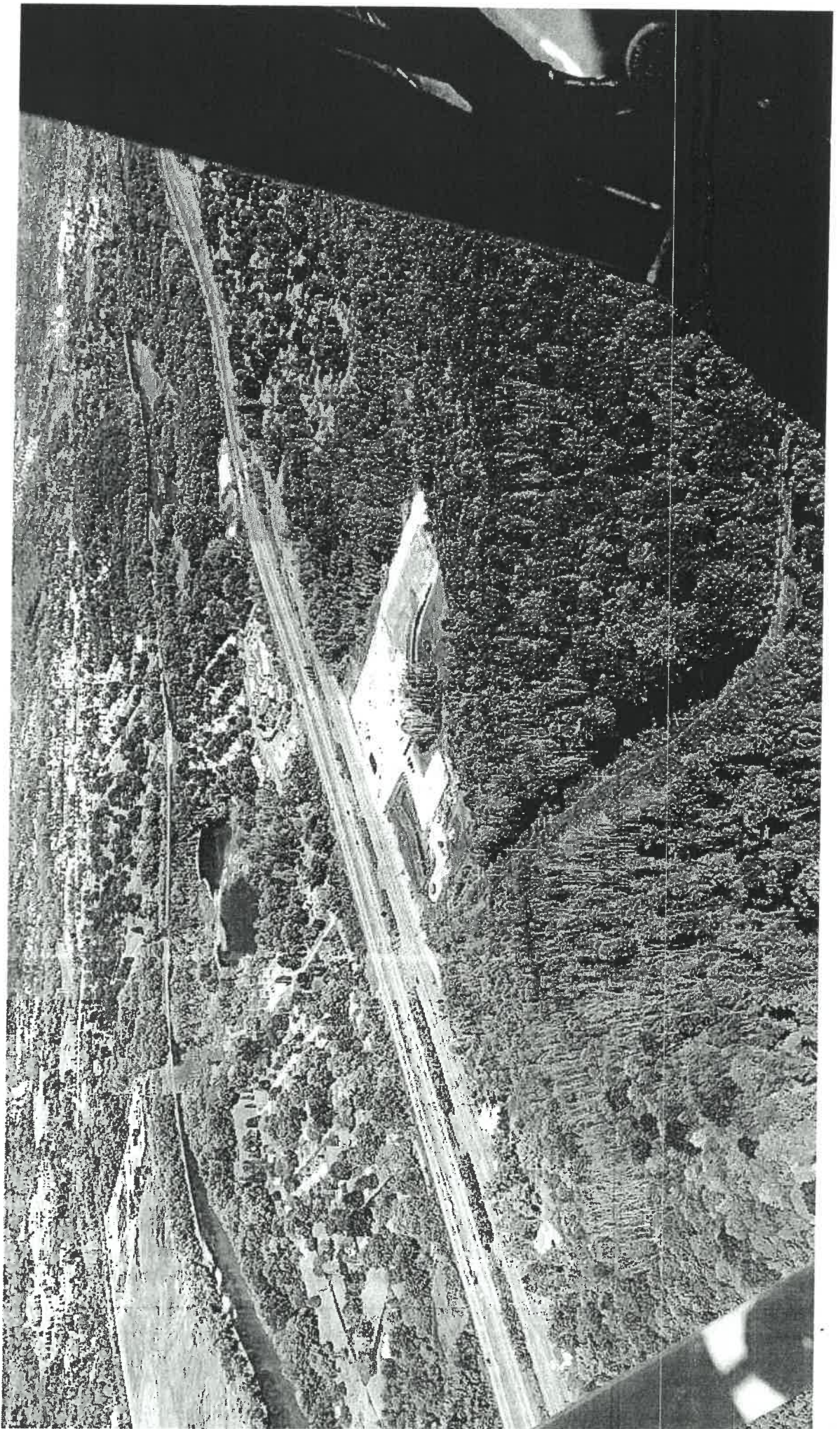
- *Parking*
 - ✓ Fitness & Recreational Sports Center: 267 spaces (1 parking spaces for every 200 square feet of gross floor area; 53,280 square feet / 200 square feet = 267 spaces).
 - ✓ Handicap Spaces Required: 6 spaces (per ADA)
 - ✓ Total Spaces Required: 267 spaces.
 - ✓ Total Spaces Provided: 198 spaces (192 regular spaces and 6 handicap spaces). The applicant has submitted an area variance request to the Zoning Board of Appeals
- *Principle Structure:*
 - ✓ Building Dimensions – 288'-0" x 185'-0" x 40'-0" (building height).
 - ✓ Building Area – 288'-0" x 185'-0" = 53,280 Square Feet.
- *Site Operations*
 - ✓ *Operating Hours* – The facility will operate 7 days a week, 24 hours a day (see the attached Operations Description for a complete synopsis of the facility operations).
 - ✓ *Jobs* – Approximately 10 full and part time employees initially.

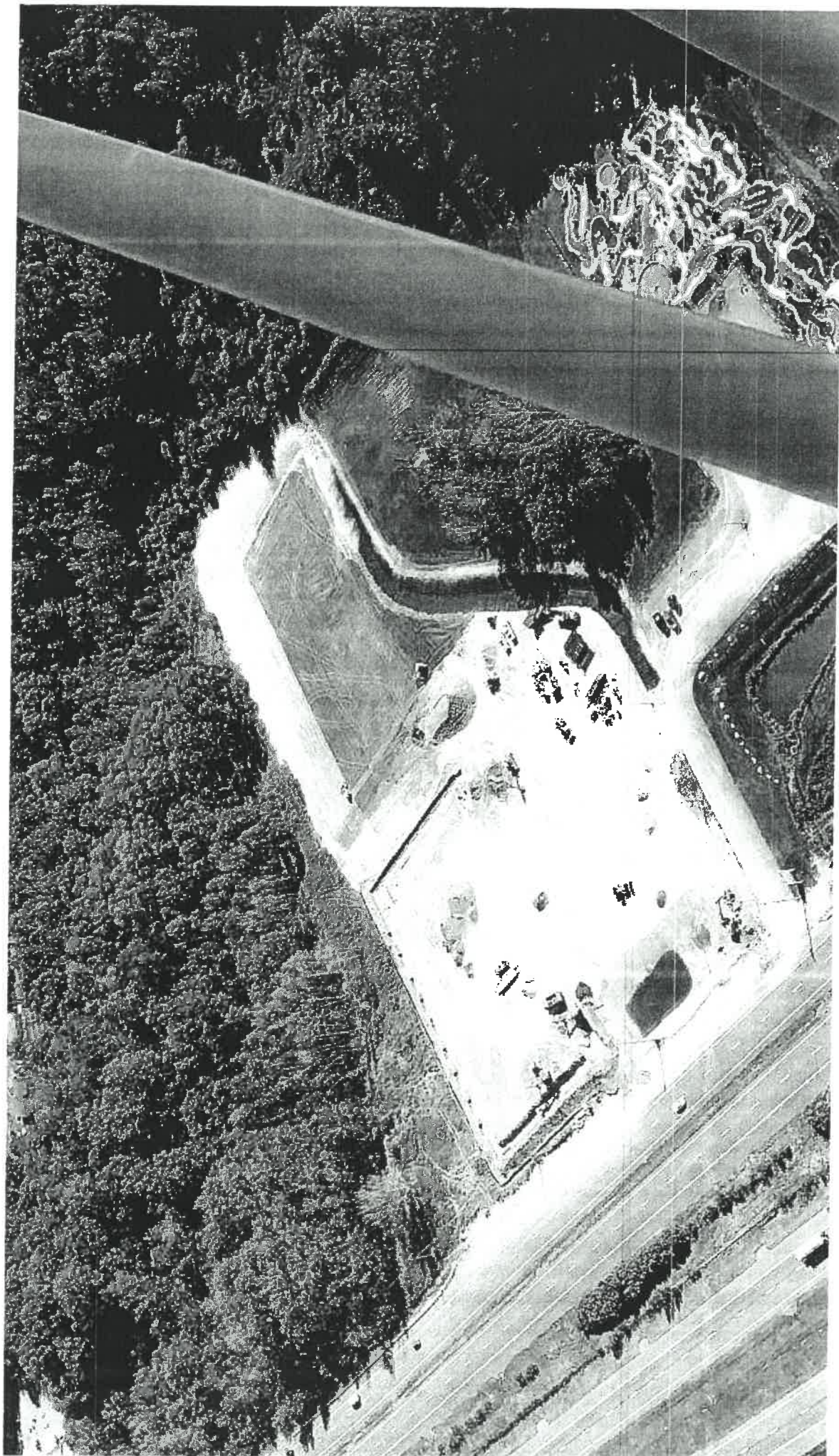
▪ **Site Operations (continued)**

- ✓ **Solid Waste Generated** – One (1) to two (2) 8-yard dumpsters every week.
- ✓ **Trash Dumpsters** – The dumpster will be located on a concrete pad near the end of the parking lot on the south side of the building as shown on the Site Layout & Dimension Plan.
- ✓ **Signage** – There will be a building mounted sign, the owner will submit a separate application at a later date.
- ✓ **Lighting** – It is anticipated that building mounted lights will be used to light a portion of the site however pole mounted lights will be needed to light the parking lot areas in front (south) and side (west) of the building. A lighting design with photometrics will be completed and submitted to the Planning Board prior to the next meeting.
- ✓ **Sanitary Sewer Design** – Tie-in new sanitary sewer lateral to the existing sanitary sewer service along N.Y.S. Route 434 as shown on the Utility Plan.
- ✓ **Water** – Tie-in new domestic and fire services to the existing water service as shown on the Utility Plan. This will require extending the existing 8" water main approximately 600 feet.
- ✓ **Gas** – If an existing gas main is present, a new gas service will be coordinated with the appropriate utility provider and shown on Utility Plan.
- ✓ **Telephone and Electric Service** – New underground telephone and electric services will be coordinated with the appropriate utility providers and shown on Utility Plan.
- ✓ **Stormwater Drainage** – A combination of surface drainage ditches and subsurface drainage system (catch basins, pipes, and culverts) will collect stormwater runoff from the roof, paved areas around the building and the paved parking lot located around the building; the runoff will discharge into the proposed detention pond located in the northeast corner of the site. An outlet structure within the proposed detention pond will control stormwater runoff to less than pre-development conditions and discharge to the existing drainage ditch/driveway culvert located along N.Y.S. Route 434. See the Site Plan for proposed drainage routes and structures.
- ✓ **100-year Flood Plain** – Site is not within the 100-year flood plain.

▪ **Possible Required Permit / Approvals**

<u>Name of Agency</u>	<u>Type of Permit/ Approval</u>
✓ New York State Department of Environmental Conservation	Stormwater (GP-02-02 / N.O.I.)
✓ Town of Vestal	Planning Board – Site Plan Review & Approval Zoning Board of Appeals – Area Variance Building Permit
✓ Broome County	239M Review









ROOT 2
ARCHITECTURE

1400 West 10th Street, Suite 200, New York, NY 10014
Tel: 212.254.1100
Fax: 212.254.1101
www.root2arch.com

Project Name

Consultant

Project Information

Revisions

Number

Description

Date

Project

Client

Architect

Engineer

Owner

Design

Construction

Interior

Exterior

Site

Other

Notes

Comments

Drawings

Specifications

Program

Contract

Agreement

Conditions

Terms

Provisions

Articles

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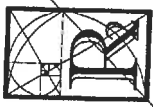
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ROOT 2
ARCHITECTURE

145 River Street, Suite 201, New York, NY 10014
Phone: (212) 677-1111
Email: OFFICE@ROOT2ARCH.COM

Consultant

Project Information

Revisions

Revised

Date

Project Name	VESTALSPORTS
Project No.	A22
Client	VESTALSPORTS
Architect	ROOT 2 ARCHITECTURE
Designer	JAMES GEORGE

Project Title

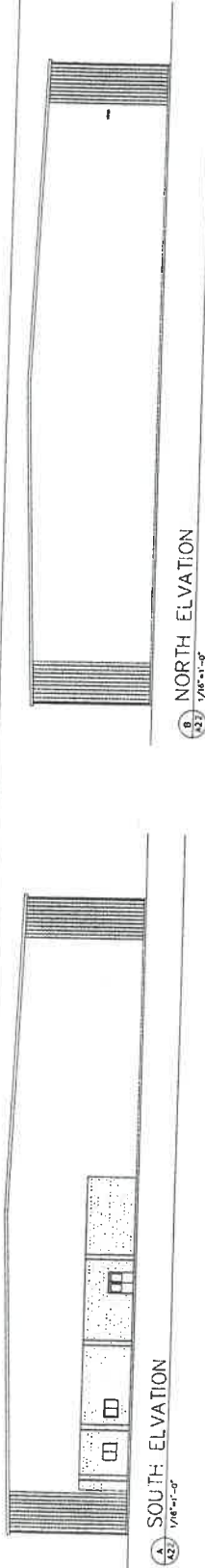
PROPOSED SPORTS COMPLEX
VESTAL PARKWAY WEST
VESTAL, NEW YORK

Sheet Title

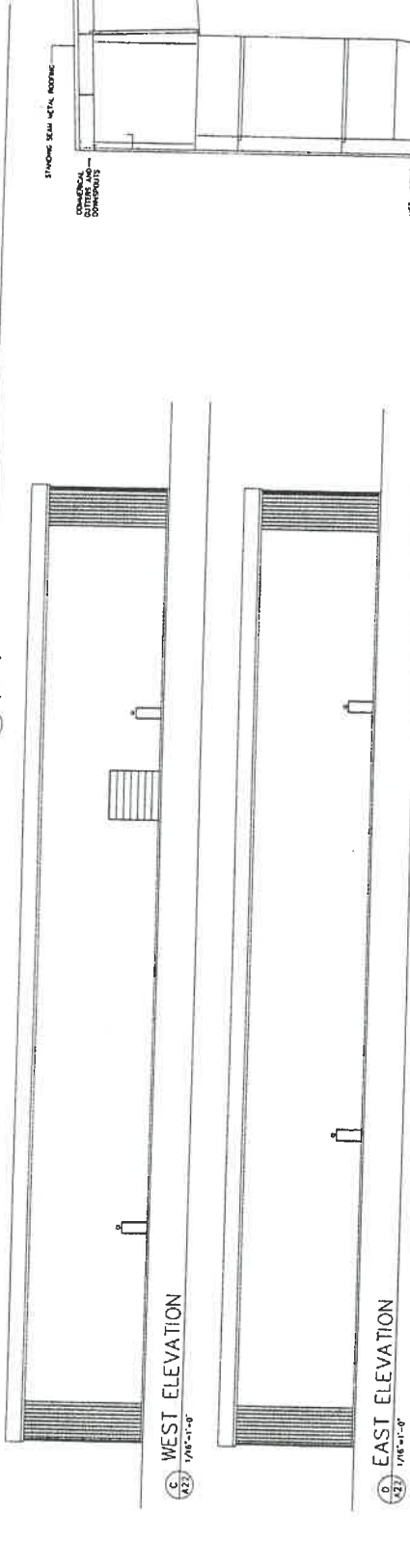
ELEVATIONS AND
DETAILS

Sheet Number

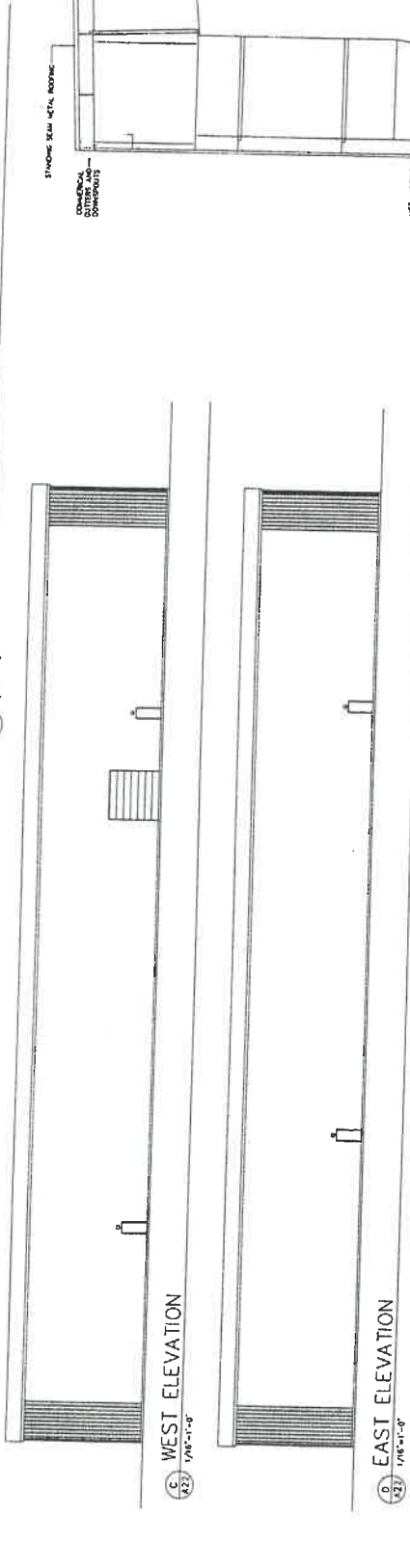
A22



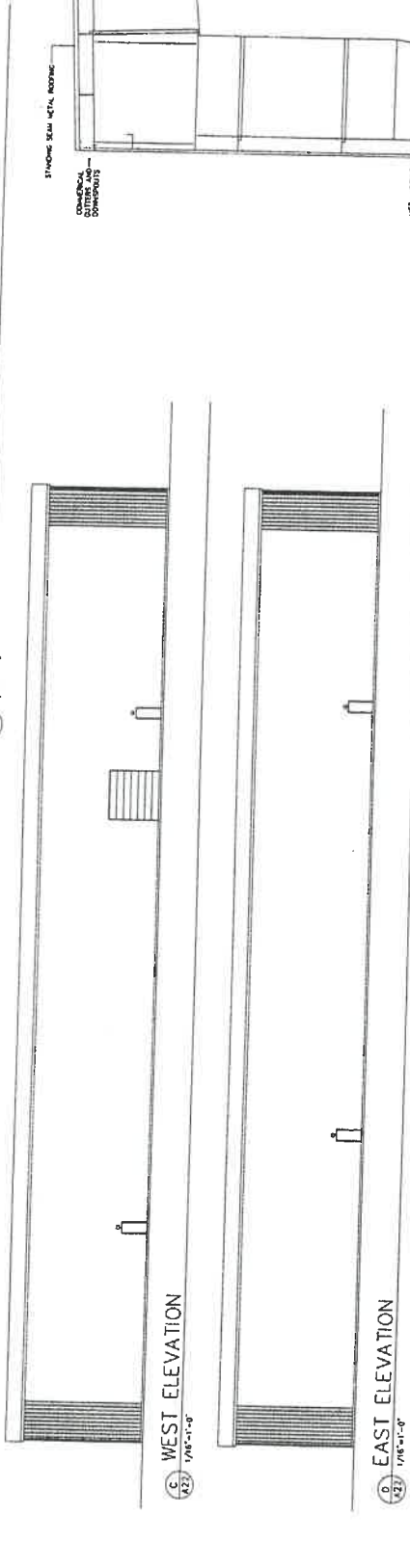
A SOUTH ELEVATION
1/8"=1'-0"



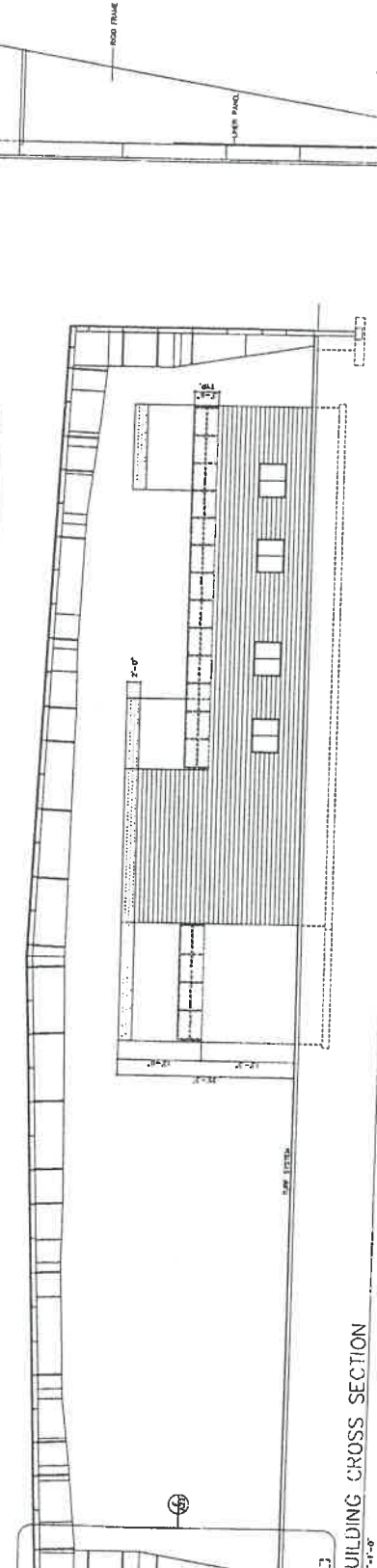
B NORTH ELEVATION
1/8"=1'-0"



C WEST ELEVATION
1/8"=1'-0"

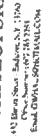


D EAST ELEVATION
1/8"=1'-0"



E BUILDING CROSS SECTION
1/8"=1'-0"

F DETAIL
A22 3/8"=1'-0"



Consultant

Project Information

Revisions

113

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FESTALSPORTS

1000

10-11

100

Project Title

PROPOSED SPORTS COMPLEX
VESTAL PARKWAY WEST
VESTAL, NEW YORK

Sheet Title

FOUNDATION PLAN

Sheet Number

A23

CONTRACTOR TO COORDINATE
ANCHOR BOLT PLACEMENT WITH
PRE-ENGINEERED BUILDING SUPPLIER.

FOUNDATION PLAN

$$32' = 1' - 9'$$

13. If the answer to question 11 or 12 is yes, indicate whether any of the following apply to the Project:

A. Is the Project reasonably necessary to preserve the competitive position of the Applicant or such Project Occupant? If yes, please explain:

☐ YES ☐ NO

NA

B. Is the Project reasonably necessary to discourage the Applicant or such Project Occupant from relocating outside of New York state? If yes, please explain:

☐ YES ☐ NO

NA

14. Does the Project include facilities or property that are primarily used in making retail sales of goods or services to customers who personally visit such facilities? If yes, please explain:

☐ YES ☒ NO

15. If the answer to question 14 is yes, what percentage of the cost of the Project will be expended on such facilities or property primarily used in making retail sales of goods or services to customers who personally visit the Project?

na %

16. If the answer to question 14 is yes, and the answer to question 15 is more than 33.33%, indicate whether any of the following apply to the Project:

A. Will the Project be operated by a not-for-profit corporation? If yes, please explain

☐ YES ☐ NO

na

B. Will the Project likely attract a significant number of visitors from outside the economic development region in which the Project will be located? If yes, please explain:

☒ YES ☐ NO

There will be tournaments for different events held at the facility that will bring in outside participants . We hope to build on that yearly and also expand events with proper approval from Vestal

C. Would the Project Occupant, but for the contemplated financial assistance from The Agency, locate the related jobs outside New York state? If yes, please explain:

☐ YES ☒ NO

D. 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 city, town or village within which the Project will be located, because of a lack of reasonably accessible retail trade facilities offering such goods or services? If yes, please explain:

☒ YES ☐ NO

The edge Facility in Vestal was recently condemned by vestal .Creating a shortage of recreational space available for soccer, lacrosse, baseball, softball and field hockey . The facility is greatly needed for youth, adults and community camps . That is are opinion and also by the calls already being taken for rental space. My building will be at capacity for the season if wer can get it up in time

E. Will the Project be located in one of the following: 1) an area designed as an economic development zone pursuant to Article 18-B of the General Municipal Law; or 2) a census tract or block numbering area (or census tract or block numbering area contiguous thereto) which, according to the most Recent census data, has a poverty rate of at least 20% for the year in which the data relates, or at least 20% of households receiving public assistance; and 3) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates? If yes, please explain:

☐ YES ☒ NO

F. If the answers to any of subdivisions c. through e. of question 16 is yes, 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 ☐ NO

It will create 2 private sector jobs initially . But in the future we hope to employ a staff of up to 7 . With a combination of fulltime and seasonal part-time

17. Please indicate all other local agencies, boards, authorities, districts, commissions or governing bodies (including any federal, city, county and other political subdivision of the State of New York and all state departments, agencies, boards, public benefit corporations, public authorities or commissions) involved in approving or funding or directly undertaking action with respect to the Project. For example, do you need a municipal building permit to undertake the Project? State Historic Preservation? Do you need a zoning approval to undertake the Project? If so, you would list the appropriate municipal building department or planning or zoning commission which would give said approvals.

Vestal Planning board approved the project in August

18. Describe the nature of the involvement of the federal, state or local agencies described above:

na

19. Has construction work on this project begun? If yes, please discuss in detail the approximate extent of construction and the extent of completion. Indicate in your answer whether such specific steps have been completed as site clearance and preparation, completion of foundations, installation of footings, etc.

☒ YES ☐ NO

Site work has started on the land . Which includes clearing .

20. Please indicate amount of funds expended on this Project by the Applicant in the past three (3) years and the purposes of such expenditures:

The cost spent so far on this project is around 385k . Downpayment of contractors, building , land , insurance , title cost , appraisal

PROJECT BENEFITS/COSTS

1. NAME OF PROJECT BENEFICIARY ("APPLICANT"):

CR Land LLC

2. ESTIMATED AMOUNT OF PROJECT BENEFITS SOUGHT:

A. Amount of Bonds Sought	\$ 0.00
B. Value of Sales Tax Exemption Sought	\$ 160,000.00
C. Value of Real Property Tax Exemption Sought	\$
D. Value of Mortgage Recording Tax Exemption Sought	\$ 25,640.00
E. Interest Savings IRB Issue	\$

3. SOURCES AND USES OF FUNDS:

Financing Sources		Application of Funds	
Equity	\$ 618,928.00	Land	\$ 315,600.00
Local Banks	\$ 2,450,072.00	Building Acquisition/Construction	\$ 1,010,000.00
	\$	Expansion/Renovation	\$ 1,700,000.00
	\$	Machinery & Equipment	\$
	\$	Working Capital	\$
	\$	Other	\$ 43,400.00
TOTAL	\$ 3,069,000.00	TOTAL	\$ 3,069,000.00

53,280 Recreational Sports facility

Project Description:

4. PROJECTED PROJECT INVESTMENT:

A. Land Related Costs

1. Land acquisition	\$ 315,600.00
2. Site preparation	\$ 275,000.00
3. Landscaping	\$
4. Utilities and infrastructure development	\$
5. Access roads and parking development	\$ 250,000.00
6. Other land-related costs (describe)	\$

B. Building-Related Costs	1. Acquisition of existing structures	\$	
	2. Renovation of existing structures	\$	
	3. New construction costs	\$	1,700,000.00

C. Machinery and Equipment Costs \$ 453,400.00

D. Furniture and Fixture Costs \$

E. Working Capital Costs \$

F. Professional Services/Development Costs	1. Architecture and Engineering	\$	65,000.00
	2. Accounting/legal	\$	10,000.00
	3. Development Fee	\$	
	4. Other service-related costs (describe)	\$	
	5. The Agency/IDA Fees	\$	30,690.00

G. Other Costs \$

H. Summary of Expenditures	1. Total Land-Related Costs	\$	840,600.00
	2. Total Building-Related Costs	\$	1,700,000.00
	3. Total Machinery and Equipment Costs	\$	453,400.00
	4. Total Furniture and Fixture Costs	\$	
	5. Total Working Capital Costs	\$	
	6. Total Professional Services/Development Costs	\$	100,640.00
	7. Total Other Costs	\$	

TOTAL PROJECT EXPENDITURES \$ 3,099,690.00

Have any of the above expenditures already been made by the applicant?
If yes, please provide details:

☒ YES ☐ NO

land down payment 15k.. Building downpayment 100k.. Engineer 65,000... Plumber 20,000,
Site work 100k , Material 80,000 attorney 5k

Please list any non-financial public benefits that the project will provide:

Our goal is the participation in these sports will help build basic life skills including teamwork , sportsmanship, responsibility , hard work, dedication and the ability to succeed. Being part of a team or competition helps strenghten social and family values by emphasizing fun, togetherness , friendship and competition. More now than ever youth and adults need these Facility's to promote a healthy life style with the day to day pressures and drug epidemics in communities. We plan on doing Women Health days, Family Health Days and Men Health Days. We will partner with local professionals to provide awareness and

PROJECTED CONSTRUCTION EMPLOYMENT IMPACT

Please provide estimates of total construction jobs at the Project:

YEAR	CONSTRUCTION JOBS (Annual wages and benefits \$40,000 and under)	CONSTRUCTION JOBS (Annual wages and benefits over \$40,000)
CURRENT	30.00	5.00
YEAR 1		
YEAR 2		
YEAR 3		

Please provide estimates of total annual wages and benefits of total construction jobs at the project:

YEAR	TOTAL ANNUAL WAGES AND BENEFITS
CURRENT	\$ 350,000.00
YEAR 1	\$
YEAR 2	\$
YEAR 3	\$

It is the policy of The Agency/IDA to require the Applicant to use local labor, contractors and suppliers in projects that The Agency/IDA is providing financial assistance for. Please refer to the Appendix A (page 16). Local labor, contractors and suppliers shall be defined as employees and companies residing in the following Counties: Broome, Chemung, Chenango, Cortland, Delaware, Otsego, Schuyler, Steuben, Tioga, and Tompkins.

PROJECTED PERMANENT EMPLOYMENT IMPACT

PROJECTED EMPLOYMENT FIGURES - YEAR ONE	UNDER \$30,000	\$30,000 – \$50,000	\$50,000 – \$75,000	OVER \$75,000
Number of Full-Time Employees (FTE) earning	1	2	0	0
Number of Part-Time Employees earning	6	0	0	0

Total Payroll For Full-Time Employees	\$ 20,800.00	68,500.00		
Total Payroll For Part-Time Employees	\$ 15,210.00	0.00		
Total Payroll For All Employees	\$ 36,010.00	68,500.00		

PROJECTED EMPLOYMENT FIGURES - YEAR TWO	UNDER \$30,000	\$30,000 – \$50,000	\$50,000 – \$75,000	OVER \$75,000
Number of Full-Time Employees (FTE) earning	2	2		
Number of Part-Time Employees earning	7	0		

Total Payroll For Full-Time Employees	\$ 41,600.00	68,500.00		
Total Payroll For Part-Time Employees	\$ 18,500.00	0.00		
Total Payroll For All Employees	\$ 60,100.00	68,500.00		

PROJECTED EMPLOYMENT FIGURES - YEAR THREE	UNDER \$30,000	\$30,000 – \$50,000	\$50,000 – \$75,000	OVER \$75,000
Number of Full-Time Employees (FTE) earning	2	2		
Number of Part-Time Employees earning	8	0		

Total Payroll For Full-Time Employees	\$ 41,600.00	68,500.00		
Total Payroll For Part-Time Employees	\$ 20,000.00	0.00		
Total Payroll For All Employees	\$ 61,600.00	68,500.00		

REPRESENTATIONS BY THE APPLICANT

The Applicant understands and agrees with the Agency/**IDA** as follows:

1. **STATEMENT OF NEED:** Applicant affirms that there is a likelihood that the project would not be undertaken but for the financial assistance provided by the Agency, or if not, the applicant will provide a statement indicating the reasons the project should be undertaken by the Agency.
2. **JOB LISTINGS:** 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 "DOC") and with the administrative entity (collectively with the DOC, 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.
3. **FIRST CONSIDERATION FOR EMPLOYMENT:** In accordance with Section 858-b(2) of the New York General Municipal Law, Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency/**IDA**, 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.
4. **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/**IDA**, in accordance with Section 874(8) of the General Municipal Law, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant.
5. **REGULATORY COMPLIANCE:** Applicant is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws and all provisions of article 18-a of the General Municipal Law.
6. **EMPLOYMENT:** The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency/**IDA**, the Applicant agrees to file, or cause to be filed, with the Agency/**IDA**, on an annual basis, reports regarding the number of people employed at the Project site. The Chief Executive Office shall submit to the Agency/**IDA** prior to February 1 of each year, a written certification setting forth
 - Number of full-time employees at the Project location in the preceding calendar year;
 - Number of part-time employees at the Project location in the preceding calendar year;
 - Gross payroll of all employees at the Project location in the preceding calendar year.
7. **RECAPTURE POLICY:** The Agency/**IDA** reserves the right to recapture all or part of any benefits provided to the applicant if any of the following occur:
 - a. The Project Facility as defined in the PILOT/Lease Agreement is sold or closed and the Applicant leaves or departs Broome County.
 - b. There is a significant change in the use of the Project Facility and/or business activities of the Applicant.
 - c. There is a significant reduction in the number of full/part-time jobs at the Project Facility in comparison to what was estimated in the Applicant's Project Application that are not reflective of the Applicant's normal business cycle or national economic conditions.
 - d. The Applicant fails to fully comply with all periodic and/or annual reporting requirements of the Agency/**IDA**, State or Federal government.
 - e. The Applicant failed to achieve any minimal new job creation figures specified by and within the time-frames specified by the Agency/**IDA**.
 - f. Failure of the applicant to make timely PILOT payments.
 - g. Failure to cooperate with Agency personnel in providing data of project progress.
 - h. The applicant has committed a material violation of the terms & conditions of a project agreement.
 - i. The application has committed a material violation of the terms & conditions of the sales and use tax exemption benefit.

8. ABSENCE OF CONFLICTS OF INTEREST: The Applicant has reviewed from the Agency/ **IDA** a list of the members, officers and employees, which is publicly viewable at www.theagency-ny.com. No member, officer or employee of the Agency/**IDA** has an interest, whether direct or indirect, in a transaction contemplated by this Application, except as hereinafter described:

9. APPARENT CONFLICTS: Has the Applicant provided any personal gifts, loans or campaign contributions to any local or State political party or elected individual in the preceding 12 months?

☐

YES

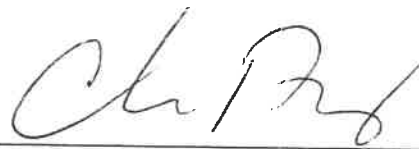
☒

NO IF YES, PLEASE DESCRIBE:

10. FEES: This Application must be submitted with a non-refundable \$1,000 application fee to the Agency/**IDA**.

The Agency/**IDA** has established a general Agency fee in the amount of 1% of the total cost of the project.

The Agency/**IDA** will charge annually an administrative fee of \$1,500 to cover ongoing compliance and oversight; the fee shall be payable January 1 of each year until all financing documents shall terminate and be discharged and satisfied.



Applicant

By:

Chris Riley

Title:

owner

DOCUMENT LISTS

(A copy of this list should be provided to Applicant's legal counsel)

Please ensure that the following items are delivered with the application:

1. A \$1,000 Application Fee. ☒ YES ☐ NO
2. An EAF (Environmental Assessment Form). ☐ YES ☒ NO
3. Have financing arrangements been made ☒ YES ☐ NO

Prior to the closing of this transaction, Applicant shall deliver the following documentation (where applicable to the project) to The Agency/IDA's legal counsel:

1. Insurance Certificate
Certificate of Worker's Compensation Insurance (The Agency/IDA named as additional insured). ☐ YES ☐ NO

Certificate of General Liability Insurance (The Agency/IDA named as additional insured). Limits not less than \$1,000,000 per occurrence/accident and a blanket excess liability not less than \$3,000,000. ☐ YES ☐ NO

Certificate of insurance against loss/damage by fire, lightning or other casualties with a uniform standard extended coverage endorsement in an amount not less than the full replacement value of the Facility (The Agency/IDA named as additional insured). ☐ YES ☐ NO
2. Certificate of Incorporation/Articles of Organization together with all amendments or restatements thereto. ☐ YES ☐ NO
3. By-Laws/Operating Agreement together with any amendments thereto. ☐ YES ☐ NO
4. Good Standing Certificate(s) issued by the State of Incorporation/Organization of the Applicant and NYS. ☐ YES ☐ NO
5. Resolutions of the Board of Directors/Members of the Applicant approving the Project. ☐ YES ☐ NO
6. List of all Material Pending Litigation of the Applicant. ☐ YES ☐ NO
7. List of all Underground Storage Tanks containing Hazardous Materials at the Project. ☐ YES ☐ NO
8. List of all Required Environmental Permits for the Project. ☐ YES ☐ NO
9. Legal Description of the Project Premises. ☐ YES ☐ NO
10. Name and title of person signing on behalf of the Applicant. ☐ YES ☐ NO
11. Copy of the proposed Mortgage (if any). ☐ YES ☐ NO
12. Applicant's Federal Tax ID Number (EIN). ☐ YES ☐ NO
13. Tax Map Number of Parcel(s) comprising the Project. ☐ YES ☐ NO
14. Copy of the Certificate of Occupancy (as soon as available) ☐ YES ☐ NO

CERTIFICATION

The information contained in this Application, including employment information, is true and correct. The Applicant is aware that any material misrepresentations made in this Application constitute an act of fraud, resulting in revocation of benefits.

The undersigned, on behalf of the Applicant, hereby certifies that the Applicant, and all parties which own a minimum of 20% of the Applicant are current and will remain current on all real property, federal, state, sales, income and withholding taxes throughout the term on any agreements made in connection with the Application.

Applicant hereby releases The Agency/IDA and the members, officers, servants, agents and employees thereof (hereinafter collectively referred to as the "Agency/IDA") from, agrees that the Agency/IDA shall not be liable for and agrees to indemnify, defend and hold the Agency/IDA harmless from and against any and all liability arising from or expense incurred by: (i) the Agency/IDA's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the issue of bonds requested therein are favorably acted upon by the Agency/IDA; and (ii) the Agency/IDA's financing of the Project described therein, including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency/IDA or the Applicant are unable to find buyers willing to purchase the total bond issue requested, then, and in that event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency/IDA, its agents or assigns, all actual costs incurred by the Agency/IDA in the processing of the Application, including attorneys' fees, if any.

By: _____

(Applicant)

Sworn to before me this

10th day of October, 2017.

Ashley E. Williamson
(Notary Public)

ASHLEY E WILLIAMSON
NOTARY PUBLIC-STATE OF NEW YORK
No. 01WI6313805
Qualified in Broome County
My Commission Expires October 27, 2018

APPENDIX A – ATTACHMENT TO APPLICATION FOR FINANCIAL ASSISTANCE

Local General Contractor, Subcontractor, Trades and Labor Policy

It is the goal of the The Agency/**IDA** to maximize the use of local labor for each project that receives benefits from the Agency/**IDA**. This policy applies to general contractors, subcontractors, trade professionals, and their employees. The Agency/**IDA**'s Local Labor Area consists of the following New York State counties: Broome, Chemung, Chenango, Cortland, Delaware, Otsego, Schuyler, Steuben, Tioga and Tompkins.

Every applicant is obligated to provide written proof and data (see attached ... forms) to the Agency/**IDA** as to the physical location of all the contractors who will work on the project.

The Agency/**IDA** will review the data provided and determine, on a case-by-case basis and in a fully transparent manner, whether the Applicant has substantially conformed to the policy.

An Applicant **will not be deficient** if the proposed project requires specifically skilled labor that is unavailable in the Local Labor Area.

An Applicant **will not be deficient** if the proposed project utilizes parts and supplies assembled elsewhere because no such assembly is available in the Local Labor Area.

An Applicant **will be held non-compliant** with the Labor Policy if it imports labor from outside the Local Labor Area when equal labor that is ready, willing, cost competitive, etc. resides in the Local Labor Area.

The Agency/**IDA** may determine on a case-by-case basis to waive any portion of this policy for a project or a portion of a project where consideration of warranty issues, necessity of specialized skills, significant cost differentials between local and non-local services, documented lack of workers meeting the Local Labor Requirement or if other compelling circumstances exist.

In consideration of the extension of financial assistance by the Agency/**IDA** Chris Riley (the Applicant) understands the Local Labor Policy and agrees to submit either or both a Local Labor Utilization Report or a Non Local Labor Utilization Report at the time that construction begins on the project to the Agency and as part of a request to extend the valid date of the Agency/**IDA**'s tax-exempt certificate for the Cr LAnd LLC (the project).

The Applicant understands an Agency/**IDA** tax-exempt certificate is valid for 90 days effective the date of the project inducement and extended for 90 day periods thereafter upon request by the Applicant.

The Applicant further understands any request for a waiver to this policy must be submitted in writing and approved by the Agency/**IDA** before a tax-exempt certificate is issued or extended.

The Applicant further understands that if the required forms are not submitted to the Agency/**IDA**, the Agency/**IDA** shall have the authority to immediately terminate any and all Financial Assistance being provided to the Project.

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the Project as of 10/11/2017 (date).

APPLICANT: CL Land LLC

REPRESENTATIVE FOR CONTRACT BIDS/AWARDS:

ADDRESS: 1915 Vestal Parkway West

CITY: Vestal

STATE: NY

ZIP: 13850

PHONE: 607-624-3436

EMAIL: planning@centralmontguy@bluewin.com

PROJECT ADDRESS: 1915 Vestal Parkway West

AUTHORIZED REPRESENTATIVE: Roy Cardona

TITLE: Project Manager

SIGNATURE: 

Sworn to before me this

10th day of October, 2017

Ashley E. Williamson
(Notary Public)

ASHLEY E WILLIAMSON
NOTARY PUBLIC-STATE OF NEW YORK
No. 01W16313805
Qualified in Broome County
My Commission Expires October 27, 2018

The following organizations must be solicited in writing for the purpose of meeting the requirements of this Agreement:

****Documentation of solicitation MUST be provided to the Agency**

ASSOCIATED BUILDING CONTRACTORS OF THE TRIPLE CITIES

15 Belden Street
Binghamton, NY 13903
607-771-7000
info@abcofthetriplicities.com

SOUTHERN TIER BUILDING TRADES COUNCIL

1200 Clemens Center Parkway
Elmira, NY 14901
607-732-1237

BINGHAMTON/ONEONTA BUILDING TRADES COUNCIL

11 Griswold Street
Binghamton, NY 13904
607-723-9593

DODGE REPORTS

<http://construction.com/dodge/submit-project.asp>

TOMPKINS-CORTLAND BUILDING TRADES COUNCIL

622 West State Street
Ithaca, NY 14850
607-272-3122

LOCAL LABOR UTILIZATION REPORT

To be completed for all contractors residing within the Broome County IDA Local Labor Area

APPLICANT: CR Land LLC

PROJECT ADDRESS: 1915 Vestal Parkway West CITY: Vestal STATE: NY ZIP: 13850

EMAIL: 68FACAdemy@gmail.com PHONE: 607-624-3436

GENERAL CONTRACTOR/CONSTRUCTION MANAGER: Roy Corbano

CONTACT: Roy Corbano

ADDRESS: 201 Oakdale E-W CITY: Johnson City STATE: NY ZIP: 13790

EMAIL: rcorbano@schwanenteamnygo@bnet.ie.com PHONE: 607-624-3436

ITEM	CONTRACT/SUB	ADDRESS	EMAIL	PHONE	AMOUNT
Site/Demo	ZMK	3430 route 434, apalachin NY 13732	kyle.zmk@outlook.com	607-743-4014	275,000.00
Foundation/Footings	BOMAK Construction	57 Yellow Rock Lane Horseheads N.Y	57bomak@gmail.com	607-739-5018	285,000.00
Building		57 yellow rock lane, Horseheads N.Y	57bomak@gmail.com	607-739-5018	1,010,000.00
Masonry					
Metals					
Wood/Casework					
Thermal/Moisture					
Doors, Windows & Glazing					
Finishes	Rob Laman Construction	3622 E Main St, Endicott N.Y 13760	lamanjr@stny.rr.com	607-785-7122	30,000.00
Electrical	Pank Electrical	Suite B1080 Chenango st, Binghamton N.Y 13901	mpanko@pankoelectric.com	607-722-6455	158,000.00
HVAC	Evans Mechanical	314 maple st endicott ny 13760	jtaylor@evansmch.com	607-754-2002	135,000.00
Plumbing	Aj Leto & Sons	1539 Union Centre Highway Endicott N.Y 13760	ajletoandson@aol.com	607-321-1743	40,000.00
Specialties	Chenango Contracting	29 arbutus, nt, johnson city N.Y 13790	cwhite@chenangocontracting.com	607-729-8500	155,000.00
M&E					
FF & E					
Utilities					
Paving/Landscaping	Stanley Paving	1019 Cedar st Elmira	stanleypavingblacktop1@gmail.com	607-481-0426	250,000.00

CHECK IF CONSTRUCTION IS COMPLETE ☒
CHECK IF THIS IS YOUR FINAL REPORT ☐

I CERTIFY THAT THIS IS AN ACCURATE ACCOUNTING OF THE CONTRACTORS THAT ARE WORKING AT THE PROJECT SITE.


Company Representative

10/11/17
Date