

THE AGENCY

BROOME COUNTY IDA / LDC

GOVERNANCE COMMITTEE MEETING

January 18, 2023 – 11:45 a.m.
The Agency Conference Room, 2nd Floor
FIVE South College Drive, Suite 201
Binghamton, NY 13905

AGENDA

1. CALL TO ORDER R. BUCCI
2. ACCEPT THE DECEMBER 21, 2022 GOVERNANCE COMMITTEE MEETING MINUTES R. BUCCI
3. PUBLIC COMMENT R. BUCCI
4. REVIEW/DISCUSSION/RECOMMENDATION A RESOLUTION AUTHORIZING A LEASE/LEASEBACK TRANSACTION TO FACILITATE THE ACQUISITION, RENOVATION AND EQUIPPING OF THE PROPERTY AND BUILDING LOCATED AT 219 VESTAL AVENUE, 216 HARRISON AVENUE, AND 216 HARRISON AVENUE REAR IN THE VILLAGE OF ENDICOTT, TOWN OF UNION, BROOME COUNTY, NEW YORK, AND APPOINTING GMS REALTY, LLP, AND/OR A RELATED ENTITY TO BE LATER NAMED, (THE "COMPANY"), AS AGENT OF THE AGENCY FOR THE PURPOSE OF ACQUIRING, RENOVATING AND EQUIPPING THE PROJECT AND AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS WITH RESPECT THERETO, INCLUDING A PAYMENT IN LIEU OF TAX AGREEMENT, A SALES AND USE TAX EXEMPTION AGREEMENT IN AN AMOUNT NOT TO EXCEED \$560,000.00, A MORTGAGE TAX EXEMPTION IN AN AMOUNT NOT TO EXCEED \$78,800.00, AND A PROPERTY TAX EXEMPTION IN AN AMOUNT NOT TO EXCEED \$1,416,295.00. S.DUNCAN
5. ADJOURNMENT R. BUCCI

**BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
GOVERNANCE COMMITTEE
December 21, 2022 – 11:30 AM
FIVE South College Drive
Binghamton, NY 13905**

PRESENT: R. Bucci, J. Peduto, C. Insinga, P. Newman and D. Crocker

GUESTS: Jamie Jacobs - Riger Marketing Communications
Luc Choquette - Green Mountain Electric Supply/GMS Realty
Paige Rauch at the Broome County Executive Office
Ben Locke-78 Main Street LB4 Properties, LLC
Sean McCabe - Harris Beach PLLC – attorneys for GMS Realty/GMES
Justin A. Marchuska II-Marchuska Productions, LLC.

ABSENT: None

STAFF: S. Duncan, N. Abbadessa, B. O'Bryan and A. Williamson

COUNSEL: J. Meagher

PRESIDING: R. Bucci

AGENDA ITEM 1: Chairman Bucci called the meeting to order at 11:30 a.m.

AGENDA ITEM 2: Accept the September 21, 2022, Governance Committee meeting minutes: Chairman Bucci stated that the minutes were forwarded to all members; they had an opportunity to review; any modifications were forwarded. Chairman Bucci accepted the minutes, for the record.

MOTION: No motion necessary.

AGENDA ITEM 3: Public Comment: Chairman Bucci asked if there were any public comments; hearing none, Chairman Bucci closed the Public Comment section of the meeting.

AGENDA ITEM 4: REVIEW/DISCUSSION/RECOMMENDATION TO ACCEPT AN APPLICATION FROM GMS REALTY, LLP (THE "COMPANY") FOR A LEASE/LEASEBACK TRANSACTION TO FACILITATE THE FINANCING OF THE ACQUISITION, RENOVATION AND EQUIPPING OF THE PROPERTY AND BUILDING LOCATED AT 219 VESTAL AVENUE LOCATED IN THE VILLAGE OF ENDICOTT, TOWN OF UNION, BROOME COUNTY, NEW YORK, TO PROVIDE FOR A SALES AND USE TAX EXEMPTION BENEFIT IN AN

AMOUNT NOT TO EXCEED \$560,000.00, TO PROVIDE FOR A MORTGAGE TAX EXEMPTION IN AN AMOUNT NOT TO EXCEED \$78,800.00, TO PROVIDE FOR A REAL PROPERTY TAX EXEMPTION IN AN AMOUNT NOT TO EXCEED \$1,416,295.00, AND TO AUTHORIZE THE AGENCY TO SET AND CONDUCT A PUBLIC HEARING WITH RESPECT THERE TO. Ms. Duncan explained the project to the committee. She stated that GMS Realty, LLP will purchase the site at 219 Vestal Avenue also known as the former Endicott K-Mart site. Its affiliated entity, Green Mountain Electric Supply, Inc. (GMES) is a wholesale supplier of electrical supplies and a third-generation family-owned business since 1953. GMES will use the facility for electrical materials and supplies in connection with its wholesale business. This facility will help fulfill its 11 New York branch locations - including the recent location it opened in Binghamton. As a location for its wholesale business, GMES will have material from its vendors, store it, and then ship it out to and from its branch locations. Green Mountain Electric Supply will not be adding to the 100,000-square-foot building. It will only be renovating the current building. GMES also plans on donating land to the Village of Endicott to accommodate a walkway path from the school to the area behind McDonald's, while also giving enough land for the Village to build a new park. Green Mountain Electric Supply is a high-growth company with ties to its local communities. The building will be fully renovated along with the property. Instead of being an eyesore to the community, it will now be a location that the Village can be proud of again. GMES will hire 20 or more people after the completion of the project. These jobs include warehousing positions, driving positions, and some management positions. NYS awarded GMES \$350,000 in Restore Community funds and they are also in the running for a \$3.1 million grant from the DRI. A standard 15-year Industrial PILOT schedule, cost-benefit analysis and a project review form were provided to the Committee. Ms. Duncan asked if anyone had any questions and stated Luc Choquette from GMS Realty was on Zoom. Mr. Bucci asked what the total cost of the project was. Ms. Duncan said it was \$12 million. There will also be 75 construction jobs. Mr. Bucci asked what the timeline was for the projected jobs. Ms. Duncan said it would be over three years, but the 20 jobs would be created on day one. Mr. Peduto questioned the job numbers on the Cost Benefit Analysis. He said they did not match what was on the Application. Ms. Duncan and Ms. Abbadessa said they would look into it. Chairman Bucci asked if there were any additional questions for Ms. Duncan; hearing none, requested a motion.

MOTION: Mr. Peduto moved the Motion to Recommend to the entire Board for Approval, seconded by Mr. Newman; the MOTION CARRIED.

AGENDA ITEM 5: REVIEW/DISCUSSION/RECOMMENDATION TO ACCEPT AN APPLICATION FROM MARCHUSKA PRODUCTIONS, L.L.C. AUTHORIZING A NEW YORK STATE AND LOCAL SALES AND USE

TAX EXEMPTION IN AN AMOUNT NOT TO EXCEED \$18,160.00, FOR A TERM NOT TO EXCEED TWELVE MONTHS, CONSISTENT WITH THE POLICIES OF THE AGENCY IN CONNECTION WITH THE RENOVATION AND EQUIPPING OF SUITE 120 AT 49 COURT STREET IN THE CITY OF BINGHAMTON, COUNTY OF BROOME AND STATE OF NEW YORK. Ms. Duncan stated that this was a Small Business Incentive Program Application. Marchuska Productions, LLC will renovate Suite 120 of the Metro Center located at 49 Court Street in the City of Binghamton for a new tenant, Ramboll Americas Engineering Solutions, Inc. The total project cost is \$347,000, with a sales tax exemption of \$18,160. The Committee was excited to see this company relocated to downtown Binghamton. Chairman Bucci asked if there were any questions for Ms. Duncan; hearing none, requested a motion.

MOTION: Mr. Newman moved the Motion to Recommend to the entire Board for Approval, seconded by Mr. Peduto; Ms. Insinga abstained, the MOTION CARRIED.

AGENDA ITEM 6: REVIEW/DISCUSSION/RECOMMENDATION TO ACCEPT AN APPLICATION FROM 78 MAIN STREET LB4 PROPERTIES, LLC AND AUTHORIZING A NEW YORK STATE AND LOCAL SALES AND USE TAX EXEMPTION IN AN AMOUNT NOT TO EXCEED \$35,064.18, FOR A TERM NOT TO EXCEED TWELVE MONTHS, CONSISTENT WITH THE POLICIES OF THE AGENCY, IN CONNECTION WITH THE DEMOLITION OF THE BUILDING LOCATED AT 78 MAIN STREET IN THE VILLAGE OF JOHNSON CITY, BROOME COUNTY, NEW YORK AND THE RENOVATION, INSTALLATION AND EQUIPPING OF THE PROPERTY AND BUILDING LOCATED AT 6 MAIN STREET IN THE VILLAGE OF JOHNSON CITY, BROOME COUNTY, NEW YORK. Ms. Duncan stated that this was a Small Business Incentive Program Application. She said there are two different parts to this project. First, the demo of 78 Main St. will take place for additional parking, and then 6 Main Street Terrace will be renovated into nine new market-rate apartments. The total project cost is \$911,402, with a sales tax exemption of \$35,064.18. A small discussion ensued. Chairman Bucci asked if there were any questions for Ms. Duncan; hearing none, requested a motion.

MOTION: Ms. Insinga moved the Motion to Recommend to the entire Board for Approval, seconded by Mr. Peduto; the MOTION CARRIED.

AGENDA ITEM 7: REVIEW/DISCUSSION/RECOMMENDATION TO AUTHORIZE THE AGENCY TO ENTER INTO A CONTRACT WITH RIGER MARKETING COMMUNICATIONS FOR MEDIA PLANNING AND PLACEMENT ACTIVITIES FROM JANUARY 1, 2023 THROUGH, AND INCLUDING, DECEMBER 31, 2023 IN

AN AMOUNT NOT TO EXCEED \$17,300.00 TO BE PAID IN EQUAL QUARTERLY EXPENDITURES OF \$4,325.00. Mr. Bucci stated that this resolution would move to the entire Board.

AGENDA ITEM 8: Adjournment: Chairman Bucci asked for a Motion to Adjourn.

MOTION: On a MOTION by Ms. Insinga; seconded by Mr. Newman, the MOTION CARRIED, and the meeting was adjourned at 11:48 a.m.

The next meeting of The Agency Governance Committee is to be determined.

THE AGENCY

BROOME COUNTY IDA / LDC

If you are using Google Chrome and would like to digitally fill out the form, please download and open in your desktop

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 Twenty-Five Percent (25%) of the project fee thirty (30) days after approval of benefit, with the remaining balance of the fee to be paid in Twenty-Five Percent (25%) increments every six (6) months, or in full at the time of closing, whichever occurs first. The project fee is non-refundable.** 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: GMS Realty, LLP

APPLICANT'S STREET ADDRESS: 356 Rathe Road

CITY: Colchester STATE: VT ZIP: 05446 PHONE: 802-338-9336

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

Luc Choquette PHONE: 802-391-4926

TITLE: VP of Operations (GMES) EMAIL: lucc@gmes.com

APPLICANT'S COUNSEL

NAME: Jeremy H. Speich

FIRM: Harris Beach, PLLC EMAIL: jspeich@harrisbeach.com

ADDRESS: 677 Broadway, Suite 1101

CITY: Albany STATE: NY ZIP: 12207 PHONE: 518-701-2737

APPLICANT'S ACCOUNTANT

NAME: Michael A. Smith

FIRM: The Bonadio Group EMAIL: msmith@bonadio.com

ADDRESS: 6 Wembley Court

CITY: Albany STATE: NY ZIP: 12205 PHONE: 518-250-7742

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 Wholesale business

B: EMPLOYMENT IMPACT (BROOME COUNTY): EXISTING/RETAINED JOBS:

NEW JOBS
WITHIN THREE YEARS: **27**

C: PROJECT COST: \$ 12,000,000

D: TYPE OF FINANCING:

TAX-EXEMPT

TAXABLE

☒ STRAIGHT LEASE

E: AMOUNT OF BONDS REQUESTED: \$ N/A

F: AMOUNT OF NEW MORTGAGE(S) REQUIRED FOR PROJECT: \$ 7,880,000

G: PROJECT-RELATED COSTS SUBJECT TO SALES TAX: \$ 7,000,000

H: ESTIMATED VALUE OF TAX EXEMPTIONS:

NYS SALES AND COMPENSATING USE TAX \$ 560,000

MORTGAGE RECORDING TAXES \$ 78,800

REAL PROPERTY TAX EXEMPTIONS \$ 1,416,295

REQUESTED TERM OF PILOT: 15 years

OTHER (PLEASE SPECIFY) UTEP - Improvement to Existing Facility \$

I: CURRENT PROPERTY TAX ASSESSMENT \$ 10,075

CURRENT PROPERTY TAXES \$ 13,660.47

APPLICANT INFORMATION

EMPLOYER'S FEDERAL ID NO. 03-0311566

NAICS CODE 531120

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 Limited

OF GENERAL PARTNERS 0

OF LIMITED PARTNERS 11

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:

Green Mountain Electric Supply, Inc. (Affiliate of Applicant)

MANAGEMENT OF APPLICANT

List all owners, directors and partners

NAME AND HOME ADDRESS

See Attached

OFFICE HELD

OTHER PRINCIPAL BUSINESS

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

**GMS Realty
Ownership**

Pg 4 Attachment

Name	Home Address	Office Held
Gary Laber	1306 Pine Hill Road, Newport, VT 05855	Partner
Gregg Laber	7506 Ethan Allen Highway, St. Albans, VT 05478	Partner
Scott Laber	2167 Darling Hill Rd., Newport, VT 05855	Partner
Jocelyn Laber	1306 Pine Hill Road, Newport, VT 05855	Partner
Patricia Ann Laber	2167 Darling Hill Rd., Newport, VT 05855	Partner
Patricia Laber	7506 Ethan Allen Highway, St. Albans, VT 05478	Partner
Ellen Swenson	2167 Darling Hill Rd., Newport, VT 05855	Partner
Kurt Laber	77 Route 58 E, Irasburg, VT 05845	Partner
Ryan Laber	103 Lower Welden Street, St Albans, VT 05478	Partner
Nate Laber	285 Westall Drive, Richmond, VT 05477	Partner
Justin Laber	1410 Curry Road, #614, Schenectady, NY 12306	Partner
Jeremy Laber	7506 ETHAN ALLEN HWY UNIT 5, ST.ALBANS, VT 05478	Partner
Jenna Jarvis	600 Hathaway Point Road, Saint Albans Town, VT 05478	Partner
Josh Laber	10 Sharon Lane, Ballston Lake, NY 12019	Partner

APPLICANT'S PRINCIPAL BANK(S) OF ACCOUNT **NBT Bank, NA, Berkshire Bank**

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?

Utilities are on site.

5. Who presently is legal owner of building or site? **Endicott Plaza, 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. **See Attached.**

☒ 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 **General Commercial Zoning District**

10. Are there any variances or special permits required? If yes, please explain:

☒ YES ☐ NO

Special use permit application has been made with the Village of Endicott Planning Board for the operation of a wholesale business under the Village Code. Approval is anticipated in late December or early January.

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



pg. 6
Attachment

Green Mountain Electric Supply

| 356 Rathe Road, Colchester, VT 05446 | Phone: 802-338-9336 | Fax: 802-338-9341 | www.gmes.com |

Attachment to Application for Financial Assistance

Broome County Industrial Development Agency

Applicant: GMS Realty, LLP

GMS Realty, LLP entered into a Purchase and Sale Contract for the acquisition of 219 Vestal Avenue, Endicott, New York with the owner of the real property on June 17, 2022. The Purchase and Sale Contract has a strict confidentiality clause and we are therefore unable to provide it to the IDA. The Purchase and Sale Contract remains in full force and effect.

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.

Village of Endicott Planning Board (Special Use Permit). Village of Endicott Building Department (Building Permit). Empire State Development (DRI Funds). Broome County (ARPA Funds and RestoreNY).

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

Special use permit for wholesale business

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:

Deposit, engineering, legal, environmental

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

Yes, we have been in communication with NYSEERDA, the DRI, and River Architects, PLLC on working towards net zero as much as possible on this project

PROJECT BENEFITS/COSTS

1. NAME OF PROJECT BENEFICIARY ("APPLICANT"): **GMS Realty, LLP**

2. ESTIMATED AMOUNT OF PROJECT BENEFITS SOUGHT:

A. Amount of Bonds Sought	\$
B. Value of Sales Tax Exemption Sought	\$ 560,000.00
C. Value of Real Property Tax Exemption Sought	\$ 1,416,295
D. Value of Mortgage Recording Tax Exemption Sought	\$ 78,800.00
E. Interest Savings IRB Issue	\$

3. SOURCES AND USES OF FUNDS:

Financing Sources	
Equity	\$ 1,000,000.00
Local Banks	\$ 6,880,000.00
DRI	\$ 3,120,000.00
ARPA Funds	\$ 1,000,000.00
	\$
	\$
TOTAL	\$ 12,000,000.00

Application of Funds		
Land		\$
Building Acquisition/Construction	\$	1,000,000.00
Expansion/Renovation	\$	10,000,000.00
Machinery & Equipment	\$	
Working Capital	\$	
Other	Soft Costs	\$ 1,000,000.00
TOTAL		\$ 12,000,000.00

Project Description:

GMS Realty, LLP will be looking to purchase and modernize the site at 219 Vestal Avenue. Its affiliated entity, Green Mountain Electric Supply, Inc. (GMES) is a wholesale supplier of electrical supplies and a third generation family owned business since 1953. GMES will use the modernized facility for electrical materials and supplies in connection with its wholesale business. This facility will help fulfill its 11 New York branch locations - including the recent location it opened in Binghamton. As a location for its wholesale business, GMES will have material coming in from its vendors, storing it, and then shipping it out to and for its branch locations.

Size of Proposed Project: Green Mountain Electric Supply will not be doing any additions to the 100,000 square foot building. It will only be a renovation of the current building and its approximately 17 acres. GMES also plans on donating land to a municipality to accommodate a walkway path from the school to the area behind McDonald's, while also giving enough land for a municipality to build a new park.

Impact on Downtown Endicott: Green Mountain Electric Supply is a high growth company with ties to its local communities. We are proud of our buildings and do our best to make them look great in the communities they reside in. The Village of Endicott will be no different. The building will be fully renovated along with the property and instead of being an eyesore to the community, it will now be a location that the Village can be proud of again. On top of that, GMES would be looking to hire 20 or more people after the completion of this project to help the community with jobs that include warehousing positions, driving positions and some management positions.

4. PROJECTED PROJECT INVESTMENT:

A. Building and Land Related Costs

1. Land acquisition	\$
2. Acquisition of existing structures	\$ 1,000,000.00
3. Renovation of existing structures	\$ 9,900,000.00
4. New construction	\$

C. Machinery and Equipment Costs

\$

D. Furniture and Fixture Costs

\$

E. Working Capital Costs

\$

F. Professional Services/Development Costs

1. Architecture and Engineering	\$ 850,000.00
2. Accounting/legal	\$
3. Development Fee	\$
4. Other service-related costs (describe)	\$

G. Other Costs Soft Costs

\$ 250,000.00

H. Summary of Expenditures

1. Total Land-Related Costs	\$
2. Total Building-Related Costs	\$ 10,900,000.00
3. Total Machinery and Equipment Costs	\$
4. Total Furniture and Fixture Costs	\$
5. Total Working Capital Costs	\$
6. Total Professional Services/Development Costs	\$ 850,000.00
7. Total Other Costs Soft Costs	\$ 250,000.00

TOTAL PROJECT COST \$ 12,000,000.00

AGENCY FEE 1%
(1% OF PROJECT COST) \$ 120,000.00

TOTAL PROJECT EXPENDITURES \$ 12,120,000.00

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

☐ YES ☐ NO

Pre-development soft costs

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

The project anticipates donating 5.8 acres of land to a municipality for the municipality to construct a pedestrian walkway path and a public park.

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		75.00
YEAR 2		
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	\$ 0.00
YEAR 1	\$ 3,500,000.00
YEAR 2	\$
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			16	6	1
Number of Part-Time Employees earning					
Total Payroll For Full-Time Employees	\$		720,000.00	330,000.00	75,000.00
Total Payroll For Part-Time Employees	\$				
Total Payroll For All Employees	\$		720,000.00	330,000.00	75,000.00

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

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					
Total Payroll For Full-Time Employees	\$		90,000.00	110,000.00	
Total Payroll For Part-Time Employees	\$				
Total Payroll For All Employees	\$		90,000.00	110,000.00	

TOTAL: 27

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?

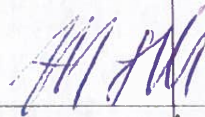
☐ YES

☒ 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: **Nate Laber**

Title: **Partner**

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

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 | YES | NO |
| Certificate of Worker's Compensation Insurance (The Agency/IDA named as additional insured). | | |
| 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.

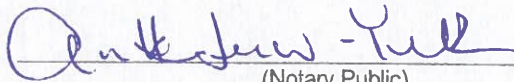
By:



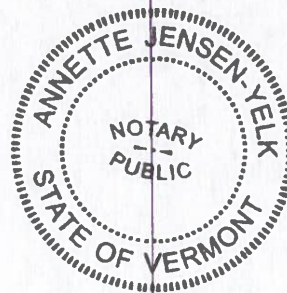
(Applicant)

Sworn to before me this

28th day of November 20 22.



(Notary Public)



☒ By checking this box, you acknowledge receipt of notice from the Agency pursuant to Section 224-a(8)(d) of the New York Labor Law that the estimated mortgage recording tax exemption benefit amount, the estimated sales and use tax exemption benefit amount, and the estimated real property tax abatement benefit amount as so identified within this Application are "public funds" and not otherwise excluded under Section 224-a(3) of the New York Labor Law. You further acknowledge and understand that you have certain obligations as related thereto pursuant to Section 224-a(8)(a) of the New York Labor Law.

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** GMS Realty, LLP (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 11/22/22 (Submission date).

APPLICANT: GMS Realty, LLP

REPRESENTATIVE FOR CONTRACT BIDS/AWARDS: Luc Choquette

ADDRESS: 356 Rathe Road

CITY: Colchester STATE: VT ZIP: 05446 PHONE: 8023914926

EMAIL: lucc@gmes.com

PROJECT ADDRESS: 219 Vestal Avenue, Endicott, New York

AUTHORIZED REPRESENTATIVE: Nate Laber

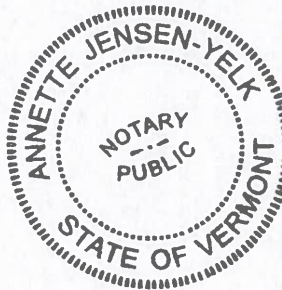
TITLE: Partner

SIGNATURE: _____

Sworn to before me this

28th day of November, 2022

Annette Jensen-Yelk
(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

IBEW Local 241
134 Cecil A. Malone Dr.
Building Trades
Ithaca, NY 14850
businessmanager@ibewlocal241.com
(607) 272-2809

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	1,000,000.00				
Masonry					
Metals					
Wood/Casework					
Thermal/Moisture					
Doors, Windows & Glazing					
Finishes					
Electrical					
HVAC					
Plumbing					
Specialties					
M& E					
FF & E					
Utilities					
Paving/Landscaping					

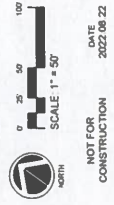
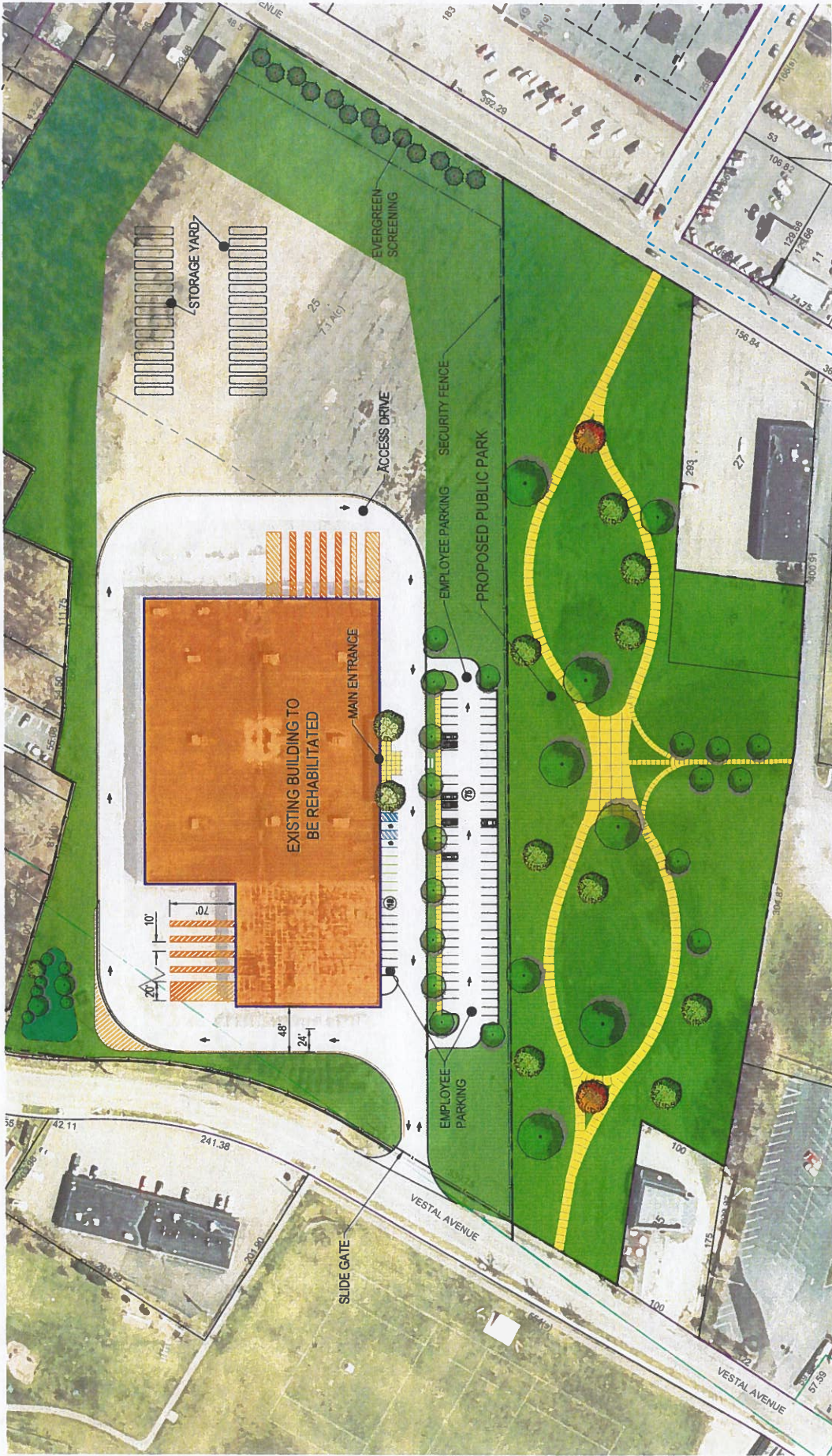
CHECK IF CONSTRUCTION IS COMPLETE

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



GREEN MOUNTAIN ELECTRIC SUPPLY

CONCEPTUAL SITE PLAN

219 VESTAL AVE., ENDICOTT, NY 13760



ADELTA
ENGINEERS, ARCHITECTS, & SURVEYORS

NOT FOR
CONSTRUCTION

DATE
2022.06.22

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: Redevelopment of 219 Vestal Ave.		
Project Location (describe, and attach a general location map): 219 Vestal Ave., Endicott NY (former K-Mart Plaza)		
<i>Tax map # 15 157.10 6-36 157 10 6 35</i> <i>157.10 6-35</i>		
Brief Description of Proposed Action (include purpose or need): Redevelopment of 219 Vestal Ave, including conversion of building into an electrical supply wholesale business. Applicant also plans on donating land to a municipality to accommodate a walkway path from the school to the area behind McDonald's, while also giving enough land for a municipality to build a new park		
Name of Applicant/Sponsor: GMS Realty, LLP		Telephone: 802-391-4926
		E-Mail: LucC@gmes.com
Address: 356 Rathe Road		
City/PO: Colchester	State: VT	Zip Code: 05446
Project Contact (if not same as sponsor; give name and title/role): Delta Engineers, Architects, Land Surveyors, & Landscape Architects, DPC (Chris Maby)		Telephone: 607-231-6625
		E-Mail: cmaby@delta-eas.com
Address: 860 Hooper Rd.		
City/PO: Endwell	State: NY	Zip Code: 13760
Property Owner (if not same as sponsor): Endicott Plaza LLC		Telephone:
		E-Mail:
Address: PO Box 609		
City/PO: Spring Lake	State: NJ	Zip Code: 07762

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	Zoning change or permitted use	October 2022 (projected)
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Site plan, Aquifer Permit	October 2022 (projected)
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	Broome County - Act 239 review	October 2022 (projected)
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC - stormwater permit	Fall 2022 (projected)
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> • 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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. If Yes, what is the zoning classification(s) including any applicable overlay district? The site is zoned Wholesale Commercial	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the use permitted or allowed by a special or conditional use permit?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes, i. What is the proposed new zoning for the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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? Village of Endicott Police, NY State Police, Broome County Sherriff	
c. Which fire protection and emergency medical services serve the project site? Village of Endicott Fire Department, Union Volunteer Emergency Squad (ambulance)	
d. What parks serve the project site?	

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)? Commercial - electrical supply wholesale business (no walk in traffic), and partial conversion of the property into a park	
b. a. Total acreage of the site of the proposed action?	18.4+/- acres
b. Total acreage to be physically disturbed?	18.4+/- acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	18.4+/- acres
c. Is the proposed action an expansion of an existing project or use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) Lot #1 will be for commercial use, lot #2 will be for public space (a park)	
ii. Is a cluster/conservation layout proposed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
i. If No, anticipated period of construction: 9-12 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 type="checkbox"/> Yes <input checked="" 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	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes,	
i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____ iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) 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: _____ 300 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: Village of Endicott
- 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: _____ 300 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): _____

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

- Name of wastewater treatment plant to be used: Village of Endicott Wastewater Treatment Plant
- Name of 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
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____	
If Yes: <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? _____ 	
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): _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____	
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? _____	
If Yes:	
i. How much impervious surface will the project create in relation to total size of project parcel?	
_____ Square feet or _____ -8.5 acres (impervious surface)	The existing impervious area is 15.8 acres. This will be reduced to 7.3 acres with creation of the park and reduction in asphalt areas.
_____ Square feet or _____ 18.4 acres (parcel size)	
ii. Describe types of new point sources. Sheet flow off the parking lot, will be directed into new stormwater ponds that will be constructed as part of the project.	
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)?	
Stormwater runoff will be directed towards on-site stormwater facilities	
• If to surface waters, identify receiving water bodies or wetlands: _____	
• Will stormwater runoff flow to adjacent properties? _____	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	
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? _____	
If Yes, identify:	
i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)	
ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)	
iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)	
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? _____	
If Yes:	
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) _____	
ii. In addition to emissions as calculated in the application, the project will generate:	
<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 _____ 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: _____

vi. Are public/private transportation service(s) or facilities available within ½ 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: _____ 7:00 am to 7:00 pm
- Saturday: _____ 7:00 am to 5:00 pm
- Sunday: _____ n/a
- Holidays: _____ n/a

ii. During Operations:

- Monday - Friday: _____ 1:00 am to 10:00 pm
- Saturday: _____ Occasional 7:00 am to 5:00 pm
- Sunday: _____ Occasional 7:00 am to 5:00 pm
- Holidays: _____ Closed

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p style="margin-left: 20px;"><u>During construction - typical construction noise from construction equipment such as bulldozers, loaders, dump trucks, etc. Noise will occur during normal work hours listed on page 7.</u></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 checked="" 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 style="margin-left: 20px;"><u>Lighting will be installed on the property as needed to illuminate the parking lot, outside storage (conduits, etc.) & will be dark sky / applicable code compliant.</u></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: _____</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 checked="" type="checkbox"/> Yes <input 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: _____ 3 tons per _____ week (unit of time) • Operation : _____ < 1 tons per _____ week (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: <u>Items that can be recycled will be. If items, such as forms, can be reused, they will be.</u> • Operation: <u>Items that can be recycled will be.</u> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: <u>stored in dumpsters and transported to an approved off site landfill</u> • Operation: <u>stored in dumpsters and transported to an approved off site landfill</u> 	

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 property is situated in an urban area with a mix of businesses, residences, and has a school nearby.

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	15.8	7.3	-8.5
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	2.6	10.5	+7.9
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: <u>Stormwater treatment</u>	0	0.6	+0.6

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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? If Yes, i. Identify Facilities: _____ <u>Jennie F Snapp Middle School, Union-Endicott High School, All Saints School, St. Paul's Episcopal Church Pantry,</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment: <ul style="list-style-type: none"> • 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: _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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? If Yes: i. Has the facility been formally closed? <ul style="list-style-type: none"> • If yes, cite sources/documentation: <u>See attached</u> ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: <u>Exact limits are not known as the site was closed and eventually paved over. There are no known maps which define the outer limits of the landfill.</u> iii. Describe any development constraints due to the prior solid waste activities: _____ _____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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? 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: <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Yes – Spills Incidents database <input checked="" type="checkbox"/> Yes – Environmental Site Remediation database <input type="checkbox"/> Neither database </div> <div> Provide DEC ID number(s): _____ Provide DEC ID number(s): <u>704038</u> </div> </div> ii. If site has been subject of RCRA corrective activities, describe control measures: _____ _____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): <u>704018, 704014, V00667, V00156, 704038</u> iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): <u>704018 - 901 Franklin St. vacant lot, groundwater and land use restriction by deed. 704014 - 135 acre former IBM facility. V00667 - 709 North St. ground water use restriction, vapor mitigation, land use restriction, O&M plan and vapor extraction by deed. V00156 - 500 North St. no permanent structures with no current use. 704038 - Endicott Area-Wide investigation. Ongoing monitoring.</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No Explain: _____ 	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____ > 200 feet	No bedrock is described in the USDA soil mapper for this site
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site:	
Cv, gravelly materials	1.1 %
Cy, silty materials	98.9 %
	_____ %
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: <input checked="" type="checkbox"/> Well Drained: _____ 100 % of site	
<input type="checkbox"/> Moderately Well Drained: _____ % of site	
<input type="checkbox"/> Poorly Drained: _____ % of site	
f. Approximate proportion of proposed action site with slopes: <input checked="" type="checkbox"/> 0-10%: _____ 100 % of site	
<input type="checkbox"/> 10-15%: _____ % of site	
<input type="checkbox"/> 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
ii. Do any wetlands or other waterbodies adjoin the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	There are no waterbodies on this property. The information in Section E.2.h was filled in by the NYSDEC tool and cannot be edited.
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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
• Streams: Name 930-4	Classification A
• Lakes or Ponds: Name _____	Classification _____
• Wetlands: Name Federal Waters	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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
j. Is the project site in the 100-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
k. Is the project site in the 500-year Floodplain? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See attached map for clarification
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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: _____ No wildlife observed during site visits _____ _____	
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Species and listing (endangered or threatened): _____ <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 5px 0;"> There are no bald eagles or hellbenders on this property. The information in Section E.2.o and E.2.p was filled in by the NYSDEC tool and cannot be edited. </div> Bald Eagle	
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Species and listing: _____ Hellbender	
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 checked="" type="checkbox"/> Yes <input 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: Endicott Square Deal Arch 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.

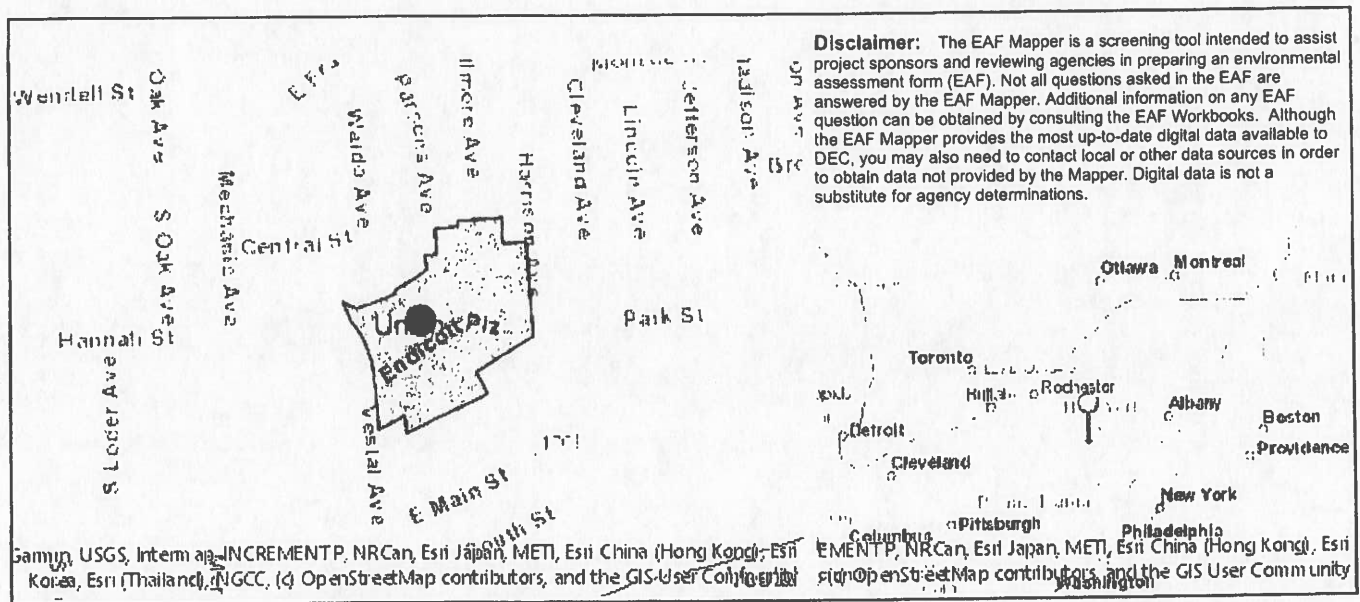
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name <u>Christopher J. Maby</u>	Date <u>8-26-2022</u>
Christopher J. Maby, Signature <u>CPESC</u>	Digitally signed by Christopher J. Maby, CPESC Date: 2022.08.26 11:50:19 -04'00' Title <u>Director of Transportation / Civil Engineering Service</u>

PRINT FORM



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, 704014, V00667, V00156, 704038
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	930-4
E.2.h.iv [Surface Water Features - Stream Classification]	A
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters

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.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	Yes
E.2.l. [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]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Bald Eagle
E.2.p. [Rare Plants or Animals]	Yes
E.2.p. [Rare Plants or Animals - Name]	Hellbender
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]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Endicott Square Deal Arch
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No



**Department of
Environmental
Conservation**

Environmental Remediation Databases Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: Old Village of Endicott Dump

Site Code: 704004

Program: State Superfund Program

Classification: N *

EPA ID Number:

Location

DEC Region: 7

Address: Harrison Avenue

City: Endicott Zip: 13760

County: Broome

Latitude: 42.099301697

Longitude: -76.053686119

Site Type:

Estimated Size: 28 Acres

Site Owner(s) and Operator(s)

Current Owner Name: Village of Endicott DPW

Current Owner(s) Address: C/O MUNICIPAL BUILDING
ENDICOTT, NY, 13760

Owner(s) during disposal: VILLAGE OF ENDICOTT DPW

Current On-Site Operator: Village of Endicott DPW

Stated Operator(s) Address: C/O MUNICIPAL BUILDING
ENDICOTT, NY 13760

Site Description

The Old Village of Endicott Dump is located under the Endicott shopping plaza, the Philadelphia Sales Store and the Jennie F. Snapp School. Part of the dump was paved over to create a parking lot for the Endicott shopping plaza. Over time the landfill settled unevenly and caused the parking lot to buckle in numerous areas, and to undermine sections of the plaza's foundation. This dump received domestic refuse and reportedly received tanning wastes and other industrial wastes from the local manufacturing operations in the area. The tanning wastes and industrial solvents were reputedly received from the Endicott Johnson Shoe Manufacturing Plant, located in the vicinity. There is concern that industrial wastes are leaching into the groundwater and impacting the village water supply wells, which are located within 1000 feet of the dump site. Low levels of chlorinated solvents have been detected in groundwater samples taken from monitoring wells that were installed following a petroleum spill that occurred nearby in 1988. These monitoring wells are located downgradient from the site. Chlorinated solvent contamination has also been noted in one of the production wells for the Village of Endicott located on South Street. A storm sewer line runs passes thru the dump to the Susquehanna River. Monitoring wells were installed near the edge of the property downgradient from the main section of

the landfill. An Immediate Investigation Work Assignment (IIWA) was done at this site in 1997. The IIWA was done to reveal the source of the chlorinated solvent contaminant plume. No source of contamination was found and no source of any contaminants could be attributed to hazardous waste disposal at this site.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

naphthalene

chlorinated solvents

Site Environmental Assessment

There are no environmental problems associated with the disposal of hazardous waste at this site.

*** Class N Sites:** "DEC offers this information with the caution that the amount of information provided for Class N sites is highly variable, not necessarily based on any DEC investigation, sometimes of unknown origin, and sometimes is many years old. Due to the preliminary nature of this information, significant conclusions or decisions should not be based solely upon this summary."

For more Information: E-mail Us

Refine Current Search

BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PROJECT REVIEW FORM

Company: GMS Realty, LLP		IDA Meeting Date: 12/16/2022	
Representative: Luc Choquette		IDA Public Hearing Date: TBD	
Type of Business: Electrical Wholesale Supplier		Company Address: 356 Rathe Rd. Colchester, VT 05446	
Project Start Date: 2023			
Project End Date: TBD			
Employment: <small>Full-Time Equivalent</small> Existing 0 1st year 23 2nd year 0 3rd year 4		Total Yearly Payroll 1st Year \$ 1,125,000.00 2nd Year \$ 0.00 3rd Year \$ 200,000.00 Total: \$ 1,325,000.00	
		Own / Lease: Own	SF / Acreage: 100,000 sqft 17 acres
Construction Jobs: 75		Proposed Project Location: 219 Vestal Ave, Endicott, NY 13760	
Company Contact For Bid Documents & Employment Opportunities: Luc Choquette lucc@gmes.com (802) 391-4926		Description: *See attached	
PROJECT BUDGET		ASSESSMENT	
Land Related Costs		Current Assessment	\$ 10,075.00
Building Related Costs	\$ 10,900,000.00	Asmt. At Completion (Est.)	\$ 4,000,000.00
M & E Costs		EXEMPTION (Est.)	
F F & E Costs		Sales Tax @ 8%	\$ 560,000.00
Professional Services/Development Cost	\$ 850,000.00	Mortgage Tax	\$ 78,800.00
Total Other Costs	\$ 250,000.00	Property Tax Exemption	1,416,294.00
Working Capital Costs			
Closing Costs			
Agency Fee	\$ 120,000.00	TOTAL EXEMPTIONS:	\$ 2,055,094.00
TOTAL:	\$ 12,120,000.00	TOTAL PILOT PAYMENTS:	\$ 1,963,870.00
Project Type (Check all that apply) <input checked="" type="checkbox"/> Manufacturing, Warehousing, Distribution <input type="checkbox"/> Agricultural, Food Processing <input type="checkbox"/> Adaptive Reuse, Community Development <input type="checkbox"/> 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 type="checkbox"/> Project will create and /or retain permanent jobs <input checked="" type="checkbox"/> Project will be completed in a timely fashion <input checked="" type="checkbox"/> Project will create new revenue to local taxing jurisdictions <input checked="" type="checkbox"/> Project benefits outweigh costs <input checked="" type="checkbox"/> Other public benefits	
<small>*Uniform Tax Policy does not typically provide tax exemptions for Retail Projects</small>		<small>*New York State Required Criteria</small>	
Pilot Type <input checked="" type="checkbox"/> Standard 15 year <input type="checkbox"/> <input type="checkbox"/> Deviated _____ year			
Staff Comments: Green Mountain Electric Supply is a high growth company with ties to its local communities. The building will be fully renovated along with the property and will no longer be an eyesore to the community. GMES will be adding 27 new jobs. This vacant building will now breathe new life into the Village of Endicott.			

PROJECT DESCRIPTION

GMS Realty, LLP will be looking to purchase and modernize the site at 219 Vestal Avenue. Its affiliated entity, Green Mountain Electric Supply, Inc. (GMES) is a wholesale supplier of electrical supplies and a third generation family owned business since 1953. GMES will use the modernized facility for electrical materials and supplies in connection with its wholesale business. This facility will help fulfill its 11 New York branch locations - including the recent location it opened in Binghamton. As a location for its wholesale business, GMES will have material coming in from its vendors, storing it, and then shipping it out to and for its branch locations.

Size of Proposed Project: Green Mountain Electric Supply will not be doing any additions to the 100,000 square foot building. It will only be a renovation of the current building and its approximately 17 acres. GMES also plans on donating land to a municipality to accommodate a walkway path from the school to the area behind McDonald's, while also giving enough land for a municipality to build a new park.

Impact on Downtown Endicott: Green Mountain Electric Supply is a high growth company with ties to its local communities. We are proud of our buildings and do our best to make them look great in the communities they reside in. The Village of Endicott will be no different. The building will be fully renovated along with the property and instead of being an eyesore to the community, it will now be a location that the Village can be proud of again. On top of that, GMES would be looking to hire 20 or more people after the completion of this project to help the community with jobs that include warehousing positions, driving positions and some management positions.

Broome County Industrial Development Agency

MRB Cost Benefit Calculator

Date November 23, 2022
 Project Title GMS Realty, LLP (Green Mountain Electric Supply)
 Project Location 219 Vestal Ave, Endicott, NY 13760 - Former K-Mart Building



Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

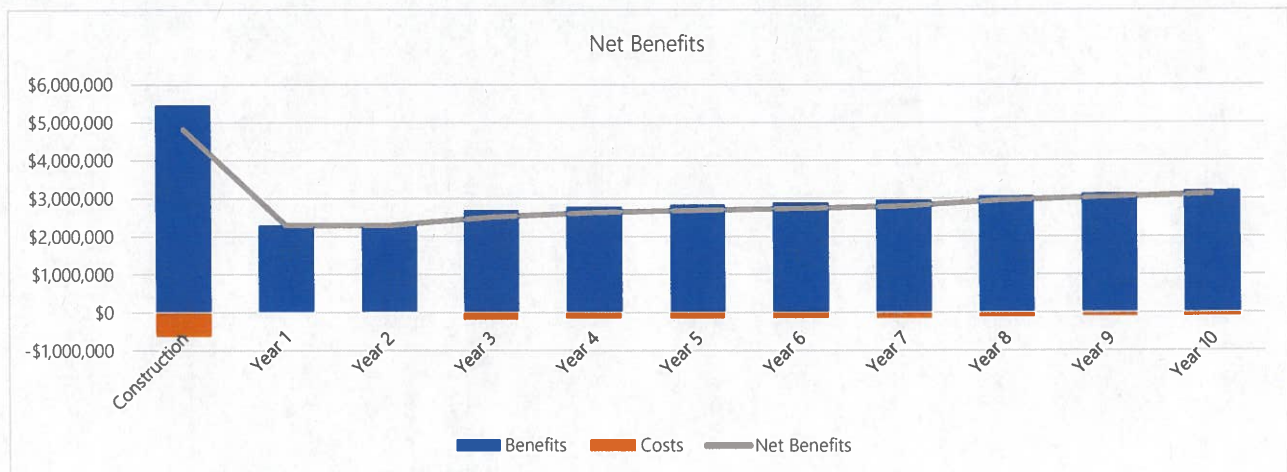
Project Total Investment

\$12,000,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	63	23	86
Earnings	\$3,969,953	\$1,187,387	\$5,157,340
Local Spend	\$9,600,000	\$3,778,643	\$13,378,643

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	27	35	62
Earnings	\$25,163,777	\$23,141,430	\$48,305,208

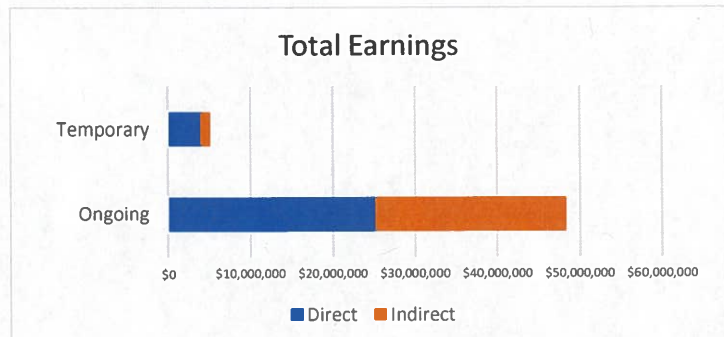
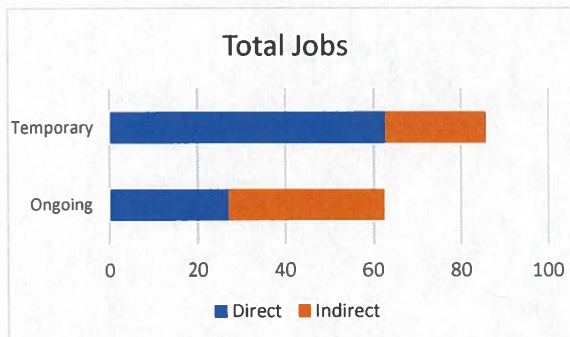
Figure 1



Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2

Figure 3



Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$1,416,295	\$1,201,628
Sales Tax Exemption	\$560,000	\$560,000
Local Sales Tax Exemption	\$280,000	\$280,000
State Sales Tax Exemption	\$280,000	\$280,000
Mortgage Recording Tax Exemption	\$78,800	\$78,800
Local Mortgage Recording Tax Exemption	\$78,800	\$78,800
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$2,055,095	\$1,840,428

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$55,527,292	\$46,939,207
To Private Individuals	\$53,462,548	\$45,302,449
Temporary Payroll	\$5,157,340	\$5,157,340
Ongoing Payroll	\$48,305,208	\$40,145,109
Other Payments to Private Individuals	\$0	\$0
To the Public	\$2,064,743	\$1,636,758
Increase in Property Tax Revenue	\$1,690,505	\$1,319,641
Temporary Jobs - Sales Tax Revenue	\$36,101	\$36,101
Ongoing Jobs - Sales Tax Revenue	\$338,136	\$281,016
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$2,780,053	\$2,355,727
To the Public	\$2,780,053	\$2,355,727
Temporary Income Tax Revenue	\$232,080	\$232,080
Ongoing Income Tax Revenue	\$2,173,734	\$1,806,530
Temporary Jobs - Sales Tax Revenue	\$36,101	\$36,101
Ongoing Jobs - Sales Tax Revenue	\$338,136	\$281,016
Total Benefits to State & Region	\$58,307,344	\$49,294,934

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$46,939,207	\$1,560,428	30:1
State	\$2,355,727	\$280,000	8:1
Grand Total	\$49,294,934	\$1,840,428	27:1

*Discounted at 2%

Additional Comments from IDA

0

Does the IDA believe that the project can be accomplished in a timely fashion? Yes

GMS Realty, LLC - Standard 15 Year PILOT Schedule (Improved Existing Facility- Industrial)

PILOT YEAR	OPERATING YEAR	FULL TAXES w/o				County	Town In & Out	Village	% Abatement	PILOT Payment	UE School Tax	County	Town In & Out	Village	Benefit
		PILOT	UE School Tax	County	Town In & Out										
1	Frozen/Construction	\$13,660.47	\$7,255.09	\$1,750.81	\$269.56	\$4,385.01	None	\$13,660.47	\$7,255.09	\$1,750.81	\$269.56	\$4,385.01	\$0.00		
2	Frozen/Construction	\$13,933.68	\$7,400.19	\$1,785.83	\$274.95	\$4,472.71	None	\$13,933.68	\$7,400.19	\$1,785.83	\$274.95	\$4,472.71	\$0.00		
3	1	\$193,864.00	\$102,962.00	\$24,847.00	\$3,825.00	\$62,230.00	100%	\$14,212.35	\$7,548.20	\$1,821.54	\$280.45	\$4,562.16	\$179,651.65		
4	2	\$197,741.28	\$105,021.24	\$25,343.94	\$3,901.50	\$63,474.60	75%	\$49,435.32	\$26,255.31	\$6,335.99	\$975.38	\$15,868.65	\$148,305.96		
5	3	\$201,696.11	\$107,121.66	\$25,850.82	\$3,979.53	\$64,744.09	75%	\$50,424.03	\$26,780.42	\$6,462.70	\$994.88	\$16,186.02	\$151,272.08		
6	4	\$205,730.03	\$109,264.10	\$26,367.84	\$4,059.12	\$66,038.97	75%	\$51,432.51	\$27,316.02	\$6,591.96	\$1,014.78	\$16,509.74	\$154,297.52		
7	5	\$209,844.63	\$111,449.38	\$26,895.19	\$4,140.30	\$67,359.75	75%	\$52,461.16	\$27,862.35	\$6,723.80	\$1,035.08	\$16,839.94	\$157,383.47		
8	6	\$214,041.52	\$113,678.37	\$27,433.10	\$4,223.11	\$68,706.95	50%	\$107,020.76	\$56,839.18	\$13,716.55	\$2,111.55	\$34,353.47	\$107,020.76		
9	7	\$218,322.35	\$115,951.94	\$27,981.76	\$4,307.57	\$70,081.09	45%	\$120,077.29	\$63,773.56	\$15,389.97	\$2,369.16	\$36,544.60	\$98,245.06		
10	8	\$222,688.80	\$118,270.97	\$28,541.39	\$4,393.72	\$71,482.71	40%	\$133,613.28	\$70,962.58	\$17,124.84	\$2,636.23	\$42,889.63	\$89,075.52		
11	9	\$227,142.57	\$120,636.39	\$29,112.22	\$4,481.60	\$72,912.36	35%	\$147,642.67	\$78,413.66	\$18,922.94	\$2,913.04	\$47,393.04	\$79,499.90		
12	10	\$231,685.43	\$123,049.12	\$29,694.47	\$4,571.23	\$74,370.61	30%	\$162,179.80	\$86,134.38	\$20,786.13	\$3,199.86	\$52,059.43	\$69,505.63		
13	11	\$236,319.13	\$125,510.10	\$30,288.35	\$4,662.65	\$75,858.02	25%	\$177,239.35	\$94,132.58	\$22,716.27	\$3,496.99	\$56,893.52	\$59,079.78		
14	12	\$241,045.52	\$128,020.31	\$30,894.12	\$4,755.91	\$77,375.18	20%	\$192,836.41	\$102,416.24	\$24,715.30	\$3,804.73	\$61,900.15	\$48,209.10		
15	13	\$245,866.43	\$130,580.71	\$31,512.00	\$4,851.02	\$78,922.69	15%	\$208,986.46	\$110,993.60	\$26,785.20	\$4,123.37	\$67,084.28	\$36,879.96		
16	14	\$250,783.76	\$133,192.33	\$32,142.24	\$4,948.05	\$80,501.14	10%	\$225,705.38	\$119,873.09	\$28,928.02	\$4,453.24	\$72,451.03	\$25,078.38		
17	15	\$255,799.43	\$135,856.17	\$32,785.09	\$5,047.01	\$82,111.16	5%	\$243,009.46	\$129,063.36	\$31,145.83	\$4,794.66	\$78,005.61	\$12,789.97		
TOTALS		\$3,380,165.13	\$1,795,220.07	\$433,226.17	\$66,691.83	\$1,085,027.05		\$1,963,870.38	\$1,043,019.83	\$251,703.66	\$38,747.91	\$630,398.98	\$1,416,294.74	42%	

Based on an assumed 2% property tax increase per year

UE School Tax Rate	713.031388	\$102,962.00	Fair Market Value Upon Completion - \$4,000,000
County	172.069176	\$24,847.00	ER 3.61%
Village	430.9586	\$62,230.00	Equalized Assessment - \$144,400
Town In & Out	26.492535	\$3,825.00	
Annual Tax Payment	\$193,864.00	Year 3	
Current Taxes	\$13,660.47	Year 1	

**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.