

THE AGENCY

BROOME COUNTY IDA / LDC

SMALL BUSINESS INCENTIVE PROGRAM APPLICATION

The Small Business Incentive Program can provide eligible applicants any of the following: an eight percent (8%) NYS sales tax and one percent (1%) mortgage recording tax exemption (if applicable).

Applicants seeking assistance must complete this application and provide additional documentation if required. A **non-refundable** application fee of \$250.00 must be included with this application. Make check payable to The Agency Broome County IDA.

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. As per NYS 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.

Please answer all questions. Use "None" or "Not Applicable" where necessary.

APPLICANT

Name Pritchard Property Development
Address 21 Timber Bluff Court
City/State/Zip Binghamton, NY 13903
Tax ID No. 81-0685540
Contact Name Brett Pritchard
Title Owner
Telephone (607) 343-9156
E-Mail pritchardpropertydevelopment@gmail.com

Owners of 20% or more of Applicant Company

Name	%	Corporate Title
<u>Brett Pritchard</u>	<u>50</u>	<u>Managing Member</u>
<u>Colleen Crandell</u>	<u>50</u>	<u>Member</u>

Benefits Requested (Check all that apply)

- Sales Tax Exemption
 Mortgage Recording Tax Exemption

Description of project (check all that apply)

- New Construction
 Existing Facility
 Acquisition
 Expansion
 Renovation/Modernization
 Acquisition of machinery/equipment
 Other (specify) _____

GENERAL DESCRIPTION OF THE PROJECT

(Attached additional sheets as necessary)

Renovation of existing structures. Construction of new buildings holding a service station and bank.

PROJECT TIMELINE

12/2020

Start Date

12/2021

End Date

33 South Washington Street, Binghamton, NY 13903

Project Address

Contractor(s) *please refer to required Local Labor Policy

State Environmental Quality Review (SEQR) Act Compliance

The Agency, in granting assistance to the Applicant, is required to comply with the New York State Environmental Quality Review Act (SEQR). This is applicable to projects that require the state or local municipality to issue a discretionary permit, license or other type of Approval for that project.

Does the proposed project require discretionary permit, license or other type of approval by the state or local municipality?

YES – Include a copy of any SEQR or other documents related to this project including Environmental Assessment Form, Final Determination, Local Municipality Negative Declaration.

NO

LOCAL LABOR POLICY

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

APPLICANT PROJECT COSTS

A. Estimate the costs necessary for the construction, acquisition, rehabilitation, improvement and/or equipping of the project by the APPLICANT.

Building Construction or Renovation

- a. MATERIALS a. \$ 1 million
- b. LABOR b. \$ 800,000

Site Work

- c. MATERIALS c. \$ 157,500
- d. LABOR d. \$ 150,000
- e. Non-Manufacturing Equipment e. \$ _____
- f. Furniture and Fixtures f. \$ 80,000
- g. LAND and/or BUILDING Purchase g. \$ 1.3 millic
- h. Soft Costs (Legal, Architect, Engineering) h. \$ 300,000

- Other (specify) i. _____ i. \$ _____
- j. _____ j. \$ _____
- k. _____ k. \$ _____

TOTAL PROJECT COSTS \$ 3,787,500

B. Sources of Funds for Project Costs:

- a. Bank Financing a. \$ 3 millior
- b. Public Sources b. \$ 787,500

Identify each state and federal grant/credit

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

c. Equity \$ _____

TOTAL SOURCES \$ 3,787,500

C. Has the applicant made any arrangements for the financing of this project?

Yes No

If so, please specify bank, underwriter, etc.

People's Bank _____

VALUE OF INCENTIVES

A. Sales Tax Exemption Benefit

Estimated value of goods that will be exempt from New York State and local sales tax (materials, non-manufacturing equipment, furniture and fixtures - line a,c,e,f from Project Costs) \$ 1,237,500.00

Estimated value of New York State and local sales tax exemption (8% of value of eligible goods) \$ 99,000.00

Estimated duration of sales tax exemption (The sales tax letter shall be valid for a period of twelve (12) months.) 12 months

B. Mortgage Recording Tax Exemption Benefit

Estimated value of Mortgage Recording Tax Exemption (1% of value of mortgage) \$ 0.00

TOTAL SALES AND MORTGAGE RECORDING TAX EXEMPTION BENEFIT \$ 99,000

PROJECTED EMPLOYMENT

Will this investment result in the creation of new jobs? If so, how many? 9.00

Current number of full time employees: 13.00

Estimated annual salary range of jobs to be created:

Annual Salary range from: 40,000 to 60,000

Estimated annual salary range of current jobs:

Annual Salary range from: 27,600 to 52,000

****Upon approval of this application, the business agrees to provide FTE and all construction job information, along with its NYS 45 in all years that a sales and/or mortgage recording tax benefit is claimed.***

APPLICATION & ADMINISTRATIVE FEES

A. Application Fee:

A non-refundable application fee of \$250.00 shall be charged to each applicant and accompany the completed application.

\$ 250.00

B. Administrative Fee:

A non-refundable fee of \$500.00 is due and payable prior to the issuance of a Sales Tax Letter or a Mortgage Tax Exemption Form if the benefit is under \$100,000. A non-refundable fee of 1% of the total project cost is due and payable prior to the issuance of a Sales Tax Letter or a Mortgage Tax Exemption Form if the benefit is over \$100,000.

\$ 500.00

TOTAL TAX EXEMPTION FEES

\$750.00

This Application, 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 :

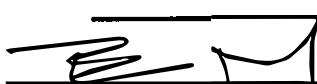
- (i) an applicant or its sub-agency (if any) authorized to make purchases for the benefit of the project is not entitled to the sales and use tax exemption benefits;***
- (ii) sales and use tax exemption benefits are in excess of the amounts authorized by the Agency to be taken by the applicant or its 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.***

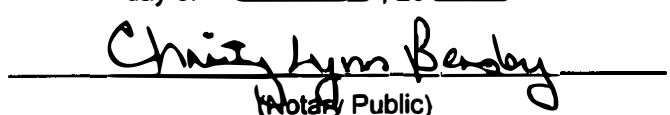
(vi) As of the date of the Application this project is in substantial compliance with all provisions of GML Article 18-A, including but not limited to, the provisions of GML Section 859-a and GML Section 862(1) (the anti-raid provision) and if the project involves the removal or abandonment of a facility 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.

CHARITY LYNN BENSLEY
NOTARY PUBLIC-STATE OF NEW YORK
No. 01BE6405671
Qualified in Broome County

APPLICANT COMPANY Commission Expires 03-16-2024

Sworn to before me this


 Signature _____
 _____, Title _____
 _____ Date 12/8/20

8th day of December, 20 23.


 (Notary Public)

LABOR POLICY

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** Pritchard Property Development (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 12/8/2020 (Submission date).

APPLICANT: Pritchard Property Development

REPRESENTATIVE FOR CONTRACT BIDS/AWARDS: Brett Pritchard

ADDRESS: 21 Timber Bluff Ct

CITY: Binghamton STATE: NY ZIP: 13903 PHONE: 607-343-9156

EMAIL: pritchardpropertydevelopment@gmail.com

PROJECT ADDRESS: 33 South Washington St, Binghamton, NY 13903

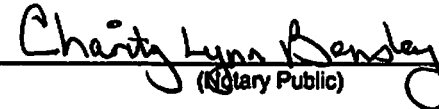
AUTHORIZED REPRESENTATIVE: Brett Pritchard

TITLE: President

SIGNATURE: 

Sworn to before me this

8th day of December, 2020.



(Notary Public)

CHARITY LYNN BENSLEY
NOTARY PUBLIC-STATE OF NEW YORK
No. 01BE6405671
Qualified in Broome County
My Commission Expires 03-16-2024

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

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

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

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

(877) 784-9556
Tompkins-Cortland Building Trades Council
622 West State Street
Ithaca, NY 14850
tbrueribew241@gmail.com
(607) 272-3122

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: Brett Pritchard

PROJECT ADDRESS: 33 South Washington St CITY: Binghamton STATE: NY ZIP: 13903

EMAIL: pritchardpropertydevelopment@gmail.com PHONE: 607-343-9156

GENERAL CONTRACTOR/CONSTRUCTION MANAGER: Pritchard Development Corp/Brett Pritchard

CONTACT: Charity Bensley

ADDRESS: 1323 Airport Rd CITY: Binghamton STATE: NY ZIP: 13905

EMAIL: cbensley3@gmail.com PHONE: 607-743-2639

ITEM	CONTRACT/SUB	ADDRESS	EMAIL	PHONE	AMOUNT
Site/Demo	PPD	21 Timber Bluff Ct Binghamton, NY 13903	pritchardpropertydevelopment@gmail.com	607-343-9156	400,000
Foundation/Footings	Tri State Builders	558 Old Front St, Binghamton, NY 13905		(607) 724-5545	100,000
Building		21 Timber Bluff Ct Binghamton, NY 13903	pritchardpropertydevelopment@gmail.com	607-343-9156	1,800,000
Masonry	Rittenburgh Construction	281 Fox Rd Binghamton, NY 13905	dylan.rittenburgh@gmail.com	607-759-0507	
Metals	Bob Murphy	3127 Vestal Rd Vestal, NY 13850	mmh@stny.rr.com	607-729-3553	80,000
Wood/Casework	PPD	21 Timber Bluff Ct Binghamton, NY 13903	pritchardpropertydevelopment@gmail.com	607-343-9156	
Thermal/Moisture	PPD	21 Timber Bluff Ct Binghamton, NY 13903	pritchardpropertydevelopment@gmail.com	607-343-9156	
Doors, Windows & Glazing	B&F Glass	20 Moeller St Binghamton, NY 13904		(607) 723-9019	
Finishes	PPD	21 Timber Bluff Ct Binghamton, NY 13903	pritchardpropertydevelopment@gmail.com	607-343-9156	
Electrical	Tokos Electric	40 Tokos Rd Binghamton, NY 13905		607-222-1166	
HVAC	Binghamton Residential	111 Wilcox Rd Binghamton, NY 13903		607-725-3446	
Plumbing	M&B Plumbing	24 Dorman Rd Binghamton, NY, 13901		(607) 206-2844	
Specialties	PPD	21 Timber Bluff Ct Binghamton, NY 13903	pritchardpropertydevelopment@gmail.com	607-343-9156	
M & E	PPD	21 Timber Bluff Ct Binghamton, NY 13903	pritchardpropertydevelopment@gmail.com	607-343-9156	
FF & E	PPD	21 Timber Bluff Ct Binghamton, NY 13903	pritchardpropertydevelopment@gmail.com	607-343-9156	
Utilities	PPD	21 Timber Bluff Ct Binghamton, NY 13903	pritchardpropertydevelopment@gmail.com	607-343-9156	
Paving/Landscaping	PPD	21 Timber Bluff Ct Binghamton, NY 13903	pritchardpropertydevelopment@gmail.com	607-343-9156	

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

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
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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