

McCraith Beverage, Inc./STD Realty, LLC (“McCraith”)

20 Burrstone Road, New York Mills, NY 13417

Wholesale distributor of beer, soda, water, snacks, wine, and spirits

Proposed Project:

- Construction of 19,000 SF connector building between truck garage and current recycling space, with that area renovated as an expansion of the warehouse.
- Construction 14,250 SF stand-alone building to be used as a truck garage with wash bay.
- Installation of loading docks at the existing truck garage.
- Install new asphalt truck access drives and stone pavement.

Current New York State legislature gives tax relief for craft brewers, wineries, and distilleries. As these new small businesses grow they have created a demand for wholesale distributing. We have had to deny these New York State businesses the opportunity to distribute their products due to a lack of storage space.

To grow and stay competitive, McCraith has diversified by adding wholesale snacks. Saratoga Chips, LLC is currently the only line due to the lack of warehouse space.

Estimated Project Total Cost: - \$4,514,930

- Renovations: \$386,170
- New Bldg. Construction:\$3,205,038
- A & E: \$61,209
- Machinery & Equipment: \$520,635
- Fixtures: \$282,616
- Installation: \$14,800
- Fees & Permits: \$13,500
- Legal Fees: \$8,500
- Agency Fee: \$22,462

Employment: Retain: **93** FTE Create: **14** FTE

|

Estimated Incentives Request Total: \$404,935

- (1) Fixed Payment PILOT* \$ 197,206
- (2) Sales Tax Exemption \$ 207,729

* UTEP deviation in consultation with S. Papale

APPLICATION FOR FINANCIAL ASSISTANCE

Oneida County Industrial Development Agency

584 Phoenix Drive
Rome, New York 13441-1405
(315) 338-0393 telephone
(315) 338-5694 fax

Shawna M. Papale, Executive Director

A non-refundable application fee of \$500.00 must be submitted at the time of application along with a \$1,000 commitment fee; the \$1,000 commitment fee will be applied to closing fees.

*Please submit the original and two (2) copies of the **signed and notarized** application, and **signed** SEQR form with the above fees. Cost benefit will be completed based on information from this application.*

Please also deliver an electronic copy of all.

All applications must be submitted at least 10 days prior to meeting.

McCraith Beverages, Inc. / STD Realty, LLC

Project Name

Number (to be provided by the agency)

06/05/2018

Date of Submission

Note to Applicant:

The information requested by this application is necessary to determine the eligibility of your project for Agency benefits. Please answer **all** questions, inserting “none” or “not applicable” where appropriate. If you are providing an estimate, please indicate by inserting “est” after the figure. Attach additional sheets if more space is needed for a response than is provided.

Return the original signed and notarized application and two copies with a check in the amount of \$1500.00 made payable to: **Oneida County Industrial Development Agency (OCIDA)**, 584 Phoenix Drive, Rome, New York 13441-1405, Attn.: Shawna M. Papale, Executive Director. \$1000 will be applied at closing against the IDA legal fees. In addition, an electronic version of the application (signed), and SEQR form (signed), to spapale@mvedge.org.

Upon the submission of this application to OCIDA, this applicant becomes a public document. Be advised that any action brought before the OCIDA is public information. All agendas for OCIDA are issued prior to full agency meetings and posted in public domain. If there is information that the applicant feels is proprietary please identify as such and that information will be treated confidentially to the extent permitted by law.

By signing and submitting this Application, the Applicant acknowledges that it received a copy of the Uniform Tax Exemption Policy and the Oneida County IDA Penalty for Failure to Meet Employment Levels as adopted by the Agency and Agency Memorandums pertaining to the benefits of projects financed through the Agency.

A project financed through the Agency involves the preparation and execution of significant legal documents. Please consult with an attorney before signing any documents in connection with the proposed project. You will receive an engagement letter from the OCIDA legal counsel. You will be asked to sign the engagement letter acknowledging you will be responsible for all legal fees of OCIDA legal counsel and that you understand the process. Should you not close and legal services have been rendered by the OCIDA legal counsel, your company will be responsible for those costs.

If your project requires a public hearing, a representative of the applicant is required to be present. A date will be coordinated by the OCIDA legal counsel.

If you have questions how to calculate your company’s IDA application fee please consult with the Memorandum to Companies Sale – Leaseback Transactions or please contact the IDA Executive Director.

Part I: Applicant Information

Note: In responding to the following questions, please keep in mind that the Applicant will be party to all of the documents and is the individual or if entity will be formed which will receive the actual financial assistance from the Agency.

Applicant

1(a) Applicant's Legal Name: McCraith Beverages, Inc.

1(b) Principal Address: 20 Burrstone Road
New York Mills, NY 13417-1508

1(c) Telephone/Facsimile Numbers: (315)768-2337

1(d) Email Address: sammccraith@mccraithbev.com

1(e) Federal Identification Number: 16-0978272

1(f) Contact Person: Susan McCraith Szuba

1(g) Is the Applicant a Corporation:
If yes, Public Private
If public, on which exchange is it listed?

- Subchapter S
- Sole Proprietorship
- General Partnership
- Limited Partnership
- Limited Liability Corporation/Partnership
- Single-Member LLC (name and EIN below):

Name: _____

- EIN: _____
- DISC
- Other(specify) _____

1(h) State of Organization (if applicable) New York

Applicant's Stockholders, Directors and Officers (or Partners)

2(a) Provide the following information with respect to parties with 15% or more in equity holdings:

| <u>Name</u> | <u>Address</u> | <u>Percentage of Ownership</u> |
|----------------------|--|--------------------------------|
| Susan McCraith Szuba | 7255 Norton Ave., Clinton, NY 13323 | MCB 25 \ STD 49 |
| Thomas O. McCraith | 22 Toggletown Rd., Clinton, NY 13323 | MCB 22 \ STD 51 |
| Daniel J. McCraith | 55 Ironwood Rd., New Hartford, NY 13413 | MCB 24 |
| Chad T. McCraith | 120 Pebble Creek Ln., New Hartford, NY 13413 | MCB 24 |

MCB = McCraith Beverages, Inc.

McCraith Transport, LLC = 100% MCB EIN:46-0730732

STD = STD Realty, LLC EIN:22-2722252



2(b) Is the Applicant, or any of the individuals listed in 2(a) above, related directly or indirectly to any other entity by more than 50% common ownership? If so, indicate name of such entity and the relationship.

High Peaks Distributing, LLC
1016 Rte 3
Saranac Lake, NY 12936

Owners in common

2(c) Is the Applicant affiliated with any other entity, directly or indirectly, other than as listed in the response to 2(a) above? If yes, please indicate name and relationship of such other entity and the address thereof:

No

Applicant's Counsel and Accountant

3(a). Applicant's Attorney

Name/Title: Richard G. Parker, Esq.

Firm: _____
Address: 587 Main Street, #101

New York Mills, NY 13417

Telephone/Fax: (315)736-5555 / (315)736-5872

Email: _____

3(b) Applicant's Accountant

Name/Title: Richard Zweifel, CPA

Firm: Bonadio & Co., LLP

Address: 7936 Seneca Tpke

Clinton, NY 13323

Telephone/Fax: (315)798-8838 / (315)797-0305

Email: rzweifel@bonadio.com

Business Description

4(a) Describe the nature of your business and principal products and/or services. Attach additional sheets if necessary.

Wholesaler distributor of Beer, Soda, Water, Snacks, Wine, and Spirits

Part II: Project Information

5(a) Explain your project in detail. This description should include explanation of all activities which will occur due to this project. Attach additional sheets if necessary.

- * 19,000 SF connector building between truck garage and current recycling to be used as an expansion of the warehouse.
- * 14,250 SF stand alone building to be used as a truck garage with wash bay.
- * Loading docks at the existing truck garage.
- * New asphalt truck access drives and stone pavement.

Please see attached detail of project scope submitted by C2C Construction Solutions Incorporated.

Reasons for Project

6(a) Please explain in detail why you want to undertake this project.

Current New York State legislature gives tax relief for craft brewers, wineries, and distilleries. As these new small businesses grow they have created a demand for wholesale distributing. We have had to deny these New York State businesses the opportunity to distribute their products due to a lack of storage space.

To grow our company and stay competitive, we have diversified our business by adding wholesale snacks. Saratoga Chips, LLC is our only line due to the lack of warehouse space.

Expansion is necessary to accommodate the increase of all current product lines. Additional warehouse storage will significantly increase productivity and all related work conditions.

6(b) Why are you requesting the involvement of the Agency in your project?

To help relieve the financial costs of this large expansion. This approval will enable us to create new positions in our workforce.

6(c) Please confirm by checking the box, below, if there is likelihood that the Project would not be undertaken but for the Financial Assistance provided by the Agency?

Yes or No

If the Project could be undertaken without Financial Assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be undertaken by the Agency:

How will the Applicant's plans be affected or scaled back if Agency approval is not granted?

Further consideration would need to take place without this Agency approval. Not granting approval could possibly result in not doing the expansion or reducing the scope of the project as a whole.

6(d) Is the proposed project reasonably necessary to discourage the Applicant from removing such other plant or facility to a location outside the State of New York?

Yes No **If yes**, please explain briefly.

6(e) Will financing by the Agency result in the removal or abandonment of a plant or other facility of the applicant or any related entity presently located in another area of New York State?

Yes No

If yes, is the proposed project reasonably necessary to preserve the competitive position of the Applicant in its respective industry? Yes No

If yes, please provide a statement and evidence supporting the same. Include the name of all taxing jurisdictions in which the abandoned facility or plant lies, and whether Applicant has had any discussions with said taxing jurisdictions regarding the abandonment. Please provide as much detail as possible.

6(f) Has the Applicant or any related entity previously secured financial assistance in Oneida County (whether through the Agency, the Empire State Development Corporation, or any other entity) ? Yes No

If yes, please explain (indicate date of benefit, location of facility and outstanding balance).

| | | |
|--------------------------------|------|--------|
| New building 20 Burrstone Rd | 1986 | \$0.00 |
| Additional building renovation | 2000 | \$0.00 |

6(g) Has the Applicant or any related entity secured financial assistance anywhere within the United States within the last 90 days or does the Applicant or any related entity anticipate receiving financial assistance within the next 90 days? Yes No
If yes, please explain.

6(h) Check all categories best describing the **type of project for all end users at project site (you may check more than one; if checking more than one indicate percentage of square footage the use represents):**

- | | |
|--|--|
| <input type="checkbox"/> Manufacturing | Percentage of sq. footage of each use (if more than one category): |
| <input type="checkbox"/> Industrial Assembly or Service | |
| <input type="checkbox"/> Back office operations | |
| <input type="checkbox"/> Research and Development | |
| <input type="checkbox"/> Technology/Cybersecurity | 19,000 sq ft Warehouse expansion |
| <input checked="" type="checkbox"/> Warehousing | |
| <input type="checkbox"/> Commercial or Recreational | |
| <input type="checkbox"/> Retail | |
| <input type="checkbox"/> Residential housing (specify) _____ | |
| <input type="checkbox"/> Pollution Control (specify) _____ | |
| <input type="checkbox"/> Environmental (e.g., Brownfield) (specify) _____ | |
| <input checked="" type="checkbox"/> Other (specify) <u>Truck storage garage (14,250 sq ft)</u> | |

6(i) Check all categories best describing the **scope of the project**:

- Acquisition of land
- Acquisition of existing building
- Renovations to existing building
- Construction of addition to existing building
- Demolition of existing building or _____ part of building
- Construction of a new building
- Acquisition of machinery and/or equipment
- Installation of machinery and/or equipment
- Other (specify) _____

6(j) Please indicate the financial assistance you are requesting of the Agency, and provide the estimated value of said assistance. Attach a sheet labeled Annual PILOT that shows the annual utilization of the Real Property Tax Abatement by year and by taxing jurisdiction.

| Assistance | Estimated Value |
|--|------------------------|
| <input checked="" type="checkbox"/> Real Property Tax Abatement | \$ <u>197,206.00</u> |
| <input type="checkbox"/> Mortgage Tax Exemption (.75%) | \$ _____ |
| Amount of mortgage: \$ _____ | |
| <input checked="" type="checkbox"/> Sales and Use Tax Exemption ** (8.75%) | \$ <u>207,729.00</u> |
| Value of goods/services to be exempted from sales tax: \$ _____ | <u>2,374,046.00</u> |
| <input type="checkbox"/> Issuance by the Agency of Tax Exempt Bonds | \$ _____ |

Is the financial assistance requested by the Applicant consistent with the IDA's Uniform Tax Exemption Policy? Yes No

If no, please provide a written statement describing the financial assistance being requested and detailing the reasons the IDA should consider deviating from its Policy.

**** Note that the estimate provided above will be provided to the New York State Department of Taxation and Finance. The Applicant acknowledges that the transaction documents will include a covenant by the Applicant that the estimate, above, represents the maximum amount of sales and use tax benefit currently authorized by the Agency with respect to this Application. The Agency may utilize the estimate, above, as well as the proposed total Project Costs as contained within this Application, to determine the Financial Assistance that will be offered. It is the responsibility of the applicant to inform the IDA within 10 days if the project amount changes.**

Part III: Facility Information (if project that you are applying for is a housing project please also complete questions 7(m) through 7(q))

Facility (Physical Information) If multiple locations please provide information on all.

7(a) Street Address of Facility:

20 Burrstone Road

7(b) City, Town and/or Village (list ALL incorporated municipalities):

Town of New Hartford, Village of New York Mills

7(c) School District:

New York Mills

7(d) Tax Map Number(s):

317.014-5-5

317.000-1-16

Attach copies of the most recent real property tax bills. Include copies for all taxing jurisdictions for the site/ facility that IDA assistance is being sought.

7(e) For what purpose was the facility site most recently used (i.e., light manufacturing, heavy manufacturing, assembly, etc.)?

Beverage Warehouse and Distribution

7(f) Zoning Classification of location of the project:

Other Storage

7(g) Please describe in detail the facility to be acquired, constructed or renovated (including number of buildings, square footage, number of floors, type of construction,) and attach plot plans, photos or renderings, if available. If there are infrastructure improvements (water, sewer, gas, electrical, etc.) please provide details along with who will carry out those improvements and who will fund them. **Please be as specific as possible.**

See attached contractors detail specs.

7(h) Has construction or renovation commenced? Yes No

If yes, please describe the work in detail that has been undertaken to date, including the date of commencement.

If no, indicate the estimated dates of commencement and completion:

Construction commencement: June 20, 2018

Construction completion: June 30, 2019

7(i) Will the construction or operation of the facility or any activity which will occur at the site require any local ordinance or variance to be obtained or require a permit or prior approval of any state or federal agency or body (other than normal occupancy and/or construction permits)?
 Yes No

If yes, please describe.

Has the Project received site plan approval from the planning department?
 Yes No N/A

If Yes, please provide the Agency with a copy of the planning department approval along with the related State Environmental Quality Review (SEQR) determination. If no, please provide the status of approval:

7(j) Will the project have a significant effect on the environment? Yes No

Important: please attach and sign Part 1 of either the the long or short Environmental Assessment Form to this Application.

7(k) What is the useful life of the facility? 40 _____ years

7(l) Is the site in a former Empire Zone? Yes No

If yes, which Empire Zone: _____

Is project located in a Federal HUB Zone or distressed area: Yes No
Provide detail.

Part IV: Housing Project Questionnaire

Complete the following questions only if your project is a Housing Project. Please reference the Oneida County Industrial Development Agency Uniform Tax Exemption and Agency Benefits Policy Market Rate Rental Housing Development Initiatives. (Add additional pages as needed).

7(m) Describe the housing project to be constructed or renovated in detail (type of housing, number of units, etc.):

N/A

7 (n) Describe how you will change the current use of the facility or property being utilized for the project. To assist the IDA in their determination of an eligible vacant urban infill site project please provide an extensive explanation as well as photos of what is being removed or replaced with the new construction.

N/A

7 (o) Will the project have any impact on the existing infrastructure or upgrades to the current infrastructure (water, sewer, electrical, gas, etc.)? If yes please provide detail and who you are working with at the applicable organization.

N/A

7 (p) If your project is a multi-use facility please provide details of the project, project square footage breakdown of non-housing to housing usage, detail the job creation and retention associated with the non-housing component.

N/A

7 (q) Does the project provide a community benefit? If yes provide detail substantiating (reference the IDA policy).

N/A

Part V: Retail Project Questionnaire

To ensure compliance with Section 862 of the New York General Municipal Law, the Agency requires additional information if the proposed Project is one where customers personally visit the Project site to undertake either a retail sale transaction or to purchase services.

- A.** Will any portion of the project (including that portion of the cost to be financed from equity or other sources) consist of facilities or property that are or will be primarily used in making sales of goods or services to customers who personally visit the project site?

Yes or No. If the answer is yes, please continue. If no, proceed to next section.

For purposes of Question A, the term “retail sales” means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the “Tax Law”) primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

- B.** What percentage of the cost of the Project will be expended on such facilities or property primarily used in making sales of goods or services to customers who personally visit the project? 0 %. **If the answer is less than 33% do not complete the remainder of the retail determination and proceed to next section.**

If the answer to A is Yes AND the answer to Question B is greater than 33.33%, indicate which of the following questions below apply to the project:

1. Will the project be operated by a not-for-profit corporation Yes or No.

2. Is the Project location or facility likely to attract a significant number of visitors from outside Oneida County?

Yes or No

If yes, please provide a third party market analysis or other documentation supporting your response.

3. Is the predominant purpose of the project to make available goods or services which would not, but for the project, be reasonably accessible to the residents of the municipality within which the proposed project would be located because of a lack of reasonably accessible retail trade facilities offering such goods or services?

Yes or No

If yes, please provide a third party market analysis that demonstrates that a majority of the project’s customers are expected to come from outside of Oneida County and the project will not directly compete with existing businesses located in Oneida County.

All applicants answer the following questions.

4. Will the project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York?

Yes or No.

If yes, explain With this expansion we will be able to take on more products, securing our current jobs and creating new jobs.

5. Is the project located in a Highly Distressed Area? Yes or No

Part VI: Facility (Legal Information)

8(a) With respect to the **present owner** of the facility, please give the following information and provide a brief statement regarding the status of the acquisition.:

(Note: the present owner is not necessarily the user of the facility, but that party which holds legal title to the facility.)

Legal Name: _____

Address: _____

Telephone: _____

Balance of Mortgage: _____

Holder of Mortgage: _____

If the Applicant is not the present owner of the facility, please attach any written agreements and contracts concerning the acquisition of the real property and/or equipment.

8(b) Is there a legal relationship, directly or indirectly, by virtue of common control or through related persons, between the Applicant and the present owner of the facility?

Yes No. If yes, please explain.

8(c) Will a related real estate holding company, partnership or other entity, be involved in the ownership structure of the transaction?

Yes No. If yes, please explain.

8(d) Will the title owner of the facility/property also be the user of the facility?

Yes No If no, please explain.

8(e) Is the Applicant currently a tenant in the facility? Yes No

8(f) Are you planning to use the entire proposed facility?
 Yes No

If no, please give the following information with respect to tenant(s) which will remain in the facility after the completion of the project, including the square footage the Applicant will occupy:

| <u>Name of Tenant</u> | <u>Floors Occupied</u> | <u>Square Feet Occupied</u> | <u>Nature of Business</u> |
|-----------------------|------------------------|-----------------------------|---------------------------|
|-----------------------|------------------------|-----------------------------|---------------------------|

8(g) Are any of the tenants related to the owner of the facility?
 Yes No
If yes, please explain.

STD Realty, owner in common.

8(h) Will there be any other users utilizing the facility?
 Yes No
If yes, please explain. Provide detail of the contractual arrangement including any financial exchange for the use of the site or property.

Part VII: Equipment

9(a) List the principal items or categories of equipment to be acquired as part of the project. If you are requesting sales tax exemption it is important to be as detailed as possible. (If a complete list is not available at time of application, as soon as one is available but prior to final authorizing resolution, please submit a detailed inventory of said equipment to be covered.) Attach a sheet if needed.

Automatic Truck Wash, Lift Trucks, Racking, Security Cameras, Fire Alarms, Floor Wash Machine, Delivery Truck (see attached detail).

9(b) Please provide a brief description of any equipment which has already been purchased or ordered, attach all invoices and purchase orders, list amounts paid and dates of expected delivery. Attach a sheet if needed.

None

9(c) What is the useful life of the equipment? 5 / 20 years

Part VIII: Employment Information

10(a) Estimate how many construction jobs will be created or retained as a result of this project.

Construction Jobs: 75

10(b) Job Information related to project ***

Estimate below how many jobs will be created and retained as a result of this project, if OCIDA assistance is granted - chart will auto-sum each category

| Number of Jobs BEFORE Project | Location 1 | Location 2 | Location 3 | Location 4 | Location 5 | Total |
|-----------------------------------|------------------|------------|------------|------------|------------|-----------|
| Address in NYS | 20 Burrstone Rd. | | | | | |
| Full-Time Company | 92 | increased | in summer | | | 92 |
| Full-Time Independent Contractors | 0 | | | | | 0 |
| Full-Time Leased | 0 | + | | | | 0 |
| Total Full-Time BEFORE | 92 | 0 | 0 | 0 | 0 | 92 |
| | | | | | | |
| Part-Time Company | 2 | | | | | 2 |
| Part-Time Independent Contractors | 0 | | | | | 0 |
| Part-Time Leased | 0 | | | | | 0 |
| Total Part-Time BEFORE | 2 | 0 | 0 | 0 | 0 | 2 |

*Continued on next page

- chart will auto-sum each category

| Number of Jobs AFTER Project (within 3 years of project completion) | Location 1 | Location 2 | Location 3 | Location 4 | Location 5 | Total |
|--|-------------------|-------------------|-------------------|-------------------|-------------------|--------------|
| Full-time Company | 105 | | | | | 105 |
| Full-Time Independent Contractors | 0 | | | | | 0 |
| Full-Time Leased | 0 | | | | | 0 |
| Total Full-Time AFTER | 105 | 0 | 0 | 0 | 0 | 105 |
| | | | | | | |
| Part-Time Independent Company | 4 | | | | | 4 |
| Part-Time Independent Contractors | 0 | | | | | 0 |
| Part-Time Leased | 0 | | | | | 0 |
| Total Part-Time AFTER | 4 | 0 | 0 | 0 | 0 | 4 |

| Estimate the number of residents from the Labor Market Area** in which the Project is located that will fill the jobs created within three years of project completion | Location 1 | Location 2 | Location 3 | Location 4 | Location 5 | Total |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|--------------|
| Full-Time | 13 | | | | | 13 |
| Part-Time | 2 | | | | | 2 |
| Total AFTER | 15 | 0 | 0 | 0 | 0 | 15 |

*Continued on next page

- chart will auto-sum each category

| SALARY AND BENEFITS | Retained Jobs | | Created Jobs | |
|--------------------------|-----------------------|--|-----------------------|--|
| | Average Annual Salary | Average Fringe Benefits (as a percentage of wages) | Average Annual Salary | Average Fringe Benefits (as a percentage of wages) |
| Management | \$ 77,850 | % 2.5 | \$ | % |
| Administrative | \$ 51,350 | % .5 | \$ 52,000 | % .5 |
| Production | \$ 52,590 | % 13.7 | \$ 54,500 | % 13.75 |
| Independent Contractor | \$ 0 | % 0 | \$ | % |
| Other | \$ 0 | % 0 | \$ | % |
| Overall Weighted Average | \$ 60,596 | % | \$ 53,250 | % |

** Labor Market Area includes Oneida, Lewis, Herkimer, and Madison Counties

*** By statute, Agency staff must project the number of Full-Time Jobs that would be retained and created if the request for Financial Assistance is granted. A Full-Time Job works 35 hours or more per week. Agency staff converts Part-Time Jobs into Full-Time Equivalents (FTE) by dividing the number of Part-Time Jobs by two(2). Agency staff will project such jobs over the THREE (3)-year time period FOLLOWING Project Completion.

10(c) Please list NIC codes for the jobs affiliated with this project:

- 5181 Beer and Ale Merchant Wholesalers
- 5182 Wine and Distilled Alcoholic Beverage Merchant Wholesalers
- 5149 Other Grocery and Related Products Merchant Wholesalers

Part IX: Estimated Project Cost and Financing - form will auto sum

11(a) List the costs necessary for the construction, acquisition or renovation of the facility.

| | |
|---|------------------|
| Acquisition of Land (if vacant) | 0 |
| Acquisition of Existing Building(s) | 0 |
| Renovation Costs of Existing Building(s) | 386,170 |
| New Construction of Buildings | 3,205,038 |
| Machinery and Equipment (other than furniture costs) | 520,635 |
| Fixtures | 282,616 |
| Installation Costs | 14,800 |
| Fees & Permits (other than your own broker and legal fees) | 13,500 |
| Legal Fees (IDA legal fees, Applicant legal fees) | 8,500 |
| Architectural/Engineering Interest on | 61,209 |
| Financing Charges | 0 |
| Other (specify) | sub 4,492,468.00 |
| Subtotal | NaN |
| Agency Fee¹ | 22462 |
| Total Project Cost | 22462 |

¹See Attached Fee Schedule (Page 19) for Agency Fee amount to be placed on this line

11(b) **Sources of Funds for Project Costs (will auto sum):**

Bank Financing: \$ 0

Equity (excluding equity that is attributed to grants/tax credits) \$ 4500000

Tax Exempt Bond Issuance (if applicable) \$ 0

Taxable Bond Issuance (if applicable) \$ 0

Public Sources (Include sum total of all state and federal grants and tax credits) \$ 0

Identify each state and federal grant/credit:

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

Total Sources of Funds for Project Costs: \$ 4500000

Real Estate Taxes

12(a) For each tax parcel which comprises the facility, please provide the following information, using figures from the most recent tax year.

| Tax Map # | Current Assessed Value (Land) | Current Assessed Value (Building) | Real Estate Taxes |
|-------------------------|-------------------------------|-----------------------------------|-------------------|
| 317.014-5-5 | 172,900 | 2,100,000 | 18,574.52 |
| 317.000-1-16 | 400.00 | | 24.82 |
| 317.014-5-5 | | 394,000 | 16,776.52 |
| 317.014-5-5 | | 2,100,000 | 56,887.03 |

12(b) Address of Receiver of Town and/or Village Taxes:

Sharon A. Guca

1 Maple Street

New York Mills, NY 13417

12(c) Address of Receiver of School Taxes:

Oneida County Finance Dept., Fifth Floor

800 Park Avenue

Utica, NY 13501

12(d) Will the completion of the proposed project result in the increase of the assessment of any of the parcels named above? Yes No

If yes, please indicate which tax account numbers will be affected.

317.014-5-5

Financial Information

13(a) Has the Applicant contacted any bank, financial/lending institution or private investor with respect to the financing of the proposed project?

Yes No

If **yes**, please provide details.

N/A

13(b) Has the Applicant received a commitment letter for said financing?

Yes No

If **yes**, please submit a copy of said commitment letter along with this Application.

N/A

13(c) Please complete the Cost/Benefit Analysis form and attach to this Application. As you begin completing the form and have questions, please call the IDA office.

REPRESENTATIONS AND CERTIFICATION BY APPLICANT

The undersigned requests that this Application be submitted for review to the Oneida County Industrial Development Agency (the "Agency") and its Board of Directors.

Approval of the Application can be granted solely by this Agency's Board of Directors. 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.

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

Susan McGrath Szoka, being first duly sworn, deposes and says:

1. That I am the Vice President/Member (Corporate Office) of McGrath Beverages Inc/STD Realty Collc (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 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 6 day of June, 2018


(Notary Public)

LINDA M. REYNOLDS
Notary Public, State of New York
Qual. in Oneida Co. No. 01RE4983238
My Commission Expires June 24, 2019

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: _____

Title: _____

Date: _____

Return the original signed and notarized application and two copies with a check in the amount of \$1500.00 made payable to: **Oneida County Industrial Development Agency (OCIDA)**, 584 Phoenix Drive, Rome, New York 13441-1405, Attn.: Shawna M. Papale, Executive Director. \$1000 will be applied at closing against the IDA closing fee. In addition, please send an electronic version of the application (signed), and SEQR form (signed), to spapale@mvedge.org.

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.

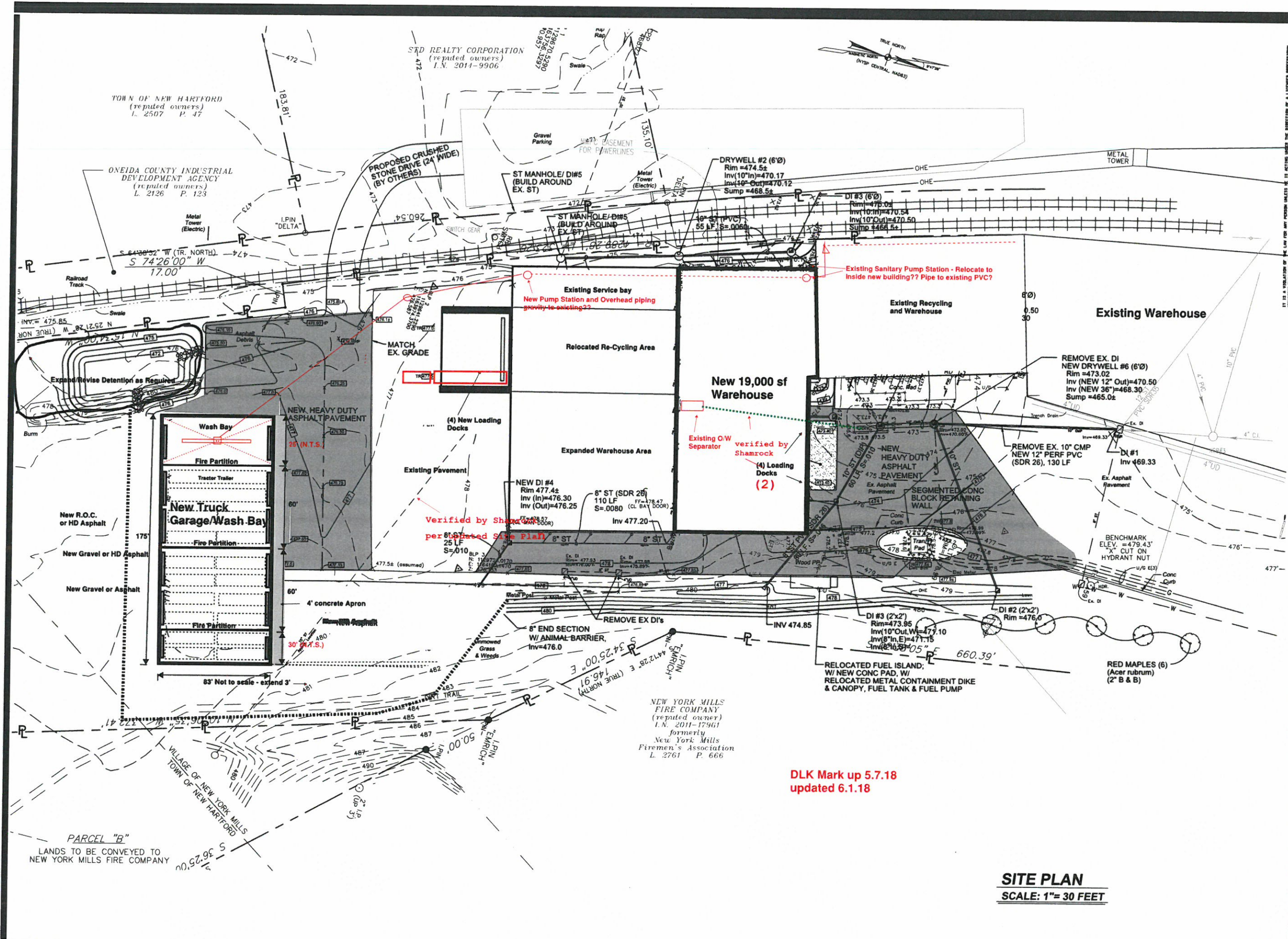
| Part 1 - Project and Sponsor Information | | | |
|---|--|--|--|
| MCCRAITH BEVERAGES, INC. / STD REALTY, LLC | | | |
| Name of Action or Project: Expansion of current warehouse, construction of new truck storage garage | | | |
| Project Location (describe, and attach a location map): 20 Burrstone Rd., New York Mills, NY 13417 \ Tax Map #317.014-5-5 | | | |
| Brief Description of Proposed Action: * 19,000 SF connector building between truck garage and current re-cycling to be used as expansion of the warehouse. * 14,250 SF standalone building to be used as a truck garage with wash bay. * Loading docks at the existing truck garage. * New asphalt truck access drives and stone pavement. | | | |
| Name of Applicant or Sponsor: McCraith Beverages, Inc. / STD Realty, LLC | | Telephone: (315)768-2337 E-Mail: sammcraith@mccraithbev.com | |
| Address: 20 Burrstone Road | | | |
| City/PO: New York Mills | | State: NY | Zip Code: 13417 |
| 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 <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Village of New York Mills Building Permit. OCIDA Sales Tax Exemption and PILOT | | | YES <input checked="" type="checkbox"/> |
| 3.a. Total acreage of the site of the proposed action? _____ 9.37 acres | | | |
| b. Total acreage to be physically disturbed? _____ 3.73 acres | | | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 9.37 acres | | | |
| 4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland | | | |

| | | | |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| 5. Is the proposed action, a. A permitted use under the zoning regulations? | NO | YES | N/A |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ _____ | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: Meets requirements _____ | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____ | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____ | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 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? 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: _____ _____ | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> 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 | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 16. Is the project site located in the 100 year flood plain? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | | | |
| See Site Plans #C-3 and C-4 copies attached - Storm Water Management Systems as designed by the Site Engineer, Alan Swierczek, PE | | | |

| | | |
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| <p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____</p> | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> |
| <p>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: _____ _____ _____</p> | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> |
| <p>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: _____ _____ _____</p> | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> |
| <p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> | | |
| <p>Applicant/sponsor name: <u>Susan McCraith Szuba</u></p> | <p>Date: <u>06/05/2018</u></p> | |
| <p>Signature: <u><i>Susan McCraith</i></u></p> | | |

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DLK Mark up 5.7.18
updated 6.1.18

SITE PLAN
SCALE: 1" = 30 FEET

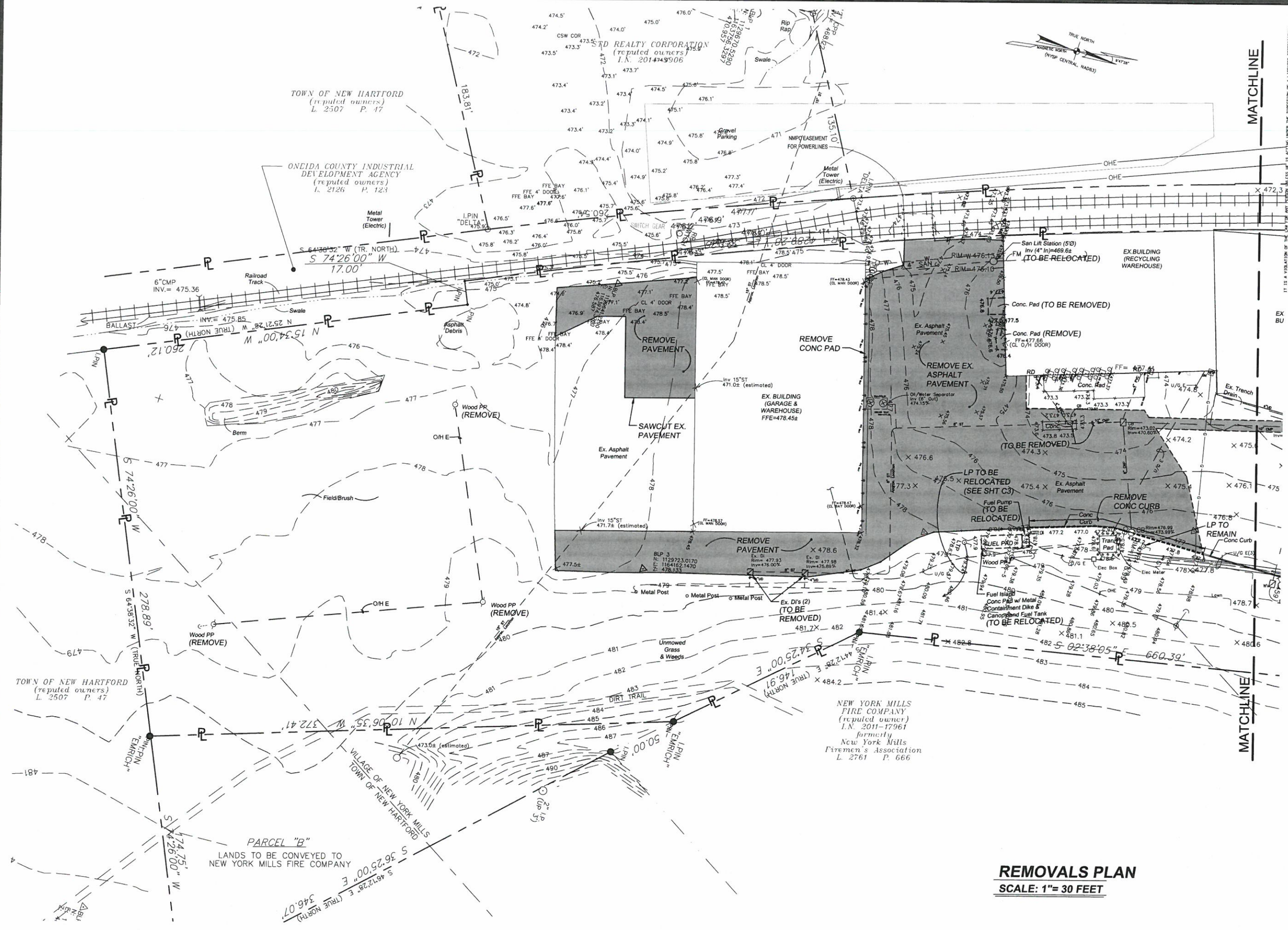
ALAN M. SWIERCZEK, P.E.
P.O. BOX 204
WHITESBORO, N.Y. 13492

PROPOSED BUILDING ADDITION
McCraith Beverages
20 BURRSTONE ROAD
VILLAGE OF NEW YORK MILLS ONEIDA COUNTY N.Y.

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| PROJECT NO. | |
| REVISION | DATE BY |
| DATE | 04-23-18 |
| DRAWN BY | PCS |
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REVISION DATE: _____ REVISION#: _____



REMOVALS PLAN
SCALE: 1" = 30 FEET

ALAN M. SWIERCZEK, P.E.
P.O. BOX 204
WHITESBORO, N.Y. 13492

PROPOSED BUILDING ADDITIONS
BY
McCraith Beverages
20 BURRSTONE ROAD
VILLAGE OF NEW YORK MILLS ONEIDA COUNTY N.Y.

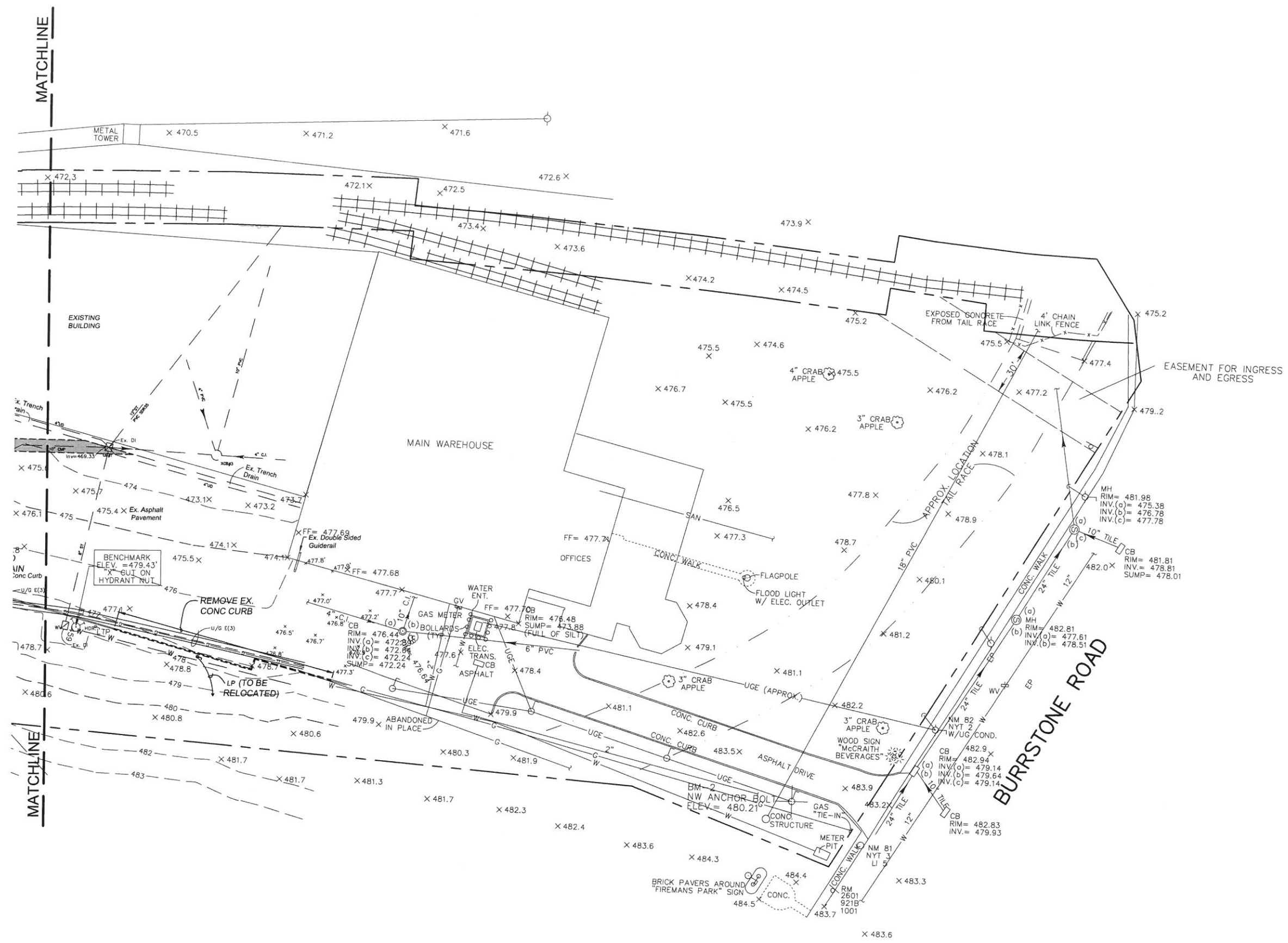
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| DATE | 05-21-18 |
| DRAWN BY | PCS |
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| APPROVED | AMS |
| SCALE | AS NOTED |

SHEET TITLE
REMOVALS PLAN

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ISSUE DATE: _____ REVISION# _____ REVISION DATE: _____



REMOVALS PLAN
SCALE: 1" = 30 FEET

IT IS A CONDITION OF THIS PLAN AND SPECIFICATIONS UNLESS HEREIN OTHERWISE SPECIFIED THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE APPROPRIATE AGENCIES AND ADHERING TO ALL REGULATIONS AND ORDINANCES OF THE CITY, COUNTY AND STATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE.

ALAN M. SWIERCZEK, P.E.
P.O. BOX 204
WHITESBORO, N.Y. 13492

PROPOSED BUILDING ADDITIONS
BY
McCraith Beverages
20 BURRSTONE ROAD
VILLAGE OF NEW YORK MILLS ONEIDA COUNTY N.Y.

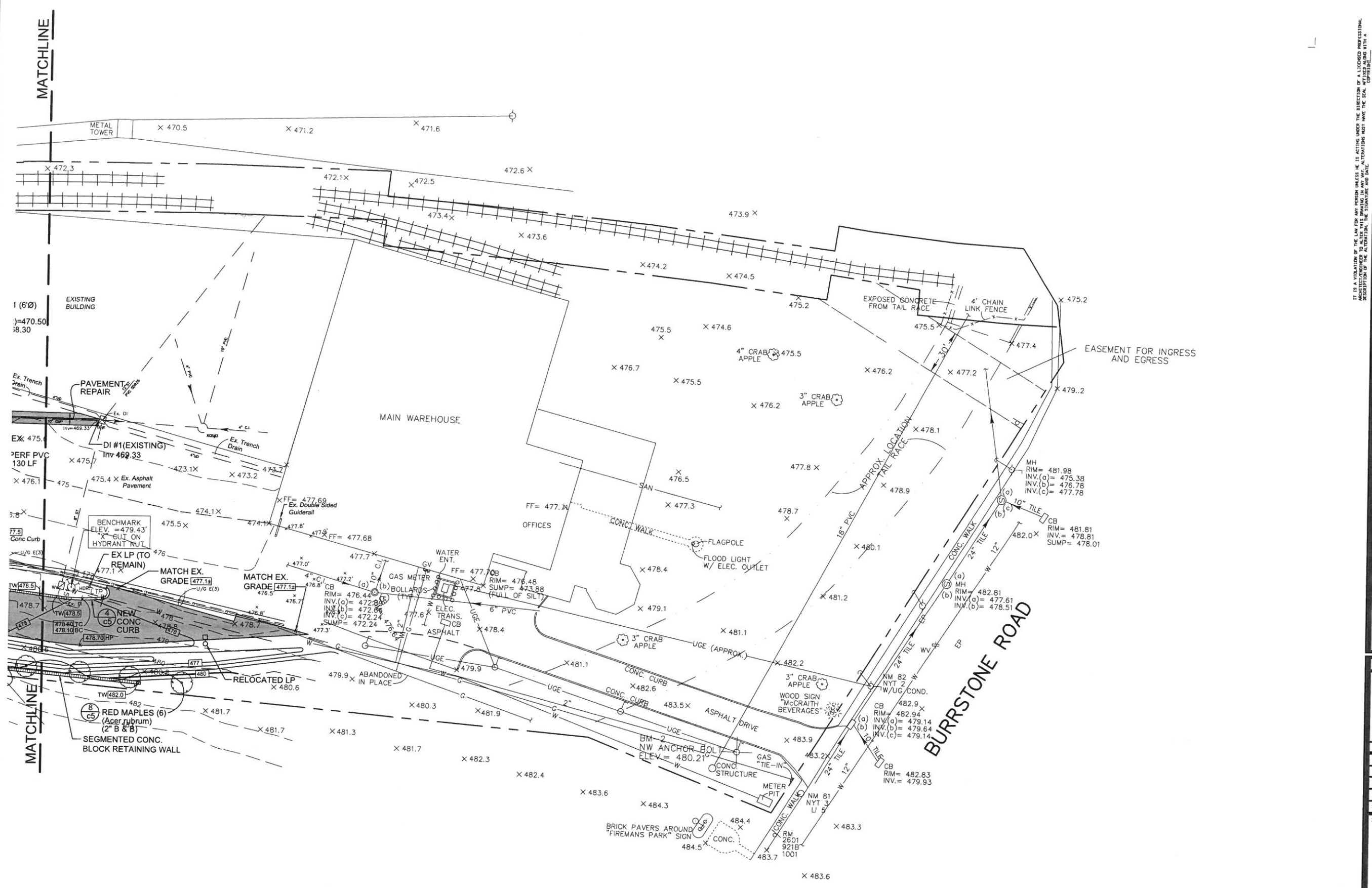
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| DATE | 05-21-18 |
| DRAWN BY | PCS |
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| APPROVED | AMS |
| SCALE | AS NOTED |

SHEET TITLE
REMOVALS PLAN

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| ISSUE DATE | REVISION# | REVISION DATE |
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SITE PLAN
SCALE: 1"= 30 FEET

IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER TO MAKE ANY ALTERATIONS TO THE PLAN WITHOUT THE SIGNATURE AND SEAL OF THE ENGINEER.

ALAN M. SWIERCZEK, P.E.
P.O. BOX 204
WHITESBORO, N.Y. 13492

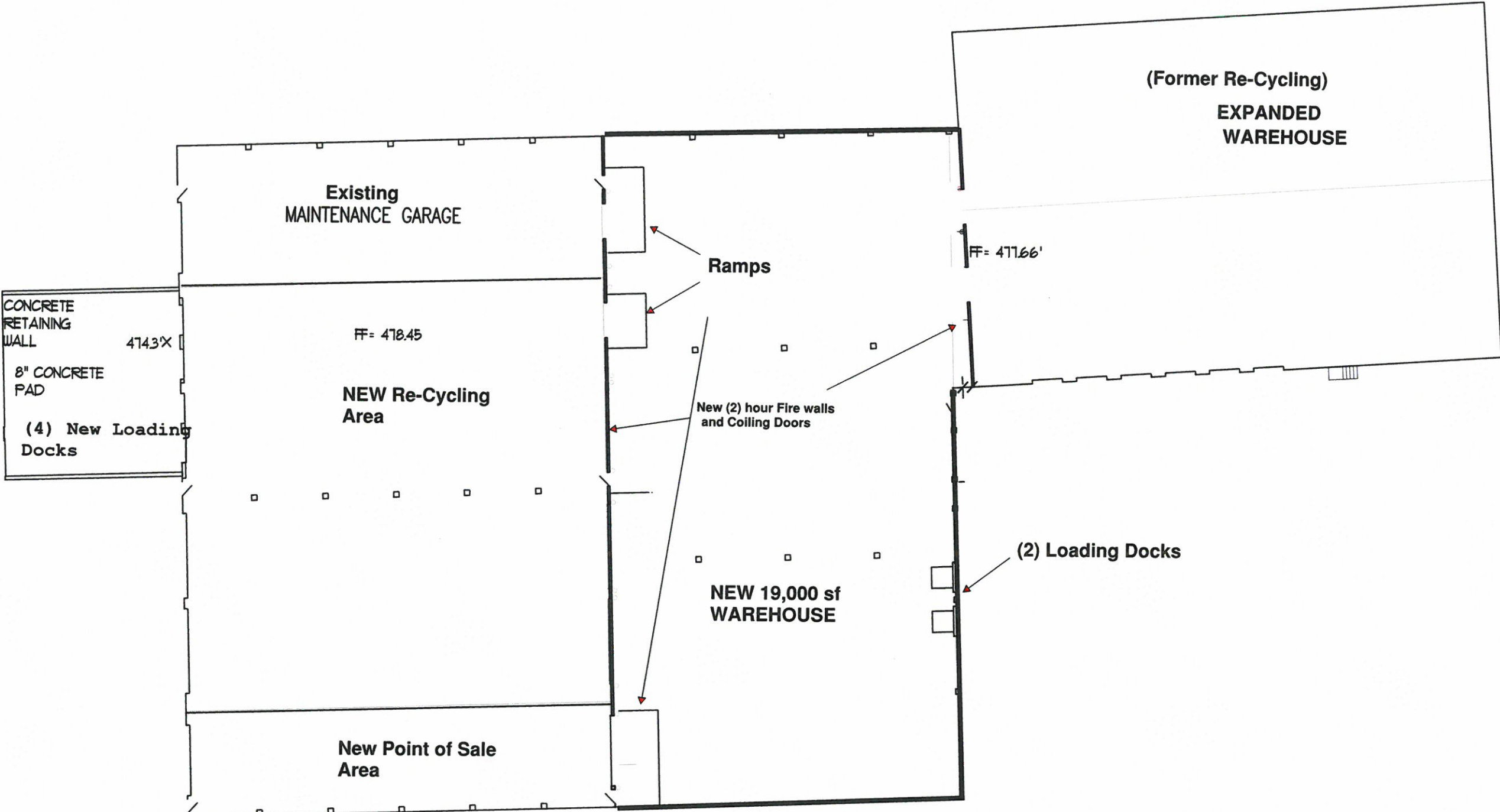
PROPOSED BUILDING ADDITIONS
BY
McCraith Beverages
20 BURRSTONE ROAD
VILLAGE OF NEW YORK MILLS ONEIDA COUNTY N.Y.

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| | 05-21-18 | PCS |
| DRAWN BY | | PCS |
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| APPROVED | | |
| SCALE | | AS NOTED |

SHEET TITLE
SITE PLAN

SHEET NO.
C4



C2C
Construction Solutions, LLC.
 Concept to Completion for CNY

YOUR BUTLER BUILDER

258 Genesee St. Utica, NY 13502
 Phone: 315-801-5185
 www.c2cconstructionsolutions.com

THIS DRAWING IS THE SOLE PROPERTY OF C2C CONSTRUCTION SOLUTIONS LLC. ANY REPRODUCTION OR OTHER USE OF THIS DRAWING WITHOUT EXPRESSED WRITTEN CONSENT IS PROHIBITED.

| NO. | REVISIONS | DATE |
|-----|------------------------|------|
| | Proposal Update 6.1.18 | |
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PROJECT TITLE:
MCCRAITH BUILDING CONNECTION

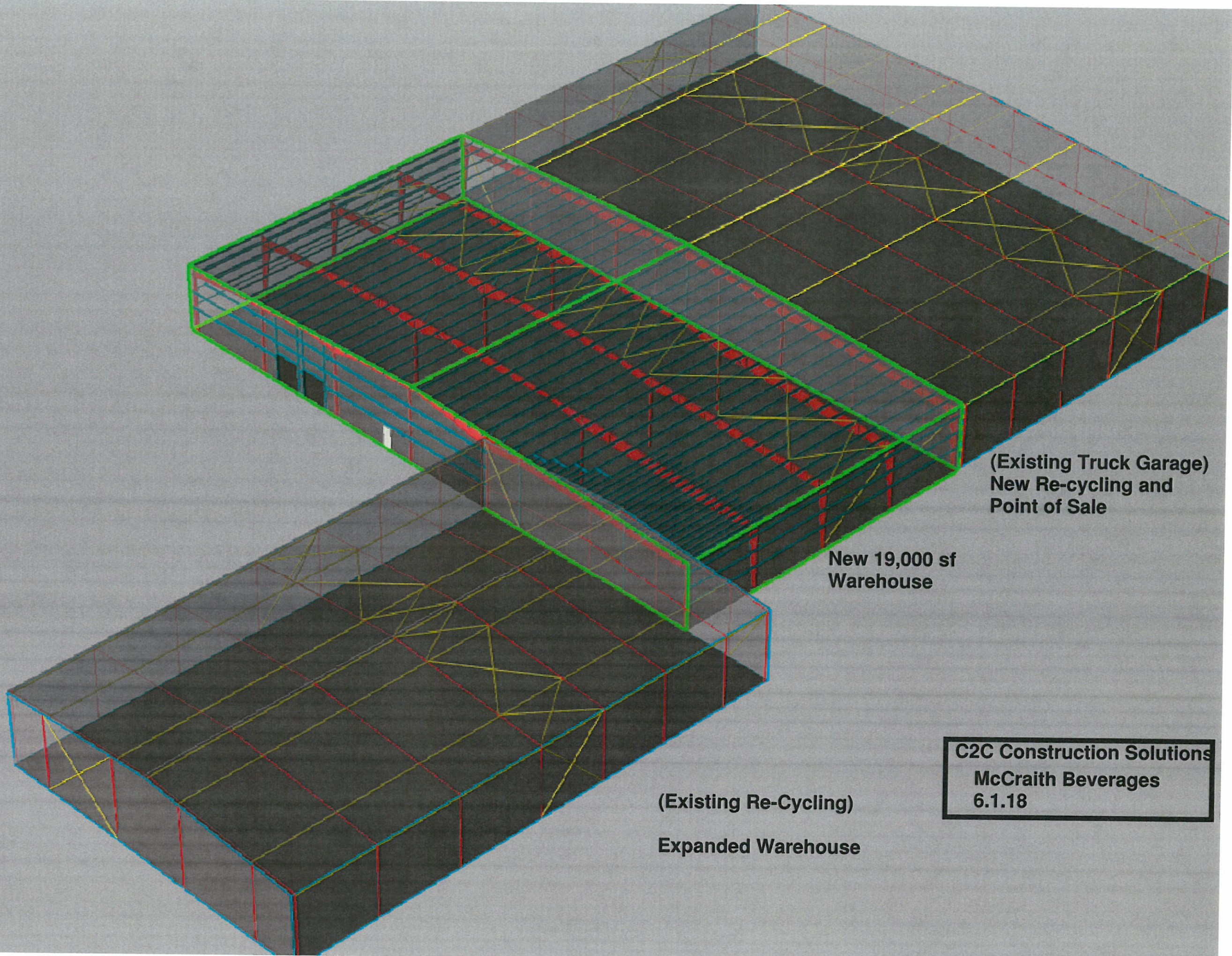
PROJECT LOCATION:
NEW YORK MILLS NY, 13417

DRAWING TITLE:
FLOOR PLAN

PROJECT NUMBER: 18095-P008
DATE: 1/12/2018
DRAWN BY: FDB
CHECKED BY: DLK

A-1

SCALE: 1/32" = 1'

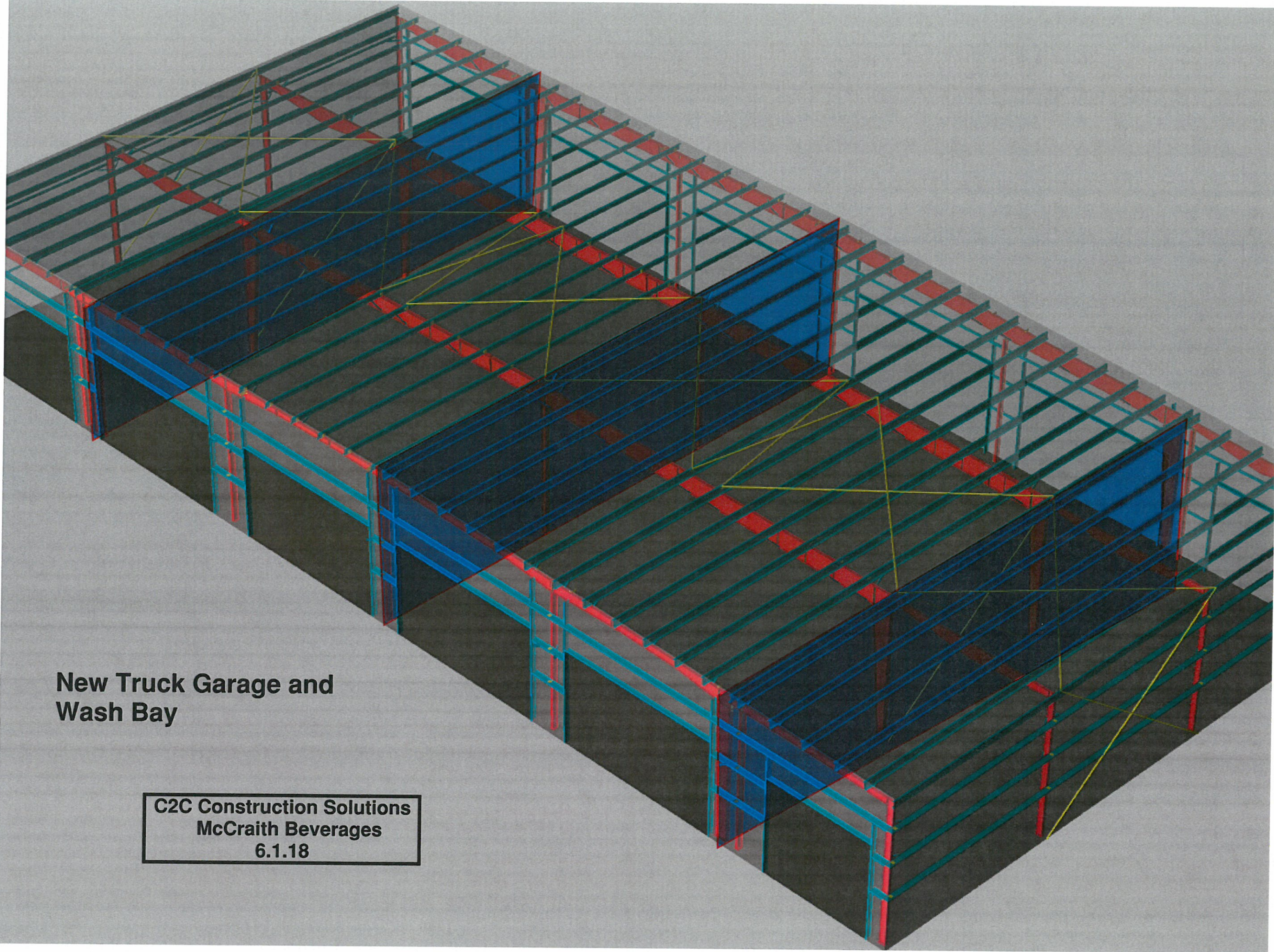


**(Existing Truck Garage)
New Re-cycling and
Point of Sale**

**New 19,000 sf
Warehouse**

**(Existing Re-Cycling)
Expanded Warehouse**

**C2C Construction Solutions
McCraith Beverages
6.1.18**



New Truck Garage and Wash Bay

**C2C Construction Solutions
McCraith Beverages
6.1.18**

McCraith Beverages equipment:

| | |
|------------------------------------|-----------------------------|
| T17 CYL ECH20 SCB SB FLOOR MACHINE | \$ 42,171.30 |
| 2019 MV 607 INTERNATIONAL TRUCK | 74,234.44 |
| Truck body 24 foot | 18,383.00 |
| 2019 mv 607 NON CDL | 73,478.60 |
| TRUCK BODY 22 FOOT NON CDL | 15,815.00 |
| TOYOTA LIFT TRUCK X 2 | 56,900.00 |
| NEW ACCESS POINTS | 2,600.00 |
| TRUCK WASH | 160,553.00 |
| CAMERA ADDITIONS | 4,500.00 |
| SECURITY SYSTEM | 18,000.00 |
| RACKING SYSTEMS | <u>54,000.00</u> |
| | |
| TOTAL INVESTMENT EQUIPMENT | <u><u>\$ 520,635.34</u></u> |

| Year | Current Facility | Expansion | Total Fixed PILOT Payment | |
|---------------|------------------|------------------|---------------------------|------------------------------------|
| assessment | \$ 1,604,112.00 | 584,460.00 | | |
| taxes current | \$ 93,313.89 | | | |
| 1 | \$ 95,180.17 | 3,500.00 | \$ 98,680.17 | 93,313.89 tax |
| 2 | \$ 97,083.77 | 3,500.00 | \$ 100,583.77 | <u>2,100,000.00</u> value |
| 3 | \$ 99,025.45 | 3,500.00 | \$ 102,525.45 | 0.0444 |
| 4 | \$ 101,005.96 | 5,000.00 | \$ 106,005.96 | 584,460.00 Estimated Assessment |
| 5 | \$ 103,026.07 | 5,000.00 | \$ 108,026.07 | <u>\$ 25,970.59</u> |
| 6 | \$ 105,086.60 | 5,000.00 | \$ 110,086.60 | |
| 7 | \$ 107,188.33 | 8,500.00 | \$ 115,688.33 | 25,970.59 |
| 8 | \$ 109,332.09 | 8,500.00 | \$ 117,832.09 | <u>10.00</u> years |
| 9 | \$ 111,518.74 | 10,000.00 | \$ 121,518.74 | 259,705.89 |
| 10 | \$ 113,749.11 | 10,000.00 | \$ 123,749.11 | <u>62,500.00</u> Requested R/E Tax |
| | | <u>62,500.00</u> | | <u>\$ 197,205.89</u> |

assuming an annual 2% increase



June 1, 2018

Tom McCraith
McCraith Beverages
20 Burrstone Road
New York Mills, NY 13417

Re: Connecting Warehouse, Truck Garage/Wash Bay and Site Work

As requested, we have prepared a revised proposal to furnish all necessary design, labor, materials and equipment to complete construction of (2) Buildings, necessary Site Improvements, and Loading Docks at your New York Mills headquarters.

We have split the scope of work into two phases to accommodate access to the existing buildings during construction.

- 19,000 SF Connector Building Between Truck Garage and current Re-Cycling to be used as Expansion of the Warehouse
- 14,250 SF Standalone building to be used as a Truck Garage with Wash Bay
- Loading Docks at the existing Truck Garage
- New Asphalt Truck Access Drives and Stone Pavement

The proposal is based the enclosed preliminary drawings :

- Alan Swierczek current Site Plans dated 5.21.18 C1, C2, C3, C4
- C2C Plans 3 D Renderings and A-1 A2, A3,

And the following specific scope of work:

GENERAL CONDITIONS (for both Phases)

- Complete Site, Structural, Architectural, Mechanical and Electrical drawings stamped by a N.Y.S. Architect/Engineer,
- Soil Borings and Geo tech Report for the Connector building – by CME
- Existing Conditions Survey – by Subsurface Utility Locating Service
- \$3,000 allowance for Geo Tech Engineer to inspect bottom of foundations, both buildings
- On-site and office supervision
- On-site and Office Safety Program
- Jobsite trailer, toilet and phone
- Dumpsters as required
- Temporary Fencing
- Safety rails
- Clean-up and debris removal

- Final cleaning
- Builders Risk Insurance

Phase I – Truck Access Driveway, Loading Docks, and Equipment/Truck Garage

02- Sitework

As you know, we started with the intent of using either Burrows or Murphy to perform the Site work. Murphy quoted, but declined after quote. Burrows declined to quote. We have an updated quote from Paragon Construction and are using there figures in this proposal. Ocuto 's original quote was much higher

Site Preparation

- Clear and grub site
- Saw cut and remove asphalt pavement and curbing .
- Silt fence and erosion control

Rough Grading

- Cut grades as required

Loading Dock

- Excavate for 4 new loading docks, back fill with bank run gravel
- Install 8" type 2 subbase material for loading dock pad.
- Excavate and backfill for retaining wall around existing transformer.

Truck Garage/Wash Bay Building

- Excavate, proof roll and undercut 2' per the Geo Tech Report, install 2' of type 2 ROC under all foundations, backfill with new bank run gravel for foundations
- Proof Roll slab sub grade
- Install 12" Type 2 ROC

Storm System

- Furnish and install storm piping and drywells
- Furnish and install 30 LF of 12" Ductile Iron storm sewer from Drywell 4 to building addition and capped to minimize asphalt disturbance in phase 2.

Pavement Base and Gravel Lot

- Furnish, place and grade type 2 subbase material at 12" thick on stabilization fabric for proposed heavy duty asphalt pavement and exterior concrete which covers proposed grade changes and utility work.
- Install 12" Crushed Limestone on stabilization fabric at South and East sides of Truck garage

Employee Parking Lot Access Road

- Strip Topsoil
- Install 12" type 2 ROC on stabilization fabric

Transformer Island

- Versa Lock Retaining Wall with prep, excavation, and backfill
- Granite curb at remainder
- Landscape stone on fabric inside

Exterior Concrete

- (2) 175' x 4' Concrete Apron Pads at Truck Garage/Wash Bay
- Propane Pad
- 6" Concrete Pad at new Docks
- Fuel Island Pad
- (43) ea. Concrete filled Steel Pipe Bollards – (2) at each OHD at Garage and each Corner, (2) at each Dock
- (3) ea. Light Pole bases

Asphalt

- Approximately 49,600 sf of Heavy Duty 3"/2"/1 ½" Asphalt for Phase I - by Paragon

Excavated Materials

- Now that the site is expanded there appears to be no room to stock pile so Paragon is including haul off

Site Restoration

- Import and place stockpiled topsoil at 4" thick over approximately
- Rake, seed and furnish/place straw erosion control blanket in drainage swales and slopes greater than 3:1 for proposed lawn areas.

03 – Concrete

Loading Docks:

- (2) reinforced concrete retaining walls at new Loading Docks
- 53' x 70' 8" thick reinforced concrete pad at Loading Dock with Trench drain
- (4) each Concrete base pads at new Loading dock levelers
- Patch Concrete slab around each of the Dock pits

Truck Garage/Wash Bay Foundation/Slab

- Column and Frost wall footings based on 2500 PSF soils
- 4' Foundation walls and pilasters
- 6" Slab on Grade with heavy 6 x 6 x 4/4 heavy duty Mesh, sawcut, cured and sealed with densifying sealer

05 – Miscellaneous Steel

- Imbedded angle and Heavy Duty trench drain
- (12) Imbedded angle at OHD recess

07 – Insulation

- 2" rigid foundation insulation at foundation

08 – Doors

- (4) each 8' 6" x 9' vertical lift steel insulated Overhead doors at new Loading Docks
- Remove for re-use (6) each 24' x 14' Overhead doors and operators
- Reinstall the (6) 24' x 14' overhead doors and operators
- Install (6) new 24' x 14' OHD's with operators
- (8) each Hollow metal exit doors and hardware

11 - Loading Dock Equipment

- (4) each 6' x 8' Electric Hydraulic dock levelers
- (4) each hydraulic dock locks
- (4) each Dock door seals

13- Equipment/Truck Garage Pre-Engineered Building by Butler Manufacturing

Dimensions & Design

- 175' wide x 83' long x 23' eave height, (19' clear height for Wash Bay) double slope 1/4:12 roof slope
- Expandable frame rear end wall for future expansion
- 60# NYS ground snow load
- 20# Live Load
- Ss 23
- S1 7
- Soil Profile
- 5# / sqft collateral load for future underhung loads
- 115 mph wind load
- Galvanized roof purlins and wall girts
- Grey primer paint finish on all structural steel

Roof System and Trim

- Butlers Thermal Bridging System (TBS) MR-24, 24 Ga., aluminum-zinc coated standing seam roof system with insulated purlins and extra tall standing seam roof clip with R32 fiberglass insulation with reinforced white vinyl facing
- Contour gable trim
- Gutter system and downspouts at eaves

Wall System

- Butlers E- "Shadowwall" 26 Ga., galvanized Wall Panel System with Kynar 500 Paint Finish System and R25 fiberglass insulation with reinforced white vinyl facing

Fire Wall Panels

- Install 7" thick (2) hour rated "Fire Safe" panels by Metal Span to separate to create less than 5,000 sf areas per code in an un-sprinklered Vehicle Storage building

Liner Panel

- Butlers Butler Rib II, 26 Ga. liner panel and accessory trim to 8' A.F.F. at perimeter walls

Accessories

- Overhead door frames insulated using rigid insulation

MECHANICAL by HJ Brandeles

- Install insulated 2" underground water line from Maintenance Bay in Truck Garage to new Truck Garage/Wash Bay
- Interconnecting truck wash piping.
- Above ground plumbing piping associated with the truck wash installation as indicated in the Indiana Beverage Field Piping Layout. Please reference the Indiana Beverage Field Piping Layout, as we included the 7 lines shown on the drawing. We have not included mounting of any equipment or final hose connections of equipment.
- Pump system and piping is not included as yet – await final design from Kernan Engineering
- Install (3) interior frost free hydrants in each Bay at Fire Walls
- Install propane piping to heating equipment – Propane tank by owner
- Install Tube Radiant heat in Wash Bay
- Install (3) each Unit heaters to heat building to minimal heat +/- 50degrees
- Install waste water piping underground to existing truck Garage and overhead through all buildings to Burrstone Rd lateral All labor is included
- We are including a \$10,000 allowance to add material costs for the oil separator and pumping station.

ELECTRICAL by Madonia Electric

- (12) power to overhead doors
- (1) 200 amp 3 phase 480 volt feeder fed from the new warehouse panel. (Excavation Excluded) Feeders to be routed underground between existing recycling warehouse and truck garage
- (1) 75 KVA transformer with
- (1) 200 amp 120/208 volt 3 phase panel
- (1) Fire alarm Heat, A.V. and pull stations to meet NFPA
- (33) HBUF-200W-50-C-02 High bay fixtures
- (4) single pole switches
- (3) Emergency lights
- (8) Exterior LED wall packs
- (8) duplex receptacles
- (3) Unit Heaters
- (2) Radiant heat
- (12) overhead doors
- (1) Independent electrical Inspection
- Provide Engineered stamped drawings
- Truck Wash
 - - 15 amp 480 VAC Gantry power
 - - 480 VAC 50 amp circuit for pump panel
 - - 110 VAC 20 amp Gantry circuit
 - - 480 VAC 15 amp circuit for Main control panel
 - - 480 VAC 60 amp circuit for recycling plant control panel
 - - 110 VAC 15A circuit for Ozone generator
 - - (2) Detergent mixing stations – ¾ inch conduit with (4) #12 conductors to PCP
 - - (1) Hand Gun pump – ¾ inch conduit with (4) #10 conductors to PCP
 - - Rinse Agent Injector pump – ¾ (3) #14 to PCP
 - - (1) 20 amp receptacle for water softener equipment
 - - (1) machine switch
 - - Relocate secondary feeders with concrete junction box approximately 30ft from transformer pad
 - - Reroute existing 100 amp warehouse feeder from edge of the new building to the transformer pad

- - Relocate power to pump station
- - Relocate (3) light poles

Existing Truck Garage:

- - Install power to (4) overhead doors
- - Install Power to (4) dock levelers
- - Install power to new Cambridge unit
- - Install power to Oil separator
- - Supply power to new boiler
- - Install power for relocated compactors

17 – Alterations

- Remove existing slabs and foundation walls for the (4) new Loading dock levelers
- Install (4) each 8’ 6 x 9’0 Overhead door frames at the new Loading docks
- Infill with girts and new 26 Ga siding at the former 24’ x 14’ OHD openings
- Install 8’ liner inside
- Relocate the existing Fuel Island Canopy

Phase II – Connector Warehouse Building and Alterations

02 – Site Work

Site Preparation

- Saw cut and remove asphalt pavement and concrete pads.

Rough Grading

- Cut/fill grades as required
- Install Crushed Limestone Base, Type 2 R.O.C. for new Asphalt .

Connector Building

- Excavate, proof roll and undercut 2’ per the Geo Tech Report, install 2’ of type 2 ROC under all foundations, backfill with new bank run gravel for foundations
- Proof Roll slab sub grade
- Install 12” Type 2 ROC

Storm System

- Furnish and install storm piping and drywells

Pavement Base

- Furnish, place and grade type 2 subbase material at 12” thick on stabilization fabric for proposed heavy duty asphalt pavement and exterior concrete which covers proposed grade changes and utility work.
- Furnish and place 1,350 SF of 2” round colored decorative stone at 4” thick on filter fabric between top of proposed retaining wall and existing transformer pad in lieu of grass.

Exterior Concrete

- 50’ x 75’ 8” thick reinforced concrete pad at Loading Docks

Asphalt

- Approximately 11,860 sf of Heavy Duty 3"/2"/1 1/2" Asphalt for Phase I – by Paragon

Site Restoration

- Topsoil and seed disturbed areas

CONCRETE

- Column and Frost wall footings based on 2500 PSF soils
- Retaining wall at Loading Docks
- 4' Foundation walls and pilasters
- 6" Slab on Grade with heavy 6 x 6 x 4/4 heavy duty Mesh, sawcut, cured and sealed with densifying sealer

METALS

- (1) set Steel stairs to enter building at Loading Docks .

CARPENTRY

- Treated wall sheathing for roof to wall transitions.

THERMAL AND MOISTURE PROTECTION

- 2" rigid foundation
- Insulated eave struts and overhead door frames using 2" rigid insulation
- Single ply roofing for wall to wall transition.

DOORS

- (3) fireproof man doors
- (2) 8'-6" x 9',-0" overhead sectional doors with 2" track, full vertical lift, 1 lite section 3, jacklift operator with 3 button wall mounted controller, safety edge, full weather seal.
- (3) 10'x 10' cornel model ERD10 Coiling fire door, 22GA Galv. Stl. Slats, 24 GA Galv. Stl. Hood, factory gray finish face for wall mount to steel jambs, electric operation with alarm activation, wall mounted 3-button control station, bottom bar safety edge.

EQUIPMENT

- (2) Powerramp model pstop-AAL hydraulic vehicle restraint 30,000 pounds restraining force, automatic lights, with combo panel and LS interlocking.
- (2) Powerramp model VH6835-16 Dock leveler, 6' x 8' nominal dimensions, 35,000 lb capacity, 16" Lip length, 3 sided pit, dock bumpers.
- (2) Powerramp model pstop-AAL hydraulic vehicle restraint 30,000 pounds restraining force, automatic lights, with combo panel and LS interlocking.

PRE-ENGINEERED METAL BUILDING BY BUTLER MFG. CO.

Dimensions & Design

- 190' wide x 100' long x 22' eave height, double slope ½:12 roof slope to match existing Truck Garage
- 60# NYS ground snow load
- 20# Live Load
- Ss
- S1
- Soil Profile
- 3# / sqft collateral load for possible sprinklers & lighting
- 115 mph wind load
- Galvanized roof purlins and wall girts
- Grey primer paint finish on all structural steel

Roof System and Trim

- Butlers Thermal Bridging System (TBS) MR-24, 24 Ga., aluminum-zinc coated standing seam roof system with insulated purlins and extra tall standing seam roof clip with R32 fiberglass insulation with reinforced white vinyl facing
- Contour gable trim
- Gutter system and downspouts at eaves

Wall System

- Butlers E- "Shadowwall" 26 Ga., galvanized Wall Panel System with Kynar 500 Paint Finish System and R24 fiberglass insulation with reinforced white vinyl facing

Fire Wall Panels

- Install 6" thick (2) hour rated "Fire Safe" panels by Metal Span to separate the Truck Garage from the existing Re-Cycling Building Storage building

Liner Panel

- Butlers Butler Rib II, 26 Ga. liner panel and accessory trim to 8' A.F.F. at perimeter walls – ***advise if full height is required at (2) 100' walls***

Accessories

- Overhead door frames insulated using rigid insulation

MECHANICAL by HJ Brandeles

Plumbing

- No plumbing or hose bibs included as directed

Heating and Ventilation

- Cambridge unit with gravity relief vent and necessary gas piping from the existing gas meter.
- Gas service will have to be enhanced by about 950,000 BTUs with 2 PSI at the regulator outlet.
- At Existing Re-Cycling:

- Remove existing radiant heating units and run gas piping as required for new Cambridge unit and gravity relief vent

ELECTRICAL by Madonia Electric

- 37 – HBUF-200W-50-C-02 High bay fixtures
- 6 – WPDS-90-50-G3-PT1 Exterior wall pack lights
- 4 – WPDS-60-50-G3-PT1 Exterior wall pack lights
- 1 - WPMN20-5K-G2 Exterior wall pack lights
- 4 – Exit/Em lights
- - Exterior lights controlled dusk to dawn via photo controls
- - Interior lights controlled by circuit breakers
- - Install 400 amp 277/480 volt panelboard with 75 KVA transformer
- - Install 120/208 volt panelboard
- - Install (16) duplex receptacles around perimeter of building
- - Install (4) exterior GFCI receptacles
- - Install (1) 50 amp and (2) 30 amp exterior receptacles for field day trailer
- - Power to (2) dock levelers
- - Power to (2) over head doors
- - Power to new Cambridge unit
- - Provide engineered stamped drawings
- - Install Horn strobe, heat detectors and pull stations to meet NFPA requirements
- - All wiring except drops down walls and where exposed to damage to be free air

17 - Alterations

- Install (4) 10' x 10' OHD Frames for the coiling fire shutters in the existing 24' door openings
- Install 8' liner on opposite wall of Fire wall

We exclude the following items:

- Sewer Credits – may need to address that if it is proven there I a net gain from the auto wash system
- Building Permit cost – we could not reach anyone at NY Mills for a cost
- Sales Tax – it is now our understanding that you will apply for and likely revive the Sales Tax Exemption on materials from the Oneida County IDA. We identify the Sales Tax savings amounts below.
- Prevailing wage rates
- Special inspections for soils, concrete, rebar, or structural steel, as required by N.Y.S. code. These inspections must be contracted by the owner directly. A budget for these services should be included in your project budget – **Include a budget of \$10,000 for both Buildings and Site**
- Changes to Foundation and/or Structural steel design and cost for variations in soil bearing capacity or seismic soil profile
- Costs for unforeseen sub-surface conditions such as rock, concrete or unstable soil. As noted we do need to bring in the Geo tech engineer to inspect before we install the over excavation and fill
- Costs for removal or disposal of contaminated soils
- Environmental Survey (Asbestos, Lead, Etc)
- Abatement of material (Asbestos, Lead, Etc.)
- Any power company fees for gas or electrical services – **Gas service will need to be upgraded – will need quote from National Grid – need GSR to be filled out**

- Performance Bond
- Local mitigation fees if any
- *Winter conditions, protection, or temporary heat*
- *Pricing below is valid for (14) days from date of quote, due to rising steel prices from the Tariffs . The actual Tariffs were just announced by President Trump yesterday - we are concerned that this will spike prices even higher, we would expect a letter from Butler on this soon - ordering the buildings next week to beat any major increases would be advised. Total cost included for both buildings is \$497,000 thus if a 5% increase is announced that would mean an increase in cost of approximately \$25,000, not included above*
- Telephone or Computer Systems
- Excluded mounting of any equipment or final hose connections of equipment and underground drainage piping revisions that may be needed for the truck wash. Warehouse Racking System
- Office or other furnishings
- Fire/Security Alarm
- Special grounding or lightning protection
- Vehicle, welding, or other specialized ventilation systems
- Actual Relocating fuel tank and Canopy
- Special requirements for working alongside of the Railroad – permits, insurance etc.
- Any Contingencies – recommend you carry in budget for changes in scope or unforeseen

**Phase I – Truck Access Driveway, Loading Docks,
and Equipment/Truck Garage** **\$2,435,917**

Phase II – Connector Warehouse Building and Alterations **\$1,511,916**

Total Project **\$3,949,833**

*For your information with the IDA – Sales Tax Savings (not included above)
is approximately* **\$ 162,174**

Schedule/Closing

As we understand it, you have submitted a plan to NY Mills and are discussing the Sales Tax with the county. NY Mills has said you do not need to go in front of the Planning Board - should get that in writing. We will apply for the Building Permit late next week once we get stamped plans for Site and Architectural

Our next step to complete the design is as follows:

- Soil Borings at Connector
- Complete Architectural plans and review by our architect and stamp for building
- Order buildings, get Foundation information and complete foundation plans
- Obtain Building Permit

We would expect the above to take about (30) days from now, for a late June site work Start.

Lead time on Butler buildings currently is extended, due to the influx of orders and allocation of steel from the Tariffs.

- Equipment/Truck Garage 10 – 12 weeks – thus if ordered next week we would be looking at mid August
- Connector Warehouse 18 – 20 weeks – thus if ordered next week we would be looking at mid October
- These extended deliveries are an industry wide issue due to a flood of orders, lack of engineering capacity and steel material allocations
- Foundations would be ready for each building and erected quickly, and enclosed before foul weather.
- We will likely need temporary heat for the Warehouse slab

We thank you for this opportunity to quote and look forward to working with you again on this project.

Very truly yours,

David L. Kleps
President

ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY □

COST/BENEFIT ANALYSIS

Required by §859-a(3) of the
New York General Municipal Law

Date

6/7/2018

Name of Applicant: McCraith Beverages, Inc.
STD Realty, Co.
20 Burrstone Rd, NY Mills

Name of All Sublessees or Other Occupants of Facility: _____

Principals or Parent of Applicant: Susan McCraith Szuba

Products or Services of Applicant to be produced or carried out at facility: Wholesale beverage and snacks distribution

Estimated Date of Completion of Project: Jun-19

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
_____ Mortgage Recording Tax Abatement
x _____ Real Property Tax Abatement

Project Costs

| | | | | | |
|---|-----------|---------------------|--|---|---|
| Land | \$ | - | | | |
| Existing Building | \$ | - | | | |
| Existing Bldg. Rehab | \$ | 386,170.00 | | | |
| Construction of New Building | \$ | - | | | |
| Addition or Expansion | \$ | 3,205,038.00 | | | |
| Engineering/ Architectural Fees | \$ | 61,209.00 | | | |
| installation | \$ | 14,800.00 | | | |
| Fixtures | \$ | 282,616.00 | | | |
| Equipment | \$ | 520,635.00 | | | |
| Legal Fees (Bank, Bond, Transaction, Credit Provider, Trustee | \$ | 8,500.00 | See Agency Fee Schedule | | |
| Finance Charges (Title Insurance, Environmental Review, Bank Commitment Fee, Appraisal, Etc.) | \$ | - | Page on Application | | |
| Fees and Permits | \$ | 13,500.00 | | | |
| Subtotal | \$ | 4,492,468.00 | | | |
| Agency Fee* | \$ | 22,462.00 | <u>IDA Agency Fee: PILOT, Mortgage Recording Exemption, Sales Tax Exemption:</u> | | |
| | | | ○ Up to a \$1.0 Million project - \$5,000 | ○ Above \$1.0 Million project up to \$10.0 Million project – ½ of 1% of total project cost. | ○ Above \$10.0 Million project – ½ of 1% of total project cost up to \$10.0 Million plus incremental increase of ¼ of 1% of total project above \$10.0 Million. |
| TOTAL COST OF PROJECT | \$ | 4,514,930.00 | | | |

Assistance Provided by the Following:

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

Company Information

| | | Average Salary of these Positions |
|---------------------------------|-------|-----------------------------------|
| Existing Jobs | 93.00 | 60596 |
| Created Jobs (over three years) | 14.00 | 53250 |
| Retained Jobs | 93.00 | 60596 |

Earnings Information for Oneida County

| | |
|---|--------------|
| Average Salary of Direct Jobs for Applicant | \$ 60,596.00 |
| Average of County Indirect Jobs | \$ 25,000.00 |
| Average of Construction Jobs | \$ 32,000.00 |

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

Construction Person Years of Employment: \$ 17.96

Calculation of Benefits (3 Year Period)

| | Total Earnings | Revenues |
|---|-------------------------|----------------|
| Direct Jobs | | |
| Created | \$ 2,545,032.00 | 108163.86 |
| Existing | \$ 16,906,284.00 | 718517.07 |
| Indirect Jobs | | |
| Created | \$ 2,625,000.00 | 111562.5 |
| Existing | \$ 17,437,500.00 | 741093.75 |
| Construction - only one year | | |
| Person Years | \$ 574,593.28 | 24420 |
| TOTALS Calculation of Benefits (3 Year Period) | \$ 40,088,409.28 | 1703757 |

TAXABLE GOODS & SERVICES

| | Spending Rate | Expenditures | State & Local Sales Tax Revenues |
|---|---------------|-----------------|----------------------------------|
| Direct Jobs | | | |
| Created \$ | 0.36 | 916211.52 | 89330.6232 |
| Existing \$ | 0.36 | 6086262.24 | 532547.946 |
| Indirect Jobs | | | |
| Created \$ | 0.36 | 945000 | 92137.5 |
| Existing \$ | 0.36 | 6277500 | 549281.25 |
| Construction - only one year | | | |
| Person Years \$ | 0.36 | 206854 | 18100 |
| TOTAL TAXABLE GOODS & SERVICES | | 14431827 | 1281397 |

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.

| | | |
|---|------------|-----------------------------------|
| Tax Rate for School District where facility is located: | 27.089064 | |
| Tax Rate for Municipality where facility is located: | 9.0787021 | NYM:8.0618461(est.) & NH:1.016856 |
| Tax Rate for County: | 7.828152 | |
| | Rate Total | |
| Real Property Taxes Paid: | \$ | 320,114.30 |

COSTS:

| | | |
|--|---------|---|
| Real Property Taxes Abated on Improvements Only (10 yr. Period): | 197,206 | Amount of Taxes that would be abated by applying PILOT. |
| Mortgage Tax Abated (.075%) | 0 | |
| Estimated Sales Tax Abated During Construction Period (8.75%) | 207,729 | |

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.