

Anthony J. Picente Jr.  
County Executive

Shawna M. Papale  
Secretary/Executive Director

Jennifer Waters  
Assistant Secretary

ONEIDA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY



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### REQUEST FOR EXTENSION OR INCREASE OF SALES TAX EXEMPTION

Companies that wish to request either an extension of time, an increase in value, or both should complete this form and submit to the IDA at least 15 days prior to (i) the expiration of the current exemption or (ii) date on which increased purchases will be made. Please submit a current certificate of insurance evidencing the IDA is named as additional insured with this request. If necessary, please attach additional sheets to provide the IDA with all relevant information to consider this request.

Company Name: B240 LLC

Nature of Request:  Extension of time until (date) \_\_\_\_\_ (mm/dd/yyyy)  
 Increase in value to (amount) \$ \_\_\_\_\_

Current FTEs at Facility: 0.00

Please describe the work that has been performed to date:

Consultant work to facilitate municipal approvals. Construction work was not projected to begin until August 2020 and has not yet begun.

Please describe the work that remains to be performed:

Construction and site work for 2 mixed-use buildings, for a total of 72 apartments and 26,000SF commercial space.

Please describe the reasons that an extension of time and/or increase in value is being requested (be specific about what has changed from the time the original application was submitted). If the Project Costs have changed from the original application, please complete the attached sheet that compares the original costs to the revised costs and provide an explanation for the change.

Our original budget was based upon pricing we had at the time of application. However, the construction materials market is in constant flux. This request is for an increase in sales tax abatement value, due to an increased project cost for actual subcontractor bids received, as we lock in pricing by contract for the project. As you can see from the budget comparison, we used any available soft cost budget, though not a large dollar value, to mitigate this increase before making this request.

Value of purchases (and exemptions claimed) to date:

Purchases: \$ 0 Exemptions: \$ 0

Value of purchases (and exemptions claimed) projected to complete the project:

Purchases: \$ 8,598,446 Exemptions: \$ 752,364

# Estimated Project Cost and Financing

Budget page modified with applicant permission on July 13, 2020

List the costs necessary for preparing the facility.

	Original Project Estimates	Revised Project Estimates	Difference
Land Acquisition	\$ 441,527	\$ 459,183	\$ 17,656
Existing Building(s) ACQUISITION	\$	\$	\$
Existing Building(s) RENOVATION	\$	\$	\$
NEW Building(s) CONSTRUCTION	\$ 16,515,079	\$ 16,821,490	\$ 306,411
Installation Costs	\$	\$	\$
Site preparation/parking lot construction	\$ 3,102,505	\$ 3,234,578	\$ 132,073
Machinery & Equipment (other than furniture)	\$	\$	\$
Furniture & Fixtures	\$	\$	\$
Architectural & Engineering	\$ 366,950	\$ 394,300	\$ 27,350
Legal Fees (applicant, IDA, bank, other counsel)	\$ 78,000	\$ 48,000	\$ -30,000
Financial (all costs related to project financing*)	\$ 517,961	\$ 480,839	\$ -37,122
Permits (describe below)	\$ 250	\$ 250	\$ 0
Other (describe below)	\$ 271,189	\$ 240,969	\$ -30,220
Subtotal	\$ 21,293,461	\$ 21,679,609	\$ 386,148
Agency Fee <sup>1</sup>	\$ 78,425	\$ 79,199	\$ 774
<b>Total Project Cost</b>	<b>\$ 21,371,886</b>	<b>\$ 21,758,808</b>	<b>\$ 386,922</b>

\* Bank fees, title insurance, appraisals, interest, environmental reviews, etc.

<sup>1</sup>See Page 25 of current OCIDA application for fee schedule.

### Permit Information

Site plan application fee.

### Other Information

Soft costs associated with development & leasing.

TO BE COMPLETED BY OCIDA

Date original exemption was granted: 05/15/2020 (mm/dd/yyyy)

Date of any prior extensions authorized: \_\_\_\_\_ (mm/dd/yyyy)

Has the Company remitted annual rent and reporting requirements?  Yes  No

Employment Obligation: Create 34.5 FTE

(If housing project, attach original Project Obligation)

## REPRESENTATIONS AND CERTIFICATION BY APPLICANT

The undersigned requests that the attached materials be submitted as an amendment to the Applicant's original Application for Financial Assistance for review to the Oneida County Industrial Development Agency (the "Agency") and its Board of Directors.

Approval of the modifications to the Application can be granted solely by this Agency's Board of Directors. The Agency reserves the right to request Applicant complete a full Application for Financial Assistance if, after reviewing the attached materials, the Agency determines one is required to properly evaluate the Applicant's request. The undersigned acknowledges that Applicant shall be responsible for all costs incurred by the Agency and its counsel in connection with the attendant negotiations whether or not the transaction is carried to a successful conclusion.

The Applicant further understands and agrees with the Agency as follows:

- 1. Annual Sales Tax Filings.** In accordance with Section 858-b(2) 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, in accordance with Section 874(8) of the General Municipal Law, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant.
- 2. Annual Employment, Tax Exemption & Bond Status Reports.** The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site as well as tax exemption benefits received with the action of the Agency. For Applicants not responding to the Agency's request for reports by the stated due date, a \$500 late fee will be charged to the Applicant for each 30-day period the report is late beyond the due date, up until the time the report is submitted. Failure to provide such reports as provided in the transaction documents will be an Event of Default under the Lease (or Leaseback) Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Annual Employment, Tax Exemption & Bond Status Report may be reported to Agency board members, said report being an agenda item subject to the Open Meetings Law.
- 3. Absence of Conflict of Interest.** The Applicant has consulted the Agency website of the list of the Agency 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 herein after described (if none, state "none"):
- 4. Hold Harmless.** Applicant hereby releases the Agency and its members, officers, servants, agents and employees 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 causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency 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 processing of the Application, including attorneys' fees, if any.

5. The Applicant acknowledges that the Agency has disclosed that the actions and activities of the Agency are subject to the Public Authorities Accountability Act signed into law January 13, 2006 as Chapter 766 of the 2005 Laws of the State of New York.
6. The Applicant acknowledges that the Agency is subject to New York State's Freedom of Information Law (FOIL). **Applicant understands that all Project information and records related to this application are potentially subject to disclosure under FOIL subject to limited statutory exclusions.**
7. The Applicant acknowledges that it has been provided with a copy of the Agency's recapture policy (the "Recapture Policy"). The Applicant covenants and agrees that it fully understands that the Recapture Policy is applicable to the Project that is the subject of this Application, and that the Agency will implement the Recapture Policy if and when it is so required to do so. The Applicant further covenants and agrees that its Project is potentially subject to termination of Agency financial assistance and/or recapture of Agency financial assistance so provided and/or previously granted.
8. 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.

9. 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.
10. 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 the Project.
11. 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.
12. The Applicant and the individual executing this Application on behalf of the Applicant acknowledge that the Agency will rely on the representations made herein when acting on this Application and hereby represent 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 statements contained herein not misleading. **The Applicant has reviewed its original Application for Financial Assistance and confirms all information provided therein is true and correct, except as modified by the attached materials.**

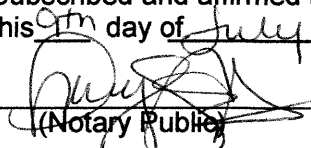
STATE OF NEW YORK        )  
COUNTY OF ONEIDA       ) ss.:

Alfio Bonacio Jr., being first duly sworn, deposes and says:

1. That I am the member (Corporate Officer) of B240 LLC. (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Amendment to Application and the contents of the entire Application as modified by this Amendment to Application are true, accurate and complete.

  
(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury  
this 9th day of July, 2020.

  
(Notary Public)



If the application has been ~~completed by or in part by other than~~ the person signing this application for the applicant please indicate who and in what capacity:

By: \_\_\_\_\_

Name: Kate Jarosh

Title: Business Development Manager

Date: 7/8/2020

Return the original signed and notarized application and two copies to: **Oneida County Industrial Development Agency (OCIDA)**, 584 Phoenix Drive, Rome, New York 13441-1405, Attn.: Shawna M. Papale, Executive Director. In addition, please send an electronic version of the application (signed), and SEQR form (signed), to [spapale@mvedge.org](mailto:spapale@mvedge.org).

**ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**COST/BENEFIT ANALYSIS**  
**Required by §859-a(3) of the**  
**New York General Municipal Law**

B240 LLC Phase 2

14-Jul-20

Name of Applicant: B240 LLC

Description of Project: Mixed Use: Residential, commercial, offices  
Various commercial tenants

Name of All Sublessees or Other Occupants of Facility: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Principals or Parent of Applicant: Alfio Bonacio Jr./Hampstead America LLC

Products or Services of Applicant to be produced or carried out at facility: Residential Apartments and commercial tenants

Estimated Date of Completion of Project: Oct-21

Type of Financing/ Structure: \_\_\_\_\_ Tax-Exempt Financing  
\_\_\_\_\_ Taxable Financing  
X Sale/ Leaseback  
\_\_\_\_\_ Other

Type of Benefits being Sought by Applicant: \_\_\_\_\_ Taxable Financing  
\_\_\_\_\_ Tax-Exempt Bonds  
X Sales Tax Exemption on Eligible Expenses Until Completion  
X Mortgage Recording Tax Abatement  
X Real Property Tax Abatement

**Project Costs**

Land Acquisition	\$ 459,183
Existing Building(s) ACQUISITION	\$ -
Existing Building(S) RENOVATION	\$ -
NEW Building(s) CONSTRUCTION	\$ 16,821,490
Installation Costs	\$ -
Site Preparation/Parking Lot Construction	\$ 3,234,578
Machinery & Equipment (other than furniture)	\$ -
Furniture & Fixtures	\$ -
Architectural & Engineering	\$ 394,300
Legal Fees (applicant, IDA, bank, other counsel)	\$ 48,000
Financial (all costs related to project financing)	\$ 480,839
Permits	\$ 250
Other	\$ 240,969
Agency Fee	\$ 79,199
<b>TOTAL COST OF PROJECT</b>	<b>\$ 21,758,808</b>

Soft costs associated with development & leasing

**Assistance Provided by the Following:**

EDGE Loan:	
MVEDD Loan:	
Grants - Please indicate source & Amount:	\$ -
Other Loans - Please indicate source & Amount:	



**Company Information**

Existing Jobs  
Created Jobs FTE (over three years)  
Retained Jobs

0
34.5
0

**Average Salary of these Positions**

\$	-
\$	49,855
\$	-

**Earnings Information for Oneida County**

Average Salary of Direct Jobs for Applicant  
Average of County Indirect Jobs  
Average of Construction Jobs

\$	49,855
\$	25,000
\$	32,000

Note: \$1,000,000 in construction expenditures generates 15 person - years of employment  
Construction Person Years of Employment:

100
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**Calculation of Benefits (3 Year Period)**

	Total Earnings	Revenues
Direct Jobs		
Created	\$ 5,159,993	\$ 219,300
Existing	\$ -	\$ -
Indirect Jobs		
Created	\$ 6,468,750	\$ 274,922
Existing	0	0
Construction - only one year		
Person Years	\$ 3,208,971	\$ 136,381
<b>TOTALS Calculation of Benefits (3 Yr Period)</b>	<b>\$ 14,837,713</b>	<b>\$ 630,603</b>

**TAXABLE GOODS & SERVICES**

		Spending Rate	Expenditures	State & Local Sales Tax Revenues
Direct Jobs	Created	36%	\$ 1,857,597	\$ 181,116
	Existing	0.36	\$ -	\$ -
Indirect Jobs	Created	0.36	\$ 2,328,750	\$ 227,053
	Existing	0.36	\$ -	\$ -
Construction - only one year	Person Years	0.36	\$ 1,155,230	\$ 112,635
<b>TOTAL TAXABLE GOODS &amp; SERVICES</b>			<b>\$ 5,341,577</b>	<b>\$ 520,804</b>

Local (3 year) real property tax benefit (assuming 60% of jobs existing and created own a residence) with an average assessment of \$80,000 and the remainder of jobs existing created pay real property taxes through rent based on an average assessment per apartment of \$50,000.

		Municipality
Tax Rate for School District where facility is located:	33.3414	Rome est.20-21
Tax Rate for Municipality where facility is located:	20.1958	Rome 2020
Tax Rate for County:	10.138879	Oneida 2020
Total Rate:	63.676079	
Real Property Taxes Paid:	<b>\$ 149,384</b>	

**COSTS: IDA BENEFITS**

Real Property Taxes Abatement	\$ 1,425,899
Mortgage Tax Abated (.75%)	\$ 128,235
Estimated Sales Tax Abated During Construction Period (8.75%)	\$ 752,364
Total:	\$ 2,306,498

NOTE: If there is a tax-exempt financing of all or a portion of the project cost, there is a neutral cost/benefit because of lower interest rates by reason of exclusion of interest from gross income of bondholders for purposes of Federal and State income taxes. Taxable financing carries the same cost/benefit for State Income Tax purposes. Such cost/benefits cannot be quantified.