

BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY

GOVERNANCE COMMITTEE MEETING

May 19, 2021 – 11:15 a.m.

FIVE South College Drive, Suite 201

Binghamton, NY 13901

AGENDA

1. Call to Order R. Bucci
2. Accept the April 21, 2021 Governance Committee Meeting Transcript R. Bucci
3. Public Comment R. Bucci
4. Review/Discussion/Recommendation to Authorize an Extension of the June 2, 2020 Sales Tax Agreement with National Pipe & Plastics, Inc. from June 19, 2019 Through and Including June 19, 2022, of Which the Total Shall not Exceed \$418,000.00 S. Duncan
5. Review/Discussion/Recommendation to Approve an Increase in the Amount of \$408,000.00 to EJ Victory Building, LLC (The "Company") in Addition to the Sales and Use Tax Exemption Approved in the Amount of \$1,440,000.00 on February 17, 2021, Which Total Sales and Use Tax Benefit to the Company Shall not Exceed \$1,848,000.00 S. Duncan
6. Review/Discussion/Recommendation to Authorize a Lease/Leaseback Transaction to Facilitate the Financing of the Construction, Rehabilitation, Renovation and Equipping of the Greater Binghamton Sports Complex Located at 1500 County Airport Road, in the Town of Union, Broome County, New York, and Appointing Kashou Enterprises, Inc., (The "Company") as Agent of The Agency for the Purpose of Financing the Construction, Rehabilitation, Renovation and Equipping of the Project, and Authorizing the Execution and Delivery of Certain Documents with Respect Thereto, Including a Payment in Lieu of Tax Agreement and a Sales and Use Tax Exemption Benefit in an Amount Not to Exceed \$240,000.00, to Provide for a Mortgage Tax Exemption in an Amount not to Exceed \$30,000.00 and a Real Property Tax Exemption in an Amount Not to Exceed \$620,721.83 S. Duncan
7. Review/Discussion/Recommendation to Authorize a Lease/Leaseback Transaction to Facilitate the Construction and Equipping of the Altura at Skye View Heights Housing Project Located at 105-1/2 Skye Island Drive, in the Village of Endicott, Town of Union, Broome County, New York, and Appointing American Horizons Group, LLC, (The "Company") as Agent of The Agency, for the Purpose of Constructing and Equipping the Project and Authorizing the Execution and Delivery of Certain Documents with Respect Thereto, Including a Payment in Lieu of Tax Agreement Deviating from The Agency's Uniform Tax Exemption Policy and a Sales and Use Tax Exemption Benefit in an Amount Not to Exceed \$800,000.00, to Provide a Mortgage Tax Exemption in an Amount not to Exceed \$160,000.00, and a Real Property Tax Exemption in an Amount Not to Exceed \$8,811,446.24 S. Duncan

- | | | |
|-----|---|-----------|
| 8. | Review/Discussion/Recommendation Consenting to the Assignment by L3 Harris Technologies, Inc. and 147 Industrial Drive LLC to CAE USA Inc. and 147 Industrial Drive LLC of a Certain Leaseback Agreement Dated as of May 12, 2020 and a Certain Payment in Lieu of Tax Agreement Dated as of May 12, 2020, Covering Premises Located at 147 Industrial Park Drive, in the Town of Kirkwood, County of Broome and State of New York, as set Forth in Exhibit "A" Attached Hereto | S. Duncan |
| 9. | Discussion on the Establishment of Exemption Criteria as it Relates to Solar and Other Energy Storage Projects | S. Duncan |
| 10. | Adjournment | R. Bucci |



NATIONAL PIPE & PLASTICS, INC.

American-made products since 1970

Corporate Offices
3421 Old Vestal Road, Vestal, NY 13850
800.836.4350 607.729.9381 Fax: 607.729.6130
www.nationalpipe.com

April 22, 2021

Stacey M. Duncan
Executive Director
THE AGENCY
Broome County IDA/LDC
FIVE South College Drive, Suite 201
Binghamton, NY 13905

Dear Ms. Duncan:

National Pipe & Plastics, Inc. was approved for a sales tax exemption in the amount of \$418,000.00 for the period June 19, 2019 through June 19, 2020 and for an extension to that initial exemption to June 19, 2021. We are asking for an additional extension of one year, to June 19, 2022, in order to complete the project.

The production and operations management challenges of the pandemic have and continue to cause delays in the manufacture and shipment of materials. While lead times have improved in recent months, we are still experiencing substantial delays. This has significantly slowed our progress on the project.

National Pipe & Plastics, Inc. appreciates your consideration and respectfully asks for approval of this request.

Sincerely,

David J. Culbertson
CEO
National Pipe & Plastics, Inc.

PAULUS DEVELOPMENT

May 7th, 2021

VIA ELECTRONIC MAIL

Stacey Duncan
Executive Director
Broome County Industrial Development Agency (the "Agency")
Five South College Drive
Binghamton, New York 13905

**Re: EJ Victory Building, LLC The Agency Sales Tax Exemption Increase Request
Application**

Dear Stacey,

Please find enclosed an application for the sales tax exemption increase request associated for EJ Victory Building, LLC associated with the redevelopment of 59 Lester Avenue, Johnson City, New York.

Please let me know if you need any additional information.

Sincerely,

Matthew Paulus
EJ Victory Building, LLC
c/o Paulus Development
225 Wilkinson Street
Syracuse, New York 13204

THE AGENCY

BROOME COUNTY IDA / LDC

SALES TAX EXEMPTION INCREASE REQUEST

PROJECT ES VICTORY BUILDING, LLC
(59 LESTER AVENUE, JOHNSON CITY)

Address 225 WILKINSON STREET
City/State/Zip SYRACUSE, NEW YORK
Contact Name MATTHEW PAULUS
Tax ID No. 84-2572597
Title PRESIDENT, PAULUS DEVELOPMENT
Telephone (315)-416-9566
E-Mail MATTHEW@PAULUSDEVELOPMENT.COM

REASON FOR SALES TAX EXEMPTION INCREASE

NEW PROJECT COSTS

A. Costs necessary for the new construction, acquisition, rehabilitation, improvement and/or equipping of the project

Building Construction or Renovation

- | | |
|---|------------------------|
| a. MATERIALS | a. \$ <u>5,100,000</u> |
| b. LABOR | b. \$ _____ |
| Site Work | c. \$ _____ |
| c. MATERIALS | d. \$ _____ |
| d. LABOR | e. \$ _____ |
| e. Non-Manufacturing Equipment | f. \$ _____ |
| f. Furniture and Fixtures | g. \$ _____ |
| g. LAND and/or BUILDING Purchase | h. \$ <u>112,500</u> |
| h. Soft Costs (Legal, Architect, Engineering) | i. \$ <u>187,500</u> |
| Other (specify) 1. _____ | j. \$ _____ |
| 2. _____ | k. \$ _____ |

TOTAL PROJECT COSTS \$ 5,400,000

B. Sources of Funds for Project Costs:

- | | |
|--|---------------------|
| a. Bank Financing | \$ <u>4,545,455</u> |
| b. Public Sources | \$ _____ |
| Identify each state and federal grant/credit | \$ _____ |
| _____ | \$ _____ |
| _____ | \$ _____ |
| _____ | \$ _____ |
| c. Equity | \$ <u>854,545</u> |

TOTAL SOURCES

\$ 5,400,000

ESTIMATED DURATION OF SALES TAX EXEMPTION

A. The sales tax letter shall be valid for a period of twelve (12) months as specified; unless otherwise noted.

VALUE OF INCENTIVE

A. Sales Tax Exemption Benefit

Estimated Project Cost amount from original application	\$ <u>29,700,000</u>
Estimated Project Cost amount from new application	\$ <u>5,400,000</u>
Total Project Costs	\$ <u>35,100,000</u>
Original estimated value of New York State and local sales tax exemption (8% of value of eligible goods)	\$ <u>1,440,000</u>
New estimated value of New York State and local sales tax exemption (8% of value of eligible goods)	\$ <u>408,000</u>
Total Sales Tax Exemption	\$ <u>1,848,000</u>

ADMINISTRATIVE FEE

A. Sales Tax Increase Fee:

A non-refundable sales tax increase fee of **\$1,000** is due at the time of request. However, if this request combined with the previous sales tax exemption approval is over **\$100,000**, a **1% project fee of the total project cost is due and payable to The Agency at time of Board approval.**

\$ 1,000.00

LOCAL LABOR POLICY

A. Please note, The Agency's Local Labor Policy remains in effect for the Sales Tax Increase Request.


This request, including without limitation, information regarding the amount of New York State and local sales and use tax exemption benefits, is true, accurate and complete.

The Agency reserves the right to terminate, modify, or recapture Agency benefits if :

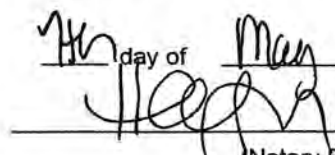
- (i) an applicant or its sub-agency (if any) authorized to make purchases for the benefit of the project is not entitled to the sales and use tax exemption benefits;*
- (ii) sales and use tax exemption benefits are in excess of the amounts authorized by the Agency to be taken by the applicant or its sub-agents;*
- (iii) sales and use tax exemption benefits are for property or services not authorized by the Agency as part of the project;*
- (iv) the applicant has made material, false, or misleading statements in its application for financial assistance;*
- (v) the applicant has committed a material violation of the terms and conditions of a Project Agreement.*

(vi) As of the date of the Application this project is in substantial compliance with all provisions of GML Article 18-A, including but not limited to, the provisions of GML Section 859-a and GML Section 862(1) (the anti-raid provision) and if the project involves the removal or abandonment of a facility or plant within the state, notification by the IDA to the chief executive officer or officers of the municipality or municipalities in which the facility or plant was located.

COMPANY REPRESENTATIVE

MATTHEW PROUS BY: PROUS CAPITAL, LLC
 MANAGER 5/7/21
Signature Title Date

Sworn to before me this

14 day of May, 2021.

(Notary Public)
HEATHER L. SUNSER
Notary Public, State of New York
No. 01SU6065141
Qualified in Onondaga County
Commission Expires October 9, 2021

PAULUS DEVELOPMENT

May 7th, 2021

VIA ELECTRONIC MAIL

Stacey Duncan
Executive Director
Broome County Industrial Development Agency (the "Agency")
Five South College Drive
Binghamton, New York 13905

Re: EJ Victory Building, LLC Agency Sales Tax Exemption Increase Request

Dear Stacey,

The proposed scope of work planned for the former Endicott-Johnson Shoe Factory Building located at 59 Lester Avenue, Johnson City, New York (the "Victory Building") has been expanded to include additional market-rate apartments. The proposed scope of work will provide 156 market-rate apartments on the second, third and fourth floors, commercial space on the fifth floor, enclosed parking on the first floor and amenities in the Victory Building (the "Project"). The Project still plans to meet the Federal and State requirements for historic preservation and participate in the New York State Brownfield Cleanup Program.

The expanded scope of work reflects expanded confidence in the opportunity for market-rate housing in Broome County while improving the efficacy of total costs required to complete the Project.

Sincerely,

Matthew Paulus
EJ Victory Building, LLC
c/o Paulus Development
225 Wilkinson Street
Syracuse, New York 13204

BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PROJECT REVIEW FORM

Company: Kashou Ent. Inc.		IDA Meeting Date: 04/21/2021	
Representative: Bahij Kashou		IDA Public Hearing Date: TBD	
Type of Business: Sports Complex		Company Address: 1500 Airport Rd Binghamton, NY 13905	
Project Start Date: 2021			
Project End Date: 2021			
Employment: Full-Time Equivalent Existing 8 1st year 17 2nd year 8 3rd year 10 total: 35		Total Yearly Payroll 1st Year \$ 294,000.00 2nd Year \$ 162,000.00 3rd Year \$ 262,000.00 Total: \$ 718,000.00	Own / Lease: Own
		SF / Acreage: 16 Acres 98,000 sqft	
Construction Jobs: 64		Proposed Project Location: Town of Union	
Company Contact For Bid Documents & Employment Opportunities: Bahij Kashou (607) 343-4487 bkashou@binghamtonfc.com		Description: <small>Reconstruction of the Dome Facility with a 98,000 sqft steel metal building. Looking to expand into new sports program and event hosting. Something the community has wanted and needed for many years now. The new Event Center on Airport Rd will house 5 indoor turf fields, a 2-story clubhouse, which would house a restaurant, retail space and several other entities that would relate to sports. Family-Owned business that has been in the field sports for over 20 years developed and grew all field sports in the Broome County area, created some of the most successful programs in the Northeast and country. Soccer, Lacrosse, Field Hockey, softball, Flag Football, and Baseball.</small>	
PROJECT BUDGET		ASSESSMENT	
Land Related Costs		Current Assessment	\$ 450,000.00
Building Related Costs	\$ 4,000,000.00	Asmt. At Completion (Est.)	\$ 3,500,000.00
M & E Costs	\$ 150,000.00	EXEMPTION (Est.)	
F F & E Costs	\$ 50,000.00	Sales Tax @ 8%	\$ 240,000.00
Professional Services/Development Cost	\$ 130,000.00	Mortgage Tax	\$ 30,000.00
Total Other Costs	\$ 50,000.00	Property Tax Exemption	620,721.83
Working Capital Costs	\$ 300,000.00		
Closing Costs			
Agency Fee	\$ 46,800.00	TOTAL EXEMPTIONS:	\$ 890,721.83
TOTAL:	\$ 4,726,800.00	TOTAL PILOT PAYMENTS:	\$ 692,615.41
Project Type (Check all that apply) <input type="checkbox"/> Manufacturing, Warehousing, Distribution <input type="checkbox"/> Agricultural, Food Processing <input checked="" 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"/> Energy/Power		Project Criteria Met (Check all that apply) <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	
* Uniform Tax Policy does not typically provide tax exemptions for Retail Projects		*New York State Required Criteria	
Pilot Type <input checked="" type="checkbox"/> Standard 10 year <input type="checkbox"/> <input type="checkbox"/> Deviated _____ year			
Staff Comments:			

**Broome County Industrial Development Agency
Cost Benefit Incentive Analysis**

Date: 3.18.21
 Project Name/Address: Kashou Ent. Inc.
 Project Start Date: 2021
 Project Description: Reconstruction of the Dome Facility with a 98,000 sqft steel metal building. Looking to expand into new sports program and event hosting. Something the community has wanted and needed for many years now. The new Event Center on Airport Rd will house 5 indoor turf fields, a 2-story clubhouse, which would house a restaurant, retail space and several other entities that would relate to sports. Family-Owned business that has been in the field sports for over 20 years developed and grew all field sports in the Broome County area, created some of the most successful programs in the Northeast and

BENEFIT

Investment: Public/Private/Equity

Building Related Costs	\$	4,000,000.00	
M&E Costs	\$	150,000.00	
FF&E Costs	\$	50,000.00	
Working Capital	\$	300,000.00	
Professional Fees/ Development	\$	130,000.00	
Other Costs	\$	50,000.00	

TOTAL INVESTMENT	\$4,680,000.00		<u>\$4,680,000.00</u>
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New Mortgages	\$3,000,000.00
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Jobs

New	35
Retained	8

TOTAL NEW JOBS	35
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Term # Years	10	years
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TOTAL NEW PAYROLL	\$	718,000.00	\$	718,000.00
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PILOT PAYMENTS	\$	692,615.41	(see Pilot Schedule)	\$	692,615.41
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TOTAL BENEFIT	\$	6,090,615.41	\$	6,090,615.41
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COST

PROPERTY TAX ESTIMATES

Fair Market Value	\$	3,500,000.00	Upon Completion
Equalization Rate		4.02%	
Taxable Assessment	\$	140,700.00	Upon completion

TAX RATES

County	172.11	Annual tax	\$	24,215.88
School	638.66	Annual tax	\$	89,859.46
Town In & Out Tax Rate	25.79	Annual tax	\$	3,628.65
Part Town Out	15.91	Annual tax	\$	2,238.54

ANNUAL TAX	852.47	\$	119,942.53
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Terms/Years	Tax	% Abatement	*Pilot Payment	Abatement
			\$ -	
SEE PILOT SCHEDULE				
Total				

* Assume a 2% Tax Increase Per Year

PROPERTY TAX ABATEMENT	\$	620,721.83
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SALES TAX ABATEMENT	\$	240,000.00
MORTGAGE RECORDING TAX	\$	30,000.00
AGENCY FEE	\$	46,800.00

TOTAL COST	\$	937,521.83	\$	937,521.83
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NET BENEFIT/COST			\$	<u>5,153,093.58</u>
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Benefit/Cost Ratio				6.50 to 1
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Kashou Ent. Inc. - Standard 10 Year PILOT Schedule (Improve/Expand of Existing Facility- Commercial)

	FULL TAXES w/o			Town In & Out							Town In & Out			
YEAR	PILOT	JC School Tax	County Tax Rate	Tax Rate	Part Town Out	% Abatement	PILOT Payment	JC School Tax	County Tax Rate	Tax Rate	Part Town Out	Benefit		
2022	\$119,942.53	\$89,859.46	\$24,215.88	\$3,628.65	\$2,238.54	Frozen	\$15,421.18	\$11,553.36	\$3,113.47	\$466.54	\$287.81	\$104,521.35		
2023	\$122,341.38	\$91,656.65	\$24,700.20	\$3,701.22	\$2,283.31	Frozen	\$15,729.60	\$11,784.43	\$3,175.74	\$475.87	\$293.57	\$106,611.78		
2024	\$124,788.21	\$93,489.78	\$25,194.20	\$3,775.25	\$2,328.98	Frozen	\$16,044.20	\$12,020.12	\$3,239.25	\$485.39	\$299.44	\$108,744.01		
2025	\$127,283.97	\$95,359.58	\$25,698.09	\$3,850.75	\$2,375.56	50%	\$63,641.99	\$47,679.79	\$12,849.04	\$1,925.38	\$1,187.78	\$63,641.99		
2026	\$129,829.65	\$97,266.77	\$26,212.05	\$3,927.77	\$2,423.07	50%	\$64,914.83	\$48,633.38	\$13,106.02	\$1,963.88	\$1,211.53	\$64,914.83		
2027	\$132,426.24	\$99,212.10	\$26,736.29	\$4,006.32	\$2,471.53	25%	\$99,319.68	\$74,409.08	\$20,052.22	\$3,004.74	\$1,853.65	\$33,106.56		
2028	\$135,074.77	\$101,196.35	\$27,271.01	\$4,086.45	\$2,520.96	25%	\$101,306.08	\$75,897.26	\$20,453.26	\$3,064.84	\$1,890.72	\$33,768.69		
2029	\$137,776.27	\$103,220.27	\$27,816.43	\$4,168.18	\$2,571.38	25%	\$103,332.20	\$77,415.21	\$20,862.33	\$3,126.13	\$1,928.53	\$34,444.07		
2030	\$140,531.79	\$105,284.68	\$28,372.76	\$4,251.54	\$2,622.81	25%	\$105,398.84	\$78,963.51	\$21,279.57	\$3,188.66	\$1,967.10	\$35,132.95		
2031	\$143,342.43	\$107,390.37	\$28,940.22	\$4,336.57	\$2,675.26	25%	\$107,506.82	\$80,542.78	\$21,705.16	\$3,252.43	\$2,006.45	\$35,835.61		
TOTALS	\$1,313,337.24	\$983,936.02	\$265,157.13	\$39,732.71	\$24,511.39		\$692,615.41	\$518,898.91	\$139,836.07	\$20,953.86	\$12,926.58	\$620,721.83		

Based on an assumed 2% property tax increase per year

JC School Tax Rate	638.66	\$89,859.46	Fair Market Value Upon Completion - \$3,500,000
County Tax Rate	172.11	\$24,215.88	ER 4.02%
Town In & Out Tax Rate	25.79	\$3,628.65	Equalized Assessment - \$140,700
Part Town Out	15.91	\$2,238.54	
Annual Tax Payment v	\$119,942.53		*Years 1-3 are based on land only
			Assessment \$450,000
			Full Tax \$18,090

**Special Districts are not included in this PILOT, i.e.. Fire, Ambulance, Library, Highway and Parks. Please note you will still receive a bill for those taxes.

APPLICATION FOR FINANCIAL ASSISTANCE

APPLICANT

NAME: Kashou Ent Inc

APPLICANT'S STREET ADDRESS: 1500 Airport Rd

CITY: Binghamton

STATE: NY

ZIP: 13905

PHONE: 607-729-5165

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

Bahij Kashou

PHONE: 607-343-4487

TITLE: President

EMAIL: bkashou@binghamtonfc.com

APPLICANT'S COUNSEL

NAME: Paul Hoffman

FIRM: Levene Gouldin

EMAIL: phoffmann@lgtlegal.com

ADDRESS: 450 Plaza Dr

CITY: Vestal

STATE: NY

ZIP: 13850

PHONE: 607-584-5682

APPLICANT'S ACCOUNTANT

NAME: Dan Farrell

FIRM:

EMAIL: dan@dsfcpapc.com

ADDRESS: 37 front st

CITY: Binghamton

STATE: NY

ZIP: 13905

PHONE: 607-785-2233

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: Select Project Type for all end users at project site (you may check more than one):

Industrial Housing Multi-Tenant Back Office Mixed Use Civic Facility (not for profit)
Acquisition of Existing Facility Equipment Purchase Commercial Retail Facility for Aging ☒ Other Sports Complex

B: EMPLOYMENT IMPACT (BROOME COUNTY): EXISTING/RETAINED JOBS: 8 NEW JOBS WITHIN THREE YEARS: 35

C: PROJECT COST: \$ 4680000 D: TYPE OF FINANCING: TAX-EXEMPT ☐ TAXABLE ☒ STRAIGHT LEASE

E: AMOUNT OF BONDS REQUESTED: \$

F: AMOUNT OF NEW MORTGAGE(S) REQUIRED FOR PROJECT: \$ 3000000

G: PROJECT-RELATED COSTS SUBJECT TO SALES TAX: \$ 3000000

H: ESTIMATED VALUE OF TAX EXEMPTIONS:

NYS SALES AND COMPENSATING USE TAX \$ 240000

MORTGAGE RECORDING TAXES \$ 30000

REAL PROPERTY TAX EXEMPTIONS \$ 620,721.83

REQUESTED TERM OF PILOT: 10 yrs

OTHER (PLEASE SPECIFY)

\$

I: CURRENT PROPERTY TAX ASSESSMENT \$ 4500000

CURRENT PROPERTY TAXES \$ 18,090.00

APPLICANT INFORMATION

EMPLOYER'S FEDERAL ID NO. 16-1591399

NAICS CODE

1. INDICATE TYPE OF BUSINESS ORGANIZATION OF APPLICANT:

A. ☒ CORPORATION INCORPORATED IN WHAT COUNTRY BROOME WHAT STATE NY

DATE INCORPORATED 1990

TYPE OF CORPORATION S-Corp

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

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:

N/A

MANAGEMENT OF APPLICANT

List all owners, directors and partners

NAME AND HOME ADDRESS	OFFICE HELD	OTHER PRINCIPAL BUSINESS
Bahij Kashou 978 vestal Ave Binghamton	President	

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

visions FCU

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?

Yes

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

Kashou Ent Inc

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

Yes

TENANT

9. Zoning district in which Project is located

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

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

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

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?

%

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

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

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

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

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.

N/A

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

N/A

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

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:

N/A

21. Does the project utilize resource conservation, energy efficiency, green technologies, and alternative and renewable energy measures? Please explain:

Yes, we intend to use some solar and renewable energy methods in order to improve on our utility bills. We will use all LED lighting will look into the useage of Geothermal methods.

PROJECT BENEFITS/COSTS

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

Kashou Ent Inc

2. ESTIMATED AMOUNT OF PROJECT BENEFITS SOUGHT:

A. Amount of Bonds Sought	\$
B. Value of Sales Tax Exemption Sought	\$ <u>240,000.00</u>
C. Value of Real Property Tax Exemption Sought	<u>\$620,721.83</u>
D. Value of Mortgage Recording Tax Exemption Sought	\$ 30,000.00
E. Interest Savings IRB Issue	\$

3. SOURCES AND USES OF FUNDS:

Financing Sources	
Equity	\$ 2,400,000.00
Local Banks	\$ 1,600,000.00
investors / owners	\$ 480,000.00
ULDC	\$ 200,000.00
	\$
	\$
TOTAL	\$ 4,680,000.00

Application of Funds	
Land	\$
Building Acquisition/Construction	\$ 4,000,000.00
Expansion/Renovation	\$
Machinery & Equipment	\$ 200,000.00
Working Capital	\$ 300,000.00
Other	\$ 180,000.00
TOTAL	\$ 4,680,000.00

Project Description:

Reconstruction of the Dome Facility with a steel metal building. Looking to expand into new sports program and event hosting. Something the community has wanted and needed for many years now.

The new Event Center on Airport Rd will house 5 indoor turf fields, a 2 story clubhouse, which would house a restaurant, retail space and several other entities that would relate to sports.

Family Owned business that has been in the field sports for over 20 years developed and grew all field sports in the Broome County area, created some of the most successful programs in the Northeast and country. Soccer, Lacrosse, Field Hockey, softball, Flag Football, and Baseball.

4. PROJECTED PROJECT INVESTMENT:

A. Building and Land Related Costs

1. Land acquisition

\$

2. Acquisition of existing structures

\$

3. Renovation of existing structures

\$

4. New construction

\$ 4,000,000.00

C. Machinery and Equipment Costs

\$ 150,000.00

D. Furniture and Fixture Costs

\$ 50,000.00

E. Working Capital Costs

\$ 300,000.00

F. Professional Services/Development Costs

1. Architecture and Engineering

\$ 75,000.00

2. Accounting/legal

\$ 25,000.00

3. Development Fee

\$ 30,000.00

4. Other service-related costs (describe)

\$

G. Other Costs

\$ 50,000.00

H. Summary of Expenditures

1. Total Land-Related Costs

\$

2. Total Building-Related Costs

\$ 4,000,000.00

3. Total Machinery and Equipment Costs

\$ 150,000.00

4. Total Furniture and Fixture Costs

\$ 50,000.00

5. Total Working Capital Costs

\$ 300,000.00

6. Total Professional Services/Development Costs

\$ 130,000.00

7. Total Other Costs

\$ 50,000.00

TOTAL PROJECT COST

\$ 4,680,000.00

AGENCY FEE 1%

(1% OF PROJECT COST)

\$ 46,800.00

TOTAL PROJECT EXPENDITURES

\$ 4,726,800.00

Have any of the above expenditures already been made by the applicant?

If yes, please provide details:

☐

YES

☒

NO

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

This project provides a great deal of Quality of life to Broome and the surrounding areas. The Greater Binghamton Sports Complex has served the sports community for over 20 years. The leaders within the organization have become experts at providing top level youth sports to the Binghamton area resulting in the development of the areas top athletes and athletic programs. Besides allowing children to flourish with their athletic abilities has allowed an outlet for the mental, physical and emotional development through physical activities and a safe, healthy community, family friendly environment.

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		
YEAR 1	40	12
YEAR 2	8	4
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	\$
YEAR 1	\$ 1800000
YEAR 2	\$ 740000
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	4	2		
Number of Part-Time Employees earning	22			

Total Payroll For Full-Time Employees	\$ 100,000.00	70,000.00		
Total Payroll For Part-Time Employees	\$ 124,000.00			
Total Payroll For All Employees	\$ 224,000.00	70,000.00		

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			
Number of Part-Time Employees earning	12			

Total Payroll For Full-Time Employees	\$ 50,000.00			
Total Payroll For Part-Time Employees	\$ 112,000.00			
Total Payroll For All Employees	\$ 162,000.00			

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	12			

Total Payroll For Full-Time Employees	\$ 64,000.00	80,000.00		
Total Payroll For Part-Time Employees	\$ 118,000.00			
Total Payroll For All Employees	\$ 182,000.00	80,000.00		

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 applicant 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:

N/A

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: **B. Kashou**

Title: **President**

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.

As of the date of the Application this project is in substantial compliance with all provisions of GML Article 18-A, including but not limited to, the provisions of GML Section 859-a and GML Section 862(1) (the anti-raid provision) and if the project involves the removal or abandonment of a facility or plant within the state, notification by the IDA to the chief executive officer or officers of the municipality or municipalities in which the facility or plant was located.

Applicant has read and fully understands The Agency/IDA's Uniform Tax Exemption Policy.

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

12th day of March, 2021.


(Notary Public)

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 worked 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** Kashou Enterprises Inc (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 ends on the project to the Agency.

The Applicant understands an Agency/**IDA** tax-exempt certificate is valid for one year from the effective date of the project inducement. If an Applicant wishes to request an extension, a letter must be sent 30 days prior to the end date to the Executive Director, on company letterhead, explaining the necessity for the extension.

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 3/10/2021 (Submission date).

APPLICANT: Kashou Enterprises Inc

REPRESENTATIVE FOR CONTRACT BIDS/AWARDS: Bahij Kashou

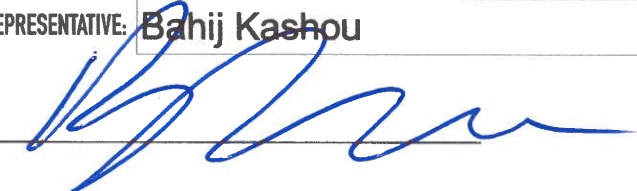
ADDRESS: 1500 Airport Rd

CITY: Binghamton STATE: NY ZIP: 13905 PHONE: 607-343-4487

EMAIL: bkashou@binghamtonfc.com

PROJECT ADDRESS: 1500 Airport Rd Binghamton NY 13905

AUTHORIZED REPRESENTATIVE: Bahij Kashou TITLE: President

SIGNATURE: 

Sworn to before me this

12th day of March, 2021.



ANGELA T. MILLER (Notary Public)
Lic. # 01M15017751
Notary Public, State of New York
Qualified in Broome County
Commission Expires 09/13/2021

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**

The Builders Exchange of the Southern Tier, Inc. 15
Belden Street
Binghamton, NY 13903
brad@bxstier.com
(607) 771-7000

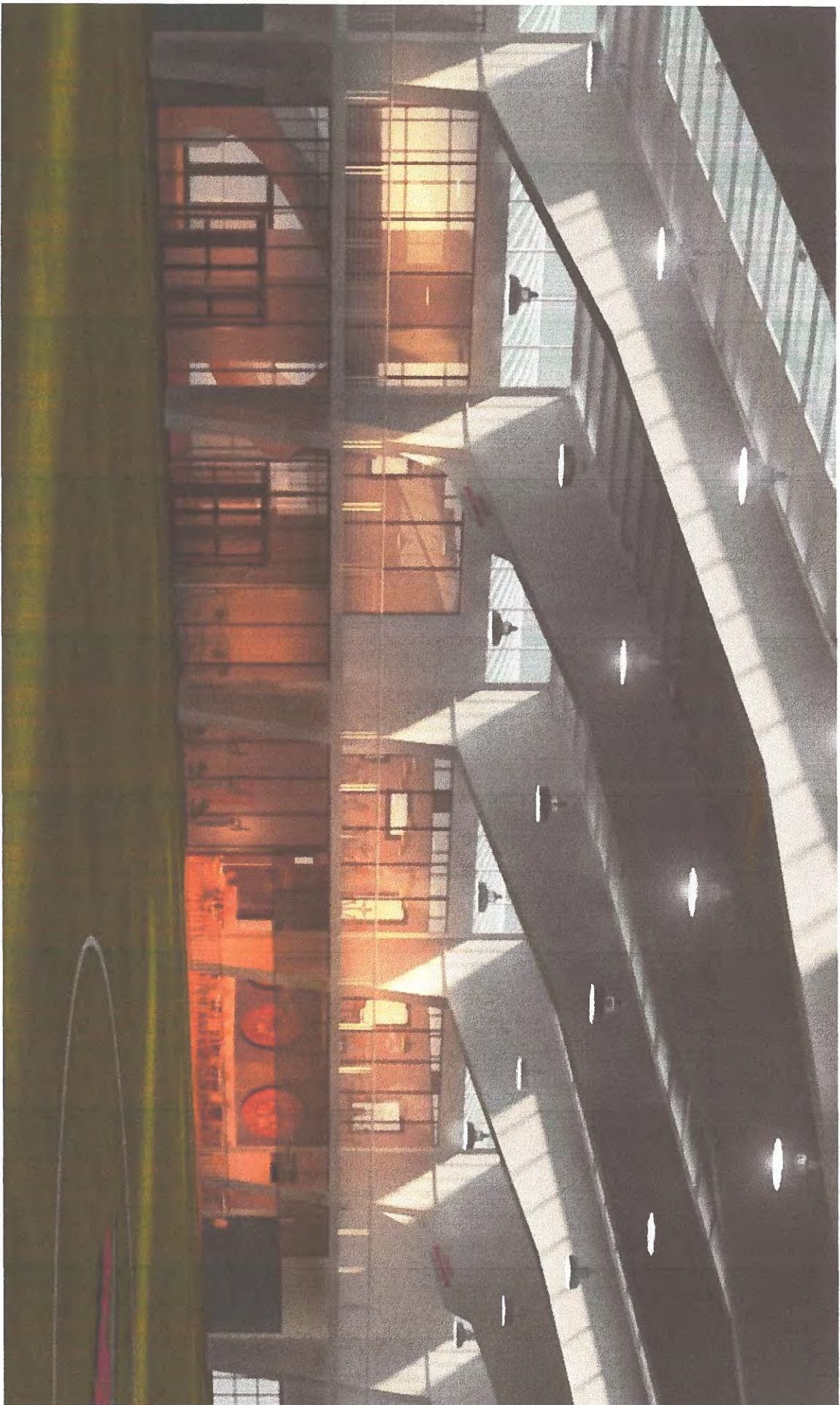
Binghamton/Oneonta Building Trades Council 11
Griswold Street
Binghamton, NY 13904
raikens@iuoe158.org
(607) 723-9593

Tompkins-Cortland Building Trades Council 622 West
State Street
Ithaca, NY 14850
tbrueribew241@gmail.com
(607) 272-3122

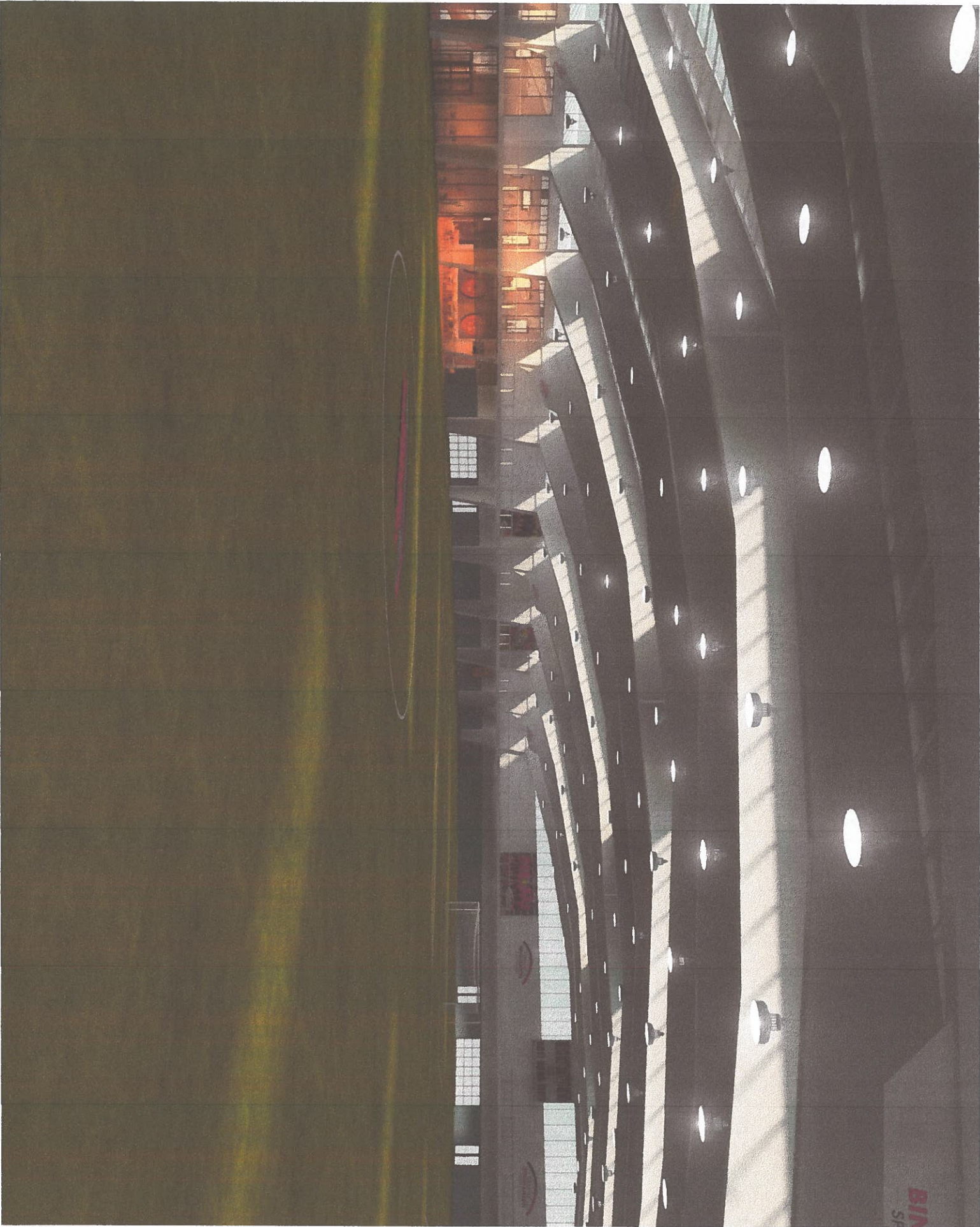
Southern Tier Building Trades Council
1200 Clemens Center Parkway
Elmira, NY 14901
ibew139ba@aol.com
(607) 732-1237

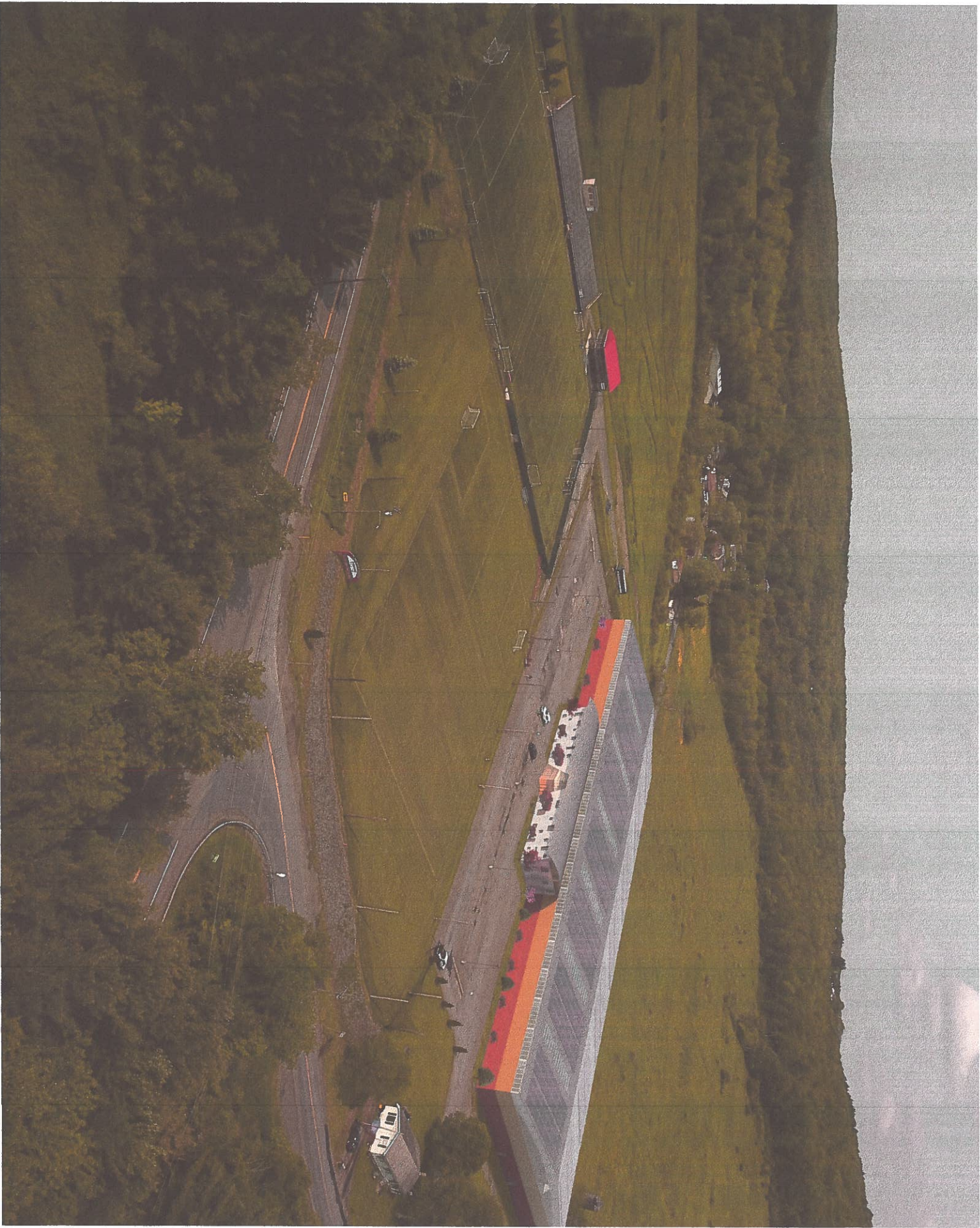
Dodge Reports
<http://construction.com/dodge/submit-project.asp> 830
Third Ave., 6th Floor
New York, NY 10022
support@construction.com
(877) 784-9556

Building Trades
Katie Fairbrother, Secretary
kfairbrother@ualocal112.org
607-723-9593









Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Greater Binghamton Sports Complex			
Name of Action or Project: Complex Construction			
Project Location (describe, and attach a location map): 1500 Airport Rd Binghamton NY 13905			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor: Kashou Enterprises Inc		Telephone: 607-729-5165	
		E-Mail: bkashou@binghamtonfc.com	
Address: 1500 Airport Rd			
City/PO: Binghamton		State: NY	Zip Code: 13905
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town Of Union Permit			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 16 acres b. Total acreage to be physically disturbed? _____ 0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ Sewer system is not available at our location.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <div style="margin-left: 20px;"> a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: </div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		
The Storm water is currently being managed and the new project will not alter that.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Kashou Enterprises Inc</u> Date: <u>3/10/2021</u> Signature: <u></u> Title: <u>President</u>		

Kashou Ent. Inc. - Standard 10 Year PILOT Schedule (Improve/Expand of Existing Facility- Commercial)

	FULL TAXES w/o			Town In & Out							Town In & Out		
YEAR	PILOT	JC School Tax	County Tax Rate	Tax Rate	Part Town Out	% Abatement	PILOT Payment	JC School Tax	County Tax Rate	Tax Rate	Part Town Out	Benefit	
2022	\$119,942.53	\$89,859.46	\$24,215.88	\$3,628.65	\$2,238.54	Frozen	\$15,421.18	\$11,553.36	\$3,113.47	\$466.54	\$287.81	\$104,521.35	
2023	\$122,341.38	\$91,656.65	\$24,700.20	\$3,701.22	\$2,283.31	Frozen	\$15,729.60	\$11,784.43	\$3,175.74	\$475.87	\$293.57	\$106,611.78	
2024	\$124,788.21	\$93,489.78	\$25,194.20	\$3,775.25	\$2,328.98	Frozen	\$16,044.20	\$12,020.12	\$3,239.25	\$485.39	\$299.44	\$108,744.01	
2025	\$127,283.97	\$95,359.58	\$25,698.09	\$3,850.75	\$2,375.56	50%	\$63,641.99	\$47,679.79	\$12,849.04	\$1,925.38	\$1,187.78	\$63,641.99	
2026	\$129,829.65	\$97,266.77	\$26,212.05	\$3,927.77	\$2,423.07	50%	\$64,914.83	\$48,633.38	\$13,106.02	\$1,963.88	\$1,211.53	\$64,914.83	
2027	\$132,426.24	\$99,212.10	\$26,736.29	\$4,006.32	\$2,471.53	25%	\$99,319.68	\$74,409.08	\$20,052.22	\$3,004.74	\$1,853.65	\$33,106.56	
2028	\$135,074.77	\$101,196.35	\$27,271.01	\$4,086.45	\$2,520.96	25%	\$101,306.08	\$75,897.26	\$20,453.26	\$3,064.84	\$1,890.72	\$33,768.69	
2029	\$137,776.27	\$103,220.27	\$27,816.43	\$4,168.18	\$2,571.38	25%	\$103,332.20	\$77,415.21	\$20,862.33	\$3,126.13	\$1,928.53	\$34,444.07	
2030	\$140,531.79	\$105,284.68	\$28,372.76	\$4,251.54	\$2,622.81	25%	\$105,398.84	\$78,963.51	\$21,279.57	\$3,188.66	\$1,967.10	\$35,132.95	
2031	\$143,342.43	\$107,390.37	\$28,940.22	\$4,336.57	\$2,675.26	25%	\$107,506.82	\$80,542.78	\$21,705.16	\$3,252.43	\$2,006.45	\$35,835.61	
TOTALS	\$1,313,337.24	\$983,936.02	\$265,157.13	\$39,732.71	\$24,511.39		\$692,615.41	\$518,898.91	\$139,836.07	\$20,953.86	\$12,926.58	\$620,721.83	

Based on an assumed 2% property tax increase per year

JC School Tax Rate	638.66	\$89,859.46	Fair Market Value Upon Completion - \$3,500,000
County Tax Rate	172.11	\$24,215.88	ER 4.02%
Town In & Out Tax Rate	25.79	\$3,628.65	Equalized Assessment - \$140,700
Part Town Out	15.91	\$2,238.54	
Annual Tax Payment v	\$119,942.53		*Years 1-3 are based on land only
			Assessment \$450,000
			Full Tax \$18,090

**Special Districts are not included in this PILOT, i.e.. Fire, Ambulance, Library, Highway and Parks. Please note you will still receive a bill for those taxes.

BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PROJECT REVIEW FORM

<u>Company:</u>		<u>IDA Meeting Date:</u>	
<u>Representative:</u>		<u>IDA Public Hearing Date:</u>	
<u>Type of Business:</u> <u>Project Start Date:</u> <u>Project End Date:</u>		<u>Company Address:</u>	
<u>Employment:</u> <u>Full-Time Equivalent</u> Existing _____ 1st year _____ 2nd year _____ 3rd year _____	<u>Total Yearly Payroll</u> 1st Year _____ 2nd Year _____ 3rd Year _____ Total: _____	<u>Own / Lease:</u>	<u>SF / Acreage:</u>
<u>Construction Jobs:</u>		<u>Proposed Project Location:</u>	
<u>Company Contact For Bid Documents & Employment Opportunities:</u>		<u>Description:</u>	
PROJECT BUDGET		ASSESSMENT	
Land Related Costs		Current Assessment	
Building Related Costs		Asmt. At Completion (Est.)	
M & E Costs		EXEMPTION (Est.)	
F F & E Costs		Sales Tax @ 8%	
Professional Services/Development Cost		Mortgage Tax	
Total Other Costs		Property Tax Exemption	
Working Capital Costs			
Closing Costs			
Agency Fee		TOTAL EXEMPTIONS:	
TOTAL:		TOTAL PILOT PAYMENTS:	
<u>Project Type</u> <u>(Check all that apply)</u> Manufacturing, Warehousing, Distribution Agricultural, Food Processing Adaptive Reuse, Community Development Housing Development Retail* Back Office, Data, Call Centers Energy/Power <i>* Uniform Tax Policy does not typically provide tax exemptions for Retail Projects</i>		<u>Project Criteria Met</u> <u>(Check all that apply)</u> Project will create and /or retain permanent jobs Project will be completed in a timely fashion Project will create new revenue to local taxing jurisdictions Project benefits outweigh costs Other public benefits <i>*New York State Required Criteria</i>	
<u>Pilot Type</u> Standard _____ year <input type="checkbox"/> Deviated _____ year			
<u>Staff Comments:</u>			

PROJECT DESCRIPTION

American Horizons Group, LLC is proposing developing a 21-acre site at 105 ½ Skye Island Drive in Endicott, New York. The site is contiguous with the existing Skye View Heights 55+ rental community also owned by American Horizons Group.

The new development will be called “Altura at Skye View Heights” and will also be a 55+ rental community. The drive into Altura will begin with an iron gated entrance on Skye Island Drive and lead to a beautifully landscaped 4 story building with a portico and fountain at the entrance. The building will contain 120 units consisting of 1-bedroom (800 sf) units with fireplace on 1st, 2nd& 3rd floors, 2-bedroom (1,200 sf) units with fireplace on 1st, 2nd& 3rd floors and 2-bedroom (1,500 sf) units with den and fireplace on the 4th floor (penthouse units). Altura will also include amenities such as an indoor pool with jacuzzi and a community room.

Parking shall be below the building complex if possible, with an additional covered portico for residents parking. All utilities on the site will be installed underground to avoid unsightly poles and wires and maintain a pleasant view for Altura residents and the neighboring community.

Broome County Industrial Development Agency

Cost Benefit Incentive Analysis

Date:

4.14.2021

Project Name/Address:

American Horizons Group, LLC (Altura at Skye View)

Project Start Date:

2021

Project Description:

American Horizons Group, LLC is proposing developing a 21 acre site at 105 ½ Skye Island Drive in Endicott, New York. The site is contiguous with the existing Skye View Heights 55+ rental community also owned by American Horizons Group. The new development will be called "Altura at Skye View Heights" and will also be a 55+ rental community. The drive into Altura will begin with an iron gated entrance on Skye Island Drive and lead to a beautifully landscaped 4 story building with a portico and fountain at the entrance. The building will contain 120 units consisting of 1-bedroom (800 sf) units with fireplace on 1st, 2nd& 3rd floors, 2-bedroom (1,200 sf) units with fireplace on 1st, 2nd& 3rd floors and 2-bedroom (1,500 sf) units with den and fireplace on the 4th floor (penthouse units). Altura will also include amenities such as an indoor pool with jacuzzi and a community room.Parking shall be below the building complex if possible with an additional covered portico for residents parking. All utilities on the site will be installed underground to avoid unsightly poles and wires and maintain a pleasant view for Altura residents and the neighboring community.

BENEFIT

Investment: Public/Private/Equity

Building Related Costs	\$	18,000,000.00		
Land Related Costs	\$	133,000.00		
FF&E Costs	\$	645,000.00		
Working Capital	\$	222,000.00		
Professional Fees/ Development	\$	1,000,000.00		
TOTAL INVESTMENT		\$20,000,000.00		<u>\$20,000,000.00</u>
New Mortgages		\$16,000,000.00		
Jobs				
New		8		
Retained		0		
TOTAL NEW JOBS		8		
Term # Years		23	years	
TOTAL NEW PAYROLL	\$	360,000.00	\$	360,000.00
PILOT PAYMENTS	\$	16,101,012.00	(see Pilot Schedule)	\$ 16,101,012.00
TOTAL BENEFIT	\$	36,461,012.00		\$ 36,461,012.00

COST

PROPERTY TAX ESTIMATES

Fair Market Value	\$	18,500,000.00	Upon Completion
Equalization Rate		4.11%	
Taxable Assessment	\$	760,350.00	Upon completion

TAX RATES

County	172.11	Annual tax	\$	509,776.66
School	670.45	Annual tax	\$	130,863.84
Town	25.79	Annual tax	\$	19,609.43
Village	414.56	Annual tax	\$	315,210.70
ANNUAL TAX	1282.91		\$	975,460.63

Terms/Years	Tax	% Abatement	*Pilot Payment	Abatement
			\$ -	
SEE PILOT SCHEDULE				
Total				

* Assume a 2% Tax Increase Per Year

PROPERTY TAX ABATEMENT	\$	8,811,446.24		
SALES TAX ABATEMENT	\$	800,000.00		
MORTGAGE RECORDING TAX	\$	160,000.00		
AGENCY FEE	\$	200,000.00		
TOTAL COST	\$	9,971,446.24	\$	9,971,446.24
NET BENEFIT/COST			\$	<u>26,489,565.76</u>

Benefit/Cost Ratio3.66 to 1

PRELIMINARY DRAFT

PAYMENT IN LIEU OF TAX SCHEDULE (Partial AV Yrs. 4 & 5)

ALTURA at SKYE VIEW ~ 105 1/2 SKY VIEW DR REAR, ENDICOTT, NY

YEAR		TOWN	VILLAGE	COUNTY	SCHOOL	TOTAL	DEV PILOT TAXABLE VALUE	PROJECT PROPOSED MARKET VALUE	PILOT PCT
1	2021		\$108	\$1,741	\$723	\$2,816	\$5,388	\$102,190	
2	2022		\$110	\$1,776	\$737	\$2,872	\$5,496	\$102,190	
3	2023		\$113	\$1,811	\$752	\$2,930	\$5,606	\$102,190	
4	2024		\$2,250	\$36,163	\$15,013	\$58,484	\$111,909	\$2,000,000	\$8,000,000 75.00%
5	2025		\$3,321	\$53,387	\$22,164	\$86,341	\$165,214	\$2,894,737	\$10,000,000 71.05%
6	2026		\$7,121	\$114,480	\$47,528	\$185,142	\$354,271	\$6,085,526	\$18,500,000 67.11%
7	2027		\$8,135	\$130,782	\$54,296	\$211,506	\$404,719	\$6,815,789	\$18,500,000 63.16%
8	2028		\$9,187	\$147,690	\$61,315	\$238,851	\$457,043	\$7,546,052	\$18,500,000 59.21%
9	2029		\$10,278	\$165,222	\$68,594	\$267,205	\$511,299	\$8,276,315	\$18,500,000 55.26%
10	2030		\$11,408	\$183,396	\$76,139	\$296,598	\$567,541	\$9,006,578	\$18,500,000 51.32%
11	2031		\$12,580	\$202,232	\$83,959	\$327,059	\$625,829	\$9,736,842	\$18,500,000 47.37%
12	2032		\$13,794	\$221,747	\$92,061	\$358,620	\$686,222	\$10,467,105	\$18,500,000 43.42%
13	2033		\$15,051	\$241,962	\$100,454	\$391,313	\$748,780	\$11,197,368	\$18,500,000 39.47%
14	2034		\$16,354	\$262,897	\$109,145	\$425,170	\$813,566	\$11,927,631	\$18,500,000 35.53%
15	2035		\$17,702	\$284,573	\$118,144	\$460,225	\$880,643	\$12,657,894	\$18,500,000 31.58%
16	2036		\$19,098	\$307,010	\$127,459	\$496,512	\$950,079	\$13,388,157	\$18,500,000 27.63%
17	2037		\$20,542	\$330,231	\$137,100	\$534,066	\$1,021,939	\$14,118,420	\$18,500,000 23.68%
18	2038		\$22,037	\$354,258	\$147,075	\$572,924	\$1,096,294	\$14,848,683	\$18,500,000 19.74%
19	2039		\$23,583	\$379,115	\$157,394	\$613,123	\$1,173,214	\$15,578,946	\$18,500,000 15.79%
20	2040		\$25,182	\$404,823	\$168,067	\$654,700	\$1,252,773	\$16,309,209	\$18,500,000 11.84%
21	2041		\$26,836	\$431,409	\$179,105	\$697,695	\$1,335,045	\$17,039,472	\$18,500,000 7.89%
22	2042		\$28,546	\$458,896	\$190,516	\$742,149	\$1,420,106	\$17,769,735	\$18,500,000 3.95%
22.5	2042.5		\$30,313	\$487,309	\$202,313	\$788,101	\$1,508,036	\$18,499,999	\$18,500,000 0.00%

Cumulative	\$323,649	\$5,202,910	\$2,160,052	\$8,414,401	\$16,101,012
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ALTURA AT SKYE VIEW PROJECT: ANNUAL SPEC DIST TAX AT 2% ANNUAL TAX INCREASE

YEAR	EST SP DIST EFF RATE (2% INC ANNUALLY)	STATUS QUO TAXABLE VALUE	ESTIMATED ANNUAL SPEC DIST TAX STATUS QUO	PROJECT TAXABLE VALUE	ESTIMATED ANNUAL SPEC DIST TAX PROPOSED PROJECT	YEAR
2021	0.000733250	\$102,190	\$74.93	\$102,190	\$74.93	2021
2022	0.000747915	\$102,190	\$76.43	\$102,190	\$76.43	2022
2023	0.000762873	\$102,190	\$77.96	\$102,190	\$77.96	2023
2024	0.000778131	\$102,190	\$79.52	\$18,500,000	\$14,395.42	2024
2025	0.000793693	\$102,190	\$81.11	\$18,500,000	\$14,683.33	2025
2026	0.000809567	\$102,190	\$82.73	\$18,500,000	\$14,976.99	2026
2027	0.000825759	\$102,190	\$84.38	\$18,500,000	\$15,276.53	2027
2028	0.000842274	\$102,190	\$86.07	\$18,500,000	\$15,582.06	2028
2029	0.000859119	\$102,190	\$87.79	\$18,500,000	\$15,893.71	2029
2030	0.000876302	\$102,190	\$89.55	\$18,500,000	\$16,211.58	2030
2031	0.000893828	\$102,190	\$91.34	\$18,500,000	\$16,535.81	2031
2032	0.000911704	\$102,190	\$93.17	\$18,500,000	\$16,866.53	2032
2033	0.000929938	\$102,190	\$95.03	\$18,500,000	\$17,203.86	2033
2034	0.000948537	\$102,190	\$96.93	\$18,500,000	\$17,547.94	2034
2035	0.000967508	\$102,190	\$98.87	\$18,500,000	\$17,898.89	2035
2036	0.000986858	\$102,190	\$100.85	\$18,500,000	\$18,256.87	2036
2037	0.001006595	\$102,190	\$102.86	\$18,500,000	\$18,622.01	2037
2038	0.001026727	\$102,190	\$104.92	\$18,500,000	\$18,994.45	2038
2039	0.001047262	\$102,190	\$107.02	\$18,500,000	\$19,374.34	2039
2040	0.001068207	\$102,190	\$109.16	\$18,500,000	\$19,761.83	2040
2041	0.001089571	\$102,190	\$111.34	\$18,500,000	\$20,157.06	2041
2042	0.001111362	\$102,190	\$113.57	\$18,500,000	\$20,560.20	2042
2042.5	0.001133590	\$102,190	\$115.84	\$18,500,000	\$20,971.41	2042.5
TOTALS:			\$2,161.38		\$350,000.14	

ALTURA AT SKYE VIEW HEIGHTS PROJECT: PROPOSED DEVIATED PILOT SCHEDULE (Partial AV Yrs 4 & 5)

2020 Eq Rate	4.11%	2020 Schl Rate	670.447013	2020 TOU Rate	\$26	2020 Compos	1282.90
2020 AV	\$4,200	2020 Co. Rate	172.109765	2020 Village Rate	\$415		

Year	Est Equalized	Est TV Status Quo			Est Annual Tax	Est Annual Tax	PILOT	
	(@4.11%) Tax		Project TV	Project PILOT TV	Year	(Project Deviated	Abatement	Year
	Rate (2.00%					PILOT)	%	
	Annual Inc)	(Equalized @4.11%)			(Status Quo)			
2021	0.05273	\$102,190	\$102,190	\$102,190	2021	\$5,388	\$5,388	0.00% 2021
2022	0.05378	\$102,190	\$102,190	\$102,190	2022	\$5,496	\$5,496	0.00% 2022
2023	0.05486	\$102,190	\$102,190	\$102,190	2023	\$5,606	\$5,606	0.00% 2023
2024	0.05595	\$102,190	\$8,000,000	\$2,000,000	2024	\$5,718	\$111,909	75.00% 2024
2025	0.05707	\$102,190	\$10,000,000	\$2,894,737	2025	\$5,832	\$165,214	71.05% 2025
2026	0.05822	\$102,190	\$18,500,000	\$6,085,526	2026	\$5,949	\$354,271	67.11% 2026
2027	0.05938	\$102,190	\$18,500,000	\$6,815,789	2027	\$6,068	\$404,719	63.16% 2027
2028	0.06057	\$102,190	\$18,500,000	\$7,546,052	2028	\$6,189	\$457,043	59.21% 2028
2029	0.06178	\$102,190	\$18,500,000	\$8,276,315	2029	\$6,313	\$511,299	55.26% 2029
2030	0.06301	\$102,190	\$18,500,000	\$9,006,578	2030	\$6,439	\$567,541	51.32% 2030
2031	0.06427	\$102,190	\$18,500,000	\$9,736,842	2031	\$6,568	\$625,829	47.37% 2031
2032	0.06556	\$102,190	\$18,500,000	\$10,467,105	2032	\$6,700	\$686,222	43.42% 2032
2033	0.06687	\$102,190	\$18,500,000	\$11,197,368	2033	\$6,834	\$748,780	39.47% 2033
2034	0.06821	\$102,190	\$18,500,000	\$11,927,631	2034	\$6,970	\$813,566	35.53% 2034
2035	0.06957	\$102,190	\$18,500,000	\$12,657,894	2035	\$7,110	\$880,643	31.58% 2035
2036	0.07096	\$102,190	\$18,500,000	\$13,388,157	2036	\$7,252	\$950,079	27.63% 2036
2037	0.07238	\$102,190	\$18,500,000	\$14,118,420	2037	\$7,397	\$1,021,939	23.68% 2037
2038	0.07383	\$102,190	\$18,500,000	\$14,848,683	2038	\$7,545	\$1,096,294	19.74% 2038
2039	0.07531	\$102,190	\$18,500,000	\$15,578,946	2039	\$7,696	\$1,173,214	15.79% 2039
2040	0.07681	\$102,190	\$18,500,000	\$16,309,209	2040	\$7,850	\$1,252,773	11.84% 2040
2041	0.07835	\$102,190	\$18,500,000	\$17,039,472	2041	\$8,007	\$1,335,045	7.89% 2041
2042	0.07992	\$102,190	\$18,500,000	\$17,769,735	2042	\$8,167	\$1,420,106	3.95% 2042
2042.5	0.08152	\$102,190	\$18,500,000	\$18,499,999	2042.5	\$8,330	\$1,508,036	0.00% 2042.5
						\$155,422	\$16,101,012	

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 is 1% of the total Project Cost. THE APPLICANT IS REQUIRED TO PAY THE AGENCY/IDA FIVE THOUSAND (\$5,000) DOLLARS OF THE PROJECT FEE WITHIN 7 DAYS OF THE APPROVAL OF THE PROJECT. PLEASE NOTE THIS FEE IS NON-REFUNDABLE. THE REMAINING BALANCE OF THE PROJECT FEE IS DUE AT TIME OF CLOSING.** Failure to close the Payment-in-Lieu of Taxes within six (6) months after approval will terminate the PILOT agreement. However, a six (6) month extension may be requested by the applicant, but must include an additional FIVE THOUSAND (\$5,000) non-refundable fee. Approval of the extension is at the discretion of The Agency's Executive Director. The additional FIVE THOUSAND (\$5,000) fee will be deducted from the Agency's Project Fee at the time of closing. 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. In addition, any cost associated with a requested change, modification or alteration to the PILOT agreement during the term of the PILOT including, but not limited to refinancing, renaming, reassignment and PILOT termination shall be the responsibility of the applicant.
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: American Horizons Group, LLC

APPLICANT'S STREET ADDRESS: 1550 Vestal Parkway E

CITY: Vestal

STATE: NY ZIP: 13850

PHONE: 607-444-3393

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

Monarco J DiFrancesco

PHONE: 607-725-7880

TITLE: Member

EMAIL: rocky@difrancescodevelopment.com

APPLICANT'S COUNSEL

NAME: Carrie Wenban

FIRM: Levene Gouldin & Thompson, LLP EMAIL: cwenban@lgtlegal.com

ADDRESS: 450 Plaza Dr

CITY: Vestal

STATE: NY ZIP: 13850

PHONE: 607-584-5654

APPLICANT'S ACCOUNTANT

NAME: Mark Wasser

FIRM: Davidson, Fox & Company, LLP EMAIL: mwasser@davidsonfox.com

ADDRESS: 53 Chenango St

CITY: Binghamton

STATE: NY ZIP: 13901

PHONE: 607-722-5386

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: Select Project Type for all end users at project site (you may check more than one):

Industrial ☐ Housing ☐ Multi-Tenant ☐ Back Office ☐ Mixed Use ☐ Civic Facility (not for profit)
Acquisition of Existing Facility ☐ Equipment Purchase ☐ Commercial ☐ Retail ☐ Facility for Aging ☐ Other _____

B: EMPLOYMENT IMPACT (BROOME COUNTY): EXISTING/RETAINED JOBS: 0 NEW JOBS WITHIN THREE YEARS: 8

C: PROJECT COST: \$ 20,000,000.00 D: TYPE OF FINANCING: TAX-EXEMPT ☐ TAXABLE ☐ ☒ STRAIGHT LEASE

E: AMOUNT OF BONDS REQUESTED: \$ 0

F: AMOUNT OF NEW MORTGAGE(S) REQUIRED FOR PROJECT: \$ 16,000,000.00

G: PROJECT-RELATED COSTS SUBJECT TO SALES TAX: \$ 10,000,000.00

H: ESTIMATED VALUE OF TAX EXEMPTIONS:

NYS SALES AND COMPENSATING USE TAX \$ 800,00.00 MORTGAGE RECORDING TAXES \$ 160,000.00

REAL PROPERTY TAX EXEMPTIONS \$ 8,811,446.24 REQUESTED TERM OF PILOT: 23 years

OTHER (PLEASE SPECIFY) \$

I: CURRENT PROPERTY TAX ASSESSMENT \$ 4,200.00 CURRENT PROPERTY TAXES \$ 5,388.20

APPLICANT INFORMATION

EMPLOYER'S FEDERAL ID NO. 26-4317156 NAICS CODE 53110

1. INDICATE TYPE OF BUSINESS ORGANIZATION OF APPLICANT:

A. ☐ CORPORATION INCORPORATED IN WHAT COUNTRY WHAT STATE

DATE INCORPORATED TYPE OF CORPORATION

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 02/03/2009

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:

MANAGEMENT OF APPLICANT

List all owners, directors and partners

NAME AND HOME ADDRESS	OFFICE HELD	OTHER PRINCIPAL BUSINESS
Monarco J DiFrancesco 3000 Carmalt Lake Rd Friendsville, PA 18818	Sole Member	DiFrancesco Development Group, LLC

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 | <input checked="" type="checkbox"/> | 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 | <input checked="" type="checkbox"/> | NO |
| 3. any final governmental determination of a violation of any public works law or regulation, or labor law regulation? | YES | <input checked="" type="checkbox"/> | NO |
| 4. a consent order with the NYS Dept. of Environmental Conservation? | YES | <input checked="" type="checkbox"/> | 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 | <input checked="" type="checkbox"/> | 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 | <input checked="" type="checkbox"/> | 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 Visions Federal Credit Union

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?

All utilities will need to be brought to the site

5. Who presently is legal owner of building or site? American Horizons Group, LLC

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 ☒ TENANT

9. Zoning district in which Project is located Suburban Single Family

10. Are there any variances or special permits required? If yes, please explain: ☐ YES ☐ NO

Zoning to be changed to Planned Unit Development.
No variances or special permits will be required.

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

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

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

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? %

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

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

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

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

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.

Town of Union Board, Village of Endicott Board, Endicott Zoning Board, Union-Endicott Board of Education, NYS DEC, NYS DOH, NYS Historic Preservation Office

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

NYS DEC - Issuance of stormwater pollution prevention plan
NYS DOH - Broome County Dept. of Health water system plan approval
NYS HPO - Acknowledgment letter of no impact

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

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:

Approximately \$155,000.00 for purchase of the property, consulting, engineering, legal and filing fees.

21. Does the project utilize resource conservation, energy efficiency, green technologies, and alternative and renewable energy measures? Please explain:

The existing wooded screening will be left in place around the project site.
The building will meet all current NYS energy codes and requirements for energy efficiency.
Green technologies will be utilized for stormwater retention and infiltration practices

PROJECT BENEFITS/COSTS

1. NAME OF PROJECT BENEFICIARY ("APPLICANT"): American Horizons Group, LLC

2. ESTIMATED AMOUNT OF PROJECT BENEFITS SOUGHT:

A. Amount of Bonds Sought	\$
B. Value of Sales Tax Exemption Sought	\$ 800,000.00
C. Value of Real Property Tax Exemption Sought	\$ 8,8141,446.24
D. Value of Mortgage Recording Tax Exemption Sought	\$ 160,000.00
E. Interest Savings IRB Issue	\$

3. SOURCES AND USES OF FUNDS:

Financing Sources		Application of Funds	
Equity	\$ 4,000,000.00	Land	\$ 133,000.00
Local Banks	\$ 16,000,000.00	Building Acquisition/Construction	\$ 18,000,000.00
	\$	Expansion/Renovation	\$ 0.00
	\$	Machinery & Equipment	\$ 645,000.00
	\$	Working Capital	\$ 222,000.00
	\$	Other	\$ 1,000,000.00
TOTAL	\$ 20,000,000.00	TOTAL	\$ 20,000,000.00

Project Description: American Horizons Group, LLC is proposing developing a 21 acre site at 105 1/2 Skye Island Drive in Endicott, New York. The site is contiguous with the existing Skye View Heights 55+ rental community also owned by American Horizons Group.

The new development will be called "Altura at Skye View Heights" and will also be a 55+ rental community. The drive into Altura will begin with an iron gated entrance on Skye Island Drive and lead to a beautifully landscaped 4 story building with a portico and fountain at the entrance. The building will contain 120 units consisting of 1-bedroom (800 sf) units with fireplace on 1st, 2nd& 3rd floors, 2-bedroom (1,200 sf) units with fireplace on 1st, 2nd& 3rd floors and 2-bedroom (1,500 sf) units with den and fireplace on the 4th floor (penthouse units). Altura will also include amenities such as an indoor pool with jacuzzi and a community room.

Parking shall be below the building complex if possible with an additional covered portico for residents parking. All utilities on the site will be installed underground to avoid unsightly poles and wires and maintain a pleasant view for Altura residents and the neighboring community.

4. PROJECTED PROJECT INVESTMENT:

A. Building and Land Related Costs		\$ 133,000.00
1. Land acquisition		\$ 0.00
2. Acquisition of existing structures		\$ 0.00
3. Renovation of existing structures		\$ 18,000,000.00
4. New construction		
C. Machinery and Equipment Costs		\$ 0.00
D. Furniture and Fixture Costs		\$ 645,000.00
E. Working Capital Costs		\$ 222,000.00
F. Professional Services/Development Costs		
1. Architecture and Engineering		\$ 500,000.00
2. Accounting/legal		\$ 200,000.00
3. Development Fee		\$ 300,000.00
4. Other service-related costs (describe)		\$
G. Other Costs		\$
H. Summary of Expenditures		
1. Total Land-Related Costs		\$ 133,000.00
2. Total Building-Related Costs		\$ 18,000,000.00
3. Total Machinery and Equipment Costs		\$
4. Total Furniture and Fixture Costs		\$ 645,000.00
5. Total Working Capital Costs		\$ 222,000.00
6. Total Professional Services/Development Costs		\$ 1,000,000.00
7. Total Other Costs		\$
<hr/>		
TOTAL PROJECT COST		\$ 20,000,000.00
AGENCY FEE 1% (1% OF PROJECT COST)		\$ 200,000.00
TOTAL PROJECT EXPENDITURES		\$ 20,200,000.00

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

☒ YES ☐ NO

\$155,000.00 - Property, Legal, Engineering, Consulting

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

-1- The 55 and older community provides a sustainable economic benefit to the village because this demographic typically spends within their neighborhood, creates and maintains involvement with the local establishments (ie., churches, civic organization, restaurants, etc.) and are far less likely to pose a threat to the public peace.

-2- The addition of 55 and older residents does not add a significant number of school-aged children to the village.

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	0.00	0.00
YEAR 1	40.00	60.00
YEAR 2	40.00	50.00
YEAR 3	0.00	0.00

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

YEAR	TOTAL ANNUAL WAGES AND BENEFITS
CURRENT	\$ 0.00
YEAR 1	\$ 5,000,000.00
YEAR 2	\$ 4,500,000.00
YEAR 3	\$ 0.00

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	0	0	0	0
Number of Part-Time Employees earning	0	0	0	0
Total Payroll For Full-Time Employees	\$ 0.00	0.00	0.00	0.00
Total Payroll For Part-Time Employees	\$ 0.00	0.00	0.00	0.00
Total Payroll For All Employees	\$ 0.00	0.00	0.00	0.00

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	3	3	0
Number of Part-Time Employees earning	0	0	0	0
Total Payroll For Full-Time Employees	\$ 40,000.00	120,000.00	200,000.00	0.00
Total Payroll For Part-Time Employees	\$ 0.00	0.00	0.00	0.00
Total Payroll For All Employees	\$ 40,000.00	120,000.00	200,000.00	0.00

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				
Number of Part-Time Employees earning				
Total Payroll For Full-Time Employees	\$			
Total Payroll For Part-Time Employees	\$			
Total Payroll For All Employees	\$			

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 applicant 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:

NONE

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**.

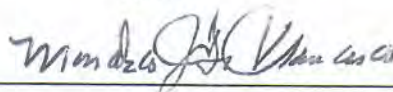
The Agency/**IDA** has established a general Agency fee in the amount of 1% of the total cost of the project.

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.

American Horizons Group, LLC

Applicant

By:



Title:

Sole Member

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. _____ | <input checked="" type="checkbox"/> YES | NO |
| 2. An EAF (Environmental Assessment Form). _____ | <input checked="" type="checkbox"/> YES | NO |
| 3. Have financing arrangements been made _____ | <input checked="" type="checkbox"/> 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.

As of the date of the Application this project is in substantial compliance with all provisions of GML Article 18-A, including but not limited to, the provisions of GML Section 859-a and GML Section 862(1) (the anti-raid provision) and if the project involves the removal or abandonment of a facility or plant within the state, notification by the IDA to the chief executive officer or officers of the municipality or municipalities in which the facility or plant was located.

Applicant has read and fully understands The Agency/IDA's Uniform Tax Exemption Policy.


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.

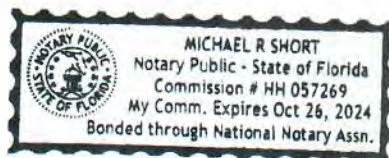
By:


(Applicant)

Sworn to before me this

19th day of April, 2021


(Notary Public)



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 worked 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** American Horizons Group, LLC (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 ends on the project to the Agency.

The Applicant understands an Agency/**IDA** tax-exempt certificate is valid for one year from the effective date of the project inducement. If an Applicant wishes to request an extension, a letter must be sent 30 days prior to the end date to the Executive Director, on company letterhead, explaining the necessity for the extension.

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 04/01/2021 (Submission date).

APPLICANT: American Horizons Group, LLC

REPRESENTATIVE FOR CONTRACT BIDS/AWARDS:

ADDRESS: 1550 Vestal Parkway E

CITY: Vestal

STATE: NY ZIP: 13850

PHONE: 607-444-3193

EMAIL: rocky@difrancescodevelopment.com

PROJECT ADDRESS: 105-1½ Skye Island Dr, Endicott, NY


AUTHORIZED REPRESENTATIVE: Monarco DiFrancesco

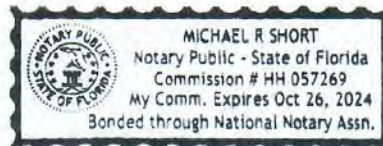
TITLE: Sole Member

SIGNATURE:



Sworn to before me this

19th day of April, 2021

(Notary Public)



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**

The Builders Exchange of the Southern Tier, Inc. 15
Belden Street
Binghamton, NY 13903
brad@bxstier.com
(607) 771-7000

Binghamton/Oneonta Building Trades Council 11
Griswold Street
Binghamton, NY 13904
raikens@luoe158.org
(607) 723-9593

Tompkins-Cortland Building Trades Council 622 West
State Street
Ithaca, NY 14850
tbrueribew241@gmail.com
(607) 272-3122

Southern Tier Building Trades Council
1200 Clemens Center Parkway
Elmira, NY 14901
ibew139ba@aol.com
(607) 732-1237

Dodge Reports
<http://construction.com/dodge/submit-project.asp> 830
Third Ave., 6th Floor
New York, NY 10022
support@construction.com
(877) 784-9556

Building Trades
Katie Fairbrother, Secretary
kfairbrother@ualocal112.org
607-723-9593

LOCAL LABOR UTILIZATION REPORT

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

APPLICANT:

PROJECT ADDRESS:

CITY:

STATE:

ZIP:

EMAIL:

PHONE:

GENERAL CONTRACTOR/CONSTRUCTION MANAGER:

CONTACT:

ADDRESS:

CITY:

STATE:

ZIP:

EMAIL:

PHONE:

ITEM	CONTRACT/SUB	ADDRESS	EMAIL	PHONE	AMOUNT
Site/Demo					
Foundation/Footings					
Building					
Masonry					
Metals					
Wood/Casework					
Thermal/Moisture					
Doors, Windows & Glazing					
Finishes					
Electrical					
HVAC					
Plumbing					
Specialties					
M&E					
FF & E					
Utilities					
Paving/Landscaping					

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

Date

NON LOCAL LABOR UTILIZATION REPORT

To be completed for all contractors not residing within the Broome County IDA Local Labor Area

APPLICANT:

PROJECT ADDRESS:

CITY:

STATE:

ZIP:

EMAIL:

PHONE:

GENERAL CONTRACTOR/CONSTRUCTION MANAGER:

CONTACT:

ADDRESS:

CITY:

STATE:

ZIP:

EMAIL:

PHONE:

ITEM	CONTRACT/SUB	ADDRESS	EMAIL	PHONE	AMOUNT
Site/Demo					
Foundation/Footings					
Building	18,000,000.00				
Masonry					
Metals					
Wood/Casework					
Thermal/Moisture					
Doors, Windows & Glazing					
Finishes					
Electrical					
HVAC					
Plumbing					
Specialties					
M & E					
FF & E					
Utilities					
Paving/Landscaping					

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

Date









SUBJECT PROPERTY: 105 ½ SKYE ISLAND DR REAR ~ ENDICOTT, NY

Use: Residential Vacant

Lot Size: 21ac (914,760sf)

2020 AV: \$4,200

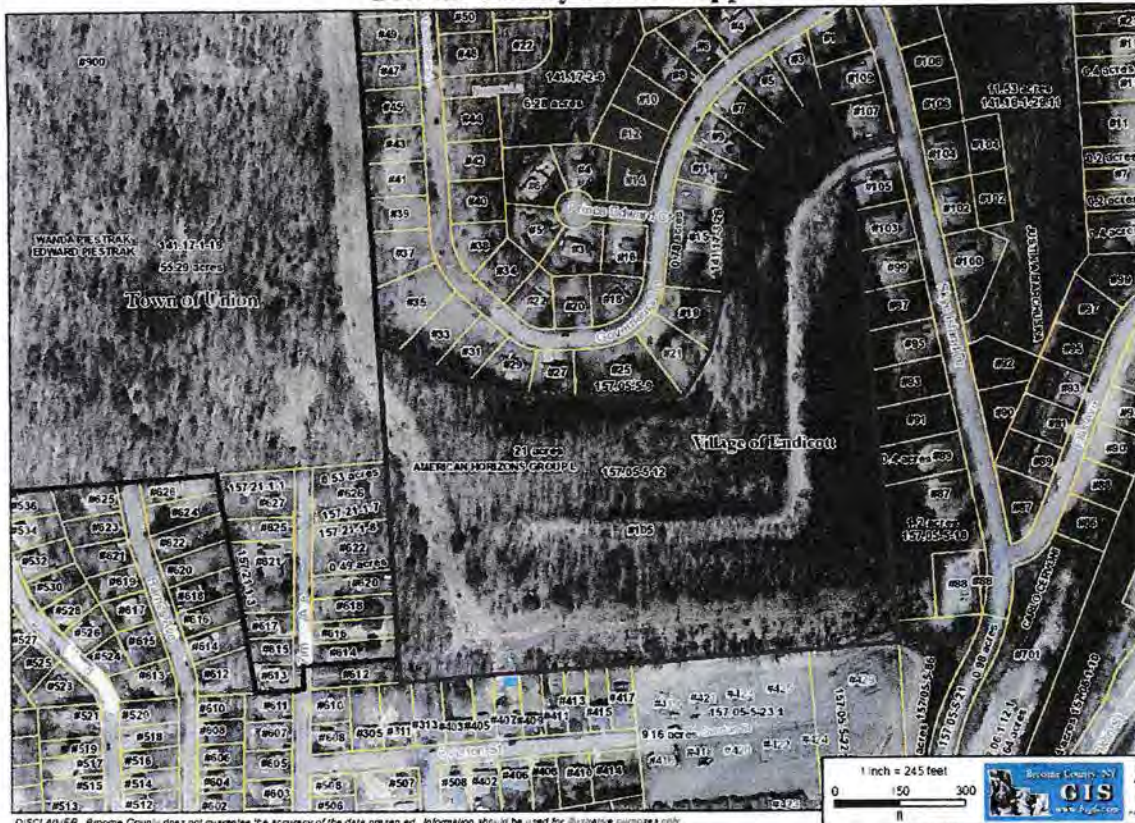
2020 EQ RATE: 4.11%

2020 FMV: \$102,190

FMV/AC: \$4,866.19 (\$.11/sf)

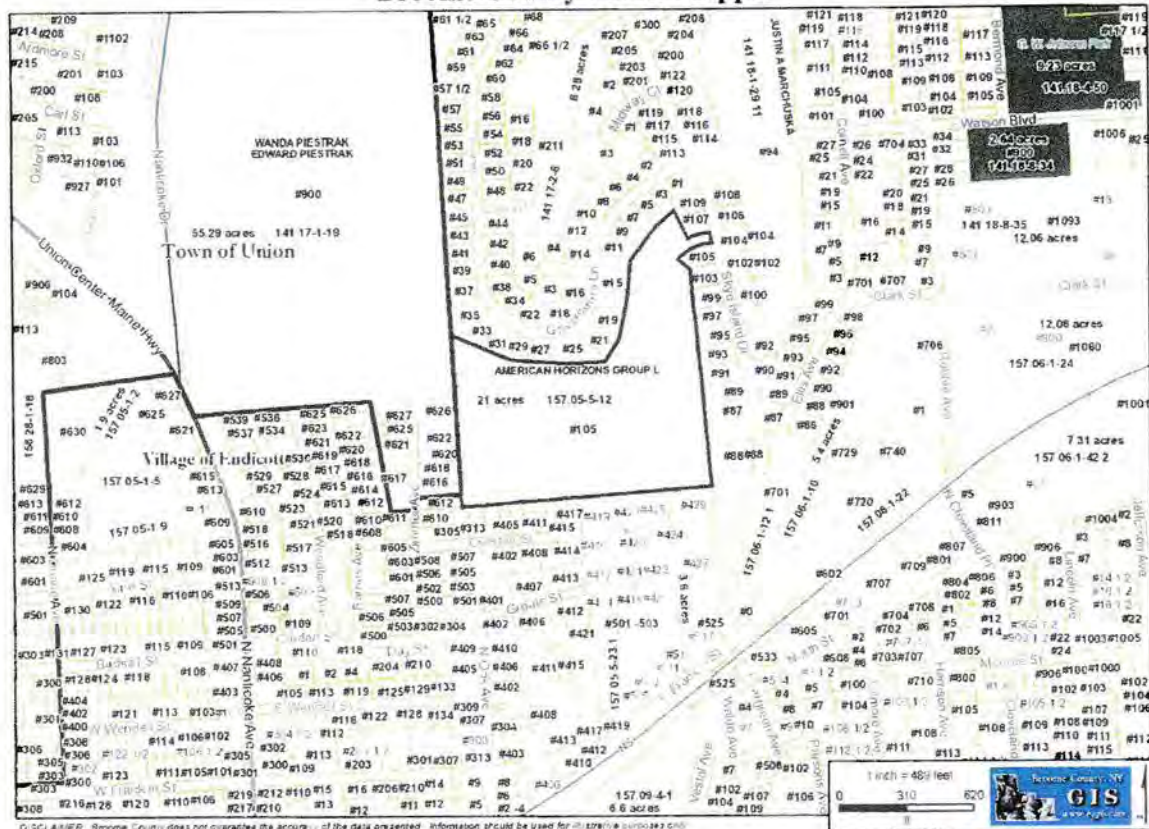
SUBJECT PROPERTY AERIAL MAP: 105 1/2 SKYE ISLAND DR REAR ~ ENDICOTT, NY

Broome County Parcel Mapper



DISCLAIMER: Broome County does not guarantee the accuracy of the data presented. Information should be used for illustrative purposes only.

Broome County Parcel Mapper



Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Altura at Skye View Heights		
Project Location (describe, and attach a general location map): 105 1/2 Skye Island Drive		
Brief Description of Proposed Action (include purpose or need): Construction of a 4 story 159,600 square foot (39,900 square feet per floor) multi-family senior residential housing facility, along with a new entrance drive, parking lot and all stormwater management areas and utilities.		
Name of Applicant/Sponsor: Delta Engineers, Architects and Surveyors (Daniel L. Faldzinski, P.E.)		Telephone: 315-953-4200
		E-Mail: dtaldzinski@delta-eas.com
Address: 4873 NYS Rte 5		
City/PO: Vernon	State: New York	Zip Code: 13476
Project Contact (if not same as sponsor; give name and title/role): Monarco "Rocky" DiFrancesco		Telephone: 607-203-0320 ext.101
		E-Mail: info@difrancescodevelopment.com
Address: 1550 Vestal Parkway East		
City/PO: Vestal	State: New York	Zip Code: 13850
Property Owner (if not same as sponsor): Monarco "Rocky" DiFrancesco		Telephone: 607-203-0320 ext.101
		E-Mail: info@difrancescodevelopment.com
Address: 1550 Vestal Parkway East		
City/PO: Vestal	State: New York	Zip Code: 13850

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Building, water, and sewer permits Zone change approval	
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Site plan approval MS4 Approval	
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County Planning - 239 Review	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	New York State DEC- SPDES Permit SHPO(CRIS)- No Impact	
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☒ Yes ☐ No

If Yes, identify the plan(s):

NYS Major Basins: Upper Susquehanna, Remediation Sites: 704038

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
 If Yes, what is the zoning classification(s) including any applicable overlay district?
Suburban Single Family

b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☒ Yes ☐ No
 If Yes,
 i. What is the proposed new zoning for the site? Planned Unit Development

C.4. Existing community services.

a. In what school district is the project site located? Union-Endicott

b. What police or other public protection forces serve the project site?
Endicott Police Department

c. Which fire protection and emergency medical services serve the project site?
Endicott Fire Department Union Ambulance District

d. What parks serve the project site?
George W. Johnson Park and Mercereau Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?
Senior Residential Housing

b. a. Total acreage of the site of the proposed action? 21.03 acres
 b. Total acreage to be physically disturbed? 5 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 34.99 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No
 If Yes,
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
 ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
 iii. Number of lots proposed? _____
 iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No
 i. If No, anticipated period of construction: 12-18 months
 ii. If Yes:
 • Total number of phases anticipated _____
 • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
 • Anticipated completion date of final phase _____ month _____ year
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	BEDROOM	BEDROOM	_____	_____
At completion of all phases	64	56	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes,	
i. Total number of structures _____ ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Purpose of the impoundment: <u>Stormwater management</u> ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input checked="" type="checkbox"/> Other specify: <u>Stormwater run-off</u> iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: <u>0.47</u> million gallons; surface area: <u>0.83</u> acres v. Dimensions of the proposed dam or impounding structure: <u>5'-6"</u> height; <u>144'</u> length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): <u>Earth fill</u>	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe. _____ _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No ix. Summarize site reclamation goals and plan: _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____ _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: _____ 21,000 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
If Yes:

- Name of district or service area: Endicott Municipal Water Department
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ 19,360 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
Sanitary waste water

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: Binghamton Johnson City Sewage Treatment Plant
- Name of district: Binghamton Johnson City Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____</p> <p>If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____</p>	
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p>	
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="margin-left: 40px;">_____ Square feet or <u>4.17</u> acres (impervious surface)</p> <p style="margin-left: 40px;">_____ Square feet or <u>21.03</u> acres (parcel size)</p> <p>ii. Describe types of non point sources. _____</p> <p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____</p> <p><u>Stormwater discharges from small storms will be directed to green infrastructure practices that distribute the flow and infiltrate it into the ground.</u></p> <p><u>Larger storms are directed to on-site detention ponds that control the rate of run-off to pre-developed quantities.</u></p> <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ <li style="margin-left: 40px;"><u>Runoff will be piped to an underground stormwater system</u> <li style="margin-left: 40px;">Unmanaged sheet flow will flow to adjacent properties. • Will stormwater runoff flow to adjacent properties? _____ 	
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____</p>	
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</p> <p style="margin-left: 40px;"><u>Heavy equipment, delivery vehicles, and workers vehicles</u></p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</p> <p style="margin-left: 40px;"><u>Temporary on-site generators</u></p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p> <p style="margin-left: 40px;"><u>Large boilers and hot water heaters</u></p>	
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend
☐ Randomly between hours of _____ to _____

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ N/A _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:
A new access entrance will be created on Skye Island drive.

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? ☐ Yes ☐ No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☒ No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: _____ 7-5 _____
- Saturday: _____ As permitted _____
- Sunday: _____ As permitted _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____ 12am-12am _____
- Saturday: _____ 12am-12am _____
- Sunday: _____ 12am-12am _____
- Holidays: _____ 12am-12am _____

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>n. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>Site lighting will be down lit with the poles being 20' +/-</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: <u>The site is currently tree covered and trees will be left around the perimeter to act as a natural buffer to neighboring properties</u></p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s): _____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ 	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)

☒ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

The proposed action will take place on a forested parcel that is surrounded by Residential (suburban) properties.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.05	4.17	+4.12
• Forested	19.94	14.56	-5.38
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	1.03	1.44	+0.41
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0.85	+0.85
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☒ No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☒ No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? ☐ Yes ☒ No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No
If Yes:
i. Has the facility been formally closed? ☐ Yes ☐ No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☒ Yes ☐ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☒ Yes ☐ No
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____
☒ Yes – Environmental Site Remediation database Provide DEC ID number(s): 704038
☐ Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☒ Yes ☐ No
If yes, provide DEC ID number(s): 704018, V00667, V00156, 704038, 704014
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 3-6 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Mardin Channery silt loam	41.8 %
Lordstown Channery silt loam	31.3 %
Bath Channery silt loam	18.9 %

d. What is the average depth to the water table on the project site? Average: _____ 4.5 feet

e. Drainage status of project site soils: ☒ Well Drained: 58.2 % of site
☒ Moderately Well Drained: 41.8 % of site
☐ Poorly Drained: _____ % of site

f. Approximate proportion of proposed action site with slopes: ☐ 0-10%: _____ % of site
☒ 10-15%: 41.8 % of site
☒ 15% or greater: 58.2 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☒ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☒ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☒ No

If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☒ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☒ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☒ Yes ☐ No
If Yes:

i. Name of aquifer: Principal Aquifer, Primary Aquifer, Sole Source Aquifer Names: Clinton Street Ballpark SSA

m. Identify the predominant wildlife species that occupy or use the project site:		
Eastern chipmunk Raccoon	Striped skunk Gray squirrel	woodchuck White-tailed deer
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes:		
i. Describe the habitat/community (composition, function, and basis for designation): _____		
ii. Source(s) of description or evaluation: _____		
iii. Extent of community/habitat:		
• Currently: _____ acres		
• Following completion of project as proposed: _____ acres		
• Gain or loss (indicate + or -): _____ acres		
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes:		
i. Species and listing (endangered or threatened): _____		

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes:		
i. Species and listing: _____		

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If yes, give a brief description of how the proposed action may affect that use: _____		

E.3. Designated Public Resources On or Near Project Site		
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes, provide county plus district name/number: _____		
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. If Yes: acreage(s) on project site? _____		
ii. Source(s) of soil rating(s): _____		
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes:		
i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature		
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____		

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes:		
i. CEA name: _____		
ii. Basis for designation: _____		
iii. Designating agency and date: _____		

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____ 	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Describe possible resource(s): _____ ii. Basis for identification: _____ 	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles. 	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No 	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

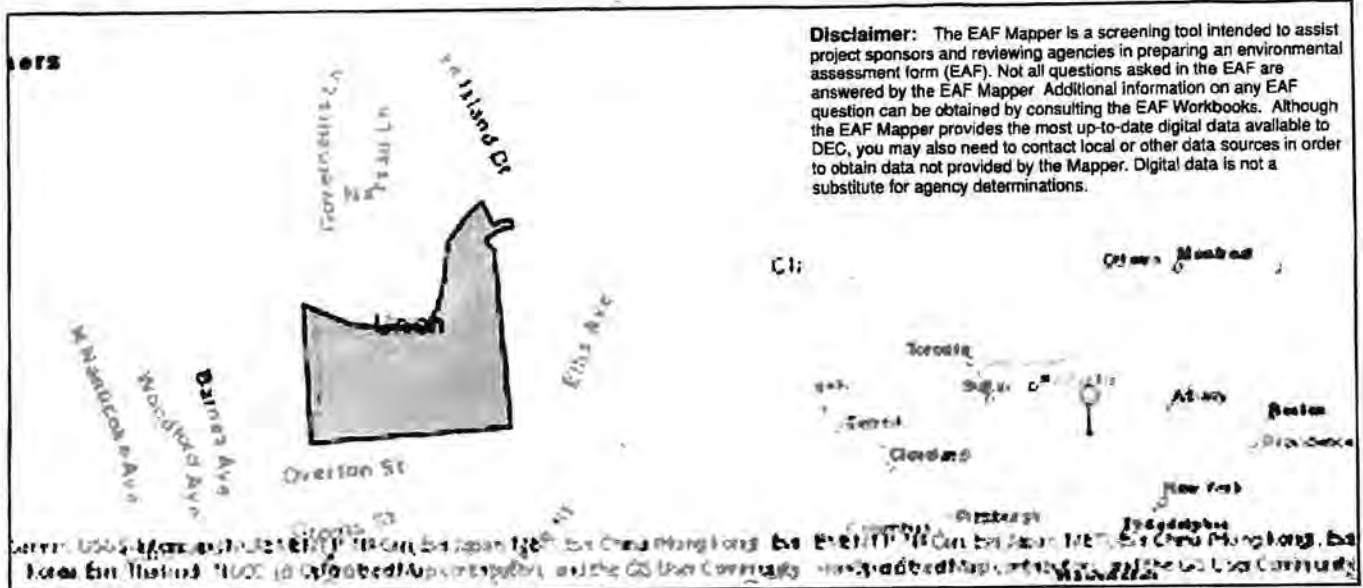
Applicant/Sponsor Name _____ Date _____

Signature _____ Title _____

PRINT FORM

EAF Mapper Summary Report

Tuesday, January 26, 2021 8:58 AM



B.1.i [Coastal or Waterfront Area]	No
B.1.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Major Basins: Upper Susquehanna, Remediation Sites: 704038
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Yes
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Yes
E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]	704038
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	704018, V00667, V00156, 704038, 704014
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.

E.2.R. [500 Year Flooding]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.I. [Aquifers]	Yes
E.2.I. [Aquifer Names]	Principal Aquifer, Primary Aquifer, Sole Source Aquifer Names: Clinton Street Ballpark SSA
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Stabilized Income and Operating Expense Statement

Altura at Skyview Heights, 105 1/2 Skyview Dr. R. Endicott, NY

POTENTIAL GROSS INCOME

Units	120	X	\$2,100.00	X 12.00 Mo	\$3,024,000
			AVG MO RENTAL		0
Other					\$0.00
Gross Potential Income					\$3,024,000
LESS					
Vacancy and Collection Losses		10%			\$302,400
Effective Gross Income					\$2,721,600
Estimated CAM					N/A \$0.00
Tax Pass Throughs					N/A \$0.00
Insurance					N/A \$0.00
Total Gross Potential Income					<u>\$2,721,600.00</u>

Less Operating Expenses

P.I.L.O.T Payment		\$258,790
Special Districts Fees, ambulance, library		\$15,000
Insurance		\$31,000
HVAC & Plumbing		\$0
Electrical & Supplies		\$0
Elevator Inspection and Repair		\$8,200
Landscaping and Lawncare		\$11,800
Snow Removal		\$7,100
Security Services		\$0
Utilities GAS	By Tenant	\$0
Water & Sewer		\$20,500
Trash Disposal		\$12,600
Pest Control		\$0
Total Direct Costs		\$364,990

INDIRECT

Admin & O/H Charges	2%	\$54,432
Office Supplies/Expense		2500
Telephone		500
Legal Fees		5500
Accounting Fees		3000
Management Fees	SALARIES 3%	\$81,648
Reserves for Replacements	3%	\$81,648
Total Indirect Costs		\$229,228

LESS	Total Operating Expenses	\$1,188,436	\$1,188,436
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CALCULATED NET OPERATING INCOME	\$1,533,164
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CALCULATED EXPENSE RATIO

\$1,188,436	/	\$2,721,600.00	=	43.67%
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Capitalization Rate Development

Equitable Financing Projection is estimated to be :

Loan to Value Ratio		70%
Mortgage Interest Rate		4.5
MortgageTerm (years)		20
Mortgage Constant		0.0792
EQUITY DIVIDEND RATE		10%

Mortgage	70%	X	0.0759	=	0.05313
Equity	30%	X	0.10	=	0.0300
BASIC OVERALL RATE					8.3130%

BEFORE TAX LOAD CAPITALIZED VALUE ESTIMATE

NOI	/	BASIC CAP RATE =	VALUE ESTIMATE
\$1,533,164	/	8.3130% =	\$18,442,969
		SAY	\$18,500,000

EIGHTEEN MILLION FIVE HUNDRED THOUSAND DOLLARS

Calculated Effective Tax Rate

Composite Rate	/1000	X EQ RATE	'=	EFF TAX RATE	
1282.90		1.28	0.0411	0.0527	0.0527
8.3130% +			0.0527	0.1359	13.59%

WITHOUT P.I.L.O.T

TAX LOADED CAPITALIZED VALUE ESTIMATE

NOI	/	TX LOADED CAP =	VALUE ESTIMATE
1810412	/	13.59% =	\$13,325,846
		SAY	\$13,300,000

ESTIMATED SUBJECT VALUE BY INCOME (TAX LOADED)

THIRTEEN MILLION THREE HUNDRED THOUSAND DOLLARS

PRELIMINARY DRAFT
 PAYMENT IN LIEU OF TAX SCHEDULE (Partial AV Yrs. 4 & 5)
 ALTURA at SKYE VIEW ~ 105 1/2 SKY VIEW DR REAR, ENDICOTT, NY

YEAR	TOWN	VILLAGE	COUNTY	SCHOOL	TOTAL	DEV PILOT		PROJECT		PILOT PCT
						TAXABLE	VALUE	PROPOSED	MARKET	
							VALUE	VALUE	VALUE	
1	2021	\$108	\$1,741	\$723	\$2,816	\$5,388	\$102,190			
2	2022	\$110	\$1,776	\$737	\$2,872	\$5,496	\$102,190			
3	2023	\$113	\$1,811	\$752	\$2,930	\$5,606	\$102,190			
4	2024	\$2,250	\$36,163	\$15,013	\$58,484	\$111,909	\$2,000,000	\$8,000,000		75.00%
5	2025	\$3,321	\$53,387	\$22,164	\$86,341	\$165,214	\$2,894,737	\$10,000,000		71.05%
6	2026	\$7,121	\$114,480	\$47,528	\$185,142	\$354,271	\$6,085,526	\$18,500,000		67.11%
7	2027	\$8,135	\$130,782	\$54,296	\$211,506	\$404,719	\$6,815,789	\$18,500,000		63.16%
8	2028	\$9,187	\$147,690	\$61,315	\$238,851	\$457,043	\$7,546,052	\$18,500,000		59.21%
9	2029	\$10,278	\$165,222	\$68,594	\$267,205	\$511,299	\$8,276,315	\$18,500,000		55.26%
10	2030	\$11,408	\$183,396	\$76,139	\$296,598	\$567,541	\$9,006,578	\$18,500,000		51.32%
11	2031	\$12,580	\$202,232	\$83,959	\$327,059	\$625,829	\$9,736,842	\$18,500,000		47.37%
12	2032	\$13,794	\$221,747	\$92,061	\$358,620	\$686,222	\$10,467,105	\$18,500,000		43.42%
13	2033	\$15,051	\$241,962	\$100,454	\$391,313	\$748,780	\$11,197,368	\$18,500,000		39.47%
14	2034	\$16,354	\$262,897	\$109,145	\$425,170	\$813,566	\$11,927,631	\$18,500,000		35.53%
15	2035	\$17,702	\$284,573	\$118,144	\$460,225	\$880,643	\$12,657,894	\$18,500,000		31.58%
16	2036	\$19,098	\$307,010	\$127,459	\$496,512	\$950,079	\$13,388,157	\$18,500,000		27.63%
17	2037	\$20,542	\$330,231	\$137,100	\$534,066	\$1,021,939	\$14,118,420	\$18,500,000		23.68%
18	2038	\$22,037	\$354,258	\$147,075	\$572,924	\$1,096,294	\$14,848,683	\$18,500,000		19.74%
19	2039	\$23,583	\$379,115	\$157,394	\$613,123	\$1,173,214	\$15,578,946	\$18,500,000		15.79%
20	2040	\$25,182	\$404,823	\$168,067	\$654,700	\$1,252,773	\$16,309,209	\$18,500,000		11.84%
21	2041	\$26,836	\$431,409	\$179,105	\$697,695	\$1,335,045	\$17,039,472	\$18,500,000		7.89%
22	2042	\$28,546	\$458,896	\$190,516	\$742,149	\$1,420,106	\$17,769,735	\$18,500,000		3.95%
22.5	2042.5	\$30,313	\$487,309	\$202,313	\$788,101	\$1,508,036	\$18,499,999	\$18,500,000		0.00%

Cumulative	\$323,649	\$5,202,910	\$2,160,052	\$8,414,401	\$16,101,012
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ALTURA AT SKYE VIEW PROJECT: ANNUAL SPEC DIST TAX AT 2% ANNUAL TAX INCREASE

YEAR	EST SP DIST EFF RATE (2% INC ANNUALLY)	STATUS QUO TAXABLE VALUE	ESTIMATED ANNUAL SPEC DIST TAX STATUS QUO	PROJECT TAXABLE VALUE	ESTIMATED ANNUAL SPEC DIST TAX PROPOSED PROJECT	YEAR
2021	0.000733250	\$102,190	\$74.93	\$102,190	\$74.93	2021
2022	0.000747915	\$102,190	\$76.43	\$102,190	\$76.43	2022
2023	0.000762873	\$102,190	\$77.96	\$102,190	\$77.96	2023
2024	0.000778131	\$102,190	\$79.52	\$18,500,000	\$14,395.42	2024
2025	0.000793693	\$102,190	\$81.11	\$18,500,000	\$14,683.33	2025
2026	0.000809567	\$102,190	\$82.73	\$18,500,000	\$14,976.99	2026
2027	0.000825759	\$102,190	\$84.38	\$18,500,000	\$15,276.53	2027
2028	0.000842274	\$102,190	\$86.07	\$18,500,000	\$15,582.06	2028
2029	0.000859119	\$102,190	\$87.79	\$18,500,000	\$15,893.71	2029
2030	0.000876302	\$102,190	\$89.55	\$18,500,000	\$16,211.58	2030
2031	0.000893828	\$102,190	\$91.34	\$18,500,000	\$16,535.81	2031
2032	0.000911704	\$102,190	\$93.17	\$18,500,000	\$16,866.53	2032
2033	0.000929938	\$102,190	\$95.03	\$18,500,000	\$17,203.86	2033
2034	0.000948537	\$102,190	\$96.93	\$18,500,000	\$17,547.94	2034
2035	0.000967508	\$102,190	\$98.87	\$18,500,000	\$17,898.89	2035
2036	0.000986858	\$102,190	\$100.85	\$18,500,000	\$18,256.87	2036
2037	0.001006595	\$102,190	\$102.86	\$18,500,000	\$18,622.01	2037
2038	0.001026727	\$102,190	\$104.92	\$18,500,000	\$18,994.45	2038
2039	0.001047262	\$102,190	\$107.02	\$18,500,000	\$19,374.34	2039
2040	0.001068207	\$102,190	\$109.16	\$18,500,000	\$19,761.83	2040
2041	0.001089571	\$102,190	\$111.34	\$18,500,000	\$20,157.06	2041
2042	0.001111362	\$102,190	\$113.57	\$18,500,000	\$20,560.20	2042
2042.5	0.001133590	\$102,190	\$115.84	\$18,500,000	\$20,971.41	2042.5
TOTALS:			\$2,161.38		\$350,000.14	

ALTURA AT SKYE VIEW HEIGHTS PROJECT: PROPOSED DEVIATED PILOT SCHEDULE (Partial AV Yrs 4 & 5)

2020 Eq Rate	4.11%	2020 Schl Rate	670.447013	2020 TOU Rate	\$26	2020 Compos	1282.90
2020 AV	\$4,200	2020 Co. Rate	172.109765	2020 Village Rate	\$415		

Year	Est Equalized		Est TV Status Quo		Est Annual Tax		Est Annual Tax		PILOT	
	(@4.11%) Tax						(Project Deviated		Abatement	
	Rate (2.00%	Annual Inc)	(Equalized @4.11%)	Project TV	Project PILOT TV	Year	(Status Quo)	PILOT)	%	Year
2021	0.05273		\$102,190	\$102,190	\$102,190	2021	\$5,388	\$5,388	0.00%	2021
2022	0.05378		\$102,190	\$102,190	\$102,190	2022	\$5,496	\$5,496	0.00%	2022
2023	0.05486		\$102,190	\$102,190	\$102,190	2023	\$5,606	\$5,606	0.00%	2023
2024	0.05595		\$102,190	\$8,000,000	\$2,000,000	2024	\$5,718	\$111,909	75.00%	2024
2025	0.05707		\$102,190	\$10,000,000	\$2,894,737	2025	\$5,832	\$165,214	71.05%	2025
2026	0.05822		\$102,190	\$18,500,000	\$6,085,526	2026	\$5,949	\$354,271	67.11%	2026
2027	0.05938		\$102,190	\$18,500,000	\$6,815,789	2027	\$6,068	\$404,719	63.16%	2027
2028	0.06057		\$102,190	\$18,500,000	\$7,546,052	2028	\$6,189	\$457,043	59.21%	2028
2029	0.06178		\$102,190	\$18,500,000	\$8,276,315	2029	\$6,313	\$511,299	55.26%	2029
2030	0.06301		\$102,190	\$18,500,000	\$9,006,578	2030	\$6,439	\$567,541	51.32%	2030
2031	0.06427		\$102,190	\$18,500,000	\$9,736,842	2031	\$6,568	\$625,829	47.37%	2031
2032	0.06556		\$102,190	\$18,500,000	\$10,467,105	2032	\$6,700	\$686,222	43.42%	2032
2033	0.06687		\$102,190	\$18,500,000	\$11,197,368	2033	\$6,834	\$748,780	39.47%	2033
2034	0.06821		\$102,190	\$18,500,000	\$11,927,631	2034	\$6,970	\$813,566	35.53%	2034
2035	0.06957		\$102,190	\$18,500,000	\$12,657,894	2035	\$7,110	\$880,643	31.58%	2035
2036	0.07096		\$102,190	\$18,500,000	\$13,388,157	2036	\$7,252	\$950,079	27.63%	2036
2037	0.07238		\$102,190	\$18,500,000	\$14,118,420	2037	\$7,397	\$1,021,939	23.68%	2037
2038	0.07383		\$102,190	\$18,500,000	\$14,848,683	2038	\$7,545	\$1,096,294	19.74%	2038
2039	0.07531		\$102,190	\$18,500,000	\$15,578,946	2039	\$7,696	\$1,173,214	15.79%	2039
2040	0.07681		\$102,190	\$18,500,000	\$16,309,209	2040	\$7,850	\$1,252,773	11.84%	2040
2041	0.07835		\$102,190	\$18,500,000	\$17,039,472	2041	\$8,007	\$1,335,045	7.89%	2041
2042	0.07992		\$102,190	\$18,500,000	\$17,769,735	2042	\$8,167	\$1,420,106	3.95%	2042
2042.5	0.08152		\$102,190	\$18,500,000	\$18,499,999	2042.5	\$8,330	\$1,508,036	0.00%	2042.5
							\$155,422	\$16,101,012		

LG & LEVENE GOULDIN & THOMPSON, LLP
A T T O R N E Y S A T L A W

E-mail: cwenban@lgtlegal.com
Direct Dial: (607) 584-5654
Respond to: Main Office

May 5, 2021

Via Hand Delivery

The Agency
Attn: Stacey Duncan, Executive Director
FIVE South College Drive, Suite 201
Binghamton, New York 13905

**RE: 147 Industrial Park Drive, Kirkwood, New York ("Property")
Request for Assignment of PILOT Agreement and Associated Benefits**

Dear Ms. Duncan:

This office is local counsel for CAE Inc., a corporation duly constituted pursuant to the Canada Business Corporation Act ("CAE"). CAE USA Inc., a Delaware corporation ("CAE USA") is a wholly owned subsidiary of CAE Inc. CAE USA is the purchaser under that certain Share and Asset Purchase Agreement by and among CAE USA, CAE and L3Harris Technologies, Inc. ("L3"), dated as of February 27, 2021 (the "Purchase Agreement"). In conjunction with the sale transaction (the "Transactions"), the parties are respectfully seeking an assignment of L3's interest in the PILOT Agreement, together with the benefits derived therefrom, in accordance with the terms and conditions of the Purchase Agreement. This correspondence shall serve as our formal request for assignment of the PILOT Agreement, and provide you some background on both the project and the proposed PILOT beneficiary.

Project Background.

L3 Technologies, Inc. and 147 Industrial Drive LLC, Successor in Interest to Track Drive, LLC ("147 Industrial Drive") filed the original PILOT application for the project on October 22, 2018. L3 was formed pursuant to a merger between L3 Technologies, Inc. and Harris Corporation (the "L3Harris Merger") after the submission of the PILOT application. The rights and benefits became those of L3 upon consummation of the L3Harris Merger. The Agency granted the application by resolution on November 28, 2018 and the parties proceeded with the project at the Property. The project consisted of renovation of a 100,000 +/- square foot building on the Property and the acquisition and installation therein and thereon of certain

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ITHACA, NY 14850
PHONE: 607.272.3484
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machinery and equipment. Though the renovation is complete, the economic benefits of the PILOT Agreement are still essential to the project's continued success.

At this location, L3's business operations are focused on responsibility for the overall execution of a USAF aircraft training system contract including Program Management, Engineering and associated support staff. The training system modifications are designed, developed and integrated in Binghamton prior to delivery to Whiteman AFB, MO. There are currently 109 full-time employees at this location. CAE USA has no current plans to make changes to the operations or employment at this location post-closing of the Transactions.

Applicant Background.

Both CAE USA and L3 are committed to the continued operation of the project, applying the same professional standards of the operation to which you and the community are already accustomed. L3 has chosen an experienced buyer capable of continuing in that vein. CAE, the ultimate parent of CAE USA, was founded in 1947 and is headquartered in Montreal, Canada, is a Canadian manufacturer of simulation and modelling technologies and a provider of training services to airlines, aircraft manufacturers, healthcare specialists, and defense customers. CAE employs approximately 10,000 employees working at 160 sites and training locations in over 35 countries worldwide. With over 60 training locations and over 300 full-flight simulators, CAE offers the largest civil aviation training network in the world from which they train over 220,000 airline pilots, business aviation pilots, maintenance technicians, and cabin crew each year. CAE is also a global leader in defense force training and mission readiness, offering a comprehensive portfolio of training centers, training services, and simulation products for air, land, naval, and public safety market segments for CAE's global defense and security customers.

Upon consummation of the Transactions, CAE USA will acquire L3's Military Training business, which includes Link Simulation & Training, Doss Aviation and AMI. The acquisition will expand CAE USA's position as a platform-agnostic training systems integrator and will provide greater balance to CAE USA across businesses and geographies. It also demonstrates CAE USA's focus on expanding their position in the markets they serve. CAE USA is making investments with a view to emerge from the pandemic stronger to meet the growing demands of their customers.¹

Request for Assignment.

CAE USA possess an extraordinary amount of experience and expertise as is required for an acquisition of this nature. On the basis of the foregoing, we respectfully request the Agency's consideration of an assignment of L3's interest in the PILOT Agreement and benefits thereof, and that this matter be placed on the agenda for and be considered during your May 19, 2021 meeting. 147 Industrial Drive continues to own the Property and the Lease by and between 147 Industrial Drive and L3 for the Property will be assigned to CAE USA at closing, subject to any applicable notice or consent requirement triggered by the consummation of the Transactions, if

¹ <https://www.cae.com/news-events/press-releases/cae-to-acquire-l3harris-technologies-military-training-business-for-us105-billion/>



May 5, 2021
Page 3

any, under the Lease. In the meantime, should you require any further information, please do not hesitate to contact me.

Respectfully,
LEVENE GOULDIN & THOMPSON, LLP

A handwritten signature in blue ink, appearing to read 'Carrie A. Wenban'.

Carrie A. Wenban, Esq.

cc: Joseph Meagher, Esq.
Sarah E. Kahn, Esq.

L3Harris Technologies, Inc.
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