

**BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
PROJECT REVIEW FORM**

<b>Company:</b> KMCC Ventures, LLC		<b>IDA Meeting Date:</b> 09/21/16	
<b>Representative:</b> Gerald Derrick		<b>IDA Public Hearing Date:</b> TBD	
<b>Type of Business:</b> Truck Maintenance & Corporate Office		<b>Current Location:</b> Corporate Park <b>Street Address:</b> 90 Corporate Parkway Conklin, NY 13748	
<b>Employment:</b>	<b>Full-Time Equivalent</b>	<b>Own / Lease:</b> Present owner is Corliss Ave Properties	<b>SF / Acreage:</b> 9000
Existing	16		
1 <sup>st</sup> Year	16		
2 <sup>nd</sup> Year	17		
3 <sup>rd</sup> Year	_____		
<b>Construction Jobs:</b> 7		<b>Proposed Project Location:</b> Pine Camp Rd, Kirkwood, NY	
<b>Company Contact For Bid Documents &amp; Employment Opportunities:</b> Gerald Derrick 807.773.1581 jderrick@nealontrans.com		<b>Description:</b> The project will consist of constructing a 9000 s/f mixed use per-engineered metal building on 3.2 acres. The building will consist of 1520 s/f of office space and 7480 s/f for truck maintenance. This project was precipitated by the DSG, Inc. project.	
<b>PROJECT BUDGET</b>		<b>ASSESSMENT</b>	
Land Related Costs	\$ 243,000.00	Current Assessment	\$ 0.00
Building Related Costs	\$ 550,000.00	Asmt. At Completion (Est.)	\$ 430,000.00
M & E Costs	\$ 0.00	<b>EXEMPTION (Est.)</b>	
F F & E Costs	\$ 0.00	Sales Tax @ 4%	10,000.00
Professional Services/Development Cost	\$ 137,000.00	Mortgage Tax	\$ 0.00
Total Other Costs	\$ 0.00	Property Tax Payments	
Bond Cost	\$ 0.00	Normal 1st Year	\$ 16,000.00
Closing Costs	\$ 0.00	PILOT 1st Year	\$ 4,000.00
Other Agency Fee	\$ 9,300.00	<b>TOT.PROP.TAX SVGS:</b>	<b>\$ 133,788.71</b>
<b>TOTAL:</b>	<b>\$ 939,300.00</b>	<b>TOTAL EXEMPTIONS:</b>	<b>\$ 143,788.71</b>
<b>Project Type</b> (Check all that apply)		<b>Project Criteria Met</b> (Check all that apply)	
<input checked="" type="checkbox"/> Manufacturing, Warehousing, Distribution <input type="checkbox"/> Agricultural, Food Processing <input type="checkbox"/> Adaptive Reuse, Community Development <input type="checkbox"/> Tourism <input type="checkbox"/> Retail* <input type="checkbox"/> Back Office, Data, Call Centers		<input checked="" type="checkbox"/> Project will create and /or retain permanent jobs <input checked="" type="checkbox"/> Project will be completed in a timely fashion <input checked="" type="checkbox"/> Project will create new revenue to local taxing jurisdictions <input checked="" type="checkbox"/> Project benefits outweigh costs <input type="checkbox"/> Other public benefits	
<i>*Uniform Tax Policy does not typically provide tax exemptions for Retail Projects</i>		<i>*New York State Required Criteria</i>	
<b>Pilot Type</b>			
<input checked="" type="checkbox"/> Standard 15 year <input type="checkbox"/> Deviated _____ year			
<b>Staff Comments:</b>			

# KMCC Ventures Proposed 15 Year Standard PILOT

(Based upon an Assessment of \$430,000 and first year taxes of \$16,000)

Year	Exemption	PILOT Payment	Taxes @ 2% Increase Per Year	Abated Taxes
1	75%	\$4,000.00	\$16,000.00	\$12,000.00
2	75%	\$4,080.00	\$16,320.00	\$12,240.00
3	75%	\$4,161.60	\$16,646.40	\$12,484.80
4	75%	\$4,244.83	\$16,979.33	\$12,734.50
5	75%	\$4,329.73	\$17,318.91	\$12,989.19
6	50%	\$8,832.65	\$17,665.29	\$8,832.65
7	50%	\$9,009.30	\$18,018.60	\$9,009.30
8	50%	\$9,189.49	\$18,378.97	\$9,189.49
9	50%	\$9,373.28	\$18,746.55	\$9,373.28
10	50%	\$9,560.74	\$19,121.48	\$9,560.74
11	25%	\$14,627.93	\$19,503.91	\$4,875.98
12	25%	\$14,920.49	\$19,893.99	\$4,973.50
13	25%	\$15,218.90	\$20,291.87	\$5,072.97
14	25%	\$15,523.28	\$20,697.71	\$5,174.43
15	25%	\$15,833.75	\$21,111.66	\$5,277.92
<b><u>Totals Years 1-15</u></b>		<b><u>\$142,905.96</u></b>	<b><u>\$276,694.67</u></b>	<b><u>\$133,788.71</u></b>