

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

<b>Company:</b> Sam A. Lupo & Sons, Inc./SSE3, LLC		<b>IDA Meeting Date:</b> 11/13/19	
<b>Representative:</b> Sam Lupo		<b>IDA Public Hearing Date:</b> TBD	
<b>Type of Business:</b> Manufacturing/Industrial <b>Project Start Date:</b> 2019 <b>Project End Date:</b> TBD		<b>Company Address:</b> 1221 Campville Rd Endicott, NY 13760	
<b>Employment:</b> <small>Full-Time Equivalent</small> Existing <u>42</u> 1st year <u>2</u> 2nd year <u>4</u> 3rd year <u>4</u> <b>Total =10</b>	<b>Total Yearly Payroll</b> 1st Year \$ 51,689.96 2nd Year \$ 105,447.52 3rd Year \$ 107,556.48 <b>Total:</b> \$ 264,693.96	<b>Own / Lease:</b>  Own	<b>SF / Acreage:</b>  10,500 sqft
<b>Construction Jobs:</b>  17		<b>Proposed Project Location:</b> 625 Dickson St. Endicott, NY 13760	
<b>Company Contact For Bid Documents &amp; Employment Opportunities:</b> Todd Murcko, Peter A. Rotella Corporation 607.748.500, rotellacorp@aol.com		<b>Description:</b> *See Attached	
<b>PROJECT BUDGET</b>		<b>ASSESSMENT</b>	
Land Related Costs		Current Assessment	\$ 15,330.00
Building Related Costs	\$ 1,688,500.00	Asmt. At Completion (Est.)	\$ 72,250.00
M & E Costs	\$ 300,000.00	<b>EXEMPTION (Est.)</b>	
F F & E Costs	\$ 60,000.00	Sales Tax @ 8%	\$ 65,600.00
Professional Services/Development Cost	\$ 65,000.00	Mortgage Tax	
Total Other Costs	\$ 55,000.00	Property Tax Exemption	\$ 661,024.04
Working Capital Costs			
Closing Costs			
Agency Fee	\$ 21,685.00	<b>TOTAL EXEMPTIONS:</b>	\$ 726,624.04
<b>TOTAL:</b>	\$ 2,190,185.00	<b>TOTAL PILOT PAYMENTS:</b>	\$ 583,295.06
<b>Project Type</b> <b>(Check all that apply)</b>  <input checked="" type="checkbox"/> Manufacturing, Warehousing, Distribution <input checked="" type="checkbox"/> Agricultural, Food Processing <input type="checkbox"/> Adaptive Reuse, Community Development <input type="checkbox"/> Housing Development <input type="checkbox"/> Retail* <input type="checkbox"/> Back Office, Data, Call Centers <input type="checkbox"/> Commercial/Office		<b>Project Criteria Met</b> <b>(Check all that apply)</b>  <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 checked="" type="checkbox"/> Other public benefits	
<small>*Uniform Tax Policy does not typically provide tax exemptions for Retail Projects</small>		<small>*New York State Required Criteria</small>	
<b>Pilot Type</b> <input checked="" type="checkbox"/> Standard <u>15</u> year <input type="checkbox"/> <input type="checkbox"/> Deviated _____ year			
<b>Staff Comments:</b>			

## **Sam A. Lupo & Sons, Inc Project Description**

The purpose of the project is to enable Lupo's to maintain current business in a safe and sanitary environment, along with the ability to look for new business. The main building has been purchased. Lupo's will add a 9,000 square foot addition to be used for refrigerated production and coolers to USDA requirements. The existing building will be used for storage, employee areas and administration. There will be two loading docks and enough parking for all employees and four refrigerated trucks. The building will be remodeled along with the addition to also enable the company to be third party audited for food safety and quality. It is anticipated that the remodeling will also increase efficiency.