

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

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| <b>Company:</b> Kashou Ent. Inc.                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                          | <b>IDA Meeting Date:</b> 04/21/2021                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                     |
| <b>Representative:</b> Bahij Kashou                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                          | <b>IDA Public Hearing Date:</b> TBD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                     |
| <b>Type of Business:</b> Sports Complex<br><b>Project Start Date:</b> 2021<br><b>Project End Date:</b> 2021                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                          | <b>Company Address:</b> 1500 Airport Rd<br>Binghamton, NY 13905                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                     |
| <b>Employment:</b><br><u>Full-Time Equivalent</u><br>Existing <u>8</u><br>1st year <u>17</u><br>2nd year <u>8</u><br>3rd year <u>10</u> total: 35                                                                                                                                                                                                                                                                                                             | <b>Total Yearly Payroll</b><br>1st Year \$ 294,000.00<br>2nd Year \$ 162,000.00<br>3rd Year \$ 262,000.00<br><b>Total:</b> \$ 718,000.00 | <b>Own / Lease:</b><br><br>Own                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>SF / Acreage:</b><br><br>16 Acres<br>98,000 sqft |
| <b>Construction Jobs:</b><br><br>64                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                          | <b>Proposed Project Location:</b><br><br>Town of Union                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                     |
| <b>Company Contact For Bid Documents &amp; Employment Opportunities:</b><br><br>Bahij Kashou (607) 343-4487<br>bkashou@binghamtonfc.com                                                                                                                                                                                                                                                                                                                       |                                                                                                                                          | <b>Description:</b><br><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> |                                                     |
| <b>PROJECT BUDGET</b>                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                          | <b>ASSESSMENT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                     |
| 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                                                                                                                            | <b>EXEMPTION (Est.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                     |
| 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                                                                                                                             | <b>TOTAL EXEMPTIONS:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | \$ 890,721.83                                       |
| <b>TOTAL:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>\$ 4,726,800.00</b>                                                                                                                   | <b>TOTAL PILOT PAYMENTS:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>\$ 692,615.41</b>                                |
| <b>Project Type</b><br><b>(Check all that apply)</b><br><br><input type="checkbox"/> Manufacturing, Warehousing, Distribution<br><input type="checkbox"/> Agricultural, Food Processing<br><input checked="" type="checkbox"/> Adaptive Reuse, Community Development<br><input type="checkbox"/> Housing Development<br><input type="checkbox"/> Retail*<br><input type="checkbox"/> Back Office, Data, Call Centers<br><input type="checkbox"/> Energy/Power |                                                                                                                                          | <b>Project Criteria Met</b><br><b>(Check all that apply)</b><br><br><input checked="" type="checkbox"/> Project will create and /or retain permanent jobs<br><input checked="" type="checkbox"/> Project will be completed in a timely fashion<br><input checked="" type="checkbox"/> Project will create new revenue to local taxing jurisdictions<br><input checked="" type="checkbox"/> Project benefits outweigh costs<br><input checked="" type="checkbox"/> Other public benefits                                                                                                                                                                                                                                                    |                                                     |
| <small>*Uniform Tax Policy does not typically provide tax exemptions for Retail Projects</small>                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                          | <small>*New York State Required Criteria</small>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                     |
| <b>Pilot Type</b><br><input checked="" type="checkbox"/> Standard <u>10</u> year <input type="checkbox"/><br><input type="checkbox"/> Deviated _____ year                                                                                                                                                                                                                                                                                                     |                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                     |
| <b>Staff Comments:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                     |