
APPLICATION FOR FINANCIAL ASSISTANCE

Oneida County Industrial Development Agency

153 Brooks Road
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.

Please submit the original application and sixteen copies.

All applications must be submitted 10 days prior to meeting.

Universal Photonics, Inc. (Universal") and their subsidiary organization, JH Rhodes ("JHR")

Name of Applicant

Number (to be provided by the agency)

Note to Applicant:

The information requested by this form 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 sixteen copies with a check in the amount of \$500.00 made payable to: **Oneida County Industrial Development Agency**, 153 Brooks Road, Rome, New York 13441-1405, Attn.: Shawna M. Papale, Executive Director.

All information contained in this application will be treated confidentially, to the extent permitted by law. 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

By signing and submitting this Application, the Applicant acknowledges that it received a copy of the Uniform Tax Exemption Policy 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.

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 entity which will receive the actual financial assistance from the Agency.

Applicant

1(a) Applicant's Legal Name: Universal Photonics & JH Rhodes

1(b) Principal Address: 495 West John Street, Hicksville, NY 11801

1(c) Telephone/Facsimile Numbers: 516.935.4000

1(d) Email Address: neilj@universalphotonics.com

1(e) Federal Identification Number: 11-2665147

1(f) Contact Person: Neil Johnson, President

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
- DISC
- Other(specify)

1(h) State of Organization (if applicable) November 29, 1983-Delaware

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>Home Address</u>	<u>Social Security No.</u>	<u>Percentage of Ownership</u>
Alan C. Ritter Chairman			100%

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.

J H Rhodes, AJAC Leasing, LLC, Facilities Realty Management LLC & the Ritter Family Partnership

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: Thomas R. Suozzi - Andrew Komaromi

Firm: Harris Beach

Address: 333 Earle Ovington Boulevard
Uniondale, NY 11553

Telephone/Fax: 516.880.8488

3(b) Applicant's Accountant

Name/Title: Carney, Pacheco & Associates, P.C.

Firm: _____

Address: 100 Crossways Park West Suite 112
Woodbury, NY 11797-2012

Telephone/Fax: 516.364.5050

Business Description

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

See attached Narrative & Statement of Need.

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.

See attached Narrative & Statement of Need.

Reasons for Project

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

See attached Narrative and Statement of Need.

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

See attached Narrative and Statement of Need.

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

Universal JH Rhodes would not proceed with the project in NY.

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.**

See attached Narrative and Statement of Need.

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.**

See attached Narrative and Statement of Need.

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.**

A larger facility is needed to accommodate current growth and potential future expansion.

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).

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.

Should the Applicant choose to stay in New York they will be receiving financial assistance from the New York Economic State Development Corporation.

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.

Assistance	Estimated Value
<input checked="" type="checkbox"/> Real Property Tax Abatement	\$ <u>291,637.50 (approximate)</u>
<input checked="" type="checkbox"/> Mortgage Tax Exemption	\$ <u>10,000</u>
<input checked="" type="checkbox"/> Sales and Use Tax Exemption	\$ <u>52,500</u>
<input type="checkbox"/> Issuance by the Agency of Tax Exempt Bonds	\$ <u>0</u>

Part III: Facility Information

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

7(a) Street Address of Facility:

10 Ward Street

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

Vernon, NY

*(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:

Vernon Verona Sherill

7(d) Tax Account Number(s):

015593

Attached 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.)?

The building has not been in recent use and is empty and owned by the Timbar Corporation.

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

Manufacturing - 1 (M-1)

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. **Please be as specific as possible.**

A 77,250 vacant manufacturing and warehouse facility built in 1970 with a ceiling height of 22 ft. with a parking Ratio 1.40 / 1,000 Sf.

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

If yes, please describe the work in detail, including the date of commencement.

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

Construction commencement: Spring 2012 assuming no negotiation or closing issues.

Construction completion: 2013

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 [X] No

If yes, please describe.

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

Important: please attach Environmental Assessment Form to this Application.

7(k) What is the useful life of the facility? 30 years

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

If yes, which Empire Zone: _____

Is the business Empire Zone certified at this location: [] Yes [] No

Attached a copy of the last Business Annual Report filed. If not certified, explain why not:

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: Timbar Corporation

Address: 148 N Penn Street.

Hanover, PA 17331

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.

It is anticipated that the owner of the company or a related entity will own the facility.

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.

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. (As soon as one is available but prior to final authorizing resolution, please submit a detailed inventory of said equipment.)

TBD

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? _____ years

Part IV: Employment Information

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

Construction Jobs 20 approximately

Permanent Jobs to be created by Project at Applicant's facility 20

Permanent Jobs to be retained by Project at Applicant's facility 55

10 (b) What is the applicant entity's current level of employment in Oneida County at the time of application.

At location to be assisted with the requested IDA benefits 0

Other locations in Oneida County 55

Part V: Estimated Project Cost and Financing

11(a) List the costs necessary for the construction, acquisition or renovation of the facility. Do **not** include working capital needs, moving expenses, work in progress, stock in trade, Applicant's debt repayment, real estate broker fees or your legal fees.

Acquisition of Land	0
Acquisition of Building(s)	\$1,100,000
Renovation Costs	\$1,500,000
New Construction of Buildings	0
Machinery and Equipment (other than furniture costs)	\$1,500,000
Fixtures	TBD
Installation Costs	TBD
Fees (other than your own broker and legal fees)	TBD
Legal Fees	\$25,000
Architectural/Engineering	0
Interest on Interim Financing	0
Other (specify)	0
Subtotal	\$4,125,000
Agency Fee¹	\$20,500
Commitment Fee	\$1,000.00
Total Project Cost	\$4,145,500

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?

Zero in financing just abatements.

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
015593	\$106,800.00	1,210,000.00	\$49,602.00

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

Town of Vernon Tax Collector

 P.O. Box 643

 Vernon, NY 13476

12(c) Address of Receiver of School Taxes:

Town of Vernon Tax Collector

 P.O. Box 643

 Vernon, NY 13476

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 TBD

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.

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.

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 received from the Agency a list of the members, officers and employees of the Agency. No member, officer, or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as 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.

Universal Photonics, Inc. - JH Rhodes ("JHR")

(Applicant)

By: _____



Name: Neil Johnson

Title: President Universal Photonics

Date: February 3, 2012

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: Ryan

Name: Thomas J. Stringer

Title: Principal, Site Selection & Business Incentives

Date: February 3, 2012

Return the original and sixteen copies of the application with a check in the amount of \$500.00 made payable to: **Oneida County Industrial Development Agency**, 153 Brooks Road, Rome, New York 13441-1405, Attn.: Shawna M. Papale, Executive Director.

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

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.

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.

Agency Counsel fee:

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) \$5,000 to \$8,500 in customary transactions.

Bond Counsel Fees:

Set by Bond Counsel based upon the nature and complexity of the transaction.

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. 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.

Universal Photonics-JH Rhodes Oneida Project Narrative

Universal Photonics, Inc. ("Universal") and JH Rhodes ("JHR") manufacture and distribute Polyurethane substrates which are used in the surface finishing industry for polishing semi-conductor, precision optics, cover glass, glass and ceramic hard disks. Universal's current corporate headquarters and distribution facility is currently located at 495 West John Street, Hicksville, NY 11801 and the JHR manufacturing operations is located at 3683 Route 12B, Clinton, NY 13323.

JHR currently employs approximately fifty-five (55) full-time employees with an average annual wage of approximately \$38,000. In addition to the fifty-five (55) current positions to be retained, Universal/JHR would create an approximate twenty (20) additional new full-time employees for JHR at the same current wage level and benefit compensation. The Company provides each of its full-time employees with partial medical and short-term disability and full dental, long-term disability and life insurance. The Company also provides a 401k matching program for its employees.

At present, the current facility in Clinton cannot accommodate JHR's needs due to recent growth and the Company decided that a relocation and expansion from that facility into a larger more appropriately spaced one was necessary. As such, Universal and JHR began a significant site selection examination throughout the East Coast and Southwest United States to explore potential opportunities selecting South Carolina, New Jersey and New York as the finalist locations. South Carolina and New Jersey provided substantial incentive packages in addition to significant cost savings in comparison to the relocation and expansion opportunities in New York.

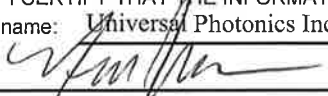
After careful due diligence of the prospective offers, Universal and JHR intend to relocate their Clinton, NY facility to Vernon, NY pending approval of New York State and Oneida County IDA incentive packages and the completion of a potential real estate purchase of the 10 Ward Street facility. Currently, Universal and JHR are in the process of completing their due diligence on the property at 10 Ward Street in Vernon and have received acceptance of their offer of a \$1.1 million purchase price.

At this time, the preliminary project budget would include an estimated approximately \$1.1 million for the potential purchase of the Ward Street facility, approximately \$1.5 million in new machinery and equipment and up to \$1.5 million for budgeted renovation expenses and estimated soft costs related to the relocation.

When comparing the higher costs associated with Universal and JHR remaining in Nassau and Oneida Counties, combined with the substantial economic development incentive packages and cost savings opportunities that the out of state competing locations have presented to Universal and JHR, an aggressive incentive package from New York State and Oneida County is required. In order for the dual location New York alternative to achieve the competitive alternative that was presented for Universal and JHR's consideration, the multi-layered New York State and Oneida County IDA benefits package needs to be secured in a timely fashion that will not delay the Company's business operations. Universal and JHR are requesting from the Oneida Industrial Development Agency savings in the form of the previously provided PILOT proposal providing property tax savings in addition to sales tax and mortgage recording tax exemptions related to the project.

Appendix C
State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR Universal Photonics Inc.	2. PROJECT NAME JH Rhodes
3. PROJECT LOCATION: Municipality <u>Vernon</u> County <u>Oneida</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>10 Ward Street, Vernon NY</u>	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>Interior renovation to an existing commercial building.</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>3</u> acres Ultimately <u>3</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: <u>The project is located in a zoning district that is classified as manufacturing and the uses of land in the vicinity are compatible to the property use.</u>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: <u>Local building permits for interior renovation may be needed.</u>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: <u>The building is built and has operated as a manufacturing facility before. Therefore, local permits exist for the facility.</u>	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Universal Photonics Inc.</u> Date: <u>February 3, 2012</u> Signature: <u></u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?	
<input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly:	
E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?	
<input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly:	

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide, on attachments as necessary, the reasons supporting this determination.	
_____ Name of Lead Agency	February 3, 2012 _____ Date
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (If different from responsible officer)

Reset

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

Name of Applicant: Universal Photonics, Inc & JH Rhodes

Description of Project: Relocation to a larger facility with an increase of 20 new jobs to Oneida County.

Name of All Sublessees or Other Occupants of Facility: 10 Ward Street
Vernon, NY 13476

Principals or Parent of Applicant: Allan Ritter

Products or Services of Applicant to be produced or carried out at facility: Manufacturer and distributor of Polyurethane substrates.

Estimated Date of Completion of Project: 2013

Type of Financing/ Structure:
 Tax-Exempt Financing
 Taxable Financing
 Sale/ Leaseback
 Other: _____

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

Project Costs

Land	0
Existing Building	1100000
Existing Bldg. Rehab	1500000
Construction of New Building	
Addition or Expansion	
Engineering/ Architectural Fees	
Equipment	1500000
Legal Fees (Bank, Bond, Transaction, Credit Provider, Trustee)	25000
Finance Charges (Title Insurance, Environmental Review, Bank Commitment Fee, Appraisal, Etc.)	
Agency Fee	20500
Other (provide detail)	
TOTAL COST OF PROJECT	4145500

Assistance Provided by the Following:

EDGE Loan:	
MVEDD Loan:	
Grants - Please indicate source & Amount:	150000
Other Loans - Please indicate source & Amount:	

ESDC

Company Information		Average Salary of these Positions	
Existing Jobs	55		38000
Created Jobs (over three years)	20		38000
Retained Jobs	55		38000

Earnings Information for Oneida County

Average Salary of Direct Jobs for Applicant	38000
Average of County Indirect Jobs	25000
Average of Construction Jobs	32000

Note: \$1,000,000 in construction expenditures generates 22 person - years of employment
 Approximate temporary construction jobs created:

Calculation of Benefits (3 Year Period)

	Total Earnings	Revenues
Direct Jobs		
Created	2280000	96900
Existing	6270000	266475
Indirect Jobs		
Created	3750000	159375
Existing	10312500	438281.25
Construction		
1 person year	640000	27200
TOTALS Calculation of Benefits (3 Year Period)	23252500	988231

TAXABLE GOODS & SERVICES

	Spending Rate	Expenditures	State & Local Sales Tax Revenues
Direct Jobs	Created	820800	80028
	Existing	2257200	220077
Indirect Jobs	Created	1350000	131625
	Existing	3712500	361968.75
Construction	Person Year	230400	22464
	TOTAL TAXABLE GOODS & SERVICES	8370900	816163

Local (3 year) real property tax benefit (assuming 60% of jobs existing and created own a residence) with an average assessment of \$60,000 and the remainder of jobs existing created pay real property taxes through rent based on an average assessment per apartment of \$40,000.

2700000

Tax Rate for School District where facility is located:

Tax Rate for Municipality where facility is located:

Tax Rate for County:

Total	35.35

2520000

Real Property Taxes Paid:

COSTS:

Real Property Taxes Abated on Improvements Only (3 yr. Period):

	77770
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Amount of Taxes that would be abated by applying PILOT.

Mortgage Tax Abated (1%)

	10000
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(40% of the construction and Rehab costs times the NVS & Local Sales tax)

Estimated Sales Tax Abated During Constructions Period (.95%)

	52500
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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.