

Company:

The Lodging Kit/ West Dack

Property Location:

13492 State Route 12, Boonville, NY

Project:

Construction of an 18,000 SF facility expansion with 1 loading dock and 5 overhead doors. Allow for expansion and growth in upstate NY. Situation has presented itself that the new generation of operators are choosing to expand in NYS versus southern or western USA.

Request:

10 Year PILOT on entire facility 1/3 years 1 thru 5 (deviation)

2/3 years 6 thru 10 (deviation)

Sales Tax Exemption

Mortgage Recording Tax Exemption

Commitment:

Current employment in Oneida County: 23

Employment growth at location: 3

Project cost investment: \$605,000

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 \$1000 commitment fee that will be submitted at the time of application; the \$1000 commitment fee will be applied at closing.

Please submit the original application, SEQR form and Cost/ Benefit and two (2) copies along with an electronic copy of the application, SEQR form and Cost/ Benefit with the applicable fee.

All applications must be submitted 10 days prior to meeting.

WEST DACKS, LLC

Name of Applicant

Number (to be provided by the agency)

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 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), SEQR form (signed), and Cost/benefit to spapale@mvedge.org.

Upon the submission of this application to the IDA, this applicant becomes a public document. Be advised that any action brought before the OCIDA is public information. All agenda's for the 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 understand the legal fees you will be responsible for them and also acknowledge what the process is. 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 companies IDA application fee please consult with the Memorandum to Companies Sale – Leaseback Transactions or please contact the IDA Executive Director.

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>
KENT MARTIN	134 SCHUYLER ST. BOONVILLE, NY 13309	50%
ERIC MARTIN	7846 JACKSON HILL RD. BOONVILLE, NY 13309	50%

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.

NO

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:

LODGING KIT COMPANY / NYS S-CORP

KENT MARTIN	33.375%
ERIC MARTIN	33.375%

MCQUEEN CLAN, LLC / FLORIDA PARTNERSHIP

KENT MARTIN	40%
ERIC MARTIN	40%

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.

18,000 sf steel storage warehouse with 1 loading dock and 5 other overhead doors. Exterior walls are 20' high (center peak height unknown.) Warehouse will be cold storage on concrete. Plumbing will be "roughed in" for possible future use, but not planned to be currently.

This new warehouse will be connected to Lodging Kit's existing warehouse by a roof and concrete pad that will allow for forklift and pallet jacks to move pallets/products easily between the two buildings. Additional parking lot will be added along the front of the new building as it will sit on the location of the existing parking lot.

Reasons for Project

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

Our business has grown steadily over the past few years and in order to maintain a presence in NYS, we have been leasing warehouse space in Lyons Falls. It has not been an ideal situation from an efficiency standpoint. If we are to continue to operate out of NYS, we need to address and remedy the warehousing issue. We have space on our lot and feel the time is right to build upon it. We could transfer all warehousing operations to our Florida or Nevada warehouses, however, myself and my brother, as life long residents of the north country, would like to remain in New York State.

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

When we first built our present office and warehouse on Route 12, it was with the help of NYS. We participated in the PILOT program and was later able to participate in the Empire Zone Program. Both enabled us to grow our business, along with our employment numbers. While we are willing to invest in this enterprise, we could certainly use any help that is available to make this a rewarding investment for all.

6(c) How will the Applicant's plans be affected if Agency approval is not granted?

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.

As previously stated, we have other warehouse facilities available to us, however, it's our desire to remain in NYS.

Is the proposed project reasonably necessary to preserve the competitive position of the Applicant in its respective industry? Yes No **If yes**, please explain briefly.

Absolutely. We definitely see this as a very great opportunity to get better at what we do. It will allow us to have the necessary space to store more inventory, which will make our customers happy, our carriers will be able to be more efficient loading and unloading and most of all our employees will have a larger workspace for kit assembly.

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**, please explain briefly the reason for the move.

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).

Pilot Program (see attached) Tax Map 22.0182-1.3 1998 - 2007

Empire Zone - 87-0050-8677 - QEZE Sales Tax 2003 - 2013

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.

We had our initial meeting with First Niagara this past Friday, May 29th. We will be meeting them again next week to go over the terms/ We anticipate no problems getting a commitment letter from them - should they be our choice.

6(h) Check all categories best describing the **type of project**:

- Manufacturing
- Industrial Assembly or Service
- Research and Development
- Warehousing
- Commercial or Recreational
- Pollution Control (specify) _____
- Other (specify) _____

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
- 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 type="checkbox"/> Real Property Tax Abatement	\$ _____
<input type="checkbox"/> Mortgage Tax Exemption	\$ _____
<input checked="" type="checkbox"/> Sales and Use Tax Exemption	\$ _____
<input type="checkbox"/> Issuance by the Agency of Tax Exempt Bonds	\$ _____

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

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

7(a) Street Address of Facility:

13492 State Route 12

7(b) City, Town and/or Village:

Boonville, NY 13309

*(Note: It is important that you list **all** incorporated municipalities in which the facility lies. This information will be used in scheduling a public hearing as required by statute.)*

7(c) School District:

Adirondack

7(d) Tax Account Number(s):

22.018-2-1.3

Attach copies of the most recent real property tax bills. Include copies for all taxing jurisdiction 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.)?

Empty lot next to our current building and warehouse.

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

Commercial / light industry

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.***

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.

5/1/2015 - We have just started clearing the lot of trees and brush.

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

Construction commencement: _____

Construction completion: _____

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.

Set Back Variance from Route 12 - to be brought up at next Village meeting.

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

Important: please attach Environmental Assessment Form to this Application.

7(k) What is the useful life of the facility? _____ 50 _____ years

7(l) Is the site in an Empire Zone? [] **Yes** [] No

If yes, which Empire Zone: Mohawk Valley Region

Is project located in a former Empire Zone or distressed area: [] **Yes** [] No

Provide detail.

Development Zone (87) Oneida County

Complete the following questions 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.):

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.

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.

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.

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

Facility (Legal Information)

8(a) With respect to the **present owner** of the facility, please give the following information:
(Note: the present owner is not necessarily the user of the facility, but that party which holds legal title to the facility.)

Legal Name:	West Dacks, LLC
Address:	13492 State Route 12
	Boonville, NY 13309
Telephone:	315-942-4246
Balance of Mortgage:	\$55,000
Holder of Mortgage:	Adirondack Bank, Boonville, NY 13309

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:

<u>Name of Tenant</u>	<u>Floors Occupied</u>	<u>Square Feet Occupied</u>	<u>Nature of Business</u>
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8(g) Are any of the tenants related to the owner of the facility?

Yes No

If yes, please explain.

Lodging Kit Company (owned by applicant) rents from West Dacks, LLC.

8(h) Will there be any other users other than the applicant to the IDA be 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.

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.

portable heaters, computer equipment, scanners and phone lines.

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.

N/A

9(c) What is the useful life of the equipment? 10-15 years

Part IV: Employment Information

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

Construction Jobs 20 - 25 (rough estimate)

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

Permanent Jobs to be created by Project at Applicant's facility _____ FTE

Average Salary of these jobs: \$ _____

10 (c) What is the applicant entity's current level of employment in Oneida County at the time of application. Please indicate in full time equivalents (FTE).

Permanent Jobs to be retained by Project at location to be assisted with the requested IDA benefits 23 FTE

Average Salary of these jobs: \$ 35,000

Other locations in Oneida County 0 FTE

Average Salary of these jobs: \$.00

Employment in other NYS locations, list below 0 FTE

Average Salary of these jobs: \$.00

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

Part V: Estimated Project Cost and Financing

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

Acquisition of Land	_____
Acquisition of Building(s)	_____
Renovation Costs	_____
New Construction of Buildings	\$470,000
Machinery and Equipment (other than furniture costs)	\$80,000
Fixtures	\$15,000
Installation Costs	_____
Fees (other than your own broker and legal fees)	\$10,000
Legal Fees (IDA legal fees, Applicant legal fees)	\$5,000
Architectural/Engineering	\$10,000
Interest on Interim Financing	_____
Other (specify)	_____
Subtotal	\$600,000
Agency Fee¹	\$5,000
Total Project Cost	\$605,000

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

11(b) What amount of the Total Project Cost is the Applicant requesting financing by the Agency? \$605,000

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 Acct #	Current Assessed Value (Land)	Current Assessed Value (Building)	Real Estate Taxes
22.018-2-1.3			\$19,153.37

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

Village of Boonville

13149 State Route 12

Boonville, NY 13309

12(c) Address of Receiver of School Taxes:

ACS Tax Collector

13150 State Route

Boonville, NY 13309

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.

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.

First Niagara Bank, N.A. New Hartford, NY 13413 - just preliminary financials given to see what we might qualify for.

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.

13(c) please complete the Cost/Benefit Analysis form and attach to this Application. As you complete and have questions please call.

REPRESENTATIONS AND CERTIFICATION BY APPLICANT

The undersigned requests that this Application be submitted for review to the Oneida County Industrial Development Agency's 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 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 benefits received with the action of the OCIDA.
3. **Absence of Conflict of Interest.** The Applicant has consulted the OCIDA 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:
4. **Hold Harmless.** Applicant hereby releases Oneida County Industrial Development Agency and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Agency, (B) the Agency's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project; including without limiting the generality of the foregoing, all 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 OCIDA has disclosed that the actions and activities of the OCIDA 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.

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.

West Dacks, LLC.

(Applicant)

By: 

Name: Kent C. Martin

Title: Co-Owner

Date: 2 June, 2015

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: Eric M. Martin

Title: Co-Owner

Date: 2 June, 2015

Return the original 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), SEQR form (signed), and Cost/benefit to spapale@mvedge.org.

Agency Fee Schedule

Commitment Fee: \$1,000 – due following the initial inducement but prior to scheduling of the public hearing; this amount is non-refundable if the applicant fails to close on the project before the IDA. Upon closing with the IDA this amount is applied to the legal closing fees.

Bond Fees: ½ of 1% of total bond amount

IDA Agency Fee: PILOT, Mortgage Recording Exemption, Sales Tax Exemption:

- 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.

Agency Counsel fee:

Set by Bond/Transaction Counsel based upon the nature and complexity of the transaction. This applies to bond and non-bond transactions (leasebacks, sale-leasebacks, etc).

Agency Counsel fees in Bond and non bond transactions will not normally exceed the greater of (a) 2% of the Bond amount or project costs or (b) a minimum is in customary transactions \$8,500 to \$10,000.

Annual Fee:

For the term in which the property remains in the IDA's name, an annual lease payment is due in the amount of \$500. The first payment is due at closing. This amount is due on the anniversary date of the first date of the month in which the IDA documents were executed. For annual fees not paid and delinquent, a late charge of \$50 per month will be levied until such time the fee plus late charges are paid.

Other fees:

For an IDA property which requires follow up action – a 1/8 of one percent of the total reissuance, redemption, new or revised mortgage, refinancing, spreading agreement or other transaction requiring action of the IDA shall be 1/8 of one percent of total project amount for a minimum payment to the IDA of \$500.

Revised 3-30-15

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

**TO BE ATTACHED TO AND MADE PART OF APPLICATION TO THE
OCIDA**

NAME OF APPLICANT: _____

DESCRIPTION OF PROJECT: _____

**NAME OF ALL SUBLESSEES OR
OTHER OCCUPANTS OF FACILITY:** _____

PRINCIPALS OR PARENT OF APPLICANT:

**PRINCIPALS OF ANY SUBLESSEE
OR OCCUPANT:**

PRODUCT/SERVICES:

ESTIMATED DATE OF COMPLETION OF PROJECT: _____

TYPE OF FINANCING/STRUCTURE: ___ Tax-Exempt Financing

 ___ Taxable Financing

 ___ Sale/Leaseback

 ___ Other _____

TYPES OF BENEFITS RECEIVED:

- Taxable Financing
- Tax-Exempt Bonds
- Sales Tax Until Completion Date
- Mortgage Tax Abatement
- Real Property Tax Abatement

PROJECT COSTS – CAPITAL INVESTMENT

18,000 sq. ft.

Land	_____	Cost per Acre	_____
Existing Building	_____		
Rehab of Existing Building	_____		
Construction of New Building	\$470,000	Cost per Sq Ft.	\$26.11
Addition or Expansion	_____	Cost per Sq Ft.	_____
Engineering and Architectural Fees	\$10,000		
Equipment	\$95,000	Cost per Sq Ft.	\$5.27
Legal Fees			
Bank, Bond, Transaction, Company,			
Credit Provider, Trustee	_____		
Finance Charges			
Title Insurance, Environmental			
Review, Bank Commitment Fee,	\$10,000		
Appraisals, etc.	_____		
Agency Fee	\$5,000		
TOTAL COST OF PROJECT	\$ 605,000		

Job Revolving Fund Loan _____
Other Grants or Loans _____

COMPANY INFORMATION

Existing Jobs _____
Created Jobs (Year 3) _____
Retained Jobs _____

EARNINGS INFORMATION

County Spec Average Direct Jobs \$ _____
County Spec Average Indirect Jobs \$ _____
County Spec Average Construction Jobs \$ _____

MULTIPLIER INFORMATION

Indirect Job Rate 2.5
Sales Tax Rate (8.5%)
Mortgage Tax Rate (1%)

Assumed Real Property Tax Rate Per Thousand for Municipality where project is located: _____

Assumed Real Property Assessment of facility where IDA assistance is being sought: _____

Assumed NYS Income Tax rate on earnings 4.25%: _____

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

CALCULATION OF BENEFITS (3 – YEAR PERIOD)

NYS PERSONAL INCOME TAX RECEIVED

	<u>Total Earnings</u>	<u>Revenues</u>
Direct Jobs		
Created	_____	_____
Existing	_____	_____
Indirect Jobs		
Created	_____	_____
Existing	_____	_____
Construction		
Person Years	_____	_____
TOTALS	_____	_____

TAXABLE GOODS AND SERVICES

	<u>Spending Rate</u>	<u>Expenditures</u>	<u>State and Local Sales Tax Revenues</u> <small>(Expenditure Column x .0825)</small>
Direct Jobs			
Created <small>(total earnings for direct jobs created x .36)</small>	36.0%	_____	_____
Existing <small>(total earnings for direct jobs existing x .36)</small>	36.0%	_____	_____
Indirect Jobs			
Created <small>(total earnings for indirect jobs created x .36)</small>	36.0%	_____	_____
Existing <small>(total earnings for indirect jobs existing x .36)</small>	36.0%	_____	_____
Construction			
Person yrs. <small>(total earnings for construction person yrs. x .36)</small>	36.0%	_____	_____
Totals	_____	_____	_____

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

Real Property Taxes Paid \$ _____

COSTS

Real Property Taxes Abated on Improvements
Only (3-year period) \$ _____

Mortgage Tax Abated \$ _____

Estimated Sales Tax Abated During Construction Period
\$ _____

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.

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

Name of Applicant: West Dacks LLC

Description of Project: _____

Name of All Sublessees or Other Occupants of Facility: _____

Principals or Parent of Applicant: _____

Products or Services of Applicant to be produced or carried out at facility: _____

Estimated Date of Completion of Project: _____

Type of Financing/ Structure: _____
 _____ Tax-Exempt Financing
 _____ Taxable Financing
 _____ 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	
REFINANCING	
Existing Building	
Existing Bldg. Rehab	
Construction of New Building	470,000
Addition or Expansion	
Engineering/ Architectural Fees	10000
Equipment/ Fixtures	95,000
Legal Fees (Bank, Bond, Transaction, Credit Provider, Trustee	15000
Finance Charges (Title Insurance, Environmental Review, Bank Commitment Fee, Appraisal, Etc.)	10,000
Agency Fee & 1000 commitment fee	5000
Other (provide detail)	
TOTAL COST OF PROJECT	605000

Land

REFINANCING

Existing Building

Existing Bldg. Rehab

Construction of New Building

Addition or Expansion

Engineering/ Architectural Fees

Equipment/ Fixtures

Legal Fees (Bank, Bond, Transaction, Credit Provider, Trustee

Finance Charges (Title Insurance, Environmental Review, Bank Commitment Fee, Appraisal, Etc.)

Agency Fee & 1000 commitment fee

Other (provide detail)

TOTAL COST OF PROJECT

Assistance Provided by the Following:

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

EDGE Loan:

MVEDD Loan:

Grants - Please indicate source & Amount:

Other Loans - Please indicate source & Amount:

Company Information

Existing Jobs
Created Jobs (over three years)
Retained Jobs

22
3
22

Average Salary of these Positions

27000
25000
32000

Earnings Information for Oneida County

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

27000
25000
32000

Note: \$1,000,000 in construction expenditures generates 15 person - years of employment
Construction Person Years of Employment: **20**

Calculation of Benefits (3 Year Period)

Direct Jobs

Created
Existing

243000
1782000

Total Earnings

Revenues

10327.5
75735

Indirect Jobs

Created
Existing

562500
4125000

23906.25
175312.5

Construction - only one year

Person Years

640000

27200

TOTALS Calculation of Benefits (3 Year Period)

7352500

312481

TAXABLE GOODS & SERVICES

	Spending Rate	Expenditures	State & Local Sales Tax Revenues
Direct Jobs			
Created	36%	87480	8529.3
Existing	0.36	641520	62548.2
Indirect Jobs			
Created	0.36	202500	19743.75
Existing	0.36	1485000	144787.5
Construction - only one year			
Person Years	0.36	230400	22464
TOTAL TAXABLE GOODS & SERVICES		2646900	258073

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:
 Tax Rate for Municipality where facility is located:
 Tax Rate for County:

Real Property Taxes Paid:

45.60362

COSTS:

Real Property Taxes Abated on Improvements Only (10 yr. Period):

150,000

Amount of Taxes that would be abated by applying PILOT.

Mortgage Tax Abated (1.0%)	5,000	assuming a 6,000,000 mortgage
Estimated Sales Tax Abated During Constructions Period (8.75%)	21,000	(40% of the construction and Rehab costs times the NYS & Local Sales

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.

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			
West Dacks LLC / Andrew R. Bailey LS			
Name of Action or Project: Subdivision of lands of West Dacks LLC			
Project Location (describe, and attach a location map): 13429 State Route No. 12, Boonville, NY, see attached map			
Brief Description of Proposed Action: divide 2.53 acre parcel into two parcels, Parcel A with the existing warehouse and Parcel B to receive a new warehouse.			
Name of Applicant or Sponsor: Andrew R. Bailey		Telephone: 315-942-4424	
		E-Mail: abailey@lafavewhitemcgivern.com	
Address: 101 East Schuyler Street, PO Box 347			
City/PO: Boonville		State: NY	Zip Code: 13309
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"/>
			YES <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: Will need a variance from the Boonville ZBA for building coverage percentage to acreage.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		2.53 acres	
b. Total acreage to be physically disturbed?		1.13 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.53 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			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: _____	<input checked="" type="checkbox"/>	<input 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input 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: _____ <i>Mill Creek is within 500' to the east of the site but will not be impacted by this project.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input 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 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<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>West Dacks LLc Andrew R. Bailey LS</u> Date: <u>2/18/2015</u></p> <p>Signature: <u><i>Andrew R. Bailey</i></u></p>		

4/27

Bill No. 000243
Sequence No. 243
Page No. 1 of 1

VILLAGE OF BOONVILLE

* For Fiscal Year 06/01/2014 to 05/31/2015 * Warrant Date 05/31/2014

MAKE CHECKS PAYABLE TO:

VILLAGE OF BOONVILLE
13149 STATE RTE 12
BOONVILLE, NY 13309
(315) 943-2061

TO PAY IN PERSON

VILLAGE OF BOONVILLE
13149 STATE RTE 12
BOONVILLE, NY 13309
(315) 943-2061

SWIS S/B/L ADDRESS & LEGAL DESCRIPTION & CK DIGIT

302601 22.018-2-1.3
Address: 13492 State Route 12
Village of: Boonville
School: Adirondack Central
NYS Tax & Finance School District Code:
714 - Lite Ind Man. Roll Sect. 1
Parcel Dimensions: 587.63 X 0.00
Account No.
Bank Code

West Dacks LLC
13492 State Route 12
Boonville, NY 13309

Estimated State Aid: VILL 147,358

PROPERTY TAXPAYER'S BILL OF RIGHTS

The Total Assessed Value of this property is: 420,000
The **Uniform Percentage of Value** used to establish assessments in your municipality was: 64.00
The assessor estimates the **Full Market Value** of this property as of July 1, 2012 was: 656,250

If you feel your assessment is too high, you have the right to seek a reduction in the future. A publication entitled "Contesting Your Assessment in New York State" is available at the assessor's office and on-line: www.tax.ny.gov. Please note that the period for filing complaints on the above assessment has passed.

<u>Exemption</u>	<u>Value</u>	<u>Tax Purpose</u>	<u>Full Value Estimate</u>	<u>Exemption</u>	<u>Value</u>	<u>Tax Purpose</u>	<u>Full Value Estimate</u>
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PROPERTY TAXES

<u>Taxing Purpose</u>	<u>Total Tax Lev</u>	<u>% Change From Prior Year</u>	<u>Taxable Assessed Value or Units</u>	<u>Rates per \$1000 or per Unit</u>	<u>Tax Amount</u>
Vill Of Boonville	602,645	1.0	420,000.00	11.208040	4,707.38

<u>PENALTY SCHEDULE</u>	<u>Penalty/Interest</u>	<u>Amount</u>	<u>Total Due</u>
Due By: 07/01/2014	0.00	4,707.38	4,707.38
07/31/2014	235.37	4,707.38	4,942.75
08/31/2014	282.44	4,707.38	4,989.82
09/30/2014	329.52	4,707.38	5,036.90

TOTAL TAXES DUE \$4,707.38

Apply For Third Party Notification By: 05/15/2015
Taxes paid by _____ CA CH

RETURN THE ENTIRE BILL WITH PAYMENT AND PLACE A CHECK MARK IN THIS BOX [] IF YOU WANT A RECEIPT OF PAYMENT. THE RECEIVER'S STUB MUST BE RETURNED WITH PAYMENT.

**VILLAGE OF BOONVILLE
RECEIVER'S STUB**

Bill No. 000243
302601 22.018-2-1.3
Bank Code

Village of: Boonville
School: Adirondack Central
Property Address: 13492 State Route 12

<u>Pay By:</u>	<u>07/01/2014</u>	<u>0.00</u>	<u>4,707.38</u>	<u>4,707.38</u>
07/31/2014	235.37	4,707.38	4,942.75	
08/31/2014	282.44	4,707.38	4,989.82	
09/30/2014	329.52	4,707.38	5,036.90	

West Dacks LLC
13492 State Route 12
Boonville, NY 13309

TOTAL TAXES DUE \$4,707.38

ADIRONDACK CENTRAL SCHOOL

Bill No. 000911
Sequence No. 966
Page No. 1 of 1

* For Fiscal Year 07/01/2014 to 06/30/2015 * Warrant Date 08/12/2014

MAKE CHECKS PAYABLE TO:

ACS TAX COLLECTOR
13150 STATE ROUTE 12
BOONVILLE, NY 13309
(315) 942-3111

TO PAY IN PERSON

ADIRONDACK BANK
13150 STATE ROUTE 12
BOONVILLE, NY 13309

West Dacks LLC
13492 State Route 12
Boonville, NY 13309

SWIS S/B/L ADDRESS & LEGAL DESCRIPTION & CK DIGIT

302601 22.018-2-1.3
Address: 13492 State Route 12
Village of: Boonville
School: Adirondack Central
NYS Tax & Finance School District Code: 002
714 - Lite Ind Man **Roll Sect.** 1
Parcel Dimensions: 587.63 X 0.00
Account No.
Bank Code

Estimated State Aid: SCHL 15,572,876

420,000

64.00

656,250

PROPERTY TAXPAYER'S BILL OF RIGHTS

The Total Assessed Value of this property is:

The **Uniform Percentage of Value** used to establish assessments in your municipality was:

The assessor estimates the **Full Market Value** of this property as of **July 1, 2013** was:

If you feel your assessment is too high, you have the right to seek a reduction in the future. A publication entitled "Contesting Your Assessment in New York State" is available at the assessor's office and on-line: www.tax.ny.gov. Please note that the period for filing complaints on the above assessment has passed.

<u>Exemption</u>	<u>Value</u>	<u>Tax Purpose</u>	<u>Full Value Estimate</u>	<u>Exemption</u>	<u>Value</u>	<u>Tax Purpose</u>	<u>Full Value Estimate</u>
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PROPERTY TAXES

<u>Taxing Purpose</u>	<u>Total Tax Lev</u>	<u>% Change From Prior Year</u>	<u>Taxable Assessed Value or Units</u>	<u>Rates per \$1000 or per Unit</u>	<u>Tax Amount</u>
Village Of Boonville					
School Tax	9,597,197	1.2	420,000.00	22.645380	9,511.06

PAY WITHOUT INTEREST 9/2-10/1. IF PAID 10/2-10/31: ADD 2% INTEREST. MON-FRI. AFTER 10/31 PAY TO COMM. OF FINANCE, 800 PARK AVE, UTICA, NY 13501 WITH ABOVE 2% INTEREST BY 12/5 OR U.S. PSTMK BY 12/2. UNPAIDS ADDED TO THE 2015 TOWN & COUNTY TAX BILL AT 2% PLUS 7% PENALTY

<u>PENALTY SCHEDULE</u>	<u>Penalty/Interest</u>	<u>Amount</u>	<u>Total Due</u>
Due By: 10/01/2014	0.00	9,511.06	9,511.06
10/31/2014	190.22	9,511.06	9,701.28

TOTAL TAXES DUE \$9,511.06

Apply For Third Party Notification By: 07/15/2015
Taxes paid by _____ CA CH

RETURN THE ENTIRE BILL WITH PAYMENT AND PLACE A CHECK MARK IN THIS BOX [] IF YOU WANT A RECEIPT OF PAYMENT. THE RECEIVER'S STUB MUST BE RETURNED WITH PAYMENT.

89% OF CO. BUDGET DUE TO STATE & FED. MANDATES
2015 TOWN & ONEIDA CO. TAX BILL / BOONVILLE

Bill No. 000243
 Sequence No. 243
 Page No. 1 of 1

* For Fiscal Year 01/01/2015 to 12/31/2015 * Warrant Date 12/31/2014

MAKE CHECKS PAYABLE TO:

TOWN OF BOONVILLE,
 AS TAX COLLECTOR
 13149 STATE ROUTE 12
 BOONVILLE, NY 13309
 (315) 943-2062

West Dacks LLC
 13492 State Route 12
 Boonville, NY 13309

TO PAY IN PERSON

TOWN OF BOONVILLE,
 AS TAX COLLECTOR
 13149 STATE ROUTE 12
 BOONVILLE, NY 13309
 (315) 943-2062

SWIS S/B/L ADDRESS & LEGAL DESCRIPTION & CK DIGIT

302601 22.018-2-1.3

Address: 13492 State Route 12
Village of: Boonville
School: Adirondack Central

NYS Tax & Finance School District Code:

714 - Lite Ind Man **Roll Sect. 1**
Parcel Dimensions: 587.63 X 0.00
Account No.
Bank Code

Estimated State Aid: CNTY 69,947,172
 TOWN 233,000

420,000

64.00

656,250

PROPERTY TAXPAYER'S BILL OF RIGHTS

The Total Assessed Value of this property is:

The **Uniform Percentage of Value** used to establish assessments in your municipality was:

The assessor estimates the **Full Market Value** of this property as of **July 1, 2013** was:

If you feel your assessment is too high, you have the right to seek a reduction in the future. A publication entitled "Contesting Your Assessment in New York State" is available at the assessor's office and on-line: www.tax.ny.gov. Please note that the period for filing complaints on the above assessment has passed.

<u>Exemption</u>	<u>Value</u>	<u>Tax Purpose</u>	<u>Full Value Estimate</u>	<u>Exemption</u>	<u>Value</u>	<u>Tax Purpose</u>	<u>Full Value Estimate</u>
------------------	--------------	--------------------	----------------------------	------------------	--------------	--------------------	----------------------------

PROPERTY TAXES

<u>Taxing Purpose</u>	<u>Total Tax Warrant</u>	<u>% Change From Prior Year</u>	<u>Taxable Assessed Value or Units</u>	<u>Rates per \$1000 or per Unit</u>	<u>Tax Amount</u>
County	72,514,919	0.4	420,000.00	10.449686	4,388.87
Highway Townwide	250,600	0.0	420,000.00	1.300154	546.06

PENALTY SCHEDULE
 Due By: 01/31/2015

<u>Penalty/Interest</u>	<u>Amount</u>	<u>Total Due</u>
	4,934.93	4,934.93

TOTAL TAXES DUE \$4,934.93

Apply For Third Party Notification By: 07/15/2015

Taxes paid by _____ CA CH

RETURN THE ENTIRE BILL WITH PAYMENT AND PLACE A CHECK MARK IN THIS BOX [] IF YOU WANT A RECEIPT OF PAYMENT. THE RECEIVER'S STUB MUST BE RETURNED WITH PAYMENT.

2015 TOWN & ONEIDA CO. TAX BILL / BOONVILLE
RECEIVER'S STUB

Bill No. 000243
302601 22.018-2-1.3
Bank Code

Village of: Boonville
 School: Adirondack Central
 Property Address: 13492 State Route 12

Pay By: 01/31/2015 4,934.93 4,934.93

West Dacks LLC
 13492 State Route 12
 Boonville, NY 13309

TOTAL TAXES DUE
\$4,934.93

22.018-2-1.3

MARKET VALUE

LAND (2.50A 587.63FF) (SITE) @ 120,000

1997 NEW BLDG (10,560 SF @ 38/SF COST @ 400,000)

2006 OFFICE ADDITION (1480 SF @ 65/SF COST @ 97,000)

10,560 SF
1,480 SF

12,040 SF @ 40.00/SF = 480,000

TOTAL - 600,000
ER. RATE x .7

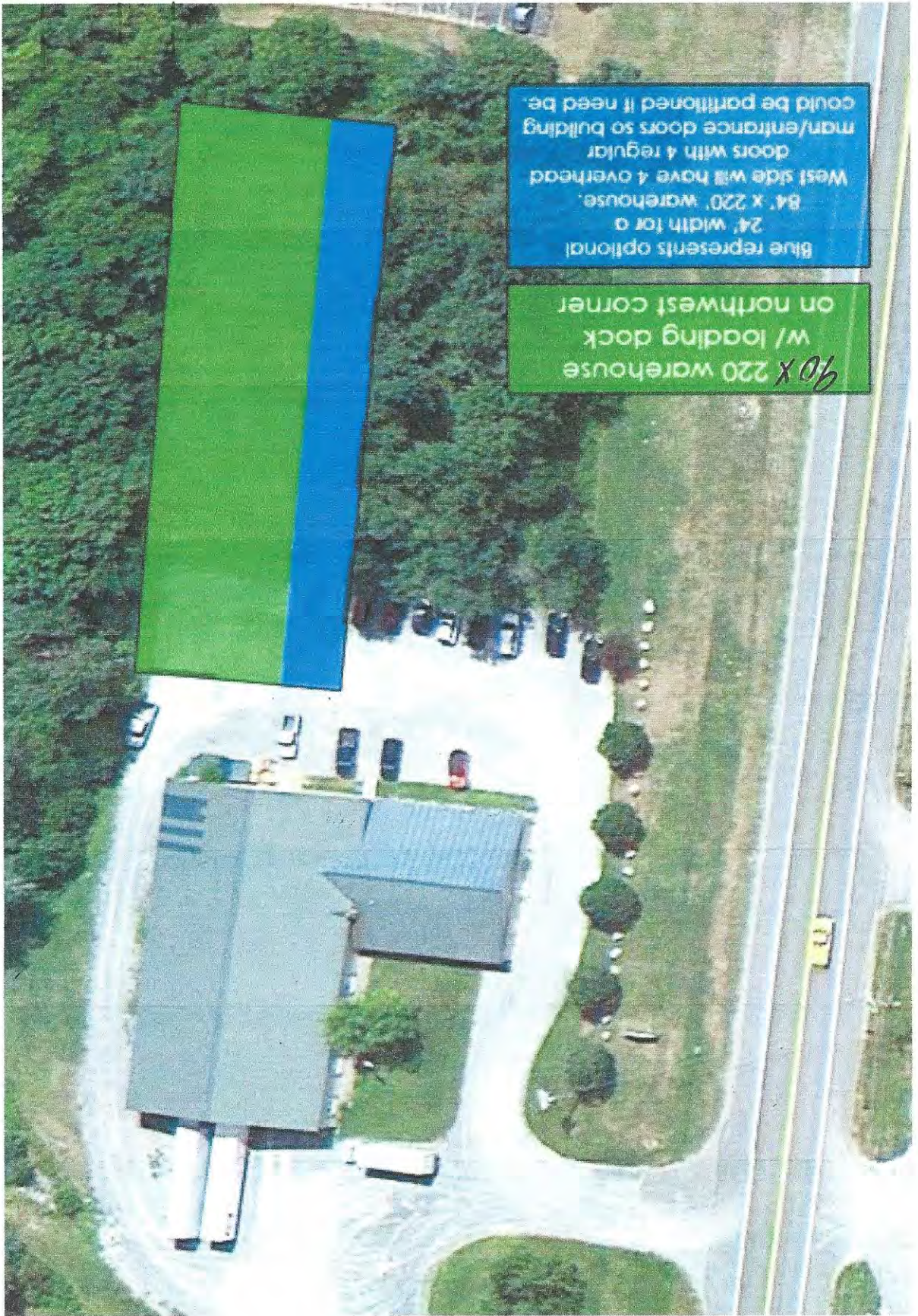
TOTAL ASSESSMENT - 420,000

J. Lem 6/6/06

BOONVILLE ENTERPRISES, INC

TAX MAP # 22.01B-2-1.3

YEAR	ASSESSMENT	TOWN IN VILLAGE TAX RATE	TAX	EXEMPT	TAX PAYABLE
1996	—				
1997	—				
1 1998	428,000	1.150380	\$492.36	\$328.40	^{1/3} \$163.96
2 1999	428,000	1.141049	488.37	325.58	162.79
3 2000	428,000	.994903	425.82	283.88	141.94
4 2001	428,000	.996844	426.65	284.43	142.22
5 2002	428,000	.935519 ✓	400.40	266.93	^{1/3} 133.47
6 2003	428,000	.864551 ✓	370.03	123.34	^{2/3} 246.69
7 2004	428,000	.798021 ✓	341.55	113.85	227.70
8 2005	428,000	.973084 ✓	416.48	138.83	277.65
9 2006	428,000	.954211 ✓	408.40	136.13	272.27
10 2007	500,000	.953768 ✓	476.88	158.96	^{1/3} 317.92
		TOTALS -	\$4,246.94	\$2,160.33	\$2,086.61
2008	420,000				



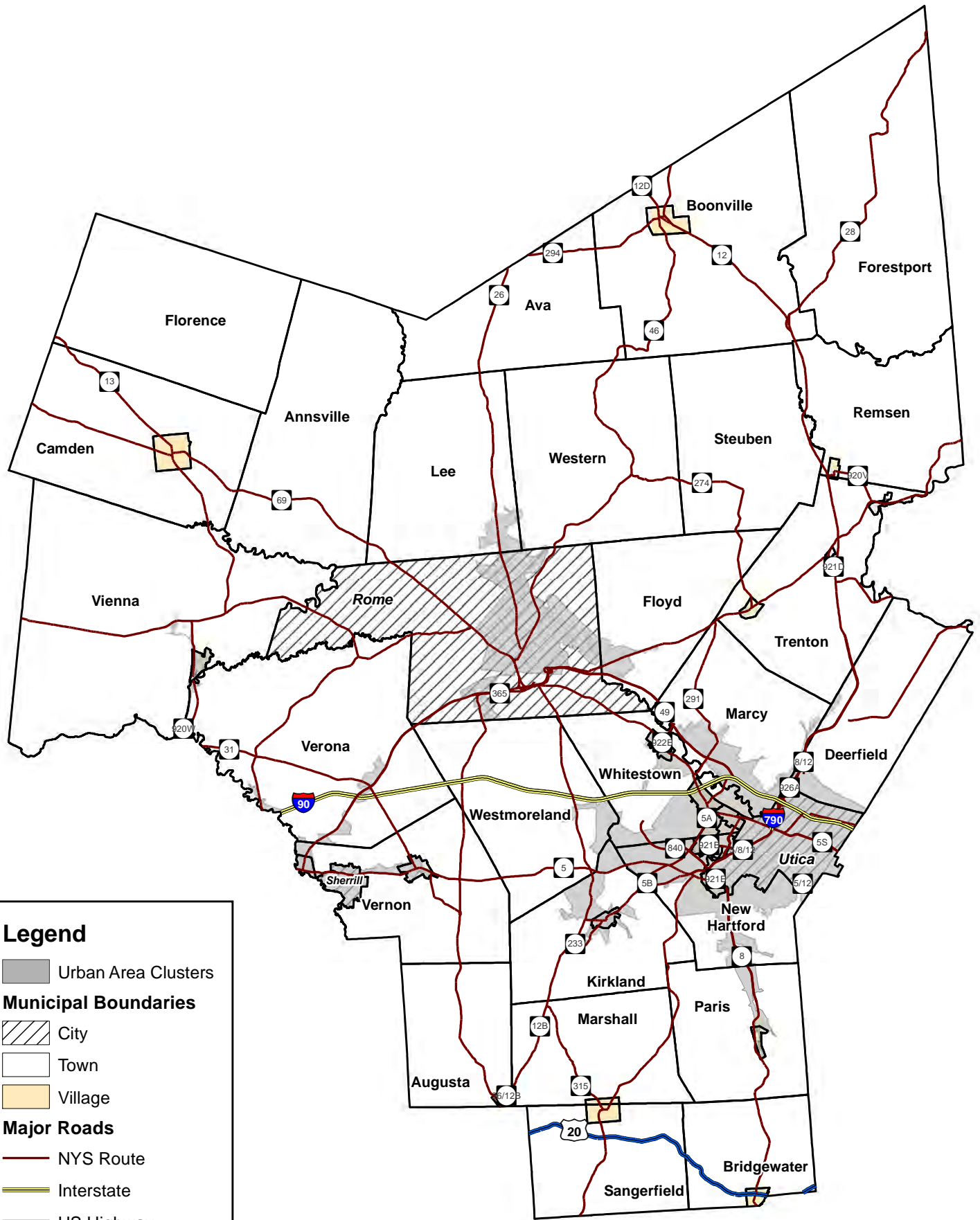
Blue represents optional
84' x 220' warehouse,
West side will have 4 overhead
doors with 4 regular
man/entrance doors so building
could be partitioned if need be.

90' x 220 warehouse
w/ loading dock
on northwest corner

The Newfoundland and Labrador Construction Safety Association (NLCSA) in partnership with the Commission implements a levy on firms operating in the NIC codes listed below in order to fund the NLCSA. For more information contact the NLCSA to work with industry to provide a positive safety culture.

Construction Industry NIC Codes levied in 2014

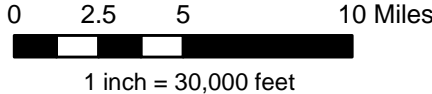
NIC Code	NIC Code Descriptions	NIC Code	NIC Code Descriptions
4011	Single Family Housing	4234	Insulation Work
4012	Apartment & Other Multiple Housing	4235	Roof Shingling
4013	Residential Renovation	4236	Sheet Metal & Built-Up Roofing
4020	Non-residential Building and Development	4239	Exterior Close-In Work – Other
4021	Manufacturing & Light Industrial Building	4240	Plumbing, Heating and Air Conditioning
4022	Commercial Building	4241	Plumbing
4023	Institutional Building	4242	Dry Heating & Gas Piping Work
4111	Power Plants (except Hydroelectric)	4243	Wet Heating & Air Conditioning Work
4112	Gas, Oil, Energy Related Struct (exc. Pipelines)	4244	Sheet Metal & Other Duct Work
4113	Gas & Oil Pipelines	4251	Process Piping Work
4119	Other Industrial Construction	4252	Automatic Sprinkler System Installation
4120	Highway and Heavy Construction	4253	Commercial Refrigeration Work
4121	Highways, Streets & Bridges	4255	Millwright & Rigging Work
4122	Waterworks & Sewage Systems	4256	Thermal Insulation Work
4123	Hydro Power Plants & Related Structures (exc. Transmission Lines)	4259	Mechanical Specialty Work – Other
4124	Power & Telecommunication Transmission Lines	4261	Electrical Work
4129	Heavy Construction – Other	4270	Interior and Finishing Work
4211	Wrecking & Demolition	4271	Plastering & Stucco Work
4212	Water Well Drilling	4272	Drywall Work
4213	Septic System Installation	4273	Acoustical Work
4214	Excavating & Grading	4274	Finish Carpentry
4215	Equipment Rental (With Operator)	4275	Painting & Decorating Work
4216	Asphalt Paving	4276	Terrazzo & Tile Work
4217	Fencing Installation	4277	Hardwood Flooring Installation
4219	Site Work – Other (Including Landscaping)	4278	Resilient Flooring & Carpet Work
4221	Piledriving Work	4279	Interior & Finishing Work – Other
4222	Form Work	4291	Elevator & Escalator Installation
4223	Steel Reinforcing	4292	Ornamental & Miscellaneous. Fabricated Metal Installation
4224	Concrete Pouring & Finishing	4293	Residential Swimming Pool Installation
4225	Precast Concrete Installation	4299	Trade Work n.e.c. – Other
4226	Rough & Framing Carpentry	4411	Project Management, Construction
4227	Structural Steel Erection	4491	Land Developers
4229	Structural & Related Work – Other	4499	Services Inc. to Construction n.e.c. – Other
4231	Masonry Work	4591	Highway, Street & Bridge Maintenance Industry (Snowclearing)
4232	Siding Work		
4233	Glass & Glazing Work		



Legend

- Urban Area Clusters
- Municipal Boundaries**
- City
- Town
- Village
- Major Roads**
- NYS Route
- Interstate
- US Highway

Oneida County, NY
Urban Area Clusters



This information has been compiled for planning purposes and may not be reproduced or transmitted for commercial purposes or for any other purpose without the prior approval of the Herkimer Oneida Counties Comprehensive Planning Program (HOCCPP). The HOCCPP shall not be liable for any misuse or misrepresentation of this information. The HOCCPP makes no claim as to the completeness or accuracy of the data contained hereon.



Name of Project: _____

Reasons for Deviating:

- The nature of the proposed project (e.g., manufacturing, commercial, civic)
- The nature of the property before the project begins (e.g., vacant land, vacant buildings)
- The economic condition of the area at the time of the application
- The extent to which a project will create or retain permanent, private sector jobs
- The estimated value of tax exemptions to be provided
- The impact of the project and the proposed tax exemptions on affected tax jurisdictions
- The impact of the proposed project on existing and proposed businesses and economic development projects in the County
- The amount of private sector investment generated or likely to be generated by the proposed project
- The likelihood of accomplishing the proposed project in a timely fashion
- The effect of the proposed project upon the environment
- The extent to which the proposed project will provide additional sources of revenue for municipalities and school districts in which the project is located
- The extent to which the proposed project will provide a benefit (economic or otherwise) not otherwise available within the County of Oneida