



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

333 WEST WASHINGTON STREET, SUITE 130, SYRACUSE, NY 13202

PHONE: 315.435.3770 • FAX: 315.435.3669 • ONGOVED.COM

Regular Meeting Agenda

December 20, 2022

8:00 AM Call to Order the Meeting of the Agency

1. Approval of Minutes: November 8 & November 29, 2022 Minutes
2. Treasurer's Report
3. Payment of Bills
4. Conflict of Interest

1. Cryomech, Inc. (3101-22-08A) Second Meeting

Cryomech, Inc. is proposing to acquire approximately 12.5 acres from parcels adjacent to their current location in the Town of Dewitt and to construct an expansion consisting of approximately 30,000 SF of manufacturing space and 4,000 SF of office space. The applicant is requesting exemptions from certain sales and use taxes, real property taxes and mortgage recording taxes.

Agency Action Requested:

- a. A resolution of the Board to authorize adoption of SEQRA determination.
- b. A resolution of the Board authorizing the financial assistance the Agency will provide. Agency benefits requested include exemptions from certain real property taxes, real estate transfer taxes, sales and use taxes and mortgage recording taxes.

Representative: Parminder Banga, Engineering Manager, Cryomech

2. Tocco Villaggio III, LLC (3101-22-07A) Second Meeting

Tocco Villaggio III, LLC is proposing to construct an approximately 208-unit apartment complex totaling approximately 295,000 square feet in the Town of Clay. The complex would have 8 apartment buildings consisting of one and two bedroom units along with interior and exterior amenities. The applicant is requesting exemptions from certain sales and use taxes and mortgage recording taxes.

Agency Action Requested:

- a. A resolution of the Board to authorize adoption of SEQRA determination.
- b. A resolution of the Board authorizing the financial assistance the Agency will provide. Agency benefits requested include exemptions from sales and use taxes and mortgage recording taxes.

Representative: James Trasher, P.E. CHA Consulting

3. **Peregrine Holdings LLC (3101-22-09A) Second Meeting**
Peregrine Holdings LLC is proposing to construct an assisted senior living residence with memory care services for persons with Alzheimer's disease and other memory-related health concerns of approximately 37,000 square feet consisting of approximately 64 units and related amenities (including parking) in the Town of Manlius. The applicant is requesting exemptions from certain sales and use taxes, real property taxes and mortgage recording taxes. The applicant has notified Agency staff that it will undertake the project with PSL of Fayetteville LLC as the operating company and Fayetteville MC Owner LLC as the real estate holding company.

Agency Action Required:

- a. A resolution of the Board to authorize adoption of SEQRA determination.
- b. A resolution of the Board authorizing the financial assistance the Agency will provide. Agency benefits requested include exemptions from certain real property taxes, real estate transfer taxes, sales and use taxes and mortgage recording taxes.

Representative: Stephen Bowman, President, Peregrine Holdings LLC

4. **Request for Professional Services: OCIDA Public Relations/Marketing Services**
The Agency is proposing to enter into contracts for firms to provide public relations and marketing services regarding OCIDA projects and economic opportunities in Onondaga County and in support of OCIDA's mission to stimulate economic development, growth and general prosperity for the people of Onondaga County.

Agency Action Requested

- a. A resolution of the Board authorizing the Executive Director to enter into retainer agreements with the following companies for public relations/marketing services on an as-needed basis: 1) Eric Mower and Associates, 2) ABC Creative Group, and 3) Epoch Advertising Agency.

Representative: Robert Petrovich, Executive Direction, OCIDA

5. **Armoured One, LLC (3101-18-06A) Meeting to Modify**
Armoured One, LLC is requesting a one-year extension to their Sales and Use Tax Exemption

Agency Action Requested:

- a. A resolution of the Board authorizing an extension to the Sales and Use Tax Exemption for Armoured One, LLC and North Midler Properties, LLC.

Representative: Tino Amodei, CTO and Co-Founder, Armoured One

6. **COR Inner Harbor Company, LLC (3101-15-14A) Meeting to Modify**
COR Van Rensselaer Street Company II, LLC and COR Van Rensselaer Street Company III, Inc. are requesting a one-year extension of the sales and use tax exemption in connection with Parcels B2-4 and C-2, Inner Harbor Project.

Agency Action Requested:

- a. A resolution of the Board authorizing the extension of the sales and use tax exemption for COR Van Rensselaer Street Company II, LLC and COR Van Rensselaer Street Company III, Inc.(COR Inner Harbor Company, LLC Sub Project 1)

Representative: Catherine Johnson, CEO, COR Development Company, LLC

7. **DISTRICT EAST (3101-22-06A)**

Agency Action Requested:

- a. A resolution of the Board authorizing and directing Agency staff and counsel to take various actions pursuant to the Eminent Domain Procedure Law for the potential acquisition of lands and easement rights in support of the proposed District East development.

Representatives: Jeffrey W. Davis, OCIDA Legal Counsel, Barclay Damon

8. White Pine Commerce Park Zone Change

Agency Action Requested:

- a. Resolution of the Board authorizing the Executive Director to proceed with a zone change with respect to certain parcels of land located at the White Pine Commerce Park and complete all mapping, site plan and legal work necessary to submit and process the zone change request.

Representative: Robert Petrovich, Executive Director, OCIDA

Adjourn

Onondaga County Industrial Development Agency
Special Meeting Minutes
November 29, 2022

A Special meeting of the Onondaga County Industrial Development Agency was held on Tuesday, November 29, 2022 at 333 West Washington Street, Syracuse, New York in the large conference room on the first floor.

Patrick Hogan called the meeting to order at 8:03 am with the following:

PRESENT:

Patrick Hogan
Janice Herzog
Victor Ianno
Susan Stanczyk
Kevin Ryan
Fanny Villarreal

ABSENT:

Steve Morgan

ALSO PRESENT:

Robert M. Petrovich, Executive Director
Nate Stevens, Treasurer
Nancy Lowery, Secretary
Karen Doster, Recording Secretary
Alexis Rodriguez, Assistant Treasurer
Matt Pelligra, Office of Economic Development
Jeff Davis, Barclay Damon Law Firm

CONFLICT OF INTEREST DISCLOSURE

The Conflict of Interest was circulated and there were no conflicts reported.

RAMBOLL SUPPLEMENTAL AUTHORIZATION

Robert Petrovich stated the purpose of this meeting is to increase the contract authorization with Ramboll. He stated the last authorization increase was about \$50,000 which brought their contract to about \$850,000 and this will be an additional increase in support to ready the site for Micron. He stated the funds will be expended on a topographic survey so Micron can continue developing their site plan for the White Pine Commerce Park. He stated as the Board knows the Agency has acquired a number of separate parcels over the course of the past 3 years and a boundary survey will need to be done to clearly identify the site because most of the properties were purchased off tax maps for the expediency of the transaction required. He stated this authorization is to advance that work.

Victor Ianno asked once the boundary survey is completed will all the individual property lines go away. Robert Petrovich stated there will be a process of re-subdividing the property and a zone change so those will come after we are done with this but not necessarily right away. He stated this will be the path to accomplish that. He stated we may want to create 2, no more than 3, tax parcels being the main campus west of Burnet Road and east campus east of Burnet Road.

Victor Ianno asked if there will be 2 individual properties. Robert Petrovich stated yes and all existing interior lot lines will go away.

Patrick Hogan asked if Ramboll would do everything. Robert Petrovich stated Ramboll will take care of this with a licensed land surveyor who will be a sub to Ramboll on this contract.

Patrick Hogan asked if there will be additional subs down the road. Robert Petrovich stated yes there will be additional work down road ultimately but when that occurs and who will take the lead on that is yet to be determined.

Upon a motion by Victor Ianno, seconded by Janice Herzog, the OCIDA Board approved a resolution authorizing a Service Agreement amendment to increase the fee to Ramboll by \$109,700.00 for survey and topographic work at the White Pine Commerce Park within the scope of the Service Agreement. Motion was carried.

Victor Ianno asked at what point in this process does OCIDA take a step back and say we are done. Robert Petrovich stated we are in the process of trying to figure that out. He stated we are here to help Micron advance their objectives with respect to White Pine. He stated we are going to be in a supporting role to the extent that we can smooth out the bumps and apply grease to the rails. He stated the Agency will be the lead relative to SEQR but any of the site development work related to the site plan and ultimately the construction of the Fabs we are going to be in diminished support role.

Victor Ianno asked if Onondaga County is going to sell this property to them eventually or is the Agency going to own it and they are tenants. Robert Petrovich stated the Agency owns the property and ultimately the agreement is they will buy the property from the IDA at some point. He stated we are trying to figure where the right pivot is for that. He stated we don't plan on

being owners forever but with respect to the IDA benefits we will technically have a lease/leaseback agreement. He stated the Agency needs to be in nominal title or nominal control as it is required for them to receive benefits.

Kevin Ryan asked if they submitted a formal application yet. Robert Petrovich stated his understanding is the application is in draft form and is imminent. He stated he would expect to have it in the next couple weeks.

Kevin Ryan asked if there is a signed agreement between Micron and the Agency. Robert Petrovich stated there is a term sheet that has been signed between the State, Micron, the County and the IDA identifying key terms of the understanding between all parties to this project.

ADJOURN

Upon a motion by Fanny Villarreal, seconded by Victor Ianno, the OCIDA Board adjourned the meeting at 8:09 am. Motion was carried.

Nancy Lowery, Secretary

DRAFT

Onondaga County Industrial Development Agency
Regular Meeting Minutes
November 8, 2022

A regular meeting of the Onondaga County Industrial Development Agency was held on Tuesday, November 8, 2022 at 333 West Washington Street, Syracuse, New York in the large conference room on the first floor.

Patrick Hogan called the meeting to order at 8:00 am with the following:

PRESENT:

Patrick Hogan
Janice Herzog
Susan Stanczyk
Kevin Ryan
Fanny Villarreal

ABSENT:

Victor Ianno
Steve Morgan

ALSO PRESENT:

Robert M. Petrovich, Executive Director
Nate Stevens, Treasurer
Nancy Lowery, Secretary
Karen Doster, Recording Secretary
Alexis Rodriguez, Assistant Treasurer
Jeff Davis, Barclay Damon Law Firm
Brian Gerling, Barclay Damon Law Firm
Matthew Pelligra, Office of Economic Development

APPROVAL OF REGULAR MEETING MINUTES – OCTOBER 6, 2022 & OCTOBER 20, 2022 SPECIAL MEETING

Upon a motion by Susan Stanczyk, seconded by Fanny Villarreal, the OCIDA Board approved the regular meeting minutes of October 6, 2022 and special meeting minutes of October 20, 2022. Motion was carried.

TREASURER'S REPORT

Nate Stevens gave a brief review of the Treasurer's Report for the month of October 2022.

Upon a motion by Fanny Villarreal, seconded by Janice Herzog, the OCIDA Board approved the Treasurer's Report for the month of October 2022. Motion was carried.

PAYMENT OF BILLS

Nate Stevens gave a brief review of the Payment of Bills Schedule #475

Upon a motion by Fanny Villarreal, seconded by Susan Stanczyk, the OCIDA Board approved the Payment of Bills Schedule #475 for \$5,399,142.47 and PILOT payments to City of Syracuse for \$1,510.14, Onondaga County for \$970.99, Town of Onondaga for \$3.03, Town of DeWitt for \$14.88 and Jamesville DeWitt School District for \$97.40. Motion was carried.

CONFLICT OF INTEREST DISCLOSURE

The Conflict of Interest was circulated and there were no conflicts reported.

TOCCO VILLAGGIO III, LLC (3101-22-07A) INITIAL MEETING

James Trasher stated he is from CHA and representing Tocco Villaggio. He stated they are requesting sales and mortgage recording tax abatement. He stated inflation, cost of goods and labor all have increased. He stated they are not looking for PILOT. He stated it has previously been approved by the Town of Clay. He stated about 10 acres of commercial land would be developed separately as well as the townhomes that are adjacent.

Upon a motion by Susan Stanczyk, seconded by Fanny Villarreal, the OCIDA Board approved a resolution authoring a public hearing for the Tocco Villaggio III, LLC project. Motion was carried.

PEREGRINE HOLDINGS LLC (3101-22-09A) INITIAL MEETING

Stephen Bowman stated the project consists of a 68 bed memory care community located at 3965 Medical Center Drive consisting of 36,000 square feet. He stated it is going to cost \$81 million and this will be their 15th memory care community in Upstate New York. He stated the project addresses 2 IDA justifications in his opinion. He stated the market study shows the occupancy in

memory care communities is 100% so there is no access to memory care services for new residents or patients. He stated secondly they are going to be the only enhanced living licensed for assisted living in that part of the county. He stated enhanced living is at a higher level and individuals have longer periods of stay so they are not forced prematurely to a nursing home. He stated because of the but/for test that includes a PILOT, sales tax and mortgage tax abatement, they would not be able to do the project. He stated he has developed 2 other projects identical to this building about 4-5 years ago but with inflation, interest rates and increase in utilities it is just exorbitant. He stated his project costs have gone up about \$5 million in about 4 years. He stated Alzheimer's and dementia is a crisis in our country and there are about 6 million Americans with Alzheimer's today. He stated that number could be doubled in the next 10 years. He stated as an industry they are locked into a custodial modal of care and institution. He stated at Peregrine they try to develop a unique philosophy for memory care and address those unique needs. He stated in 5 years how do they measure if they did an effective job with the patient? He stated they struggled to answer that question but at the end of the day, inspired by Dr. Alzheimer himself, he thinks the goal of the program is to help individuals maintain a connection to themselves. He stated they know the disease of Alzheimer's you lose your short term memory and how you help maintain a connection to themselves is done through long term memory. He stated it can be anything from storytelling, biographies and lectures not to teach people but to remind them of what they already know. He stated they have a chapel in every one of their buildings and is one of the only nondenominational religious inspired programs in the State because long term memories can be more powerful in religious memories. He stated they are going to create 150 construction jobs over 9 months and between 50 and 100 permanent positions based on the increased census over the next 24-36 months. He stated those are jobs with full benefits and health insurance.

Pat Hogan stated in the market study it says 26% of the 75 year old and plus population has some kind of Alzheimer's. Stephen Bowman stated it is a really challenging question because if that is true based on his generation, he is 64 years old, then in 10 years we will have about 30 million Americans with Alzheimer's or dementia. He stated maybe not quite that high but if it is, it is going to be devastating and will redefine characteristics of American society. He stated 30 million people living in institutional memory care communities is really going to have a dramatic effect on our finances, on our programming and on our family life.

Pat Hogan stated there is certainly a great need and if anybody has been through it would understand.

Susan Stanczyk asked where the other facilities are. Stephen Bowman stated they have 8 in the capital district and facilities in Rochester and Buffalo as well as one out of state. He stated they want to stay closer to home in New York State. He stated it is challenging at times but meaningful at times as well.

Upon a motion by Janice Herzog, seconded by Susan Stanczyk, the OCIDA Board approved a resolution authoring a public hearing for the Peregrine Holdings LLC project. Motion was carried.

G.A. BRAUN, INC. (3101-15-8B) MODIFICATION MEETING

Robert Petrovich stated back in 2015 Bond Schoeneck & King represented both the IDA and the applicant on this project. He stated through a search of records we determined that was actually the case. He stated those approvals were granted on both sides of the transaction. He stated Mr. Reichel is here to talk about the request.

Paul Reichel stated this project is at Hancock Airpark and the original construction of GA Braun's manufacturing facility was in 2007. He stated in 2015 they did an expansion of the facility and those bonds are variable rate based on the LIBOR index. He stated LIBOR is being eliminated and will no longer be available the beginning of June 2023 so any bonds or loans that bear interest based on LIBOR need to be amended to replace the LIBOR index with an alternative and in this case it is SOFR. He stated the documents need LIBOR pulled and add SOFR. He stated M & T holds the bonds and will also be extending the period they will hold them by one year as it gets worked through. He stated it is basic amendments to existing bond documents.

Upon a motion by Janice Herzog, seconded by Susan Stanczyk, the OCIDA Board approved a resolution approving certain Bond modifications for the GA Braun project and selecting Bond, Schoeneck & King as bond counsel for the bond modifications. Motion was carried.

OYA CAMILLUS B (3101-20-17D) MODIFICATION MEETING

Jeff Davis stated as OYA Camillus B was going through a construction financing due diligence, it was identified a single metes and bounds description in the lease area was incorrect. He stated that had to be modified so they are back before the Board to modify the documents because there is a lease off of that. He stated it is a relatively simple resolution authorizing the amendments to existing OCIDA documents to address a change in the lease description. He stated SEQR was already done and the resolution before the Board does not change the SEQR determination.

Upon a motion by Fanny Villarreal, seconded by Susan Stanczyk, the OCIDA Board approved a resolution authorizing an omnibus amendment and any related documents to amend the legal description of the straight lease transaction documents. Motion was carried.

ABUNDANT SOLAR POWER (E1), LLC (3101-20-13B) MODIFICATION MEETING

Jeff Davis stated the Abundant Solar project in Elbridge has two things that are being approved in this proposed resolution. He stated the first is the transfer in ownership of the underlying LLC. He stated on the backend of the LLC there is a series of transactions and transfers ultimately ending up with the Solar Partnership LLC being the 100% membership owner of the entity. He stated the Agency has the agreement and documents with Solarized New York Holdings LLC. He stated it is an ownership member change. He stated as part of completing the process in Elbridge there is a change in the lease as well. He stated there are no changes to the SEQR determination.

Noah Siegel stated they are nearing the end of construction and everything will be up and running by the end of the year. He stated it was a pleasure working with the Town and the IDA. He stated he would like the Board to come visit the site and they will be having a ribbon cutting hopefully before the snow comes

Patrick Hogan asked if they foresee any other changes. Noah Seigel stated not at this time.

Upon a motion by Susan Stanczyk, seconded by Fanny Villarreal, the OCIDA Board approved a resolution consenting to the sale of membership interest of a company with a current straight-lease transaction and authorizing an omnibus amendment and any related documents to amend the legal description of the straight-lease transaction documents. Motion was carried.

WHITE PINE PROPERTY – AUTHORIZATION OF ACTIVITIES

Robert Petrovich stated the White Pine site has been designated for investment by Micron of up to \$100 billion over 20 years. He stated the IDA still owns the property and will own it for the foreseeable short term. He stated staff is interested in additional site readiness of the property and what that means is we want to be in a position to complete necessary work in support of ultimately transferring property to Micron. He stated things we will have to undertake a number of interrelated tasks. He stated a boundary survey needs to be done for the property, we need to consolidate all the different tax parcels into one tax parcel and we need to do a topographic survey as well to be able to provide it to the construction team for site layout. He stated in addition we have a number of houses along Burnet Road and other locations on White Pine that are vacant and are attractive nuisances so staff would like to advance the work necessary to remove those houses. He stated pre-demolition surveys for asbestos and asbestos abatement is necessary. He stated the houses would be demolished or work with local fire departments who have expressed an interest in doing controlled burns such that they can provide training to their personnel involving properties they are not familiar with. He stated they do have controlled burn facilities in other locations but they know those facilities inside and out so doing something in a facility they are not familiar with is advantageous to them. He stated it is these kinds of activities he would like to get ready to go through a procurement policy.

Jeff Davis stated this resolution authorizes using the existing engineer under their current scope which is consistent with this in terms of preparing and prepping a site to create the bid packages. He stated the Board is also authorizing the use of the County to process the public bid process should we go down that road to free up staff time. He stated the County has offered to run the public bid that would ultimately come back to Board for any approval of expenditure of funds. He stated they will take the public bid, bids will come back to us, we would identify who the lowest bidders are and come back to the Board to authorize the use of funds for anything with regard to abatement contracting, demolition of homes etc. He stated all of this is consistent with

the SEQR Environmental review that was done to make it a marketable facility to get to where we are. He stated this is just procedural steps and actual expenditure of the money will come back before the Board.

Patrick Hogan stated this is amazing and wanted to thank his colleagues on the Board and certainly the staff and County Executive. He stated this is largest private investment in the history of the country.

Upon a motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board approved a resolution authorizing the Executive Director to (i) (A) engage Ramboll, a previously approved engineering firm supporting the White Pine property, to commence the development of bid/procurement package(s) for the inspection, abatement and potential demolition of vacant Agency-owned structures at the White Pine property (B) utilize the Onondaga County Division of Purchase to manage such public bidding related to Agency public bids for the White Pine property; (ii) engage Ramboll to procure, select, coordinate and oversee subcontract(s) for survey and topographic work at the White Pine property; (iii) complete any necessary regulatory and permitting requirements and engage in discussions for possible arrangement with the Town of Clay Fire Department to conduct controlled burns of certain structures at the White Pine property to support training of fire department personnel, as requested by the Town of Clay Fire Department. Motion was carried.

A REQUEST FOR PROPOSAL (RFP) FOR PUBLIC RELATIONS/MARKETING SERVICES.

Robert Petrovich stated consistent with all the activity that we have seen relative to White Pine and even beyond the scope of White Pine there are a number of potential opportunities that the IDA Board will be contemplating in the future relating to Tier 1, 2 and 3 supply chains in support of the semiconductor industry. He state there is a need for public relations and marketing services in general. He stated we have probably always had that need but it has been exasperated with White Pine. He stated we need to be out in front with these particular issues. He stated consistent with how we retain a stable of legal expertise and technical expertise with the RFP process, we will have a stable of firms that we can use depending upon the specific project, relationships and conflict of interest that come up periodically. He stated we are seeking

to issue an RFP for these types of services that will be provided by potentially any of the stable of however many firms potentially respond and use those firms as opportunities present themselves. He stated staff recommends issuing the RFP with the Boards authorization.

Upon a motion by Fanny Villarreal, seconded by Janice Herzog , the OCIDA Board approved a resolution authorizing the issuance of a RFP for public relations/marketing services. Motion was carried.

EXECUTIVE SESSION

Jeff Davis stated he would request the motion for the Board to go into Legal Advice Session with regard to a discussion on legalities of accepting Onondaga County funding immediately followed by Executive Session which would be for the purpose of discussing the purchase of real property.

Upon a motion by Susan Stanczyk, seconded by Fanny Villarreal, the OCIDA Board went into Legal Advice and Executive Session at 8:31 am. Motion was carried.

Upon a motion by Fanny Villarreal, seconded by Janice Herzog, the OCIDA Board adjourned Legal Advice and Executive session at 8:59 am. Motion was carried.

ACCEPTANCE OF ONONDAGA COUNTY FUNDING

Upon a motion by Janice Herzog, seconded by Fanny Villarreal, the OCIDA Board approved a resolution authorizing and ratifying the Executive Director to enter into a contract amendment with Onondaga County in connection with assisting economic development efforts of OCIDA. Motion was carried.

PURCHASE CONTRACT EXECUTION

Jeff Davis stated this property is in the White Pine Commerce Park expanded area and would be part of the Draft Supplemental GEIS, Final Supplemental GEIS and part of the Findings Statement of the acquisition of the land consistent with the Findings Statement, the draft supplemental GEIS and Final Supplemental GEIS . He stated it has been previously determined among reasonable alternatives this avoids any adverse environmental effects to the maximum extent practical and the acquisition of the property will be carried out in accordance with those conditions and thresholds established in the Final Supplemental GEIS and the Findings Statement.

Upon a motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board approved a resolution authorizing the adoption of SEQR determination. Motion was carried.

Upon a motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board approved a resolution authorizing the Executive Director to enter into a purchase contract and any related documents with respect to one parcel of property. Motion was carried.

ADJOURN

Upon a motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board adjourned the meeting at 9:01 am. Motion was carried.

Nancy Lowery, Secretary



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
 335 MONTGOMERY STREET, 2ND FLOOR, SYRACUSE, NY 13202
 PHONE: 315.435.3770 • FAX: 315.435.3669

November 30, 2022

Revenue / Expense / Income	Current Period	Current YTD	2022 Budget Amount	Current YTD Change to Budget
Operating Revenue	18,755	2,403,419	1,444,000	959,419
Operating Expense	121,525	625,424	800,000	(174,576)
Program Expense	115,947	1,114,708	644,000	470,708
Net Ordinary Income	(218,717)	663,287	-	663,287

Current Assets	Current YTD	Prior YTD
Total Cash	4,191,077	2,931,553
Less Pass Through Received	-	76,974
Available Cash	4,191,077	2,854,579
Receivables (less pass through rec.)	149,691	14,000
Grant Reimbursements	-	-
Total	4,340,768	2,868,579

Receivables	
0-120 days	149,691
> 120 days	-
Total	149,691

Onondaga County Industrial Development Agency

Profit and Loss

November 2022

	TOTAL
Income	
500 Operating Revenue	
2116 Fees	
2116.1 Agency Fees	14,640.00
2116.2 Application Fees	3,000.00
Total 2116 Fees	17,640.00
2410 Lease Income	750.00
Total 500 Operating Revenue	18,390.00
501 Non-Operating Revenue	
2401 Interest Income	365.26
Total 501 Non-Operating Revenue	365.26
534 Pilot & Pass Thru Revenue	
528 Pass thru Income	2,910.00
Total 534 Pilot & Pass Thru Revenue	2,910.00
Total Income	\$21,665.26
GROSS PROFIT	\$21,665.26
Expenses	
6400 Operating Expense	
6402 Rent	13,400.35
6406 Other Professional Services	
6406.50 Consulting Services	2,500.00
Total 6406 Other Professional Services	2,500.00
6407 Administrative Expense	121,525.46
6408 Meeting Expenses	397.09
6410 Office Expense	2,231.96
6411 Memberships / Sponsorships	2,000.00
Total 6400 Operating Expense	142,054.86
6440 Legal Fees	
6450 Barclay Damon	
6480 Roth Legal	15.00
Total 6450 Barclay Damon	15.00
Total 6440 Legal Fees	15.00
6500 Agency Program Expenses	
6510 White Pine Commerce Park	
6510.3 Legal	75,418.86
6510.5 Insurance	3,930.98
6510.7 WPCP Marketing	16,052.42
Total 6510 White Pine Commerce Park	95,402.26
Total 6500 Agency Program Expenses	95,402.26

Onondaga County Industrial Development Agency

Profit and Loss

November 2022

	TOTAL
6600 Non-Operating Expenses	
6605 Pilot & Pass Thru Expenses	
6605.1 Pass thru Expense	2,910.00
Total 6605 Pilot & Pass Thru Expenses	2,910.00
Total 6600 Non-Operating Expenses	2,910.00
Total Expenses	\$240,382.12
NET OPERATING INCOME	\$ -218,716.86
NET INCOME	\$ -218,716.86

Onondaga County Industrial Development Agency

Balance Sheet As of November 30, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
200 Cash	0.00
200.1 Cash - M & T Checking	3,309,301.77
200.2 Cash - M & T Money Maker Savings	890,683.07
200.4 Destiny USA Restricted Cash	-8,957.82
210 Petty Cash	50.00
Total 200 Cash	4,191,077.02
Total Bank Accounts	\$4,191,077.02
Accounts Receivable	
380 Accounts Rec.	
380.6 A/R Fees, Lease & PILOT	149,691.00
Total 380 Accounts Rec.	149,691.00
Total Accounts Receivable	\$149,691.00
Total Current Assets	\$4,340,768.02
Fixed Assets	
100 Land	
101 White Pines Commerce Park	22,702,568.34
101.1 WPCP GEIS	
101.101 CHA GEIS 1	267,452.05
101.102 CHA GEIS 2	219,439.36
101.104 GEIS Reg Plan Board Overview	19,797.74
Total 101.1 WPCP GEIS	506,689.15
101.2 WPCP Legal	69,774.25
101.3 Engineering Services	52,675.00
101.301 Temporary Access	4,055.44
101.4 Environmental/Demo Services	10,318.98
Total 101.3 Engineering Services	67,049.42
101.5 Land Acquisition Costs	
101.501 Land Purchases	1,160,063.57
101.502 Closing Costs	3,168.14
Total 101.5 Land Acquisition Costs	1,163,231.71
Total 101 White Pines Commerce Park	24,509,312.87
106 North Salina Properties	0.00
106.1 435 North Salina	17,083.55
106.3 435 North Salina Building	634,421.53
Total 106 North Salina Properties	651,505.08
107 800 Hiawatha	604,840.42
Total 100 Land	25,765,658.37

Onondaga County Industrial Development Agency

Balance Sheet As of November 30, 2022

	TOTAL
104 Machinery & Equipment	
104.1 Office Furniture	1,429.00
104.2 Equipment	4,589.00
Total 104 Machinery & Equipment	6,018.00
211 A/D Office Furniture	-3,493.00
213 A/D Buildings	-97,603.00
250 Investment in Real Property	6,180,006.00
Total Fixed Assets	\$31,850,586.37
Other Assets	
240 Blue Sky Redevelopment	1,641.76
Total Other Assets	\$1,641.76
TOTAL ASSETS	\$36,192,996.15
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
600 Accounts Payable	0.00
600.1 Due to Related Party - OED	625,423.70
600.102 Due to BD WPCP	42,216.66
600.204 OHB Redev LLC Funds	400,000.00
600.205 Exp Pay Prev Period	13,521.03
600.206 Mileage Reimbursement	92.34
600.208 BlueRock Energy Agreement Deposit	25,000.00
600.209 Syracuse Rail Overpayment	500.00
600.3 Onondaga County Loan	22,959,627.06
600.31 Accrued Interest - OC Note Payable	2,129.00
Total 600.3 Onondaga County Loan	22,961,756.06
Total 600 Accounts Payable	24,068,509.79
601 PILOT and Pass Thru Payable	
602 Pass Thru Payable	-525,000.00
603 PILOT Pass Thru	527,596.45
604 Other Pass Thrus	-0.30
Total 601 PILOT and Pass Thru Payable	2,596.15
631 Due to Other Governments	
631.1 Towns	
631.12 Dewitt	-14.88
631.145 Onondaga	-3.03
Total 631.1 Towns	-17.91
631.3 Schools	
631.325 Jamesville-Dewitt	-97.40
631.356 Syracuse	0.01

Onondaga County Industrial Development Agency

Balance Sheet

As of November 30, 2022

	TOTAL
Total 631.3 Schools	-97.39
631.4 Onondaga County	-970.99
631.5 City of Syracuse	-1,510.13
Total 631 Due to Other Governments	-2,596.42
Total Other Current Liabilities	\$24,068,509.52
Total Current Liabilities	\$24,068,509.52
Total Liabilities	\$24,068,509.52
Equity	
3900 Equity Unreserved	8,742,531.91
3901 Equity-Investment Fixed Assets	2,345,838.63
463 Reserve For Contracts	409,077.93
465 Equity - Unreserved	-36,248.93
Net Income	663,287.09
Total Equity	\$12,124,486.63
TOTAL LIABILITIES AND EQUITY	\$36,192,996.15

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILLS - SCHEDULE #476
December 20, 2022

GENERAL EXPENSES

1.	<u>ADVANCE MEDIA NEW YORK*</u> Cryomech, Inc. Public Hearing Notice	\$	130.60
2.	<u>PARK STRATEGIES, LLC*</u> Monthly Consulting Services, Inv#16587349	\$	2,500.00
3.	<u>SITE SELECTORS GUILD, INC.**</u> 2023 Annual Conference	\$	6,900.00
4.	<u>NATIONWIDE***</u> Commercial Liability Insurance Premium, Acct#7J2551	\$	1,965.49
5.	<u>CRYSTAL ROCK****</u> Inv#22196031, 11-27-22, Water	\$	43.52
6.	<u>BARCLAY DAMON LLP*****</u> Land Purchase	\$	2,140,557.16
7.	<u>ROBERT PETROVICH</u> Meeting Mileage	\$	75.96
8.	<u>BARCLAY DAMON LLP</u> WPCP Real Estate, Inv#'s 5178035, 5178034, 5202766	\$	54,791.33
9.	<u>BARCLAY DAMON LLP</u> WPCP Environmental, Inv#5208099	\$	1,056.25
10.	<u>FEDEX</u> Inv#7-952-98486, 7-959-74232, 7-965-60131	\$	23.62
11.	<u>BARCLAY DAMON LLP</u> OHB Redev, Inv#5214756	\$	42,938.00
12.	<u>NAFTZ</u> Annual Membership Fee, Inv#200770	\$	1,250.00
13.	<u>ADVANCE MEDIA NEW YORK</u> Inv#0002944960, Public Hearing Notices	\$	193.96

14. <u>CEG OF THE CAPITAL REGION, INC.</u>	\$ 2,050.00
Event Sponsorships, Inv#'s 679343, 679441	
15. <u>THOMAS E. FARLEY AND AMY M. FARLEY</u>	\$ 300,000.00
Land Purchase	
16. <u>PARK STRATEGIES, LLC</u>	\$ 2,500.00
Monthly Consulting Services, Inv#16587497	
17. <u>NYS ECONOMIC DEVELOPMENT COUNCIL</u>	\$ 2,000.00
2023 Membership Renewal	
18. <u>RAMBOLL AMERICAS ENGINEERING SOLUTIONS, INC.</u>	<u>\$ 26,663.75</u>
WPCP Site Development, Inv#'s 1940015853, 1940016825	

TOTAL \$ 2,585,639.64

*Ratification of Checks dated November 14, 2022

**Ratification of Check dated November 15, 2022

***Ratification of Check dated November 29, 2022

****Ratification of Check dated December 2, 2022

*****Ratification of Check dated December 5, 2022

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILLS - SCHEDULE #476
December 20, 2022

PILOT Payments

1. <u>NYS&W RAILWAY CORPORATION*</u>	\$	2,910.00
Lamar Billboard Pass Thru Payment 2022		
	TOTAL	\$2,910.00

*Ratification of Check dated November 9, 2022

Onondaga County Industrial Development Agency



Project Summary Draft

10/17/2022

1. Project	Cryomech Expansion Project	2. Project Number	3101-22-08A
3. Location	DeWitt	4. School District	East Syracuse Minoa School District
5. Tax Parcel(s)	022.-05.19.0, 022.-05-03.1, 022.-05-02.3	6. Project Type	New Construction and Expansion/Addition to Current Facility
		Village	0

7. Total Project Cost	\$	16,798,350.00	8. Total Jobs	181
Land	\$	400,000	8A. Job Retention	166
Site Work	\$	795,000	8B: Job Creation	15
Building	\$	12,426,000	(Next 5 Years)	
Furniture & Fixtures	\$	2,727,350		
Equipment	\$	-		
Equipment Subject to NYS Production Exemption	\$	-		
Engineering/Architecture Fees	\$	450,000		
Financial Charges	\$	-		
Legal Fees	\$	-		
Other	\$	-		

Investment/Abatement Summary Cryomech Expansion Project

Fiscal Impact (\$)
Estimated Abatement \$1,067,176

Sales Tax Abatement \$637,934
Mortgage Recording Tax Abatement \$105,200

Real Property Tax Relief \$324,042

New Investment \$104,796,430

PILOT Payments \$1,314,771
Project Wages (10 years) \$70,033,320
Construction Wages \$707,363

Employee Benefits (10 years) \$18,908,996
Project Capital Investment \$13,621,000

Agency Fees \$210,979

Investment: Abatement Ratio 98.20 :1

Project Description

This project consists of the acquisition of approximately 12.5 additional acres from portions of the adjacent parcels; (tax ID 022.-05-03.1 and 022.-05-02.3) to construct an expansion of roughly 30,000 SF of manufacturing space and 4,000 SF of office space at the existing 76,000 SF Cryomech, Inc, facility located at 6682 Moore Road in Dewitt, NY (tax ID 022.-05-19.0); it is assumed that all three parcels will be combined through a subdivision process at some point during the expansion.

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Cryomech Expansion Project

10/6/2022

A) PILOTS Estimate Table Worksheet DRAFT
for 10 years

OCIDA estimate of current market value					\$ 101,217
Projected investment					\$ 12,426,000
OCIDA estimate of increase in value					\$ 1,634,537
OCIDA estimated value after project is completed					\$ 1,735,754
Taxes that would have been collected if the project did not occur					\$ 37,600
Scheduled PILOT payments					\$ 1,314,771

PILOT YEAR	Exemption %	Onondaga County	DeWitt	East Syracuse Minoa School District	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption (2022 Project Only)
1	100%	\$ 4,917.42	\$ 4,630.61	\$ 24,018.96	\$ 33,566.99	\$ 195,556.17	\$ 55,452.71
2	90%	\$ 7,844.63	\$ 7,441.80	\$ 38,191.48	\$ 53,477.91	\$ 199,467.30	\$ 50,905.59
3	80%	\$ 10,886.96	\$ 10,363.58	\$ 52,921.29	\$ 74,171.83	\$ 203,456.64	\$ 46,154.40
4	70%	\$ 14,047.85	\$ 13,399.26	\$ 68,225.02	\$ 95,672.12	\$ 207,525.77	\$ 41,192.80
5	60%	\$ 17,330.82	\$ 16,552.22	\$ 84,119.73	\$ 118,002.76	\$ 211,676.29	\$ 36,014.28
6	50%	\$ 20,739.49	\$ 19,825.93	\$ 100,622.93	\$ 141,188.35	\$ 215,909.82	\$ 30,612.14
7	40%	\$ 24,277.57	\$ 23,223.98	\$ 117,752.62	\$ 165,254.17	\$ 220,228.01	\$ 24,979.50
8	30%	\$ 27,948.88	\$ 26,750.01	\$ 135,527.24	\$ 190,226.14	\$ 224,632.57	\$ 19,109.32
9	20%	\$ 31,756.93	\$ 30,407.88	\$ 153,965.83	\$ 216,130.65	\$ 229,124.99	\$ 12,994.34
10	10%	\$ 33,379.61	\$ 32,034.23	\$ 161,666.54	\$ 227,080.37	\$ 233,707.49	\$ 6,627.11
TOTAL		\$ 193,130	\$ 184,629	\$ 937,012	\$ 1,314,771	\$ 2,141,285	\$ 324,042

Year						
	0	1	2	3	4	5
Jobs						
Current/Actuals	166					
Creation Goals		8	4	3		
Total Employment Goals	166	174	178	181	181	181

Schedule
January 2023
\$16,486.36

Schedule
January 2024 \$
33,566.99

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ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPLICATION FOR BENEFITS

1. In accordance with Section 224-a(8)(d) of Article 8 of the New York Labor Law, the Agency has identified that any “financial assistance” (within the meaning of Section 858 of the General Municipal Law) granted by the Agency to the Applicant consisting of sales and use tax exemption benefits, mortgage recording tax exemption benefits and real property tax exemption benefits, constitutes “public funds” within the meaning of Section 224-a(2)(b) of Article 8 of the New York Labor Law and such funds are not excluded under Section 224-a(3) of Article 8 of the New York Labor Law. The Agency hereby notifies the Applicant of the Applicant’s obligations under Section 224-a (8)(a) of Article 8 of the New York Labor Law.
2. Fill in all blanks using “none”, “not applicable” or “not available”. If you have any questions about the way to respond, please call the Onondaga County Industrial Development Agency (the “Agency” or “OCIDA”) at 315-435-3770.
3. If providing an estimate put “(est.)” after the figure or answer. If more space is needed to answer any specific question, attach a separate sheet.
4. If the OCIDA Board approves benefits, it is the company’s responsibility to obtain and submit all necessary forms and documents.
5. All projects approved for benefits by the OCIDA Board will close with the Agency within 6-months of the inducement date. If this schedule cannot be met, the applicant will need to submit a closing schedule modification written request to the Executive Director that will be presented to OCIDA Board for consideration.
6. When completed, return this Application by mail or fax to the Agency at the address indicated below. A signed application may also be submitted electronically in PDF format to Nancy Lowery at nancylowery@ongov.net. **An Application will not be considered by the Agency until the Application fee has been received.**
7. The Agency will not give final approval for this Application until the Agency receives a completed NYS Full Environmental Assessment Form concerning the project which is the subject of this Application. The form is available at <http://www.dec.ny.gov/permits/6191.html>.
8. Please note the Public Officers Law declares all records in the possession of the OCIDA (with certain limited exceptions) are open to public inspection and copying. If the Applicant is of the opinion that there are elements of the project which are in the nature of trade secrets which, if disclosed to the public or otherwise widely disseminated, would cause substantial injury to the Applicant’s competitive position, this Applicant must identify such elements in writing and request that such elements be kept confidential. In accordance with Article 6 of the Public Officer’s Law, the OCIDA may also redact personal, private, and/or proprietary information from publicly disseminated documents.
9. The Applicant will be required to pay the Agency Application fee and, if accepted as a project of the Agency, all administrative and legal fees as stated in Section VI of the Application.

10. A complete Application consists of the following 9 items:

- This Application
- Local Access Agreement
- Employment Plan
- Conflict of Interest
- A feasibility statement indicating the need for the requested benefits
- Description of Project, Site Plans/Sketches, and Maps
- NYS Full Environmental Assessment Form
- A check payable to the Agency in the amount of \$1,000
- A check payable to Barclay Damon LLP in the amount of \$2,500

11. This Application was adopted by the OCIDA Board on January 18, 2022.

It is the policy of the Agency that any project receiving benefits from the Onondaga County Industrial Development Agency will utilize 100% local contractors and local labor for the construction period of the project unless a waiver is granted in writing by the Agency.

Return to:

Onondaga County Industrial Development Agency
Attn: Nancy Lowery
333 W. Washington Street, Suite 130
Syracuse, NY 13202
Phone: 315-435-3770 | Fax: 315-435-3669
nancylowery@ongov.net

Section I: Applicant Information

Please answer all questions. Use “None”, “Not Applicable” and “See Attached” where necessary.

Submittal Date: September 15, 2022

A) Applicant/Project Operator information (company receiving benefits):

Applicant/Project Operator: Click here to enter text. Cryomech, Inc.

Applicant/ Project Operator Address: 6682 Moore Road, Dewitt, NY 13211

Phone: 315-455-2555 ext 208

Fax: _____

Website: www.cryomech.com

E-mail: rdausman@cryomech.com

Federal ID#: 16-0900336

NAICS: 333415

State and Year of Incorporation/Organization: New York, 1968

Owner (if different from Applicant/Project Operator): _____

Owner Address: _____

Federal ID#: _____

State and Year of Incorporation/Organization: New York State, 1968

List of stockholders, members, or partners of Owner:

Employee owned through an Employee Stock Ownership Program (ESOP) established in 2014

B) Individual Completing Application:

Name: Sarah Stephens

Title: Consultant

Address: 201 Croyden Road, Syracuse, NY 13224

Phone: 315-530-2502

Fax: _____

E-mail: sarah@ssfundingresources.com

G) Applicant Business Description:Estimated % of sales within Onondaga County: 0%Estimated % of sales outside Onondaga County but within New York State: 3%Estimated % of sales outside New York State but within the U.S.: 23%Estimated % of sales outside the U.S.: 74%

(*Percentage to equal 100%)

H) Applicant History: If the answer to any of the following is “Yes”, please explain below. If necessary, attach additional information.

1. Is the company or management of the Company now a plaintiff or defendant in any civil or criminal litigation? ☐ Yes ☒ No

2. Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)? ☐ Yes ☒ No

3. Has any person listed in Section I ever been in receivership or declared bankruptcy? Please attach any explanations. ☐ Yes ☒ No

I) Has the Project Beneficiary received assistance from OCIDA, Syracuse Industrial Development Agency (SIDA), New York State or the Onondaga Civic Development Corporation (OCDC) in the past? If yes please attach an explanation and please give year, project name, and description of benefits and address of project.

☒ Yes ☐ No

Cryomech, Inc. obtain a PILOT, sales and use expemtions and mortgage tax recodring exemption in May 2019 for the intial purchase and construction of the facility on Moore Road that they are now planning to expand upon. Total abatement costs were \$1,381,974

Section II: Project and Site Information

A) Project Location: Location where the investment will take place. If Company is moving, the new location should be entered here and the current location should be in Section I.

Address: 6682 Moore Road, 6655 Old Thompson Road, 6684 Moore Road

Legal Address (if different): _____

City: Dewitt

Village/Town: Dewitt

Zip Code: 13211

School District: East Syracuse Minoa

Tax Map Parcel ID(s): 022.-05.19.0, 022.-05-03.1, 022.-05-02.3

Full Market Value: \$12,187,300

Footage of Existing Building: 76,000 SF

Census Tract: 144

B) Type (Check all that apply):

- | | |
|--|--|
| ☒ New construction | ☒ Purchase of machinery and/or equipment |
| ☒ Expansion/Addition to current facilities | ☐ Brownfield/Remediated Brownfield |
| ☐ Renovation of existing facility | ☐ LEED Certification |
| ☐ Housing Project | ☐ Demolition and Construction |
| ☐ Renewable Energy Project | ☐ Acquisition of existing facility/property |
| ☐ Retail | ☐ Other: |

C) Project Narrative: A statement that there is a likelihood that the project would not be undertaken but for the financial assistance provided by the Agency or, if the project could be undertaken without financial assistance provided by the Agency, a statement indicating why the project should be undertaken by the agency.

* For a Retail Project (also see page 14)

* For a Renewable Energy Project (also see page 15)

* For a Housing Project (also see page 17)

D) Description of Project: Please provide a detailed narrative of the proposed Project. Please separately attach the description and any copies of site plans, sketches or maps. This narrative should include, but is not limited to:

- ☒ i) a description of your Company's background, customers, goods and services and the principal products to be produced and/or the principal activities that will occur on the Project site;
- ☒ (ii) the size of the Project in square feet and a breakdown of square footage per each intended use;
- ☒ (iii) the size of the lot upon which the Project sits or is to be constructed;
- ☒ (iv) the current use of the site and the intended use of the site upon completion of the Project;
- ☒ (vi) describe your method for site control (Own, lease, other).

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

****Please check any and all end users as identified below**

- | | |
|--|--|
| ☒ Industrial | ☐ Bank Office |
| ☐ Acquisition of Existing Facility | ☐ Retail (see page 14) |
| ☐ Housing Project (see page 17) | ☐ Mixed Use |
| ☒ Equipment Purchase | ☐ Facility for Aging |
| ☐ Multi-Use Tenant | ☐ Civic Facility (not for profit) |
| ☐ Renewable Energy Project (see page 15) | ☐ Other _____ |
| ☐ Commercial | |

F) If applicant will not occupy 100% of the building in a real estate transaction, provide information on tenant(s) that includes name, present address, and percentage of project to be leased, type of business organization, relationship to applicant, date and term of lease.

G) For the Agency to consider this Project, please provide the following information:

1. Does the Project consist of new construction or expansion or substantial renovation of an existing facility?
☒ Yes ☐ No
2. Will the Project create new employment opportunities or retain existing jobs that may otherwise be lost?
☒ Yes ☐ No
3. Does the Project beneficiary serve a customer base primarily outside of Onondaga County?
☒ Yes ☐ No

H) Will the completion of the Project result in the removal of an industrial or manufacturing plant of the company from one area of the state to another area of the state OR in the abandonment of one or more plants or facilities of the company located within the state? Please explain if you answer "Yes" by attaching a response.

☐ Yes ☒ No

I) Please attach a description of any compelling circumstances the Agency should be aware of while reviewing this application.

J) Local Approvals (Site Plan and Environmental Review)

1. Have site plans been submitted to the appropriate town or local planning department?

☒ Yes. What is the status? ☐ No. When will the plans be submitted?

Estimated schedule for approvals in October/November 2022

2. Has the project received site plan approval from the town or local planning board?
☐Yes ☒No
3. If no, what is the anticipated approval date? October/November 2022
4. If yes, provide the Agency with a copy of the Planning Board's approval resolution along with the related SEQR determination. (NOTE: SEQR determination is required for final approval and sales tax agency appointment.)
5. Environmental Information
 - a. Please attach the appropriate Environmental Impact Forms to your application. Here is a link to the SEQR forms: <http://www.dec.ny.gov/permits/6191.html>
 - b. Have any environmental issues been identified on the property?
☐Yes ☒No
If yes, please attach an explanation.

Section III: Construction

A) Project Costs and Finances

Description of Costs	Total Budget Amount	% of Total Budget to be Procured in Onondaga County	Total Private Expenditure (should be less than or equal to total budget amount)
Land Acquisition	400,000	100%	400,000
Site Work/Demo	795,000	100%	795,000
Building Construction & Renovation	12,426,000	100%	12,426,000
Furniture & Fixtures	2,727,350	100%	2,727,350
Equipment*			
Engineering/Architect	450,000	100%	450,000
Financial Charges			
Legal			
Other			
Management/Developer Fees			
Total Project Cost	16,798,350		

Note: Do not include OCIDA fees, OCIDA application fees or OCIDA legal fees as part of the Total Project Cost. You may attach a separate chart if needed.

B) TOTAL Capital Costs

\$ 16,798,350

Project refinancing: estimated amount

(For refinancing of existing debt only)

\$ 0

Sources of Funds for Project Costs:

- | | |
|---|----------------------|
| 1. Bank Financing | \$ <u>14,026,623</u> |
| 2. Equity (excluding equity that is attributed to grants/tax credits) | \$ <u>251,975</u> |
| 3. Tax Exempt Bond Issuance (if applicable) | \$ <u>0</u> |
| 4. Taxable Bond Issuance (if applicable) | \$ <u>0</u> |

D) New Employment Benefits

- i. Complete the following chart indicating the number of FTE jobs presently employed at the Project and the number of FTE jobs that will be created at the Project site at the end of the first, second, and third, years after the Project is completed. Jobs should be listed by title of category (see below), including FTE independent contractors or employees of independent contractors that work at the Project location. Do not include construction workers.
- ii. Feel free to include additional information or a substitute chart if you think additional material would add clarity.

Please use this chart to illustrate the current employment:

Job Title/Category	Current Annual Pay	Current Employment (FTE)
Manufacturing Assoc	42,581.11	83
Manager	139,500.26	11
Administrative	56,153.03	27
Supervisor	80,252.36	15
Technical/Engineering	77,459.30	30

Please use this chart to illustrate the projected employment growth:

Job Title/Category	Current Annual Pay	Jobs Created Year 1	Jobs Created Year 2	Jobs Created Year 3
Manufacturing Assoc	\$33,280	3	1	2
Manufacturing Assoc 2nd Shift	\$37,960	3	1	0
Mecanical/Elec Engineer	\$60,000	0	2	0
Shipping tech	\$40,000	1	0	0
Final Assembly Tech	\$35,360	1	0	1

If you prefer, you may attach a job chart of your own that outlines the job growth projections regarding the Project.

E) Financial Assistance sought (estimated values):

- ☒ Real Property Tax Abatement (PILOT): TBD
- ☒ Mortgage Recording Tax Exemption (.75% of amount mortgaged): 105,200
- ☒ Sales and Use Tax Exemption (4% Local, 4% State): 637,934
- ☐ Tax Exempt Bond Financing (Amount Requested):
- ☐ Taxable Bond Financing (Amount Requested):

F) Mortgage Recording Tax Exemption Benefit Calculator: Amount of mortgage that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent/
bridge financing): \$ 14,026,623

Estimated Mortgage Recording Tax Exemption Benefit (product of
mortgage amount as indicated above, multiplied by .0075): \$ 105,200

G) Sales and Use Tax Benefit Calculator: Gross amount of costs for goods and services that are subject to State and local Sales and Use Tax – said amount to benefit from the Agency’s Sales and Use Tax exemption benefit:

\$ 7,974,175

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure, above) (This should match the amount in section “E” on page 9, this calculation only exists to help you with your estimate):

\$ 637,934

Section IV: Estimate of Real Property Tax Abatement Benefits

Section IV of this Application will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application prior to the completed application being provided to the OCIDA Board.

A) PILOTS Estimate Table Worksheet

OCIDA estimate of current value	
New construction and renovation costs	
OCIDA estimate of increase in value	
OCIDA estimated value of completed project	
OCIDA estimate of taxes that would have been collected if the project did not occur	
Scheduled PILOT payments	

PILOT Year	Exemption %	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100						
2	90						
3	80						
4	70						
5	60						
6	50						
7	40						
8	30						
9	20						
10	10						
TOTAL							

Estimates provided are based on current property tax rates and assessment value (current as of date of application submission) and have been calculated by IDA staff.

SECTION: V For Retail Projects Only

1. Will the cost of the retail portion of the Project exceed one-third of the total project cost?
☐Yes ☐No
2. Is the Project located in a distressed area? A distressed area is a census tract that has
a) a poverty rate of a least 20% or at least 20% of households receiving public
assistance, and (b) an unemployment rate of least 1.25 times the statewide
unemployment rate for the year to which the date relates.
☐Yes ☐No
3. Is the Project likely to attract a significant number of visitors from outside of the
economic development region?
☐Yes ☐No
4. Is the predominate 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
Town, City, County or Village of where the Project will be located.
☐Yes ☐No

SECTION VI: For Solar Projects Only

Please complete the following as an addendum:

1. Describe the reasons why the Agency's financial assistance is necessary. Describe how the Project would be affected if these benefits were not provided. [see Section II (C)]

2. Is the applicant leasing the property?
 - ☐ Yes, please provide a copy of the lease
 - ☐ No, purchased the property. Please provide documentation.

3. Has the applicant provided written communication to the affected taxing jurisdictions notifying them of its intent to construct a renewable energy project?
 - ☐ Yes
 - ☐ No

4. Has the applicant received a letter of support for the megawatt cost to be used as a basis for the PILOT from the town, city or village where the Project is located?
 - ☐ Yes. Please provide copy.
 - ☐ No

5. Has the applicant received a letter of support for the megawatt cost to be used as a basis for PILOT from the school district?
 - ☐ Yes. Please provide copy.
 - ☐ No

6. Is the entire parcel being used for the solar project?
 - ☐ Yes
 - ☐ No, if not, have you reached out to the town assessor to discuss a subdivision or slash parcel? Explain: _____

7. Will the applicant enter into a decommissioning plan with the host community, including financial assurance the plan can be executed?
 - ☐ Yes, explain.
 - ☐ No

**PLEASE SEE FOLLOWING PAGE FOR OCIDA SOLAR GUIDANCE & BEST PRACTICE*

OCIDA Solar PILOTs Guidance and Best Practice

OCIDA SOLAR PILOTs GUIDANCE AND BEST PRACTICE

To be placed on the OCIDA meeting agenda, proposed solar projects must provide OCIDA with the following in advance of the Project's first OCIDA meeting:

1. Fully completed OCIDA application.
2. Copy of Environmental Assessment Form.
3. A SEQR resolution approved by a local municipality indicating municipality will be lead agency, the type of action (I, II, or unlisted) and, if completed, the SEQR determination made by the municipality.
4. Copies of your zoning applications submitted to the local municipality.
5. Verification of parcel subdivision process with the town (if the entire parcel will not be used for the solar project).
6. A statement clarifying whether the applicant will lease or purchase the real property on which the Project is situated. If leased, provide a copy of the proposed or executed lease. If lease parcel is less than entire parcel then see 5 above.
7. A supporting document from the School District and the Town Board outlining the agreed upon cost per megawatt to be used as a basis for the PILOT. OCIDA cannot create the PILOT schedule without this information.
8. Absent a showing otherwise by the Company, deemed acceptable by the Agency in the sole and absolute discretion, the Company must close with the Agency on a project prior to consideration of any requested organizational structure or project entity ownership changes.

You will receive a draft Cost Benefit Analysis and a Draft PILOT schedule from this office. You may use these documents as your Project progresses through the OCIDA approval process. OCIDA staff are available to update these two documents as needed.

SECTION VII: For Housing Projects Only

Please complete the following as an addendum:

1. Describe the reasons why the Agency's financial assistance is necessary. Describe how the project would be impacted if these benefits were not provided. [see Section II (C)]
2. Is the Project being built in a blighted area? Please describe.
3. Is the Project fulfilling an unmet need in the area? Please explain.
4. Please provide a market study documenting a need for such housing.
5. Is there support from local government officials for the Project and for the financial assistance being requested from the Agency? Please provide written documentation.
6. Is the Project considered infill in a populated area? Please explain.
7. Does the Project provide walkability?
8. Is there additional county infrastructure necessary to service the Project? If, yes, please explain.
9. Is the Project part of a larger mixed-use development? Please describe.

Section VIII: Local Access Policy Agreement

In absence of a waiver permitting otherwise, every project seeking the assistance of the Onondaga County Industrial Development Agency (Agency) must use local general contractors, sub-contractors, and labor for one-hundred percent (100%) of the construction of new, expanded, or renovated facilities. The project's construction or project manager need not be a local company.

Noncompliance may result in the revocation and/or recapture of all benefits extended to the project by the Agency. Local Labor is defined as laborers permanently residing in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins, and Wayne. Local (General/Sub) Contractor is defined as a contractor operating a permanent office in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins and Wayne. The Agency may determine on a case-by-case basis to waive the Local Access Policy for a project or for a portion of a project where consideration of warranty issues, necessity of specialized skills, significant cost differentials between local and non-local services or other compelling circumstances exist. The procedure to address a local labor waiver can be found in the OCIDA handbook, which is available upon request.

Prior to issuance of any NYS Tax & Finance ST-60 forms, the Applicant must submit a **Contractor Status Report to the Agency.**

In consideration of the extension of financial assistance by the Agency Cyomech, Inc. (the Company) understands the Local Access Policy and agrees to complete Appendix C of the Agency's application at the time of the application to the Agency and as part of a request to extend the valid date of the Agency's tax-exempt certificate for the Project. The Company understands that an Agency tax-exempt certificate is typically valid for 12 months from the effective date of the project inducement and extended thereafter upon request by the Company. The Company further understands that any request for a waiver to this policy must be submitted in writing and approved by the Agency.

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of 10/19/2022 (date).

Company: Cryomech, Inc.

Representative for Contract: Mr. Richard Dausman, President

Address: 6682 Moore Road City: Dewitt State: NY Zip: 13211

Phone: 315-455-2555 Email: rdausman@cryomech.com

Project Address: same as above City: _____ State: _____ Zip: _____

General Contractor: VIP Structures

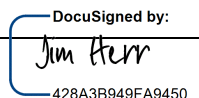
Contact Person: Vince Raymond

Address: One Webster Landing City: Syracuse State: NY Zip: 13202

Phone: 315-471-5338 Email: vraymond@vipstructures.com

Authorized Representative: Jim Herr Title: Vice President and Pres (Emeritus)

Signature: _____

DocuSigned by:

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Section IX: Agency Fee Schedule

- * Minimum Fee to be applied to all project receiving OCIDA benefits is 1% of the Total Project Cost (TPC)

ACTIVITY	FEES	COMMENTS
Non- refundable Application Fee (All projects except Solar Projects)	\$1,000	Due at time of application
Non-refundable Application Fee (Solar Projects Only)	\$10,000	
Legal Deposit (All projects except Solar Projects)	\$2,500	Due at time of application
Legal Deposit (Solar Projects Only)	\$5,000	
Minimum Fee of 1% of TPC		
1. Sales and Use Tax Exemption	.01 X TPC	Due at closing
2. Mortgage Recording Tax		
3. PILOT is an additional fee	.0025 X TPC (total .0125)	
Bonds Bond refinancing and refunding	.0025 of TPC	Due at closing
Agency Legal Fees		
Fee for first \$20 million	.0025 X of the project cost or bond amount	Due at closing
Fee for expenses above \$20 million	.00125 X of project cost or bond amount	
Amendment or Modification of IDA documents, including but not limited to name or organization change, refinancing, etc. Consent to the amendment or modification of IDA documents prior to closing on the project shall be given at OCIDA's sole and absolute discretion.	Up to but not to exceed 5% of Agency Fee as noted on the Cost Benefit Analysis at time of project approval. Attorney fees determined by OCIDA Legal Representative.	Due at time of Request

OCIDA reserves the right to modify this schedule at any time and assess fees and charges in connection with other transactions such as grants of easement or lease or sale of OCIDA-owned property.

Section X: Recapture of Tax Abatement/Exemptions

Information to be Provided by Companies: Each Company agrees that to receive benefits from the Agency it must, whenever requested by the Agency or required under applicable statutes or project documents, provide and certify or cause to be provided and certified such information concerning the Company, its finances, its employees and other topics which shall, from time to time, be necessary or appropriate, including but not limited to, such information as to enable the Agency to make any reports required by law or governmental regulation.

Please refer to the OCIDA Uniform Tax Exemption Policy. (add hyperlink)

I have read the foregoing and agree to comply with all the terms and conditions contained therein as well as policies of the Onondaga County Industrial Agency.

Name of Applicant Company

Cryomech, Inc.

Signature of Officer or Authorized Representative:

DocuSigned by:
Richard Dausman
617D436A96444DA...

Name & Title of Officer or Authorized Representative:

Mr. Richard Dausman, President

Date: 10/19/2022

Section XI: Conflict of Interest

Agency Board Members

1. Patrick Hogan, Chairperson
2. Janice Herzog, Vice Chairperson
3. Steve Morgan, Director
4. Victor Ianno, Director
5. Sue Stanczyk, Director
6. Kevin Ryan, Director
7. Fanny Villarreal, Director

Agency Officers/Staff

1. Robert M. Petrovich, Executive Director
2. Nathaniel Stevens, Treasurer
3. Nancy Lowery, Secretary
4. Karen Doster, Recording Secretary
5. Christopher Cox, Assistant Treasurer

Agency Legal Counsel & Auditor

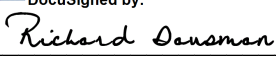
1. Jeffrey Davis, Esq., Barclay Damon LLP
2. Amanda Fitzgerald, Esq., Barclay Damon LLP
3. Michael G. Lisson, CPA, Grossman St. Amour Certified Public Accountants PLLC

The Applicant has received from the Agency a list of members, officers and staff of the Agency. To the best of my knowledge, no member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

Name of Applicant Company

Cryomech, Inc.

Signature of Officer or Authorized Representative:

DocuSigned by:

 617D436A96444DA...

Name & Title of Officer or Authorized Representative:

Richard Dausman, President

Date: 10/19/2022

Section XII: Representations, Certifications, and Indemnification

_____ (Name of CEO or other authorized representative of Applicant) confirms and says that he/she is the _____ (title) of _____ (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

- A. First Consideration for Employment:** In accordance with §858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in WIA programs who shall be referred by the CNY Works for new employment opportunities created as a result of the Project.
- B. Other NYS Facilities:** In accordance with §862 (1) of the New York General Municipal Law, the Applicant understands and agrees that projects which will result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant within the state is ineligible for Agency Financial Assistance, unless otherwise approved by the Agency as reasonably necessary to preserve the competitive position of the project in its respective industry or is reasonably necessary.
- C. Annual Sales Tax Filings:** In accordance with §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, 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.
- D. Outstanding Bonds:** The Applicant understands and agrees to provide on an annual basis any information regarding bonds, if any, issued by the Agency for the project that is requested by the Comptroller of the State of New York.
- E. Employment Reports:** The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant agrees to file with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, "Employment Reports") that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an Event of Default under the PILOT Agreement between the Agency and Applicant and, if applicable, an Event of Default under the Agent Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Employment Report may be reported to Agency board members, with said report being an agenda item subject to the open meetings law.

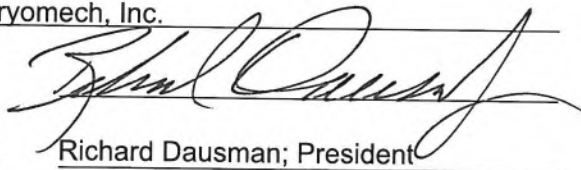
- F. Prevailing Wage:** The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant shall determine whether the Project is a “covered project” pursuant to Section 224-a of Article 8 of the New York Labor Law and, if applicable, the Applicant shall comply with Section 224-a of Article 8 of the New York Labor Law; and the Applicant further covenants that the Applicant shall provide such evidence of the foregoing as requested by the Agency.
- G. Absence of Conflicts of Interest:** The Applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officer or employee of the Agency has an interest, whether direct or indirect in any transaction contemplated by this Application, except as hereinafter described in Section X.
- H. Compliance:** The Applicant understands and agrees that it is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.
- I.** The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if financial assistance is provided for the proposed Project:
- § 862. Restrictions on funds of the Agency. (1) No funds of the Agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.
- J.** The Applicant confirms and acknowledges that the owner, occupant or operator receiving financial assistance for the proposed Project is in substantial compliance with applicable local, state, and federal tax, worker protection and environmental laws, rules and regulations.
- K.** The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency’s involvement in the Project.
- L.** The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.

- M.** The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statement contained herein not misleading.
- N.** The OCIDA has the right to request and inspect supporting documentation regarding attestations made on this application.
- O. Hold Harmless Agreement:** Applicant hereby releases Onondaga County Industrial Development Agency and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for, and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (A) the Agency'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 tax-exemptions and other assistance requested therein are favorably acted upon by the Agency; (B) the Agency's acquisition, construction, and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project, including without limiting the generality of the foregoing, all cause of action and attorney's fees and any other expenses incurred in defending any suits or action 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 or the Applicant are unable to reach final agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the process of the Application, including attorney's fees, if any.

Name of Applicant Company:

Cryomech, Inc.

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Richard Dausman; President

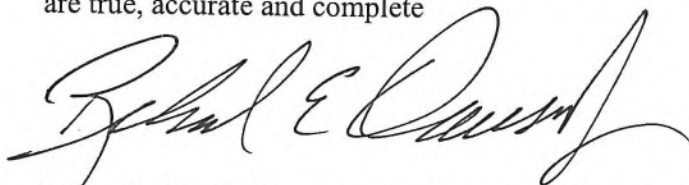
Date: October 19, 2022

STATE OF NEW YORK)

COUNTY OF ONONDAGA) ss.;

Richard Dausman, being first duly sworn, deposes and says:

1. That I am the President (Corporate Officer) of Cryomech, Inc. (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read and attached Application, I Know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete



(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this 19 day of 10, 2022.



(Notary Public)

KATHERINE APPLEBEE
Notary Public - State of New York
NO. 01AP6367783
Qualified in Cayuga County
My Commission Expires Nov 27, 2025

End of Application

Rev 1.18.22

Project Description

Cryomech, Inc. (“Cryomech”) is requesting assistance from OCIDA in the form of a PILOT, sales and use exceptions as well as a mortgage recording exemption. Due to the increase in material costs as well as supply chain issues, this expansion is significantly higher in cost than it would have been prior to the COVID pandemic; therefore, Applicants are seeking the assistance from OCIDA to ensure this project can be carried out. If OCIDA is unable to assist with incentives for this project the Applicants would likely significantly decrease the size of the expansion resulting in less job creation. OCIDA’s assistance will enable Cryomech to expand its’ footprint, diversify its product line, acquire new equipment, and increase its workforce.

This project consists of the acquisition of approximately 12.5 additional acres from portions of the adjacent parcels; (tax ID [022.-05-03.1](#) and [022.-05-02.3](#)) to construct an expansion of roughly 30,000 SF of manufacturing space and 4,000 SF of office space at the existing 76,000 SF Cryomech, Inc, facility located at 6682 Moore Road in Dewitt, NY (tax ID 022.-05-19.0); it is assumed that all three parcels will be combined through a subdivision process at some point during the expansion.

Cryomech looks to invest almost \$17 million on acquisition, construction, design, site work and equipment. This added space will allow them to increase their Operations, Qualification, Warehouse, and Service departments, speeding up the delivery process for their manufactured and refurbished units. To support the expansion of production, Cryomech will be enhancing the technical side of the company with additional engineers and support staff, requiring an expansion of office space.]

Cryomech must keep up with the demands of its growing market as well as diversify; the added space will allow facilities to manufacture technology for new areas of business such as advancements in quantum information science, clean energy such as fusion and hydrogen fuel cells, life sciences such as nuclear magnetic resonance (NMR), and low temperature physics such as superconducting detectors. These will be new markets for Cryomech and allow them to diversify its offerings, while remaining competitive in the global market.

Cryomech has outgrown its current facility and requires additional space to increase its Operations, Qualification, and Warehouse departments as well as diversify its offerings by adding lines for hydrogen, fusion energy, and single photon detection products.

Additionally, due to the number of units it has already placed in the market, there is a need for a larger Service and Refurbishment department to continue to service the existing customers and fielded units; this cannot be accomplished at its current facility without an expansion.

There are several new needs in the manufacturing of medical equipment; in order for Cryomech to capture and build in these markets it must have additional manufacturing and warehouse space to respond to the demands for these products to stay relevant.

This project strengthens growth in advanced manufacturing, capitalizing on market opportunities in industries of the future. Cryomech will be able to increase production to meet demand of customers and strengthen the competitiveness in and connections to regional, national, and global economies.

Cryomech buys over \$10 million dollars of NYS goods and services annually. Three quarters of its sales are international exports. It is tied to the economy of the future; quantum computing (QC) and quantum information science (QIS), fusion energy, and hydrogen technology. Industries and governments around the world are investing billions to unleash its potential. CNY is a potential leader in this field.

Many of the employees hired by Cryomech have never worked in the field before and are trained by Cryomech. The expansion will create 15 new full-time jobs over the next three years to add to its existing workforce of 166 employees.

About Cryomech, Inc.

Cryomech, Inc., develops and manufactures high-performance cryogenic equipment, including cryocoolers and laboratory-scale helium management devices. Cryogenic equipment is crucial to scientific advancement. Since its founding in 1963, the company has been at the global forefront of research and innovation in its field. Its growth is attributable to its ability to develop products that cater to the specific needs of researchers and industries in a wide array of fields, including medical, agricultural, energy and aerospace. Half of its sales are custom-designed products; the other half are purchase of existing products.

Cryomech manufactures the broadest, most comprehensive line of cryocoolers available, including the world's largest capacity Gifford-McMahon cryocoolers (a type of cryocooler invented in 1961 by the company founder, William Gifford, which revolutionized scientific research). It also manufactures the world's largest and most powerful 4K Pulse Tube cryocooler. This is one of its most exciting products, and one of its major drivers of growth. It is sold to OEM customers who use it to manufacture a dilution refrigerator used in quantum computing. It is 25% more powerful than any other product available on the planet, making it the obvious choice for specific OEM's in terms of results, cost, and convenience. (Meanwhile, Cryomech is currently developing a product even more advanced than the current one, ensuring that it will continue to outpace any attempted competitors.) Cryomech cryocoolers, sold to OEM's, are found at companies driving the world's advancement of quantum computing, such as IBM-Q, Google and Microsoft.

Cryomech products advance science, technology, and industry. Examples include:

- medicine and medical technologies such as CT scans, Magnetic Resonance Imaging (MRI), and Magnetoencephalography (MEG), a neuroimaging technique that maps brain activity. Researchers from Harvard Medical School and Boston Children's Hospital use a Cryomech helium recycler in a MEG that studies brain development and neurological disorders in babies.
- sensitive telescope systems for learning about the universe and for planning future space missions. These telescopes' optics and scientific instruments need to be cryogenically cooled to reduce the effects of vibration. The astronomers who recently created the world's first photograph of a black hole had Cryomech equipment in their telescopes. NASA uses a Cryomech compressor to cool the telescope on an airplane that studies the stratosphere.
- unmanned aerial vehicles (UAV's) and research on alternative ways to fuel them;
- particle research, condensed matter physics – advancing semiconductors, lasers, and nanotechnology.
- clean and renewable energy.

Cryomech is able to work collaboratively with its customers to develop products that meet their specific needs. The company continues to grow, and the pace of its growth is rising. An investment in Cryomech's future expansion is an investment in CNY's contribution to global scientific research and the emerging global economy.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Cryomech Expansion			
Project Location (describe, and attach a location map): 6682 Moore Road, DeWitt, NY 13211			
Brief Description of Proposed Action: Project includes a 34,584 sf+/- building expansion, enlarged stormwater management facility and additional parking areas. A subdivision / lot line adjustment is also required to obtain approximately 10.8 acres to the east.			
Name of Applicant or Sponsor: Keplinger Freeman Associates - Scott Freeman		Telephone: 315-445-7980 E-Mail: sf@keplingerfreeman.com	
Address: 6320 Fly Road Suite 109			
City/PO: East Syracuse		State: NY	Zip Code: 13057
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of DeWitt PB		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		24.8+/- acres	
b. Total acreage to be physically disturbed?		3+/- acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		24.8+/- acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☐ Rural (non-agriculture) ☒ Industrial ☒ Commercial ☐ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☐	☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☒ Early mid-successional ☒ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☐	☒
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☐	☒
a. Will storm water discharges flow to adjacent properties?	☐	☒
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☒
Stormwater will be mitigated with DEC approved stormwater control devices (swales, wet pond).		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
Detention pond will be enlarged to accommodate building and parking lot expansion. Size TBD.	☐	☒
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
Adjacent property spill incident (1102343)	☐	☒
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Scott Freeman - Keplinger Freeman Associates</u> Date: <u>7-25-22</u> Signature: <u></u> Title: <u>Landscape Architect</u>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	Yes

Onondaga County Industrial Development Agency



Project Summary DRAFT

11/1/2022

1. Project	Tocco Villaggio III, LLC	2. Project Number	3101-22-07A
3. Location	Clay	4. School District	North Syracuse School District
5. Tax Parcel(s)	051.-01-02.1	6. Project Type	New Construction
		Village	Clay

7.Total Project Cost	\$	57,000,000.00	8. Total Jobs	4
Land	\$	4,200,000	8A. Job Retention	0
Site Work	\$	6,900,000	8B: Job Creation	4
Building	\$	38,000,000	(Next 5 Years)	
Furniture & Fixtures	\$	4,100,000		
Equipment	\$	-		
Equipment Subject to NYS Production Exemption	\$	-		
Engineering/Architecture Fees	\$	1,100,000		
Financial Charges	\$	2,000,000		
Legal Fees	\$	100,000		
Other	\$	600,000		

Investment: Abatement Ratio Tocco Villaggio III, LLC

Fiscal Impact (\$)

Estimated Abatement Cost	\$3,058,500
Sales Tax Abatement	\$2,736,000
Mortgage Recording Tax Abatement	\$322,500

Real Property Tax Relief	\$0
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New Investment \$78,174,500

PILOT Payments	\$0
Project Wages (10 years)	\$1,835,000
Construction Wages	\$26,118,000
Employee Benefits (10 years)	\$550,500
Project Capital Investment	\$49,100,000

Agency Fees	\$571,000
-------------	-----------

Benefit:Cost Ratio **25.56 :1**

Project Description

The project consists of eight (8) twenty-six unit (26) apartment buildings in The Town of Clay. The project will create four (4) jobs. The apartment buildings consist of one and two bedroom apartments. The apartment sizes range from 800 to 1,500 square feet. Amenities with the community include a fitness center, pool, community room and kitchen, walking trails and sidewalks, and pet amenity areas.

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**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
APPLICATION FOR BENEFITS**

1. In accordance with Section 224-a(8)(d) of Article 8 of the New York Labor Law, the Agency has identified that any "financial assistance" (within the meaning of Section 858 of the General Municipal Law) granted by the Agency to the Applicant consisting of sales and use tax exemption benefits, mortgage recording tax exemption benefits and real property tax exemption benefits, constitutes "public funds" within the meaning of Section 224-a(2)(b) of Article 8 of the New York Labor Law and such funds are not excluded under Section 224-a(3) of Article 8 of the New York Labor Law. The Agency hereby notifies the Applicant of the Applicant's obligations under Section 224-a (8)(a) of Article 8 of the New York Labor Law.
2. Fill in all blanks using "none", "not applicable" or "not available". If you have any questions about the way to respond, please call the Onondaga County Industrial Development Agency (the "Agency" or "OCIDA") at 315-435-3770.
3. If providing an estimate put "(est.)" after the figure or answer. If more space is needed to answer any specific question, attach a separate sheet.
4. If the OCIDA Board approves benefits, it is the company's responsibility to obtain and submit all necessary forms and documents.
5. All projects approved for benefits by the OCIDA Board will close with the Agency within 6-months of the inducement date. If this schedule cannot be met, the applicant will need to submit a closing schedule modification written request to the Executive Director that will be presented to OCIDA Board for consideration.
6. When completed, return this Application by mail or fax to the Agency at the address indicated below. A signed application may also be submitted electronically in PDF format to Nancy Lowery at nancylowery@ongov.net. **An Application will not be considered by the Agency until the Application fee has been received.**
7. The Agency will not give final approval for this Application until the Agency receives a completed NYS Full Environmental Assessment Form concerning the project which is the subject of this Application. The form is available at <http://www.dec.ny.gov/permits/6191.html>.
8. Please note the Public Officers Law declares all records in the possession of the OCIDA (with certain limited exceptions) are open to public inspection and copying. If the Applicant is of the opinion that there are elements of the project which are in the nature of trade secrets which, if disclosed to the public or otherwise widely disseminated, would cause substantial injury to the Applicant's competitive position, this Applicant must identify such elements in writing and request that such elements be kept confidential. In accordance with Article 6 of the Public Officer's Law, the OCIDA may also redact personal, private, and/or proprietary information from publicly disseminated documents.
9. The Applicant will be required to pay the Agency Application fee and, if accepted as a project of the Agency, all administrative and legal fees as stated in Section VI of the Application.

10. A complete Application consists of the following 9 items:

- This Application
- Local Access Agreement
- Employment Plan
- Conflict of Interest
- A feasibility statement indicating the need for the requested benefits
- Description of Project, Site Plans/Sketches, and Maps
- NYS Full Environmental Assessment Form
- A check payable to the Agency in the amount of \$1,000
- A check payable to Barclay Damon LLP in the amount of \$2,500

11. This Application was adopted by the OCIDA Board on January 18, 2022.

It is the policy of the Agency that any project receiving benefits from the Onondaga County Industrial Development Agency will utilize 100% local contractors and local labor for the construction period of the project unless a waiver is granted in writing by the Agency.

Return to:

Onondaga County Industrial Development Agency

Attn: Nancy Lowery

333 W. Washington Street, Suite 130

Syracuse, NY 13202

Phone: 315-435-3770 | Fax: 315-435-3669

nancylowery@ongov.net

Section I: Applicant Information

Please answer all questions. Use "None", "Not Applicable" and "See Attached" where necessary.

Submittal Date: 8/4/2022

A) Applicant/Project Operator information (company receiving benefits):

Applicant/Project Operator: Click here to enter text. Tocco Villaggio III, LLC

Applicant/ Project Operator Address: 8351 Pareti Place

Phone: 315-652-4664 Fax: _____

Website: _____ E-mail: jalberic@verizon.ent

Federal ID#: 88-3892315 NAICS: _____

State and Year of Incorporation/Organization: 2022, NY State

Owner (if different from Applicant/Project Operator): _____

Owner Address: _____

Federal ID#: _____

State and Year of Incorporation/Organization: _____

List of stockholders, members, or partners of Owner: _____

B) Individual Completing Application:

Name: James Trasher (CHA Consulting Inc.)

Title: Vice President

Address: 300 S. State Street, Suite 600 Syracuse, NY 13210

Phone: 315-471-3920 Fax: _____

E-mail: jtrasher@chacompanies.com

C) Company Contact (if different from individual completing application):

Name: _____
Title: _____
Address: _____
Phone: _____ Cell Phone: _____
E-mail: _____

D) Company Counsel:

Name of Attorney: Robert Smith
Firm Name: Costello, Cooney & Fearon
Address: 211 West Jefferson Street, Suite 1
Phone: 315-422-1152 Cell Phone: 315-952-1960
E-mail: rsmith@ccf-law.com

E) Business Organization (check appropriate category):

☐ Corporation ☐ Partnership
☐ Public Corporation ☐ Joint Venture
☐ Sole Proprietorship ☒ Limited Liability Company
☐ Other (please specify): _____

Year Established: 2022

State in which Organization is established: NY

F) List all stockholders, members, or partners with % of ownership greater than 5%:

Name	% of ownership
<u>Joseph E. Alberici</u>	<u>50%</u>
<u>Joseph G. Alberici</u>	<u>50%</u>
_____	_____
_____	_____

G) Applicant Business Description:

Estimated % of sales within Onondaga County: 100

Estimated % of sales outside Onondaga County but within New York State: 0

Estimated % of sales outside New York State but within the U.S.: 0

Estimated % of sales outside the U.S.: 0

(*Percentage to equal 100%)

H) Applicant History: If the answer to any of the following is "Yes", please explain below. If necessary, attach additional information.

1. Is the company or management of the Company now a plaintiff or defendant in any civil or criminal litigation? ☐ Yes ☒ No

2. Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)? ☐ Yes ☒ No

3. Has any person listed in Section I ever been in receivership or declared bankruptcy? Please attach any explanations. ☐ Yes ☒ No

I) Has the Project Beneficiary received assistance from OCIDA, Syracuse Industrial Development Agency (SIDA), New York State or the Onondaga Civic Development Corporation (OCDC) in the past? If yes please attach an explanation and please give year, project name, and description of benefits and address of project.

☐ Yes ☒ No

Section II: Project and Site Information

A) Project Location: Location where the investment will take place. If Company is moving, the new location should be entered here and the current location should be in Section I.

Address: 8351 Pareti Place

Legal Address (if different): _____

City: _____

Village/Town: Clay

Zip Code: 13041

School District: North Syracuse

Tax Map Parcel ID(s): 051.-01-02.1

Full Market Value: 1,347,305

Footage of Existing Building: NA

Census Tract: 113.00

B) Type (Check all that apply):

☒ New construction

☐ Expansion/Addition to current facilities

☐ Renovation of existing facility

☒ Housing Project

☐ Renewable Energy Project

☐ Retail

☐ Purchase of machinery and/or equipment

☐ Brownfield/Remediated Brownfield

☐ LEED Certification

☐ Demolition and Construction

☐ Acquisition of existing facility/property

☐ Other:

C) Project Narrative: A statement that there is a likelihood that the project would not be undertaken but for the financial assistance provided by the Agency or, if the project could be undertaken without financial assistance provided by the Agency, a statement indicating why the project should be undertaken by the agency.

* For a Retail Project (also see page 14)

* For a Renewable Energy Project (also see page 15)

* For a Housing Project (also see page 17)

D) Description of Project: Please provide a detailed narrative of the proposed Project. Please separately attach the description and any copies of site plans, sketches or maps. This narrative should include, but is not limited to:

☒ i) a description of your Company's background, customers, goods and services and the principal products to be produced and/or the principal activities that will occur on the Project site;

☒ (ii) the size of the Project in square feet and a breakdown of square footage per each intended use;

☒ (iii) the size of the lot upon which the Project sits or is to be constructed;

☒ (iv) the current use of the site and the intended use of the site upon completion of the Project;

☒ (vi) describe your method for site control (Own, lease, other).

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

****Please check any and all end users as identified below**

- | | |
|---|--|
| ☐ Industrial | ☐ Bank Office |
| ☐ Acquisition of Existing Facility | ☐ Retail (see page 14) |
| ☒ Housing Project (see page 17) | ☐ Mixed Use |
| ☐ Equipment Purchase | ☐ Facility for Aging |
| ☐ Multi-Use Tenant | ☐ Civic Facility (not for profit) |
| ☐ Renewable Energy Project (see page 15) | ☐ Other _____ |
| ☐ Commercial | |

F) If applicant will not occupy 100% of the building in a real estate transaction, provide information on tenant(s) that includes name, present address, and percentage of project to be leased, type of business organization, relationship to applicant, date and term of lease.

G) For the Agency to consider this Project, please provide the following information:

1. Does the Project consist of new construction or expansion or substantial renovation of an existing facility?
☒ Yes ☐ No
2. Will the Project create new employment opportunities or retain existing jobs that may otherwise be lost?
☒ Yes ☐ No
3. Does the Project beneficiary serve a customer base primarily outside of Onondaga County?
☐ Yes ☒ No

H) Will the completion of the Project result in the removal of an industrial or manufacturing plant of the company from one area of the state to another area of the state OR in the abandonment of one or more plants or facilities of the company located within the state? Please explain if you answer "Yes" by attaching a response.

☐ Yes ☒ No

I) Please attach a description of any compelling circumstances the Agency should be aware of while reviewing this application.

J) Local Approvals (Site Plan and Environmental Review)

1. Have site plans been submitted to the appropriate town or local planning department?

☒ Yes. What is the status? ☐ No. When will the plans be submitted?

Approved, ready for construction

2. Has the project received site plan approval from the town or local planning board?
☒Yes ☐No
3. If no, what is the anticipated approval date? _____
4. If yes, provide the Agency with a copy of the Planning Board's approval resolution along with the related SEQR determination. (NOTE: SEQR determination is required for final approval and sales tax agency appointment.)
5. Environmental Information
- a. Please attach the appropriate Environmental Impact Forms to your application. Here is a link to the SEQR forms: <http://www.dec.ny.gov/permits/6191.html>
- b. Have any environmental issues been identified on the property?
☐Yes ☒No
If yes, please attach an explanation.

Section III: Construction

A) Project Costs and Finances

Description of Costs	Total Budget Amount	% of Total Budget to be Procured in Onondaga County	Total Private Expenditure (should be less than or equal to total budget amount)
Land Acquisition	4,200,000	100	
Site Work/Demo	6,900,000	100	
Building Construction & Renovation	38,000,000	100	
Furniture & Fixtures	4,100,000		
Equipment*			
Engineering/Architect	1,100,000	100	
Financial Charges	2,000,000	100	
Legal	100,000	100	
Other			
Management/Developer Fees	600,000	100	
Total Project Cost	57,000,000		

Note: Do not include OCIDA fees, OCIDA application fees or OCIDA legal fees as part of the Total Project Cost. You may attach a separate chart if needed.

B) TOTAL Capital Costs \$ 57,000,000

Project refinancing: estimated amount
(For refinancing of existing debt only)

\$ _____

Sources of Funds for Project Costs:

- | | |
|---|---------------|
| 1. Bank Financing | \$ 43,000,000 |
| 2. Equity (excluding equity that is attributed to grants/tax credits) | \$ 14,000,000 |
| 3. Tax Exempt Bond Issuance (if applicable) | \$ _____ |
| 4. Taxable Bond Issuance (if applicable) | \$ _____ |

5. Public Sources (Include sum total of all state and federal grants and tax credits)

\$ _____

-Identify each state and federal grant/credit:

\$ _____

\$ _____

\$ _____

6. Total Sources of Funds for Project Costs

\$ 57,000,000

C) Employment and Payroll Information

*Full Time Equivalent (FTE) is defined as one employee working no less than 40 hours per week or two or more employees together working a total of 40 hours per week.

1. Are there people currently employed at the project site?

☐ Yes

☒ No

If yes, provide number of FTE jobs at the facility: _____

2. Complete the following:

Estimate the number of FTE jobs to be retained as a result of this Project:	0
Estimate the number of construction jobs to be created by this Project:	300
Estimate the average length of construction jobs to be created (months):	24
Current annual payroll at facility:	NA
Please list, if any, benefits that will be available to either full and/or part time employees:	Medical & Dental Insurance, 401K
Average annual benefit paid by the company (\$ or % salary) per FTE job:	30%+/-
Amount or percent of wage employees pay for benefits:	3-5%
Provide an estimate of the number of residents in the Economic Development Region (Onondaga, Madison, Cayuga, Oneida, Oswego, and Cortland Counties) to fill new FTE jobs:	Approx. 70%

D) New Employment Benefits

- i. Complete the following chart indicating the number of FTE jobs presently employed at the Project and the number of FTE jobs that will be created at the Project site at the end of the first, second, and third, years after the Project is completed. Jobs should be listed by title of category (see below), including FTE independent contractors or employees of independent contractors that work at the Project location. Do not include construction workers.
- ii. Feel free to include additional information or a substitute chart if you think additional material would add clarity.

Please use this chart to illustrate the current employment:

Job Title/Category	Current Annual Pay	Current Employment (FTE)

Please use this chart to illustrate the projected employment growth:

Job Title/Category	Current Annual Pay	Jobs Created Year 1	Jobs Created Year 2	Jobs Created Year 3
Manager	\$60,000	1	0	0
Assistant Manager	\$42,000	1	0	0
Maintenance Manager	\$50,000	1	0	0
Assistant Maintenance	\$35,000	0	1	0

If you prefer, you may attach a job chart of your own that outlines the job growth projections regarding the Project.

E) Financial Assistance sought (estimated values):

- ☒ Real Property Tax Abatement (PILOT): Standard 10-yr PILOT Agreement Consistent with UTEP withdrew request for PILOT/NL
- ☒ Mortgage Recording Tax Exemption (.75% of amount mortgaged): \$322,500
- ☒ Sales and Use Tax Exemption (4% Local, 4% State): \$2,736,000
- ☐ Tax Exempt Bond Financing (Amount Requested): _____
- ☐ Taxable Bond Financing (Amount Requested): _____

F) Mortgage Recording Tax Exemption Benefit Calculator: Amount of mortgage that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent/
bridge financing): \$ 43,000,000

Estimated Mortgage Recording Tax Exemption Benefit (product of
mortgage amount as indicated above, multiplied by .0075): \$ 322,500

G) Sales and Use Tax Benefit Calculator: Gross amount of costs for goods and services that are subject to State and local Sales and Use Tax – said amount to benefit from the Agency's Sales and Use Tax exemption benefit:

\$ 34,200,000

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure, above) (This should match the amount in section "E" on page 9, this calculation only exists to help you with your estimate):

\$ 2,736,000

Section IV: Estimate of Real Property Tax Abatement Benefits

Section IV of this Application will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application prior to the completed application being provided to the OCIDA Board.

A) PILOTS Estimate Table Worksheet

OCIDA estimate of current value	
New construction and renovation costs	
OCIDA estimate of increase in value	
OCIDA estimated value of completed project	
OCIDA estimate of taxes that would have been collected if the project did not occur	
Scheduled PILOT payments	

PILOT Year	Exemption %	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100						
2	90						
3	80						
4	70						
5	60						
6	50						
7	40						
8	30						
9	20						
10	10						
TOTAL							

Estimates provided are based on current property tax rates and assessment value (current as of date of application submission) and have been calculated by IDA staff.

SECTION: V For Retail Projects Only

1. Will the cost of the retail portion of the Project exceed one-third of the total project cost?
☐Yes ☐No
2. Is the Project located in a distressed area? A distressed area is a census tract that has
a) a poverty rate of a least 20% or at least 20% of households receiving public
assistance, and (b) an unemployment rate of least 1.25 times the statewide
unemployment rate for the year to which the date relates.
☐Yes ☐No
3. Is the Project likely to attract a significant number of visitors from outside of the
economic development region?
☐Yes ☐No
4. Is the predominate 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
Town, City, County or Village of where the Project will be located.
☐Yes ☐No

SECTION VI: For Solar Projects Only

Please complete the following as an addendum:

1. Describe the reasons why the Agency's financial assistance is necessary. Describe how the Project would be affected if these benefits were not provided. [see Section II (C)]
2. Is the applicant leasing the property?
☐ Yes, please provide a copy of the lease
☐ No, purchased the property. Please provide documentation.
3. Has the applicant provided written communication to the affected taxing jurisdictions notifying them of its intent to construct a renewable energy project?
☐ Yes
☐ No
4. Has the applicant received a letter of support for the megawatt cost to be used as a basis for the PILOT from the town, city or village where the Project is located?
☐ Yes. Please provide copy.
☐ No
5. Has the applicant received a letter of support for the megawatt cost to be used as a basis for PILOT from the school district?
☐ Yes. Please provide copy.
☐ No
6. Is the entire parcel being used for the solar project?
☐ Yes
☐ No, if not, have you reached out to the town assessor to discuss a subdivision or slash parcel? Explain: _____
7. Will the applicant enter into a decommissioning plan with the host community, including financial assurance the plan can be executed?
☐ Yes, explain.
☐ No

**PLEASE SEE FOLLOWING PAGE FOR OCIDA SOLAR GUIDANCE & BEST PRACTICE*

OCIDA SOLAR PILOTs GUIDANCE AND BEST PRACTICE

To be placed on the OCIDA meeting agenda, proposed solar projects must provide OCIDA with the following in advance of the Project's first OCIDA meeting:

1. Fully completed OCIDA application.
2. Copy of Environmental Assessment Form.
3. A SEQR resolution approved by a local municipality indicating municipality will be lead agency, the type of action (I, II, or unlisted) and, if completed, the SEQR determination made by the municipality.
4. Copies of your zoning applications submitted to the local municipality.
5. Verification of parcel subdivision process with the town (if the entire parcel will not be used for the solar project).
6. A statement clarifying whether the applicant will lease or purchase the real property on which the Project is situated. If leased, provide a copy of the proposed or executed lease. If lease parcel is less than entire parcel then see 5 above.
7. A supporting document from the School District and the Town Board outlining the agreed upon cost per megawatt to be used as a basis for the PILOT. OCIDA cannot create the PILOT schedule without this information.
8. Absent a showing otherwise by the Company, deemed acceptable by the Agency in the sole and absolute discretion, the Company must close with the Agency on a project prior to consideration of any requested organizational structure or project entity ownership changes.

You will receive a draft Cost Benefit Analysis and a Draft PILOT schedule from this office. You may use these documents as your Project progresses through the OCIDA approval process. OCIDA staff are available to update these two documents as needed.

SECTION VII: For Housing Projects Only

Please complete the following as an addendum:

1. Describe the reasons why the Agency's financial assistance is necessary. Describe how the project would be impacted if these benefits were not provided. [see Section II (C)]
2. Is the Project being built in a blighted area? Please describe.
3. Is the Project fulfilling an unmet need in the area? Please explain.
4. Please provide a market study documenting a need for such housing.
5. Is there support from local government officials for the Project and for the financial assistance being requested from the Agency? Please provide written documentation.
6. Is the Project considered infill in a populated area? Please explain.
7. Does the Project provide walkability?
8. Is there additional county infrastructure necessary to service the Project? If, yes, please explain.
9. Is the Project part of a larger mixed-use development? Please describe.

Section VIII: Local Access Policy Agreement

In absence of a waiver permitting otherwise, every project seeking the assistance of the Onondaga County Industrial Development Agency (Agency) must use local general contractors, sub-contractors, and labor for one-hundred percent (100%) of the construction of new, expanded, or renovated facilities. The project's construction or project manager need not be a local company.

Noncompliance may result in the revocation and/or recapture of all benefits extended to the project by the Agency. Local Labor is defined as laborers permanently residing in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins, and Wayne. Local (General/Sub) Contractor is defined as a contractor operating a permanent office in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins and Wayne. The Agency may determine on a case-by-case basis to waive the Local Access Policy for a project or for a portion of a project where consideration of warranty issues, necessity of specialized skills, significant cost differentials between local and non-local services or other compelling circumstances exist. The procedure to address a local labor waiver can be found in the OCIDA handbook, which is available upon request.

Prior to issuance of any NYS Tax & Finance ST-60 forms, the Applicant must submit a **Contractor Status Report to the Agency.**

In consideration of the extension of financial assistance by the Agency _____ (the Company) understands the Local Access Policy and agrees to complete Appendix C of the Agency's application at the time of the application to the Agency and as part of a request to extend the valid date of the Agency's tax-exempt certificate for the Project. The Company understands that an Agency tax-exempt certificate is typically valid for 12 months from the effective date of the project inducement and extended thereafter upon request by the Company. The Company further understands that any request for a waiver to this policy must be submitted in writing and approved by the Agency.

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of _____ (date).

Company: Tocco Villaggio III, LLC

Representative for Contract: Joseph Alberici

Address: 8351 Pareti Place City: Clay State: NY Zip: 13041

Phone: 315-652-4664 Email: jalberic@verizon.net

Project Address: _____ City: _____ State: _____ Zip: _____

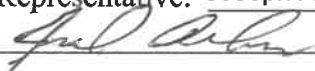
General Contractor: J. Alberici & Sons, Inc

Contact Person: Joseph Alberici

Address: 3536 Timber Banks Parkway City: Baldwinsville State: NY Zip: 13027

Phone: 315-546-0027 Email: jalberic@verizon.net

Authorized Representative: Joseph Alberici Title: Secretary

Signature: 

Section IX: Agency Fee Schedule

- * Minimum Fee to be applied to all project receiving OCIDA benefits is 1% of the Total Project Cost (TPC)

ACTIVITY	FEES	COMMENTS
Non- refundable Application Fee (All projects except Solar Projects)	\$1,000	Due at time of application
Non-refundable Application Fee (Solar Projects Only)	\$10,000	
Legal Deposit (All projects except Solar Projects)	\$2,500	Due at time of application
Legal Deposit (Solar Projects Only)	\$5,000	
Minimum Fee of 1% of TPC		Due at closing
1. Sales and Use Tax Exemption	.01 X TPC	
2. Mortgage Recording Tax		
3. PILOT is an additional fee	.0025 X TPC (total .0125)	
Bonds Bond refinancing and refunding	.0025 of TPC	Due at closing
Agency Legal Fees		Due at closing
Fee for first \$20 million	.0025 X of the project cost or bond amount	
Fee for expenses above \$20 million	.00125 X of project cost or bond amount	
Amendment or Modification of IDA documents, including but not limited to name or organization change, refinancing, etc. Consent to the amendment or modification of IDA documents prior to closing on the project shall be given at OCIDA's sole and absolute discretion.	Up to but not to exceed 5% of Agency Fee as noted on the Cost Benefit Analysis at time of project approval. Attorney fees determined by OCIDA Legal Representative.	Due at time of Request

OCIDA reserves the right to modify this schedule at any time and assess fees and charges in connection with other transactions such as grants of easement or lease or sale of OCIDA-owned property.

Section X: Recapture of Tax Abatement/Exemptions

Information to be Provided by Companies: Each Company agrees that to receive benefits from the Agency it must, whenever requested by the Agency or required under applicable statutes or project documents, provide and certify or cause to be provided and certified such information concerning the Company, its finances, its employees and other topics which shall, from time to time, be necessary or appropriate, including but not limited to, such information as to enable the Agency to make any reports required by law or governmental regulation.

Please refer to the OCIDA Uniform Tax Exemption Policy. (add hyperlink)

I have read the foregoing and agree to comply with all the terms and conditions contained therein as well as policies of the Onondaga County Industrial Agency.

Name of Applicant Company

Tocco Villaggio III, LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Joseph Alberici, Member

Date:

11/22/22

Section XI: Conflict of Interest

Agency Board Members

1. Patrick Hogan, Chairperson
2. Janice Herzog, Vice Chairperson
3. Steve Morgan, Director
4. Victor Ianno, Director
5. Sue Stanczyk, Director
6. Kevin Ryan, Director
7. Fanny Villarreal, Director

Agency Officers/Staff

1. Robert M. Petrovich, Executive Director
2. Nathaniel Stevens, Treasurer
3. Nancy Lowery, Secretary
4. Karen Doster, Recording Secretary
5. Christopher Cox, Assistant Treasurer

Agency Legal Counsel & Auditor

1. Jeffrey Davis, Esq., Barclay Damon LLP
2. Amanda Fitzgerald, Esq., Barclay Damon LLP
3. Michael G. Lisson, CPA, Grossman St. Amour Certified Public Accountants PLLC

The Applicant has received from the Agency a list of members, officers and staff of the Agency. To the best of my knowledge, no member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

Name of Applicant Company

Tocco Villaggio III, LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Joseph Alberici, Member

Date:

11/22/22

Section XII: Representations, Certifications, and Indemnification

Joseph Alberici (Name of CEO or other authorized representative of Applicant) confirms and says that he/she is the Member (title) of Tocco Villaggio III, LLC (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

- A. First Consideration for Employment:** In accordance with §858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in WIA programs who shall be referred by the CNY Works for new employment opportunities created as a result of the Project.
- B. Other NYS Facilities:** In accordance with §862 (1) of the New York General Municipal Law, the Applicant understands and agrees that projects which will result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant within the state is ineligible for Agency Financial Assistance, unless otherwise approved by the Agency as reasonably necessary to preserve the competitive position of the project in its respective industry or is reasonably necessary.
- C. Annual Sales Tax Filings:** In accordance with §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, 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.
- D. Outstanding Bonds:** The Applicant understands and agrees to provide on an annual basis any information regarding bonds, if any, issued by the Agency for the project that is requested by the Comptroller of the State of New York.
- E. Employment Reports:** The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant agrees to file with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, "Employment Reports") that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an Event of Default under the PILOT Agreement between the Agency and Applicant and, if applicable, an Event of Default under the Agent Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Employment Report may be reported to Agency board members, with said report being an agenda item subject to the open meetings law.

- F. Prevailing Wage:** The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant shall determine whether the Project is a "covered project" pursuant to Section 224-a of Article 8 of the New York Labor Law and, if applicable, the Applicant shall comply with Section 224-a of Article 8 of the New York Labor Law; and the Applicant further covenants that the Applicant shall provide such evidence of the foregoing as requested by the Agency.
- G. Absence of Conflicts of Interest:** The Applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officer or employee of the Agency has an interest, whether direct or indirect in any transaction contemplated by this Application, except as hereinafter described in Section X.
- H. Compliance:** The Applicant understands and agrees that it is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.
- I.** The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if financial assistance is provided for the proposed Project:
- § 862. Restrictions on funds of the Agency. (1) No funds of the Agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.
- J.** The Applicant confirms and acknowledges that the owner, occupant or operator receiving financial assistance for the proposed Project is in substantial compliance with applicable local, state, and federal tax, worker protection and environmental laws, rules and regulations.
- K.** The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement in the Project.
- L.** The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.

- M. The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statement contained herein not misleading.
- N. The OCIDA has the right to request and inspect supporting documentation regarding attestations made on this application.
- O. **Hold Harmless Agreement:** Applicant hereby releases Onondaga County Industrial Development Agency and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for, and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (A) the Agency'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 tax-exemptions and other assistance requested therein are favorably acted upon by the Agency; (B) the Agency's acquisition, construction, and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project, including without limiting the generality of the foregoing, all cause of action and attorney's fees and any other expenses incurred in defending any suits or action 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 or the Applicant are unable to reach final agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the process of the Application, including attorney's fees, if any.

Name of Applicant Company:

Tocco Villaggio III, LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Joseph Alberici, Member

Date: 11-22-2022

STATE OF NEW YORK

)

COUNTY OF ONONDAGA

) ss.;

Joseph Alberici, being first duly sworn, deposes and says:

1. That I am the member (Corporate Officer) of Tocco Villaggio III LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read and attached Application, I Know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete

(Signature of Officer)

Subscribed and affirmed to me under penalties of
perjury this 22nd day of July, 2022



(Notary Public)

KAREN A. RICE
Notary Public, State of New York
Qualified in Onondaga County
No. 4855987
Commission Expires May 12, 2024

End of Application

Rev 1.18.22

Project Narrative and Description (Section II, D):

The proposed 208 apartment development of Tocco Villaggio Apartments III, owned in fee by the applicant, in the Town of Clay would be constructed in a single phase, assuming financial assistance by OCIDA. Due to current economic conditions, absent OCIDA support, the project would be built over a longer period of time in phased construction.

The project is currently a vacant farm field which was rezoned to PUD by the Clay Town Board approximately 8 years ago. Financial considerations have slowed the development of the parcel during this period.

The apartments would consist of 8 separate apartment buildings. The apartment buildings consist of one- and two-bedroom apartments. The apartment sizes range from 800 to 1,500 square feet. The total square footage of the proposed buildings is approximately 295,000 sf on roughly 10 acres. The 10 acres will be subdivided from the +/- 35 acres, tax parcel # 051.-01-02.1. Amenities with the community include a fitness center, pool, community room and kitchen, walking trails and sidewalks, and pet amenity areas.

Project Site Plans and Architectural sketches of the building and floor plans are included as attachments to the application.

SECTION VII

1. Describe the reasons why the Agency's financial assistance is necessary. Describe how the project would be impacted if these benefits were not provided. [see Section II (C)]

The proposed development of the Tocco Villaggio Apartments in the Town of Clay would not be constructed in a single phase due to the construction costs, increase in interest rates and the costs of construction materials currently impacting the construction industry nationally. With the assistance afforded by OCIDA the project would be capable of being constructed immediately in a single phase and allow for tenancy in under 2 years.

2. Is the Project being built in a blighted area? Please describe.

The proposed project is not being built in a blighted area per Census Data. However, it is being proposed on an underutilized property near the Town of Clay and Town of Cicero business districts, which if expanded, will require nearby housing for the convenience of permanent workers in close proximity to the Project.

3. Is the Project fulfilling an unmet need in the area? Please explain.

The proposed project will provide apartment units for the proposed development within the White Pines Industrial Park. The proposed project is less than 0.5 miles from the White Pines site, that when developed, is proposed to have 5,000 to 10,000 new employees thereby increasing the need for quality apartments. Additionally, the current opening of the Amazon facility in the Town of Clay has increased the need and demand for new apartment units.

The experienced development team has other apartment projects in the Town of Clay, Town of Cicero and Town of Lysander/Village of Baldwinsville and the vacancy rate at those complexes is less than 2.5%.

4. Please provide a market study documenting a need for such housing.

The development team has completed a market study and has been submitted under separate cover to the IDA.

5. Is there support from local government officials for the Project and for the financial assistance being requested from the Agency? Please provide written documentation.

The Town of Clay and Town of Cicero approved the Zoning and Site Plans for the proposed development. A letter of support for financial assistance from the local municipality will be submitted under a separate cover to the IDA.

6. Is the Project considered infill in a populated area? Please explain.

The proposed project is the within a residentially developed area of the Town of Clay and Town of Cicero. Adjacent to the project to the west is existing apartment and senior living facilities. To the south of the proposed development is the Lawton Valley Hunt residential development.

7. Does the Project provide walkability?

As part of the project, the Town of Clay required the extension of sidewalks and walking trails within already developed portions of the Tocco Villaggio Community.

8. Is there additional county infrastructure necessary to service the Project? If, yes, please explain.

No additional infrastructure is needed. Previously as part of a separate phase of the development, a traffic signal was installed along NYS Route 31 and Legionnaire Drive to service this development. Additionally, this site is served by all necessary utilities (sanitary, stormwater, gas and electric)

9. Is the Project part of a larger mixed-use development? Please describe.

The proposed project would be the second phase of the Tocco Villaggio Planned Unit Development. As part of the project patio homes, office space and commercial out parcels that will be developed in the future. See attached Master Plan for the overall Tocco Villaggio development.

Rental Apartment Shortage Compounded by Residential Housing Crisis in Northern Suburbs of Onondaga County

A **CONFIDENTIAL** report by Robert Smith, NYS Licensed Real Estate Broker

Prepared for: **Tocco Villaggio, LLC**

October 4, 2022



*Report assembled by **Robert Smith, NYS Licensed Real Estate Broker**, practicing resale and new construction residential real estate primarily in Northern Suburbs for 25 years, NY Licensed Real Estate Instructor, served on the Town of Cicero Planning Board as both a Member and Chair, Member of the National Association of REALTORS®, NYS Association of REALTORS®, and the Greater Syracuse Association of REALTORS® (GSAR), and a Participant in Central New York Information System, Inc. the MLS of the GSAR. Mr Smith and his wife own and operate the Professional Career Center, Inc. a NYS licensed real estate school training real estate salespersons, brokers, appraisers and assessors.*

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CONFIDENTIAL

In response to Tocco Villaggio, LLC's request, I provide this review and analysis of housing availability in the Northern Suburbs of Onondaga County as it relates to an application for benefits before the Onondaga County Industrial Development Agency (OCIDA). My review is based on 25 years of real estate expertise which is supported by the research contained in this report. The analysis is informed by my unique understanding of this area and history serving on of the Town of Cicero Planning Board as both a Member and Chair. Put simply, based on the enclosed documentation, it is clear Onondaga County's northern suburbs are facing a severe and ongoing rental apartment shortage compounded by a residential housing crisis, as shown below.

The low number of available to rent apartments in the region is unsustainable. In fact, according to a 10/4/2022 survey, **out of 3,246 units only 4 apartments were available to rent.** Some of the 20 complexes included in the survey indicated they would not have any vacancies until 2023. Note: In May of 2021 I prepared a similar report and at that time there were 9 apartments available showing that there has not been significant improvement over the last 12 months.

While a six-month supply of residential housing for sale is considered healthy, in September of this year, **the supply of homes for sale dropped as low as .6 months (just two weeks) in the Town of Clay, .9 in the Town of Cicero, 1.9 in the Town of Lysander and .7 in the North Syracuse School District.** While there has been some improvement in the month's supply of residential housing for sale the market remains at a crisis level.

This is a pressing issue as OCIDA has prioritized development in this area with projects like the Amazon distribution Center and the Micron Chip Plant in the White Pines Business Park. Without housing projects like Tocco Villaggio III, the new workers that staff the thousands of new jobs planned for the area will have no place to live that is affordable or available. Our community cannot ignore the fact that good economic development policy must be supported by sufficient housing. This is clearly outlined in a summary of findings created by the

MetroTex Association of Realtors.¹ Their summary listed several points relevant to high-density housing like Tocco Villaggio III, including:

- **Lower cost to maintain infrastructure for governments.** Public roads, services, and utilities are much more expensive to maintain when homes and business are spread apart. Greater distances require more material to build and more crews to maintain than more compact footprints. Similarly, public services like effective police and fire departments are less costly when service areas are smaller.
- **Higher-density development helps attract new employers.** Employers want to be where their workforce is, rather than try to attract workers to come to them. Communities that are convenient to work and lifestyle are thus more attractive for both employers and their workforce.
- **Higher-density development can increase property values.** Although location and school district are the two most obvious determining factors of value, the lifestyle benefits of high-density communities can drive up their market value when done well...

Lisa Sturtevant, former executive director of the Center for Housing Policy and vice president for research for the National Housing Conference, perhaps put the promise of projects like Tocco Villaggio best. In her article titled **'Good Local Housing Policy Is Good Economic Development Policy'**, she said:

"The availability of housing that is affordable to people along the income spectrum is an important building block of strong, resilient regional economies. Along with a robust transportation network, good schools, sound government, and an open business environment, creating a sufficient supply of housing—near jobs and transportation and at prices and rents workers can afford—should be a key component of local and economic development strategies." [Enclosure 1]

¹ <https://www.mymetrotex.com/2017424pros-and-cons-of-high-density-housing/>

LACK OF AVAILABLE APARTMENTS

Currently, the northern suburbs of Onondaga County are feeling the most strain as thousands of new jobs have been announced in the area. These jobs will bring tremendous opportunities for individuals in our County, but these new jobs will also attract new members to our community. Those who arrive will be looking for housing and will look to their future employer for assistance.

Recent reports and studies highlight an all-time low in available rental housing in Onondaga County, generally, and in the northern suburbs, acutely. If these issues are not addressed there is the potential that thousands of workers could end up living outside the Northern Suburbs and the economic activity they generate will be lost to other communities. In addition, extended commutes have a negative impact on the environment and sustainability by increasing the use of fossil fuels.

- Separately, on October 4, 2022, a search of the Multiple Listing Service (MLS) showed the following available rentals in Cicero 1, Clay 2, Lysander 2 for a total of 5 available units for rent in the three towns. These listings are generally private owners as the large apartment complex owners do not, generally list on the MLS.

As new businesses and residents make their way to the northern suburbs of Onondaga County many will be looking for affordable rental options. Renting at affordable rates can lead to more stable, long-term employees who live in close proximity to their workplace. **At the present time the rental market is unable to satisfactorily meet the needs of the current population without the additional demand of the new planned development.**

	Apartments and Rental Properties in Northern Suburbs of Onondaga County	Vacant as of 10/4/22
Studio, One-, Two-, and Three- Bedroom Apartments	3,142	4
MLS-listed Rental Properties (Clay, Cicero, and Lysander)	N/A	5
Totals	3,147	9

RESIDENTIAL HOMES FOR SALE CRISIS

The current inventory of available homes for sale has been steadily declining over the last five years throughout the Central New York region. Today, a shortage of affordable attainable housing in the northern suburbs of Onondaga County remains at a "crisis" level.

Housing economists track the balance between supply and demand with a metric known as *months' supply* it presents how many months it would take to use up the current supply of homes at the current rate of demand. It takes into account current inventory, rate or replacement and the rate of disappearance. **A six-month supply is considered healthy.**

However, In September of 2014 Onondaga County had 6.3 months available supply of homes for sale. In September of 2018, 4 years later, Onondaga County had 2.8 months' supply of homes for sale. In September of 2022, 4 years later, Onondaga County had 1.2 months' supply of homes for sale.

The following chart shows that the inventory crisis has only deepened in the subject area(s) as it has in Onondaga County.

	September 2018	September 2022
Liverpool Schools	1.9	.5
North Syracuse Schools	2.2	.7
Baldwinsville Schools	2.9	1.6
Town of Cicero	2.6	.9
Town of Clay	1.9	.6
Town of Lysander	3.4	2.0

Months Supply of Homes for Sale all price ranges. Data obtained from the Central New York Information Service, Inc., the MLS of the Greater Syracuse Association of REALTORS® InfoSparks ©2022. 10/05/2022

CONCLUSION

There is insufficient availability of housing to meet the needs of the 110,680 residents of the three Northern Suburban communities much less those hoping to relocate to the area. A confluence of factors has impacted the housing market overall. Very few housing developments have been approved in the Northern Suburbs, a shortage of shovel ready residential building lots, an unprecedented increase in material prices, and record shattering low resale homes inventory have exacerbated the housing shortage problem.

The net result of these factors is a severe shortage of available affordable housing options particularly for young people. The escalation of resale housing prices (due to low inventory), the significant increases in the cost of new construction housing, and dramatically increasing mortgage rates have made purchasing a home unattainable across a broad spectrum of buyers. In fact, at times, there are hardly any housing (resale, new construction, or apartments) opportunities available.

In conclusion, the 208-apartment Tocco Villaggio III project addresses a critical set of problems confronting our community and aligns with the OCIDAs policy goals. Today's announcement that Micron would be locating at White Pines bringing 10's of thousands of new jobs will explode the current housing crisis without immediate action. The application for benefits deserves the careful consideration of OCIDA.

Enclosures

Enclosure 1: 'Good Local Housing Policy is Good Economic Development Policy' by Lisa Sturtevant
Enclosure 2: Central New York information Service, Inc. (CNYIS) data on: Months Supply of Homes for Sale (Onondaga County, North Syracuse, Liverpool, Baldwinsville); Months Supply of Homes for Sale (Onondaga County, Oswego County, Madison County); Homes for Sale (Cicero, Clay, Lysander,); Median Sales Price (Cicero, Clay, Lysander, Onondaga County).

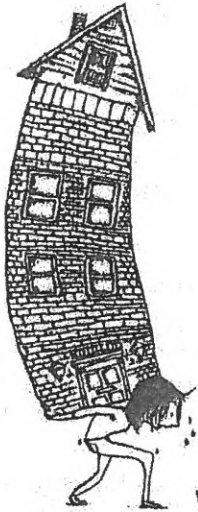
*Report assembled by **Robert Smith, NYS Licensed Real Estate Broker**, practicing resale and new construction residential real estate primarily in Northern Suburbs for 25 years, NY Licensed Real Estate Instructor, served on the Town of Cicero Planning Board as both a Member and Chair, Member of the National Association of REALTORS®, NYS Association of REALTORS®, and the Greater Syracuse Association of REALTORS®, and a Participant in Central New York Information System, Inc.*

***Central New York information Service, Inc. (CNYIS)** is the official multiple listing service of the greater Syracuse Association of Realtors®. CNYIS is the recognized provider of residential real estate data across our region.*

Good Local Housing Policy is Good Economic Development Policy

By Lisa Sturtevant -

May 15, 2014



We hear a lot about the importance of housing to the nation's economy, and recently, the news has been about how a slowing housing market is contributing to slower overall economic growth. At the local level, there has always been analysis of the impacts of residential construction on the economy. But, in this period of economic recovery, is there another way to think about the link between affordable housing and local and regional economic growth?

The availability of housing that is affordable to people along the income spectrum is an important building block of strong, resilient regional economies. Along with a robust transportation network, good schools, sound government, and an open business environment, creating a sufficient supply of housing—near jobs and transportation and at prices and rents workers can afford—should be a key component of local and economic development strategies.

What happens when there isn't enough housing workers can afford near their jobs? Usually, they move further out to try to find less expensive housing. When this happens, workers and families, local businesses, and the entire region all feel the effects.

Impacts on Workers and Families

- Workers spend more on transportation when they have longer commutes. As a result, they have less disposable income and have less to spend on other necessities, such as food, health care, child care, and savings. Family well-being can therefore be negatively impacted by these higher commuting costs.

Impacts on Local Businesses and the Local Economy

- When workers have less disposable income, they also spend less on non-essential items. They spend less on local retail goods and services, which has a negative impact on local businesses.

- Workers with longer commutes are more likely to arrive late to and leave early from work. As a result, worker productivity suffers, which has negative repercussions for business productivity and growth.
- In addition, workers with longer commutes may eventually be more likely to look for employment closer to their homes. Local businesses, therefore, will face higher employee turnover and elevated costs for recruitment and retention.

Impacts on the Region

- If more workers have longer commutes, there will be more traffic on the roads. The region's already-congested highways and local roads will become even more crowded, which affects everyone who needs to get around the region.
- When workers live further from transit, there are fewer potential transit riders. When transit ridership declines, or even flattens, it is more difficult to maintain and improve transit services region-wide.
- Increasing sprawl and traffic negatively impacts the environment and reduces the overall quality of life for the region's residents.

A recent event in Chesapeake, Virginia, sponsored by Housing Virginia, brought together people from around the Hampton Roads region to consider forecasts of employment for the region and to think about the housing that would be needed to accommodate Hampton Roads' changing and growing workforce. A full copy of the report is available from Housing Virginia. Similar studies were done for the Washington, D.C. and Richmond, Virginia metro areas.

By making the economic case for affordable housing, the conversation brought together not just the usual suspects who care about affordable housing, but also local land use planners, elected officials, economic development professionals, and transportation analysts and advocates. This broadening of the discussion around the future demand for housing is important not only to increase understanding of regional housing needs, but also to engage a larger and more diverse set of stakeholders who can help convince local officials and residents of the need to plan for more housing around transit and near growing employment centers, to re-zone areas to allow for multifamily and higher density housing, to allocate funding to build and preserve housing affordable to very low-income families, and to explicitly link business attraction efforts to the housing needs of new workers.

Making the economic case for affordable housing can feel uncomfortable to those who believe that having access to safe, decent and affordable housing is a right that everyone should enjoy, without exception. But by linking housing needs to a region's economic prosperity, we can bring more people into the effort to help find ways to make sure there is a diverse mix of housing affordable to individuals and families all along the income spectrum.

(2)



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Licensed Real Estate Broker - Listing Company of CNY, Inc.

Listing Choices for Central New York

Office: 315-864-6001

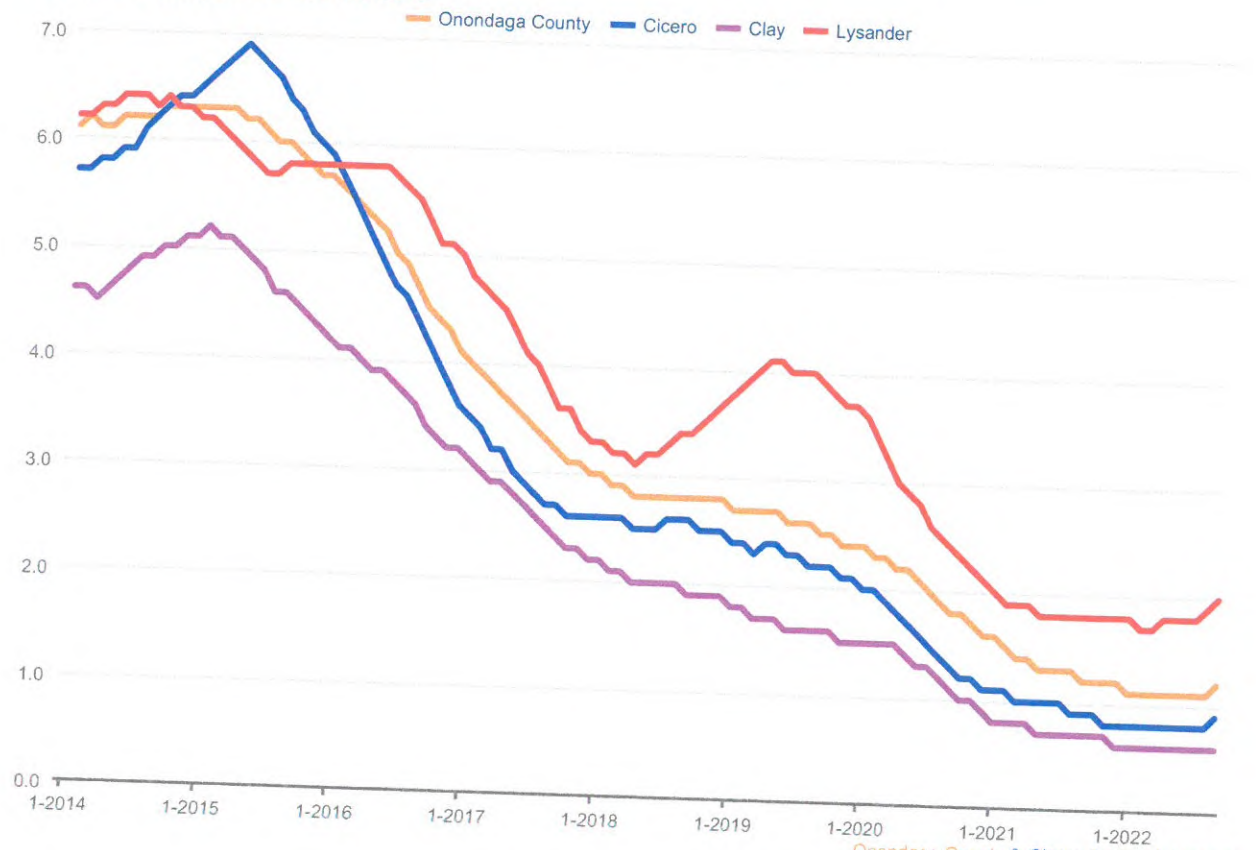
Cell: 315-415-1574

bsmith@smithcny.com

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Months Supply of Homes for Sale



Each data point is 12 months of activity. Data is from October 5, 2022.
All data from Central New York Information Service, Inc. InfoSparks © 2022 ShowingTime.



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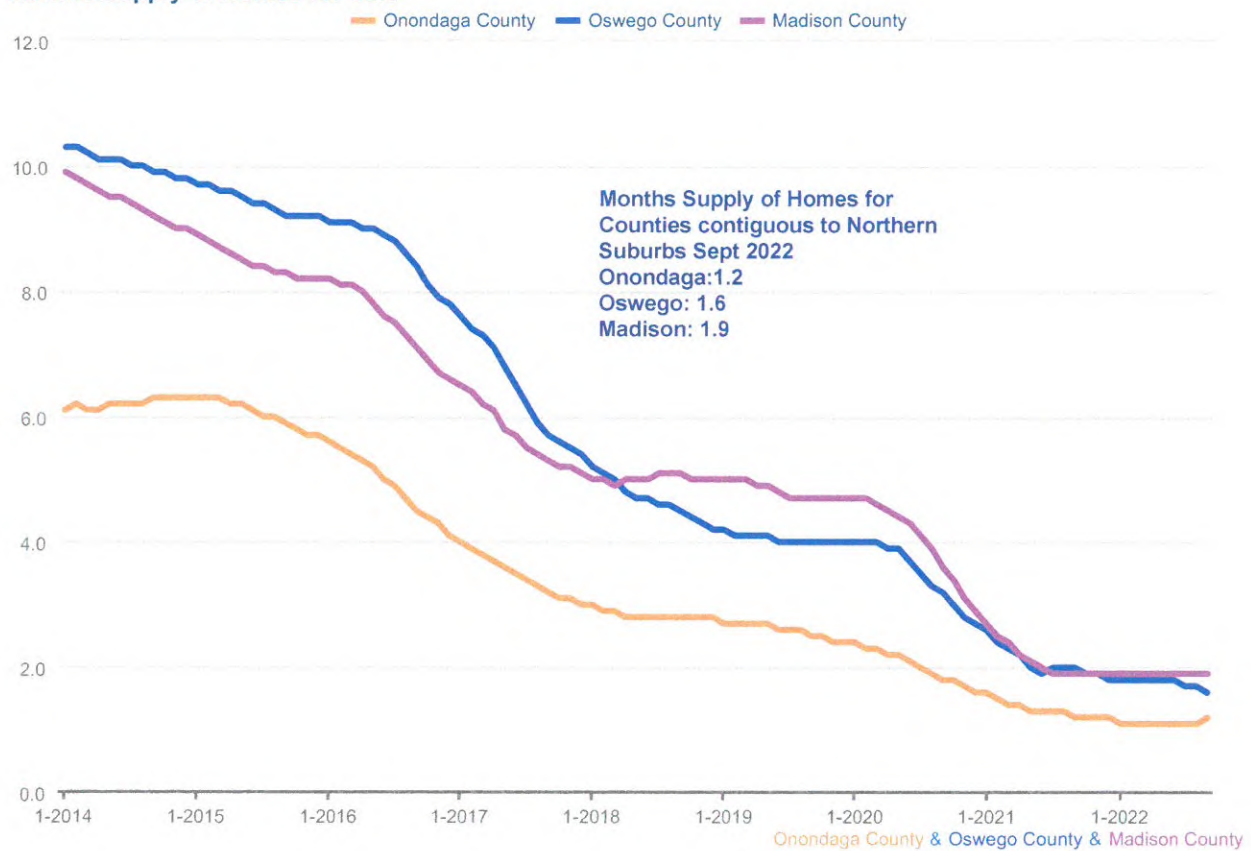
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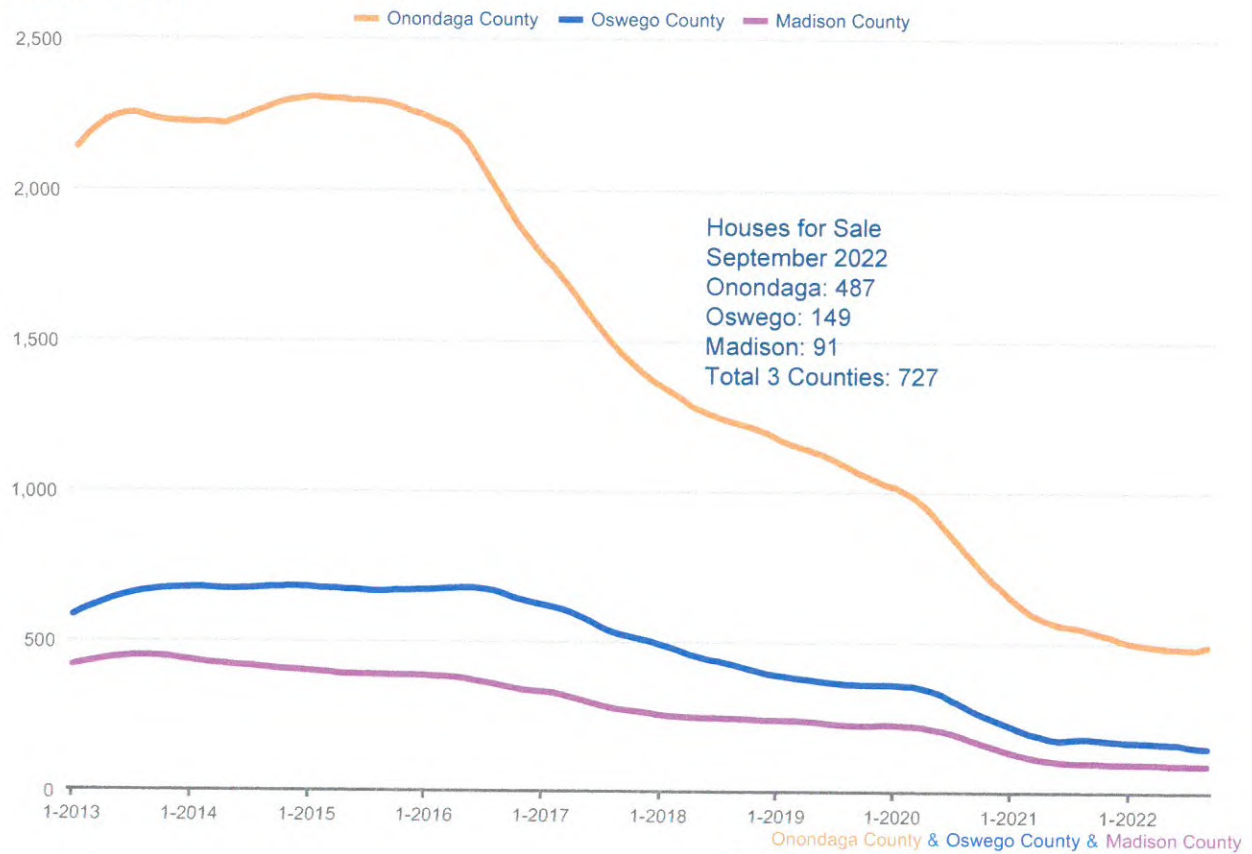
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Homes for Sale



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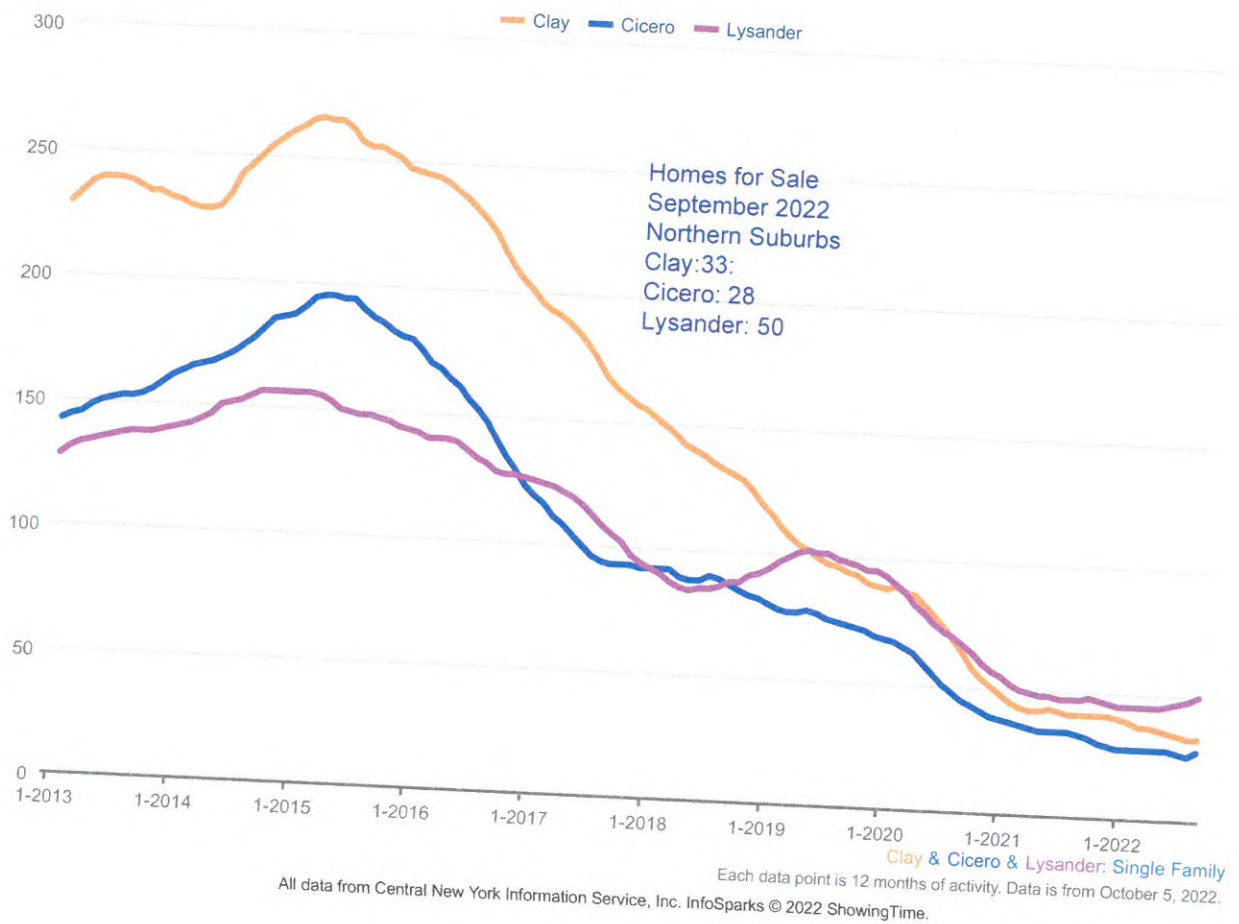
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Homes for Sale





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Median Sales Price



All data from Central New York Information Service, Inc. InfoSparks © 2022 ShowingTime.

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: Tocco Villagio III Apartments		
Project Location (describe, and attach a general location map): State Route 31		
Brief Description of Proposed Action (include purpose or need): Construction of 8 Apartment buildings as the next phase of tocco villagio and all necessary utilities and site improvements including sewer, water, parking areas and stormwater management.		
Name of Applicant/Sponsor: Tocco Villagio III, LLC		Telephone: E-Mail: Jalberic@verizon.net
Address: PO Box 160		
City/PO: Clay	State: NY	Zip Code: 13143
Project Contact (if not same as sponsor; give name and title/role): CHA Consulting (c/o James Trasher)		Telephone: 315-257-7220 E-Mail: Jtrasher@chacompanies.com
Address: 300 S. State Street Suite 600		
City/PO: Syracuse	State: NY	Zip Code: 13202
Property Owner (if not same as sponsor): Joseph G. Alberici & Joseph E. Alberici		Telephone: E-Mail: Jalberic@verizon.net
Address: 8233 Park Ridge Path		
City/PO: Liverpool	State: NY	Zip Code: 13090

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, ☒ Yes ☐ No or Village Board of Trustees	Town of Clay Town Board (PUD Approval)	2/2013
b. City, Town or Village Planning Board or Commission ☒ Yes ☐ No	Town of Clay Planning Board (PUD Approval)	2/2013
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☒ No		
d. Other local agencies ☐ Yes ☒ No		
e. County agencies ☒ Yes ☐ No	County IDA	8/30/2022
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☒ Yes ☐ No	NYSDEC (SPDES Permit)	2/2013
h. Federal agencies ☐ Yes ☒ No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐ Yes ☒ No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☒ Yes ☐ No iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☒ No		

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

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

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No

If Yes, what is the zoning classification(s) including any applicable overlay district?

PDD - Planned development district

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

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? North Syracuse

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

Town of Clay Police, Onondaga County Sheriff, New York State Troopers

c. Which fire protection and emergency medical services serve the project site?

Town of Clay Fire Department

d. What parks serve the project site?

Meltzer Park

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? 35 acres

b. Total acreage to be physically disturbed? 10.7 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 67 acres

c. Is the proposed action an expansion of an existing project or use? ☒ Yes ☐ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: 208 Units

d. Is the proposed action a subdivision, or does it include a subdivision? ☒ Yes ☐ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Residential subdivision

ii. Is a cluster/conservation layout proposed? ☐ Yes ☒ No

iii. Number of lots proposed? 2

iv. Minimum and maximum proposed lot sizes? Minimum 10.7 Maximum 24

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: 18 months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☒ Yes ☐ 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	_____	208	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☒ 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? ☐ Yes ☒ No	
If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ 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? ☐ Yes ☒ 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? ☐ Yes ☐ 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? ☐ Yes ☐ 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? ☐ Yes ☒ 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: _____ 68640 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: OCWA
- 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: _____ 68640 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): Residential sanitary waster

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

- Name of wastewater treatment plant to be used: OCWEP (Oak Orchard Treatment Plant)
- Name of district: Oak Orchard 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

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. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ 7am - 5pm • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ 24 hours a day • Saturday: _____ 24 hours a day • Sunday: _____ 24 hours a day • Holidays: _____ 24 hours a day </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ 7am - 5pm • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ 24 hours a day • Saturday: _____ 24 hours a day • Sunday: _____ 24 hours a day • Holidays: _____ 24 hours a day
i. During Construction: • Monday - Friday: _____ 7am - 5pm • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ 24 hours a day • Saturday: _____ 24 hours a day • Sunday: _____ 24 hours a day • Holidays: _____ 24 hours a day		

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: <u>Typical construction noise between 7am and 5pm for utility installation and site improvements</u>	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No Describe: _____	
n. Will the proposed action have outdoor lighting? ☒ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: <u>Dark sky compliant light fixtures for safety and security</u>	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No Describe: _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____	
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? ☐ Yes ☒ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No If Yes: i. Describe proposed treatment(s): _____	
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☒ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: _____ • Operation: _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ • Operation: _____	

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

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

ii. If mix of uses, generally describe: _____

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	1.0	7.6	+6.6
• Forested	3	3	
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	31	24.4	-6.6
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: _____	☐ Yes ☒ 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: Lucille Manor (elderly home) _____ _____	☒ Yes ☐ No
e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment: • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet ii. Dam's existing hazard classification: _____ iii. Provide date and summarize results of last inspection: _____ _____	☐ Yes ☒ 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? • If yes, cite sources/documentation: _____ ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____ iii. Describe any development constraints due to the prior solid waste activities: _____ _____	☐ Yes ☒ 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: _____ _____	☐ Yes ☐ 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: ☐ Yes – Spills Incidents database ☐ Yes – Environmental Site Remediation database ☐ Neither database Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ ii. If site has been subject of RCRA corrective activities, describe control measures: _____ _____ iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): _____ iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____ _____	☐ Yes ☒ No

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ >10 feet

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

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

Collamer Silt Loam	91 %
Niagara Silt	7 %
Appleton Loam	2 %

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

e. Drainage status of project site soils: ☐ Well Drained: _____ % of site
☒ Moderately Well Drained: 91 % of site
☒ Poorly Drained 9 % of site

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: 100 % of site
☐ 10-15%: _____ % of site
☐ 15% or greater: _____ % of site

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

h. Surface water features.

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

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☒ No
If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

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

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

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

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

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

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

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

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

m. Identify the predominant wildlife species that occupy or use the project site: _____ Rabbits _____ Squirrels _____ Frogs _____	
n. Does the project site contain a designated significant natural community? ☐ Yes ☒ 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? ☐ Yes ☒ No If Yes: i. Species and listing (endangered or threatened): _____ _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No If Yes: i. Species and listing: _____ _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ 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? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ 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? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ 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? ☐ Yes ☒ 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?	☐ Yes ☒ No
If Yes:	
i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District	
ii. Name: _____	
iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	
☐ Yes ☒ No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
☐ Yes ☒ No	
If Yes:	
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?	
☐ Yes ☒ No	
If Yes:	
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?	
☐ Yes ☒ No	
If Yes:	
i. Identify the name of the river and its designation: _____	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
☐ Yes ☐ No	

F. Additional Information

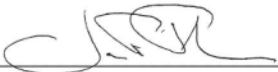
Attach any additional information which may be needed to clarify your project.

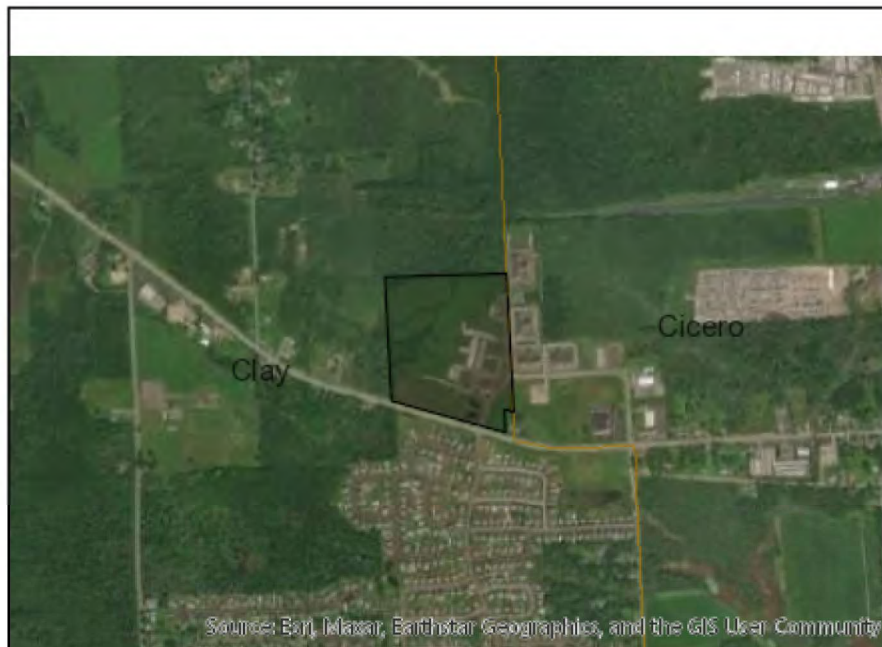
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name CHA Consulting (c/o James Trasher) Date 8/30/2022

Signature  Title Vice President



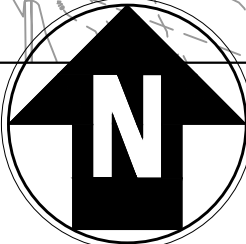
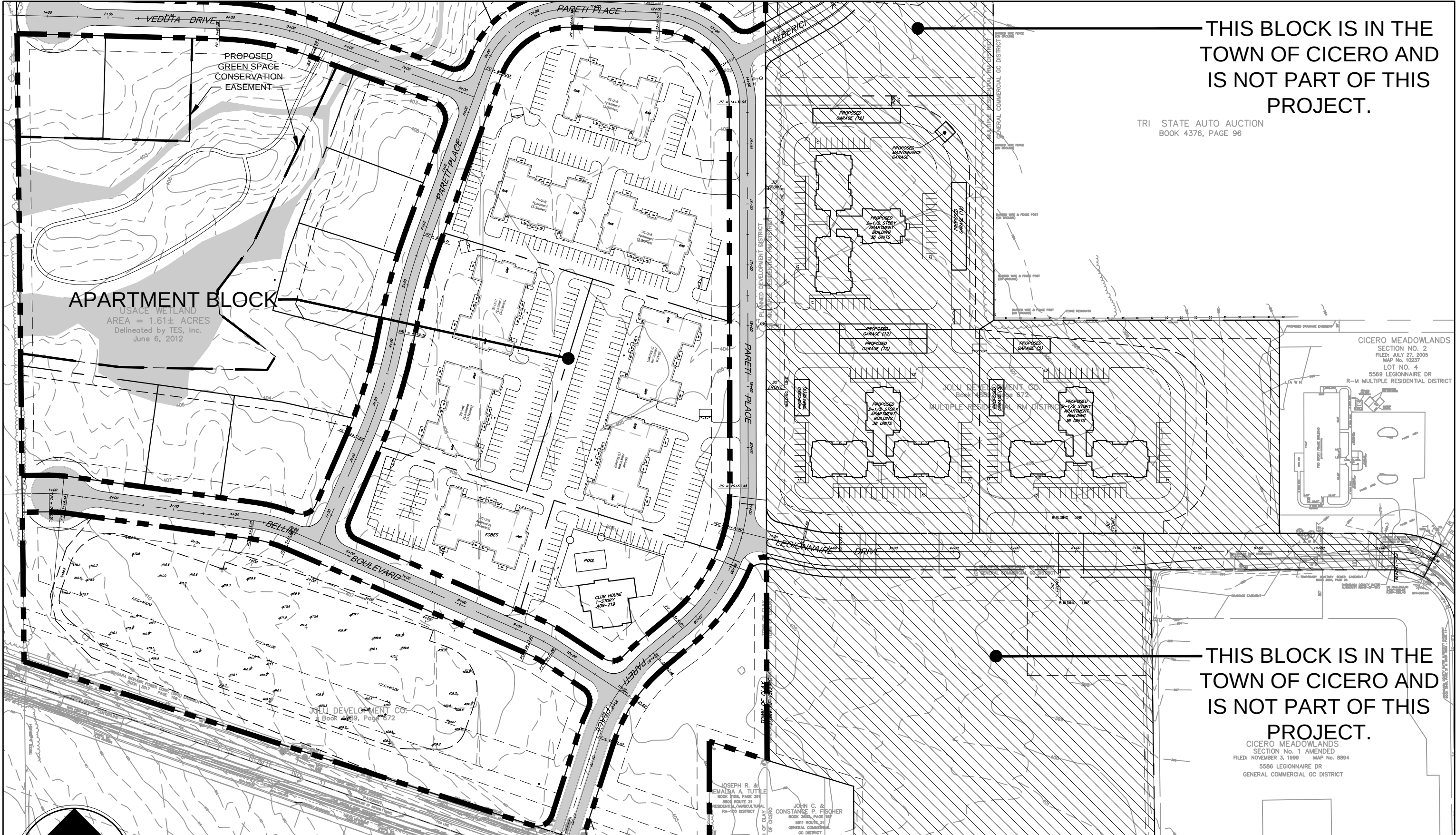
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No

E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

File: V:\PROJECTS\SNY\21051\CADD\ACAD\ SHEET_FILES\CLAY REVISED SHEETS.5-13-2022\FIGURES\C-200 GENERAL SITE LAYOUT - 8-29-22.DWG Saved: 8/30/2022 7:28:06 AM Plotted: 8/30/2022 7:31:11 AM Current User: Harrell, Benjamin LastSavedBy: 5757



0 150 300
Scale in feet

Drawing Copyright © 2022
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TOCCO VILLAGIO III

TOWN OF CLAY
ONONDAGA COUNTY, NY

PROJECT NO. 21051
DATE: 8/30/22
FIGURE 1

File: V:\PROJECTS\SNY\21051\CADD\ACAD\ _SHEET_FILES\CLAY\REVISED SHEETS_5-13-2022\FIGURES\ELEVATIONS.DWG Saved: 8/30/2022 8:44:44 AM Plotted: 8/30/2022 8:45:19 AM Current User: Harrell, Benjamin LostSvedBy: 5757



FRONT ELEVATION - 25 & 26 UNIT



RIGHT SIDE ELEVATION - 26 UNIT

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TOCCO VILLAGIO III
BUILDING ELEVATIONS
TOWN OF CLAY
ONONDAGA COUNTY, NY

PROJECT NO.
21051

DATE: 8/30/22

FIGURE 3

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TOCCO VILLAGIO III
FRONT BUILDING ELEVATION
TOWN OF CLAY
ONONDAGA COUNTY, NY

PROJECT NO.
21051

DATE: 8/30/22

FIGURE 1

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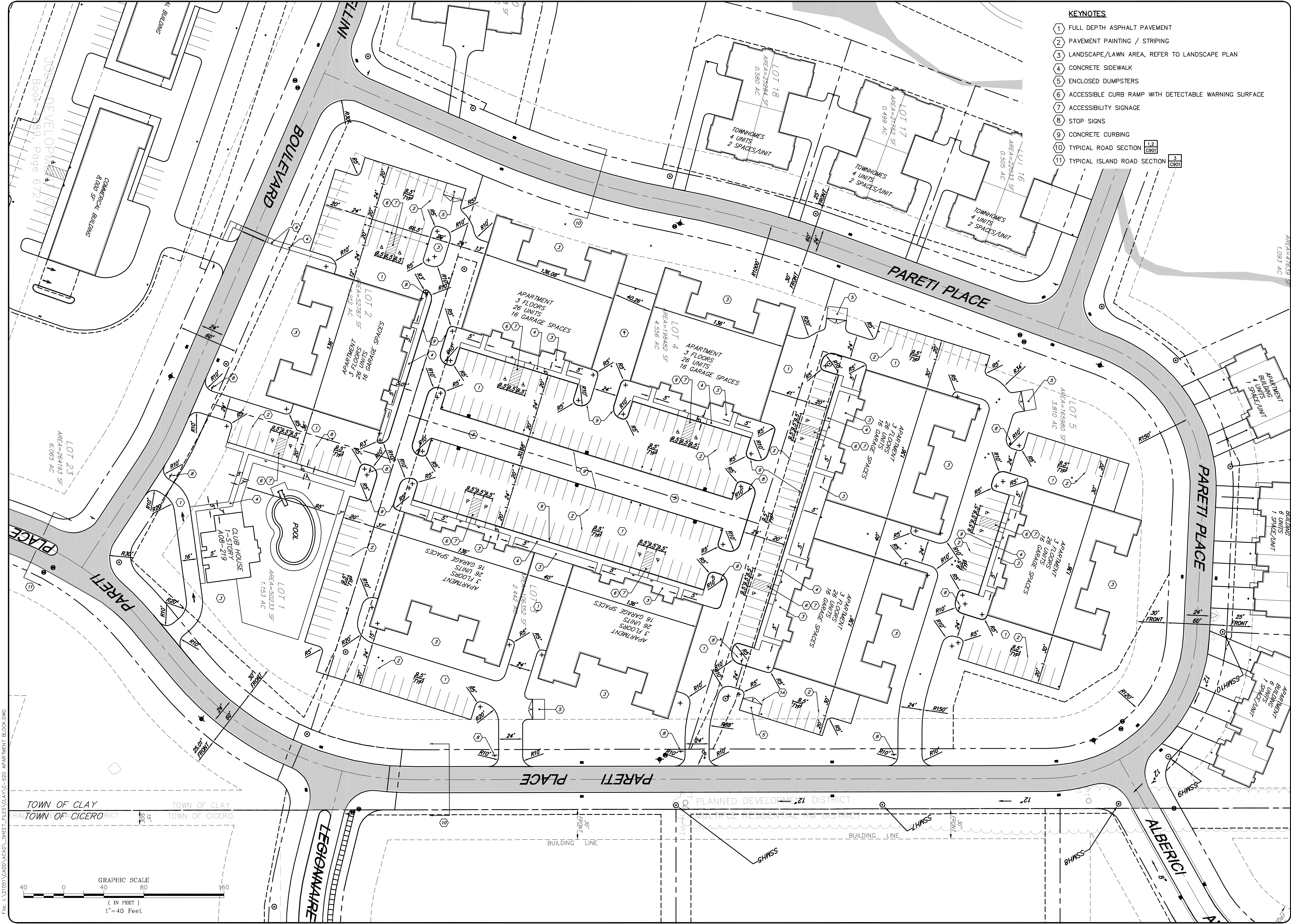
TOCCO VILLAGIO III
REAR BUILDING ELEVATION
TOWN OF CLAY
ONONDAGA COUNTY, NY

PROJECT NO.
21051

DATE: 8/30/22

FIGURE 1

File: I:\21051\CA00\ACAD\SHR\FILES\CLAY\C-520 APARTMENT BLOCK.DWG



- KEYNOTES**
- 1 FULL DEPTH ASPHALT PAVEMENT
 - 2 PAVEMENT PAINTING / STRIPING
 - 3 LANDSCAPE/LAWN AREA, REFER TO LANDSCAPE PLAN
 - 4 CONCRETE SIDEWALK
 - 5 ENCLOSED DUMPSTERS
 - 6 ACCESSIBLE CURB RAMP WITH DETECTABLE WARNING SURFACE
 - 7 ACCESSIBILITY SIGNAGE
 - 8 STOP SIGNS
 - 9 CONCRETE CURBING
 - 10 TYPICAL ROAD SECTION
 - 11 TYPICAL ISLAND ROAD SECTION

No.	Submit / Revision	By	App'd	Date
1	C&S Contract Drawing Comments	PBY	JFT	1.22.13
2	C&S Comments Dated 5/24/13	PBY	JFT	6.28.13
3	C&S Comments Dated 10/2/13	PBY	JFT	1.1.14



JOLU DEVELOPMENT CO.
8233 Park Ridge Path, Suite 2
Liverpool, NY 13090

Professional Engineer
State of New York
No. 10584
Exp. 12/31/14

CIA
441 South Salina Street - Syracuse, NY 13202-4712
Main: 315.471.3820 • www.chiainc.com

Designed: PBY
Drawn: ANF
Checked: JFT

Tocco Villaggio
TOWN OF CLAY
COUNTY OF ONONDAGA
STATE OF NEW YORK
APARTMENT BLOCK SITE LAYOUT
PLAN
Issue Date: 10-26-11
Project No.: 21051
Scale: As Shown

C-520

Onondaga County Industrial Development Agency



Project Summary DRAFT

11/7/2022

1. Project	Peregrine Senior Living	2. Project Number	3101-22-09A
3. Location	Fayetteville	4. School District	Fayetteville-Manlius School District
5. Tax Parcel(s)	086.-01-03.7	6. Project Type	New Construction
		Village	0

7.Total Project Cost	\$	18,938,641.00	8. Total Jobs	40
Land	\$	1,300,000	8A. Job Retention	0
Site Work	\$	1,297,000	8B: Job Creation	40
Building	\$	8,774,364	(Next 5 Years)	
Furniture & Fixtures	\$	1,151,000		
Equipment	\$	80,000		
Management/Developer Fees	\$	964,000		
Engineering/Architecture Fees	\$	285,000		
Financial Charges	\$	307,000		
Legal Fees	\$	105,000		
Other	\$	4,675,277		

Investment/Abatement Summary Peregrine Senior Living

	Fiscal Impact (\$)
Estimated Abatement Cost	\$1,522,355
Sales Tax Abatement	\$350,000
Mortgage Recording Tax Abatement	\$92,326
Real Property Tax Relief	\$1,080,029
New Investment	\$38,170,971
PILOT Payments	\$1,435,104
Project Wages (10 years)	\$16,512,360
Construction Benefit	\$4,080,938
Employee Benefits (10 years)	\$3,302,472
Project Capital Investment	\$12,602,364

Agency Fees \$237,733

Investment:Abatement Ratio 25.07 :1

Project Description

Peregrine Senior Living proposes to develop and operate Peregrine Senior Living Memory Care Residence on 3.85 acres in the Town of Manlius. This project will be a 64-unit, 68 bed facility or 35,759 square feet.

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Peregrine Senior Living

11/4/2022

A) PILOTS Estimate Table Worksheet DRAFT

for 10 years

OCIDA estimate of current market value					\$	1,300,000
Projected investment					\$	8,774,364
OCIDA estimate of increase in value					\$	5,354,195
OCIDA estimated value after project is completed					\$	6,654,195
Taxes that would have been collected if the project did not occur					\$	491,370
Scheduled PILOT payments					\$	1,435,104

PILOT YEAR	Exemption %	Onondaga County	Fayetteville	Fayetteville-Manlius School District	0	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100%	\$ 6,534	\$ 6,415	\$ 31,926	\$ -	\$ 44,875.14	\$ 229,698	\$ 184,823
2	90%	\$ 9,410	\$ 9,239	\$ 45,976	\$ -	\$ 64,624.62	\$ 234,292	\$ 169,668
3	80%	\$ 12,398	\$ 12,172	\$ 60,576	\$ -	\$ 85,146.12	\$ 238,978	\$ 153,832
4	70%	\$ 15,502	\$ 15,220	\$ 75,741	\$ -	\$ 106,462.64	\$ 243,758	\$ 137,295
5	60%	\$ 18,725	\$ 18,384	\$ 91,489	\$ -	\$ 128,597.75	\$ 248,633	\$ 120,035
6	50%	\$ 22,071	\$ 21,669	\$ 107,836	\$ -	\$ 151,575.69	\$ 253,606	\$ 102,030
7	40%	\$ 25,543	\$ 25,078	\$ 124,801	\$ -	\$ 175,421.31	\$ 258,678	\$ 83,256
8	30%	\$ 29,145	\$ 28,614	\$ 142,401	\$ -	\$ 200,160.12	\$ 263,851	\$ 63,691
9	20%	\$ 32,881	\$ 32,282	\$ 160,655	\$ -	\$ 225,818.31	\$ 269,128	\$ 43,310
10	10%	\$ 36,755	\$ 36,085	\$ 179,582	\$ -	\$ 252,422.77	\$ 274,511	\$ 22,088
TOTAL		\$ 208,965	\$ 205,157	\$ 1,020,982	\$ -	\$ 1,435,104	\$ 2,515,133	\$ 1,080,029

	Year					
	0	1	2	3	4	5
Jobs						
Current/Actuals	0					
Creation Goals	40	30	10			
Total Employment Goals	40	30	10			

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**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
APPLICATION FOR BENEFITS**

1. In accordance with Section 224-a(8)(d) of Article 8 of the New York Labor Law, the Agency has identified that any "financial assistance" (within the meaning of Section 858 of the General Municipal Law) granted by the Agency to the Applicant consisting of sales and use tax exemption benefits, mortgage recording tax exemption benefits and real property tax exemption benefits, constitutes "public funds" within the meaning of Section 224-a(2)(b) of Article 8 of the New York Labor Law and such funds are not excluded under Section 224-a(3) of Article 8 of the New York Labor Law. The Agency hereby notifies the Applicant of the Applicant's obligations under Section 224-a (8)(a) of Article 8 of the New York Labor Law.
2. Fill in all blanks using "none", "not applicable" or "not available". If you have any questions about the way to respond, please call the Onondaga County Industrial Development Agency (the "Agency" or "OCIDA") at 315-435-3770.
3. If providing an estimate put "(est.)" after the figure or answer. If more space is needed to answer any specific question, attach a separate sheet.
4. If the OCIDA Board approves benefits, it is the company's responsibility to obtain and submit all necessary forms and documents.
5. All projects approved for benefits by the OCIDA Board will close with the Agency within 6-months of the inducement date. If this schedule cannot be met, the applicant will need to submit a closing schedule modification written request to the Executive Director that will be presented to OCIDA Board for consideration.
6. When completed, return this Application by mail or fax to the Agency at the address indicated below. A signed application may also be submitted electronically in PDF format to Nancy Lowery at nancylowery@ongov.net. **An Application will not be considered by the Agency until the Application fee has been received.**
7. The Agency will not give final approval for this Application until the Agency receives a completed NYS Full Environmental Assessment Form concerning the project which is the subject of this Application. The form is available at <http://www.dec.ny.gov/permits/6191.html>.
8. Please note the Public Officers Law declares all records in the possession of the OCIDA (with certain limited exceptions) are open to public inspection and copying. If the Applicant is of the opinion that there are elements of the project which are in the nature of trade secrets which, if disclosed to the public or otherwise widely disseminated, would cause substantial injury to the Applicant's competitive position, this Applicant must identify such elements in writing and request that such elements be kept confidential. In accordance with Article 6 of the Public Officer's Law, the OCIDA may also redact personal, private, and/or proprietary information from publicly disseminated documents.
9. The Applicant will be required to pay the Agency Application fee and, if accepted as a project of the Agency, all administrative and legal fees as stated in Section VI of the Application.

10. A complete Application consists of the following 9 items:

- This Application
- Local Access Agreement
- Employment Plan
- Conflict of Interest
- A feasibility statement indicating the need for the requested benefits
- Description of Project, Site Plans/Sketches, and Maps
- NYS Full Environmental Assessment Form
- A check payable to the Agency in the amount of \$1,000
- A check payable to Barclay Damon LLP in the amount of \$2,500

11. This Application was adopted by the OCIDA Board on January 18, 2022.

It is the policy of the Agency that any project receiving benefits from the Onondaga County Industrial Development Agency will utilize 100% local contractors and local labor for the construction period of the project unless a waiver is granted in writing by the Agency.

Return to:

Onondaga County Industrial Development Agency
Attn: Nancy Lowery
333 W. Washington Street, Suite 130
Syracuse, NY 13202
Phone: 315-435-3770 | Fax: 315-435-3669
nancylowery@ongov.net

Section I: Applicant Information

Please answer all questions. Use "None", "Not Applicable" and "See Attached" where necessary.

Submittal Date: September 23, 2022

A) Applicant/Project Operator information (company receiving benefits):

Applicant/Project Operator: Click here to enter text. Peregrine Holdings LLC as Applicant and Operator

Applicant/ Project Operator Address: 217 Montgomery Street, 6th Floor, Syracuse NY 13202

Phone: 315-476-5610

Fax: 315-479-8729

Website: www.peregrineseniorliving.com

E-mail: sbowman@peregrine-companies.com

Federal ID#: 46-4531116

NAICS: 531110

State and Year of Incorporation/Organization: NY/2014

Owner (if different from Applicant/Project Operator): _____

Owner Address: _____

Federal ID#: _____

State and Year of Incorporation/Organization: _____

List of stockholders, members, or partners of Owner: _____

B) Individual Completing Application:

Name: Stephen Bowman

Title: President

Address: 217 Montgomery Street, 6th Floor, Syracuse NY 13202

Phone: 315-476-5610

Fax: 315-479-8729

E-mail: sbowman@peregrine-companies.com

C) Company Contact (if different from individual completing application):

Name: _____

Title: _____

Address: _____

Phone: _____ Cell Phone: _____

E-mail: _____

D) Company Counsel:

Name of Attorney: A. Joseph Scott III

Firm Name: Hodgson Russ

Address: 677 Broadway, Albany NY 12207

Phone: 518-433-2419 Cell Phone: 518-424-7749

E-mail: ascott@hodgsonruss.com

E) Business Organization (check appropriate category):

☐ Corporation

☐ Partnership

☐ Public Corporation

☐ Joint Venture

☐ Sole Proprietorship

☒ Limited Liability Company

☐ Other (please specify): _____

Year Established: 2014

State in which Organization is established: NY

F) List all stockholders, members, or partners with % of ownership greater than 5%:

Name	% of ownership
<u>Stephen Bowman</u>	<u>50</u>
<u>Mark Farchione</u>	<u>50</u>
_____	_____
_____	_____

G) Applicant Business Description:

Estimated % of sales within Onondaga County: 80%

Estimated % of sales outside Onondaga County but within New York State: 20%

Estimated % of sales outside New York State but within the U.S.: 0%

Estimated % of sales outside the U.S.: 0%

(*Percentage to equal 100%)

H) Applicant History: If the answer to any of the following is "Yes", please explain below. If necessary, attach additional information.

1. Is the company or management of the Company now a plaintiff or defendant in any civil or criminal litigation? ☐ Yes ☒ No
2. Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)? ☐ Yes ☒ No
3. Has any person listed in Section I ever been in receivership or declared bankruptcy? Please attach any explanations. ☐ Yes ☒ No

I) Has the Project Beneficiary received assistance from OCIDA, Syracuse Industrial Development Agency (SIDA), New York State or the Onondaga Civic Development Corporation (OCDC) in the past? If yes please attach an explanation and please give year, project name, and description of benefits and address of project.

☐ Yes ☒ No

Section II: Project and Site Information

A) Project Location: Location where the investment will take place. If Company is moving, the new location should be entered here and the current location should be in Section I.

Address: 3965 Medical Center Drive

Legal Address (if different): _____

City: _____

Village/Town: Manlius

Zip Code: 13066

School District: Fayetteville-Manlius

Tax Map Parcel ID(s): 086.-01-03.7

Full Market Value: \$880,000.00

Footage of Existing Building: 0.00

Census Tract: _____

B) Type (Check all that apply):

- | | |
|---|--|
| ☒ New construction | ☐ Purchase of machinery and/or equipment |
| ☐ Expansion/Addition to current facilities | ☐ Brownfield/Remediated Brownfield |
| ☐ Renovation of existing facility | ☐ LEED Certification |
| ☐ Housing Project | ☐ Demolition and Construction |
| ☐ Renewable Energy Project | ☐ Acquisition of existing facility/property |
| ☐ Retail | ☐ Other: |

C) Project Narrative: A statement that there is a likelihood that the project would not be undertaken but for the financial assistance provided by the Agency or, if the project could be undertaken without financial assistance provided by the Agency, a statement indicating why the project should be undertaken by the agency.

* For a Retail Project (also see page 14)

* For a Renewable Energy Project (also see page 15)

* For a Housing Project (also see page 17)

D) Description of Project: Please provide a detailed narrative of the proposed Project. Please separately attach the description and any copies of site plans, sketches or maps. This narrative should include, but is not limited to:

- ☒ i) a description of your Company's background, customers, goods and services and the principal products to be produced and/or the principal activities that will occur on the Project site;
- ☒ (ii) the size of the Project in square feet and a breakdown of square footage per each intended use;
- ☒ (iii) the size of the lot upon which the Project sits or is to be constructed;
- ☒ (iv) the current use of the site and the intended use of the site upon completion of the Project;
- ☒ (vi) describe your method for site control (Own, lease, other).

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

**Please check any and all end users as identified below

- | | |
|--|--|
| ☐ Industrial | ☐ Bank Office |
| ☐ Acquisition of Existing Facility | ☐ Retail (see page 14) |
| ☐ Housing Project (see page 17) | ☐ Mixed Use |
| ☐ Equipment Purchase | ☐ Facility for Aging |
| ☐ Multi-Use Tenant | ☐ Civic Facility (not for profit) |
| ☐ Renewable Energy Project (see page 15) | ☐ Other _____ |
| ☒ Commercial | |

F) If applicant will not occupy 100% of the building in a real estate transaction, provide information on tenant(s) that includes name, present address, and percentage of project to be leased, type of business organization, relationship to applicant, date and term of lease.

G) For the Agency to consider this Project, please provide the following information:

1. Does the Project consist of new construction or expansion or substantial renovation of an existing facility?
☒ Yes ☐ No
2. Will the Project create new employment opportunities or retain existing jobs that may otherwise be lost?
☒ Yes ☐ No
3. Does the Project beneficiary serve a customer base primarily outside of Onondaga County?
☐ Yes ☒ No

H) Will the completion of the Project result in the removal of an industrial or manufacturing plant of the company from one area of the state to another area of the state OR in the abandonment of one or more plants or facilities of the company located within the state? Please explain if you answer "Yes" by attaching a response.

☐ Yes ☒ No

I) Please attach a description of any compelling circumstances the Agency should be aware of while reviewing this application.

J) Local Approvals (Site Plan and Environmental Review)

1. Have site plans been submitted to the appropriate town or local planning department?

☒ Yes. What is the status? ☐ No. When will the plans be submitted?

Public Hearing Oct. 24th.

2. Has the project received site plan approval from the town or local planning board?
☒Yes ☐No
3. If no, what is the anticipated approval date? October 24, 2022
4. If yes, provide the Agency with a copy of the Planning Board's approval resolution along with the related SEQR determination. (NOTE: SEQR determination is required for final approval and sales tax agency appointment.)
5. Environmental Information
- a. Please attach the appropriate Environmental Impact Forms to your application. Here is a link to the SEQR forms: <http://www.dec.ny.gov/permits/6191.html>
- b. Have any environmental issues been identified on the property?
☐Yes ☒No
If yes, please attach an explanation.

Section III: Construction

A) Project Costs and Finances

Description of Costs	Total Budget Amount	% of Total Budget to be Procured in Onondaga County	Total Private Expenditure (should be less than or equal to total budget amount)
Land Acquisition	\$1,300,000.00	100%	100%
Site Work/Demo	\$1,297,000.00	100%	100%
Building Construction & Renovation	\$8,774,364	100%	100%
Furniture & Fixtures	\$1,151,000.00	50%	100%
Equipment*	\$80,000.00	100%	100%
Engineering/Architect	\$285,000.00	25%	100%
Financial Charges	\$307,000.00	50%	100%
Legal	\$105,000.00	75%	100%
Other	\$4,675,277.00	75%	100%
Management/Developer Fees	\$964,000.00	100%	100%
Total Project Cost	\$18,938,641.00	90%	100%

Note: Do not include OCIDA fees, OCIDA application fees or OCIDA legal fees as part of the Total Project Cost. You may attach a separate chart if needed.

B) <u>TOTAL Capital Costs</u>	\$ <u>\$18,938,641.00</u>
<u>Project refinancing: estimated amount</u> (For refinancing of existing debt only)	\$ <u>0.00</u>
<u>Sources of Funds for Project Costs:</u>	
1. Bank Financing	\$ <u>\$12,310,117.00</u>
2. Equity (excluding equity that is attributed to grants/tax credits)	\$ <u>\$6,628,524.00</u>
3. Tax Exempt Bond Issuance (if applicable)	\$ <u>0.00</u>
4. Taxable Bond Issuance (if applicable)	\$ <u>0.00</u>

5. Public Sources (Include sum total of all state and federal grants and tax credits) \$ 0.0

-Identify each state and federal grant/credit:

\$ _____

\$ _____

\$ _____

6. Total Sources of Funds for Project Costs \$ 18,938,641.00

C) Employment and Payroll Information

*Full Time Equivalent (FTE) is defined as one employee working no less than 40 hours per week or two or more employees together working a total of 40 hours per week.

1. Are there people currently employed at the project site?
☐ Yes ☒ No If yes, provide number of FTE jobs at the facility: _____

2. Complete the following:

Estimate the number of FTE jobs to be retained as a result of this Project:	0
Estimate the number of construction jobs to be created by this Project:	125
Estimate the average length of construction jobs to be created (months):	9 months
Current annual payroll at facility:	\$0.0
Please list, if any, benefits that will be available to either full and/or part time employees:	See Attachment
Average annual benefit paid by the company (\$ or % salary) per FTE job:	80-85%
Amount or percent of wage employees pay for benefits:	15-20%
Provide an estimate of the number of residents in the Economic Development Region (Onondaga, Madison, Cayuga, Oneida, Oswego, and Cortland Counties) to fill new FTE jobs:	40

D) New Employment Benefits

- i. Complete the following chart indicating the number of FTE jobs presently employed at the Project and the number of FTE jobs that will be created at the Project site at the end of the first, second, and third, years after the Project is completed. Jobs should be listed by title of category (see below), including FTE independent contractors or employees of independent contractors that work at the Project location. Do not include construction workers.
- ii. Feel free to include additional information or a substitute chart if you think additional material would add clarity.

Please use this chart to illustrate the current employment:

Job Title/Category	Current Annual Pay	Current Employment (FTE)
See attachment		

Please use this chart to illustrate the projected employment growth:

Job Title/Category	Current Annual Pay	Jobs Created Year 1	Jobs Created Year 2	Jobs Created Year 3
See Attachment				

If you prefer, you may attach a job chart of your own that outlines the job growth projections regarding the Project.

E) Financial Assistance sought (estimated values):

- ☒ Real Property Tax Abatement (PILOT): _____
- ☒ Mortgage Recording Tax Exemption (.75% of amount mortgaged): \$92,326.00
- ☒ Sales and Use Tax Exemption (4% Local, 4% State): \$350,000.00
- ☐ Tax Exempt Bond Financing (Amount Requested): _____
- ☐ Taxable Bond Financing (Amount Requested): _____

F) Mortgage Recording Tax Exemption Benefit Calculator: Amount of mortgage that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent/
bridge financing): \$ 12,310,117.00

Estimated Mortgage Recording Tax Exemption Benefit (product of
mortgage amount as indicated above, multiplied by .0075): \$ 92,326.00

G) Sales and Use Tax Benefit Calculator: Gross amount of costs for goods and services that are subject to State and local Sales and Use Tax – said amount to benefit from the Agency's Sales and Use Tax exemption benefit:

\$ 4,375,000.00

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure, above) (This should match the amount in section "E" on page 9, this calculation only exists to help you with your estimate):

\$ 350,000.00

Section IV: Estimate of Real Property Tax Abatement Benefits

Section IV of this Application will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application prior to the completed application being provided to the OCIDA Board.

A) PILOTS Estimate Table Worksheet

OCIDA estimate of current value	
New construction and renovation costs	
OCIDA estimate of increase in value	
OCIDA estimated value of completed project	
OCIDA estimate of taxes that would have been collected if the project did not occur	
Scheduled PILOT payments	

PILOT Year	Exemption %	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100						
2	90						
3	80						
4	70						
5	60						
6	50						
7	40						
8	30						
9	20						
10	10						
TOTAL							

Estimates provided are based on current property tax rates and assessment value (current as of date of application submission) and have been calculated by IDA staff.

SECTION: V For Retail Projects Only

1. Will the cost of the retail portion of the Project exceed one-third of the total project cost?

☒ Yes ☐ No

Not over 1/3 of cost
11/2/22

2. Is the Project located in a distressed area? A distressed area is a census tract that has
a) a poverty rate of a least 20% or at least 20% of households receiving public
assistance, and (b) an unemployment rate of least 1.25 times the statewide
unemployment rate for the year to which the date relates.

☐ Yes ☒ No

3. Is the Project likely to attract a significant number of visitors from outside of the
economic development region?

☐ Yes ☒ No

4. Is the predominate 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
Town, City, County or Village of where the Project will be located.

☒ Yes ☐ No

SECTION VI: For Solar Projects Only

Please complete the following as an addendum:

1. Describe the reasons why the Agency's financial assistance is necessary. Describe how the Project would be affected if these benefits were not provided. [see Section II (C)]
2. Is the applicant leasing the property?
☐ Yes, please provide a copy of the lease
☐ No, purchased the property. Please provide documentation.
3. Has the applicant provided written communication to the affected taxing jurisdictions notifying them of its intent to construct a renewable energy project?
☐ Yes
☐ No
4. Has the applicant received a letter of support for the megawatt cost to be used as a basis for the PILOT from the town, city or village where the Project is located?
☐ Yes. Please provide copy.
☐ No
5. Has the applicant received a letter of support for the megawatt cost to be used as a basis for PILOT from the school district?
☐ Yes. Please provide copy.
☐ No
6. Is the entire parcel being used for the solar project?
☐ Yes
☐ No, if not, have you reached out to the town assessor to discuss a subdivision or slash parcel? Explain: _____
7. Will the applicant enter into a decommissioning plan with the host community, including financial assurance the plan can be executed?
☐ Yes, explain.
☐ No

**PLEASE SEE FOLLOWING PAGE FOR OCIDA SOLAR GUIDANCE & BEST PRACTICE*

OCIDA SOLAR PILOTs GUIDANCE AND BEST PRACTICE

To be placed on the OCIDA meeting agenda, proposed solar projects must provide OCIDA with the following in advance of the Project's first OCIDA meeting:

1. Fully completed OCIDA application.
2. Copy of Environmental Assessment Form.
3. A SEQR resolution approved by a local municipality indicating municipality will be lead agency, the type of action (I, II, or unlisted) and, if completed, the SEQR determination made by the municipality.
4. Copies of your zoning applications submitted to the local municipality.
5. Verification of parcel subdivision process with the town (if the entire parcel will not be used for the solar project).
6. A statement clarifying whether the applicant will lease or purchase the real property on which the Project is situated. If leased, provide a copy of the proposed or executed lease. If lease parcel is less than entire parcel then see 5 above.
7. A supporting document from the School District and the Town Board outlining the agreed upon cost per megawatt to be used as a basis for the PILOT. OCIDA cannot create the PILOT schedule without this information.
8. Absent a showing otherwise by the Company, deemed acceptable by the Agency in the sole and absolute discretion, the Company must close with the Agency on a project prior to consideration of any requested organizational structure or project entity ownership changes.

You will receive a draft Cost Benefit Analysis and a Draft PILOT schedule from this office. You may use these documents as your Project progresses through the OCIDA approval process. OCIDA staff are available to update these two documents as needed.

SECTION VII: For Housing Projects Only

Please complete the following as an addendum:

1. Describe the reasons why the Agency's financial assistance is necessary. Describe how the project would be impacted if these benefits were not provided. [see Section II (C)]
2. Is the Project being built in a blighted area? Please describe.
3. Is the Project fulfilling an unmet need in the area? Please explain.
4. Please provide a market study documenting a need for such housing.
5. Is there support from local government officials for the Project and for the financial assistance being requested from the Agency? Please provide written documentation.
6. Is the Project considered infill in a populated area? Please explain.
7. Does the Project provide walkability?
8. Is there additional county infrastructure necessary to service the Project? If, yes, please explain.
9. Is the Project part of a larger mixed-use development? Please describe.

Section VIII: Local Access Policy Agreement

In absence of a waiver permitting otherwise, every project seeking the assistance of the Onondaga County Industrial Development Agency (Agency) must use local general contractors, sub-contractors, and labor for one-hundred percent (100%) of the construction of new, expanded, or renovated facilities. The project's construction or project manager need not be a local company.

Noncompliance may result in the revocation and/or recapture of all benefits extended to the project by the Agency. Local Labor is defined as laborers permanently residing in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins, and Wayne. Local (General/Sub) Contractor is defined as a contractor operating a permanent office in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins and Wayne. The Agency may determine on a case-by-case basis to waive the Local Access Policy for a project or for a portion of a project where consideration of warranty issues, necessity of specialized skills, significant cost differentials between local and non-local services or other compelling circumstances exist. The procedure to address a local labor waiver can be found in the OCIDA handbook, which is available upon request.

Prior to issuance of any NYS Tax & Finance ST-60 forms, the Applicant must submit a **Contractor Status Report to the Agency.**

In consideration of the extension of financial assistance by the Agency Peregrine Holdings LLC (the Company) understands the Local Access Policy and agrees to complete Appendix C of the Agency's application at the time of the application to the Agency and as part of a request to extend the valid date of the Agency's tax-exempt certificate for the Project. The Company understands that an Agency tax-exempt certificate is typically valid for 12 months from the effective date of the project inducement and extended thereafter upon request by the Company. The Company further understands that any request for a waiver to this policy must be submitted in writing and approved by the Agency.

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of October 28, 2022 (date).

Company: Peregrine Holdings LLC

Representative for Contract: Stephen Bowman

Address: 217 Montgomery Street, 6th Floor City: Syracuse State: NY Zip: 13202

Phone: 315-476-5610 Email: sbowman@peregrine-companies.com

Project Address: 3965 Medical Center Drive City: Manlius State: NY Zip: 13066

General Contractor: TBD

Contact Person: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Authorized Representative: _____ Title: _____

Signature: _____

Section IX: Agency Fee Schedule

- * Minimum Fee to be applied to all project receiving OCIDA benefits is 1% of the Total Project Cost (TPC)

ACTIVITY	FEES	COMMENTS
Non- refundable Application Fee (All projects except Solar Projects)	\$1,000	Due at time of application
Non-refundable Application Fee (Solar Projects Only)	\$10,000	
Legal Deposit (All projects except Solar Projects)	\$2,500	Due at time of application
Legal Deposit (Solar Projects Only)	\$5,000	
Minimum Fee of 1% of TPC		
1. Sales and Use Tax Exemption	.01 X TPC	Due at closing
2. Mortgage Recording Tax		
3. PILOT is an additional fee	.0025 X TPC (total .0125)	
Bonds		Due at closing
Bond refinancing and refunding	.0025 of TPC	
Agency Legal Fees		
Fee for first \$20 million	.0025 X of the project cost or bond amount	Due at closing
Fee for expenses above \$20 million	.00125 X of project cost or bond amount	
Amendment or Modification of IDA documents, including but not limited to name or organization change, refinancing, etc. Consent to the amendment or modification of IDA documents prior to closing on the project shall be given at OCIDA's sole and absolute discretion.	Up to but not to exceed 5% of Agency Fee as noted on the Cost Benefit Analysis at time of project approval. Attorney fees determined by OCIDA Legal Representative.	Due at time of Request

OCIDA reserves the right to modify this schedule at any time and assess fees and charges in connection with other transactions such as grants of easement or lease or sale of OCIDA-owned property.

Section X: Recapture of Tax Abatement/Exemptions

Information to be Provided by Companies: Each Company agrees that to receive benefits from the Agency it must, whenever requested by the Agency or required under applicable statutes or project documents, provide and certify or cause to be provided and certified such information concerning the Company, its finances, its employees and other topics which shall, from time to time, be necessary or appropriate, including but not limited to, such information as to enable the Agency to make any reports required by law or governmental regulation.

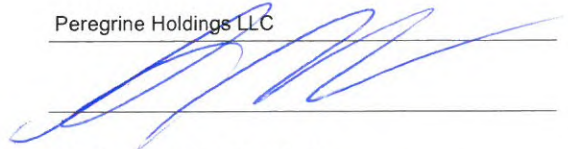
Please refer to the OCIDA Uniform Tax Exemption Policy. (add hyperlink)

I have read the foregoing and agree to comply with all the terms and conditions contained therein as well as policies of the Onondaga County Industrial Agency.

Name of Applicant Company

Peregrine Holdings LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Stephen Bowman, President

Date: October 28, 2022

Section XI: Conflict of Interest

Agency Board Members

1. Patrick Hogan, Chairperson
2. Janice Herzog, Vice Chairperson
3. Steve Morgan, Director
4. Victor Ianno, Director
5. Sue Stanczyk, Director
6. Kevin Ryan, Director
7. Fanny Villarreal, Director

Agency Officers/Staff

1. Robert M. Petrovich, Executive Director
2. Nathaniel Stevens, Treasurer
3. Nancy Lowery, Secretary
4. Karen Doster, Recording Secretary
5. Christopher Cox, Assistant Treasurer

Agency Legal Counsel & Auditor

1. Jeffrey Davis, Esq., Barclay Damon LLP
2. Amanda Fitzgerald, Esq., Barclay Damon LLP
3. Michael G. Lisson, CPA, Grossman St. Amour Certified Public Accountants PLLC

The Applicant has received from the Agency a list of members, officers and staff of the Agency. To the best of my knowledge, no member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

Name of Applicant Company

Peregrine Holdings LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative:

Stephen Bowman, President

Date: October 28, 2022

Section XII: Representations, Certifications, and Indemnification

Stephen Bowman (Name of CEO or other authorized representative of Applicant) confirms and says that he/she is the President (title) of Peregrine Holdings LLC (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

- A. First Consideration for Employment:** In accordance with §858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in WIA programs who shall be referred by the CNY Works for new employment opportunities created as a result of the Project.
- B. Other NYS Facilities:** In accordance with §862 (1) of the New York General Municipal Law, the Applicant understands and agrees that projects which will result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant within the state is ineligible for Agency Financial Assistance, unless otherwise approved by the Agency as reasonably necessary to preserve the competitive position of the project in its respective industry or is reasonably necessary.
- C. Annual Sales Tax Filings:** In accordance with §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, 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.
- D. Outstanding Bonds:** The Applicant understands and agrees to provide on an annual basis any information regarding bonds, if any, issued by the Agency for the project that is requested by the Comptroller of the State of New York.
- E. Employment Reports:** The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant agrees to file with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, "Employment Reports") that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an Event of Default under the PILOT Agreement between the Agency and Applicant and, if applicable, an Event of Default under the Agent Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Employment Report may be reported to Agency board members, with said report being an agenda item subject to the open meetings law.

F. Prevailing Wage: The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant shall determine whether the Project is a "covered project" pursuant to Section 224-a of Article 8 of the New York Labor Law and, if applicable, the Applicant shall comply with Section 224-a of Article 8 of the New York Labor Law; and the Applicant further covenants that the Applicant shall provide such evidence of the foregoing as requested by the Agency.

G. Absence of Conflicts of Interest: The Applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officer or employee of the Agency has an interest, whether direct or indirect in any transaction contemplated by this Application, except as hereinafter described in Section X.

H. Compliance: The Applicant understands and agrees that it is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.

I. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if financial assistance is provided for the proposed Project:

§ 862. Restrictions on funds of the Agency. (1) No funds of the Agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

J. The Applicant confirms and acknowledges that the owner, occupant or operator receiving financial assistance for the proposed Project is in substantial compliance with applicable local, state, and federal tax, worker protection and environmental laws, rules and regulations.

K. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement in the Project.

L. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.

- M. The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statement contained herein not misleading.
- N. The OCIDA has the right to request and inspect supporting documentation regarding attestations made on this application.
- O. **Hold Harmless Agreement:** Applicant hereby releases Onondaga County Industrial Development Agency and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for, and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (A) the Agency'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 tax-exemptions and other assistance requested therein are favorably acted upon by the Agency; (B) the Agency's acquisition, construction, and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project, including without limiting the generality of the foregoing, all cause of action and attorney's fees and any other expenses incurred in defending any suits or action 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 or the Applicant are unable to reach final agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the process of the Application, including attorney's fees, if any.

Name of Applicant Company:

Peregrine Holdings LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative:

Stephen Bowman - President

Date: October 28, 2022

STATE OF NEW YORK)

COUNTY OF ONONDAGA) ss.;

Stephen Bowman, being first duly sworn, deposes and says:

1. That I am the President (Corporate Officer) of Peregrine Holdings LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read and attached Application, I Know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete

(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this 28th day of Oct, 2022.

[Signature]

(Notary Public)

MICHELE M. WOOD
Notary Public in the State of New York
No. 01WO4822066
Qualified in Onondaga County
Commission Expires December 31, 2022

End of Application

Rev 1.18.22



December 7, 2022

Office of Economic Development
Onondaga County
333 W. Washington Street, Suite 130
Syracuse, NY 13202

Dear OCIDA Board of Directors,

Armoured One LLC is asking for an extension of our sales tax exemption period through the end of 2023 as we are continuing with our \$650,000 building renovations. We are improving our facilities to enhance our ability to provide schools with the resources to protect them.

Our business was founded on the sales of school security training services, installation of attack-resistant film on school glass, and life openings, and the sales of attack-resistant glass. We are ongoing with our ability to sustain projected levels of revenue and expansion of operations after the tremendous impact COVID caused.

There has been a delay in starting the project for our new shipping and receiving building. Inflation and obtaining materials have impacted on our ability to renovate our facility in a timely manner. We are continuing our work to finish building the necessary walls, installing epoxy floors, and improvement to the ceilings and roof.

As we relentlessly worked to renovate and bolster our existing product sales and services, our time was consumed with obtaining patents and testing procedures.

Due to the above factors, we continue to endure renovating our facility. The extension of the sales exemption will provide us with the opportunity to improve, maintain, and repair our building.

We are grateful to the board and OCIDA for the exemptions we have been given and for the opportunity to ask for a time extension of the sales tax exemption period through December 2023.

Thank you for your consideration and attention to this matter.

Sincerely,

Tino Amodei
CTO/Co-Founder
Armoured One, LLC

Armoured One, LLC | 386 N. Midler Ave | Syracuse, NY 13206 | 315-720-4186
tino@armouredone.com | www.armouredone.com



COR

DEVELOPMENT COMPANY, LLC

540 Towne Drive, Fayetteville, NY 13066
315•663•2100 Fax: 315•663•2109
www.corcompanies.com

VIA email to robertpetrovich@ongov.net and FIRST-CLASS MAIL

November 30, 2022

Robert M. Petrovich – Executive Director
OCIDA
Suite 130
333 West Washington Street
Syracuse, NY 13202

RE: COR Inner Harbor Company, LLC Sub Project 1 – Request for Extension of Sales
Tax Exemption

Dear Mr. Petrovich:

COR Van Rensselaer Street Company II, LLC and COR Van Rensselaer Street Company III, Inc., respectfully request a one-year extension of the sales tax exemption granted by OCIDA for the COR Inner Harbor Company, LLC Sub Project 1 (Mixed-Use Retail/Residential Building and Associated Surface Parking Lot.)

The Mixed-Use Building was completed in 2019 and the three floors of residential apartments are currently over 95% occupied. However, due to the impacts of COVID, the build out of the first-floor commercial space has not yet been completed.

Only recently, there has been increased interest in the commercial space. Meier's Creek opened in January of 2022 and we have two new commercial tenants under construction with openings scheduled for the Spring of 2023.

COR is still well below the limit of the sales tax exemption that was granted. The sales tax exemption will expire on December 31, 2022, and we are seeking a one-year extension to complete the build out of the commercial space on the first floor of the Mixed-Use Building.

Please let me know if you have any questions. Thank you for your consideration of this request.

Best personal regards,
COR DEVELOPMENT COMPANY, LLC


Catherine Keib Johnson, CEO

cc: nstevens@ongov.net