

WWW.RYANCOMPANIES.COM

RYAN COMPANIES US, INC.
50 South Tenth Street, Suite 300
Minneapolis, MN 55403-2012



612-492-4000 *tel*
612-492-3000 *fax*

September 17, 2007

RE: ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY – REQUEST FOR FINANCIAL ASSISTANCE

Dear Ms. Papale:

Please find attached the required application forms requesting Sales and Use Tax Exemption and Real Property Tax Abatement for the office building we are proposing to build and own in New Hartford, New York. The building will have one tenant, The Hartford Fire Insurance Company, who will enter into a 10 year lease with Ryan Companies Us, Inc. for use of the building.

Per my discussions with The Hartford, we are not submitting an application fee of \$250 with the attached application. As I understand, The Hartford will submit another application that will include their application fee. Both applications combined will represent a unified request for economic benefits for the site.

I have included the Environmental Long Form that Ryan submitted to the Town of New Hartford. The Town required the Long Form due to the project having 1,000 parking stalls associated with the proposed building. In addition, I have included an aerial photo of the proposed site.

Please feel free to call me if you have particular questions with respect to our application. I will await further information from you regarding the consideration of this request at a public hearing.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Anderson", written over a white background.

Eric Anderson
Director of Development

Cc: Lucia Anne Powers
Mark Nordland

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 \$250.00 must be submitted at the time of application, to be credited to the Company at closing.

Please submit the original application and fourteen copies.

Ryan Companies US, Inc.

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 fourteen copies with a check in the amount of \$250.00 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.

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: **Ryan Companies US, Inc.**

1(b) Principal Address: **50 South 10th Street Suite 300**
Minneapolis, MN 55403-2012

1(c) Telephone/Facsimile Numbers: **612-492-4000 (General #)**
612-492-4629 (direct), 612-492-3629 (fax)

1(d) Email Address: **Eric.Anderson@Ryancompanies.com**

1(e) Federal Identification Number: **41-0882483**

1(f) Contact Person: **Eric Anderson, Director of Development**

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) **Minnesota**

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> |
|-----------------|--|----------------------------|--------------------------------|
| James R. Ryan | 19785 Lakeview Avenue Deephaven, MN 55331 | * | 40% |
| Patrick G. Ryan | 105 Clay Cliffe Tonka Bay, MN 55331 | * | 25% |
| Timothy M. Gray | 17639 Bear Path Trail Eden Prairie, MN 55347 | * | 18% |
| Francis J. Ryan | 1018 East 24 th Street Hibbing, MN 55146 | * | 17% |

* - Federal TIN provided

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.

Ryan Iowa City, LLC – Ryan Companies US, Inc. (100%)

Ryan Upper Landing Block 1, LLC – Ryan Companies US, Inc. (100%)

520M, LLC – Ryan Companies US, Inc. (100%)

Ryan Waste Management Inc. – Ryan Companies Us, Inc. (100%)

Ryan Midway Limited Partnership – James R. Ryan (65.91%)

Ryan Eagan Associates Limited Partnership – James R. Ryan (66.67%)

Ryan/Flying Cloud Associates Limited Partnership – James R. Ryan (66.67%)

Ryan Industrial Fund II, LLC – Ryan Companies US, Inc. (67.1972%)

Ryan Industrial Fund I, LLC – Ryan Companies US, Inc. (70.95%)

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:

The applicant and above owners hold membership interests in numerous limited liability companies and partnerships created for the purpose of owning real estate.

| | |
|-----------------------------|---|
| OWNER/PARENT COMPANY | Ryan Companies US, Inc. |
| KEY EXECUTIVES | James R. Ryan, CEO Patrick G. Ryan, President Timothy M. Gray, CFO |
| COMPANY DESCRIPTION | Ryan Companies US, Inc. is a leading national commercial real estate firm offering integrated design-build and development as well as asset, facility and property management services to customers. |
| YEAR FOUNDED | 1938 |
| BUILDING PORTFOLIO | 10,971,000 SF |
| REVENUE | \$794,791,000 (year end 3/31/2007) |
| MARKETS SERVED | Industrial, Office, Retail, Medical Office, Mixed-use, Hospitality |
| NUMBER OF EMPLOYEES | 974 |
| SAFETY RECORD | Since 1997, Ryan's safety ratings have continued to surpass industry averages. |
| REGIONAL OFFICES | Cedar Rapids, Iowa 319-363-9245 MARC GULLICKSON, President, Iowa Chicago, Illinois 630-328-1100 JEFF SMITH, President, Midwest Division Davenport, Iowa 563-823-8100 JEFF SMITH, President, Midwest Division Des Moines, Iowa 515-309-8500 MARC GULLICKSON, President, Iowa Minneapolis, Minnesota 612-492-4000 COLLIN BARR, President, Minnesota Region Phoenix, Arizona 602-322-6100 JOHN L. STRITTMATTER, President, Southwest Division San Diego, California 858-812-7910 JOHN L. STRITTMATTER, President, Southwest Division Tampa, Florida 813-204-5000 KENT M. CARLSON, President, Southeast Division |
| VISIT OUR WEB SITE | WWW.RYANCOMPANIES.COM |

"Ryan delivered. And they did so with integrity, commitment and professionalism."

— Wendy Schwingel, Vice President, Real Estate, Dial Corporation

A CLEAR POINT-OF-VIEW.
Since 1938 our goal has been to build lasting relationships.
A 70% rate of repeat business makes our vision a reality.



RYAN IS COMMITTED TO BUILDING LASTING RELATIONSHIPS. For three generations, Ryans have led the family business guided by this commitment, based on the highest standards of construction and service in the industry. While remaining true to the principles the company was founded on — integrity, honesty, civic pride and a sincere regard for people — we are meeting today's challenges, delivering value and exceeding our customer's expectations time and time again.

A NATIONAL SINGLE-SOURCE PROVIDER. Ryan is a leading national commercial real estate firm offering integrated design-build and development, as well as asset, property and facilities management services to customers. We specialize in office, industrial, retail, health care, hospitality and mixed-use projects across the United States. From its early roots in northern Minnesota, the company has expanded its Minneapolis, Minnesota base of operations to include offices in Chicago, Phoenix, San Diego and Tampa as well as Cedar Rapids, Davenport and Des Moines, Iowa.

RYAN TIMELINE HIGHLIGHTS

1938, HIBBING MINNESOTA
At the turn of the 20th century, Hibbing was a hub for the mining and lumber industries. It was here that James Henry Ryan, with his sons, began what is now known as Ryan Companies.

1949, RYAN REALTY COMPANY
Brothers Russ and Fran Ryan formed this company, along with Ryan Lumber and Coal, based in Hibbing, Minnesota.

1963, RYAN CONSTRUCTION
This name was created to describe the business accurately. Later Ryan Properties operated as successor to Ryan Realty.

1989, RYAN COMPANIES US, INC.
Current ownership is held by Jim Ryan, Pat Ryan and Tim Gray. All are active owner-managers of Ryan Companies US, Inc.

2007, RYAN TODAY
Ryan professionals have completed more than 820 projects in 150 cities and 27 states. In fiscal year 2005-2006 (ending March 31, 2006), the company had revenue of over \$826,900,000 and managed 10,896,000 SF in assets.

THE EXPERTISE OF RYAN'S PEOPLE. Over the past 69 years, Ryan's talented and hard-working professionals have collaborated with customers and communities. Using a single-source approach, we offer flexibility in defining the scope of a project, and strength in providing effective, timely solutions resulting in a higher certainty of success. We are not satisfied unless our customers are satisfied — 100%. We embrace our customer's vision, working with them in every aspect of the design, development and construction process to deliver a solution that is sure to delight them.

IN ALL WE DO, RYAN DELIVERS VALUE. There is a reason why so many of our customers come back to work with us. It is our dedication to solving their problems, to serving them better, no matter how big or small their project. That is why our quality of construction is unmatched and our professionalism sets the standard for the industry. We measure our success in terms of our customer's satisfaction and our ability to build lasting relationships.



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.

Acquisition of land and construction of a multi-story single tenant office building totaling 122,760 rentable square feet for lease by The Hartford Fire Insurance Company. Ryan Companies US, Inc. will own the land and building for the project.

Reasons for Project

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

Our project is a build-to-suit for lease by The Hartford Fire Insurance Company. Their reasons for moving to this site are as follows:

Consolidation of two locations into one location to address operational issues (as noted above). The project will also facilitate employment retention and potential future employment growth.

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

Per The Hartford Fire Insurance Company's request:

The business seeks support from the Mohawk Valley Edge due to the Company's retention of employees and capital investment associated with this project. Currently, The Hartford employs over 600 employees in the New Hartford Business Center. There are existing vacancies within The Hartford's US real estate portfolio that could accommodate the workload from the New Hartford Business Center. Given the company's presence in New Hartford since 1976, the business would like to remain in the area so long as the desired state of consolidating operations in one facility is economically viable. Initial scoping, which is location agnostic, projects an investment of approximately \$23M.

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

Per The Hartford Fire Insurance Company's request:

Given the company's presence in New Hartford since 1976, the business would like to remain in the area so long as the desired state of consolidating operations in one facility is economically viable. Should the project not be economically viable, other options and geographies would be considered.

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.**

Per The Hartford Fire Insurance Company's request:

Given the company's presence in New Hartford since 1976, the business would like to remain in the area so long as the desired state of consolidating operations in one facility is economically viable. Should the project not be economically viable, other options and geographies would be considered.

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.**

Per The Hartford Fire Insurance Company's request:

Given the company's presence in New Hartford since 1976, the business would like to remain in the area so long as the desired state of consolidating operations in one facility is economically viable. Should the project not be economically viable, other options and geographies would be considered.

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.**

Per The Hartford Fire Insurance Company's request:

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.

Ryan Companies US, Inc. is a national real estate development and construction firm that seeks economic incentives in other areas of the country such as tax increment financing. We have received this type of incentive in many of the states in which we do business.

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

- Manufacturing
- Industrial Assembly or Service
- Research and Development
- Warehousing
- Commercial**
- 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) Acquisition & Installation of Generator**

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> TBD </u> |
| <input type="checkbox"/> Mortgage Tax Exemption | \$ <u> </u> |
| <input checked="" type="checkbox"/> Sales and Use Tax Exemption | \$ <u> TBD </u> |
| <input type="checkbox"/> Issuance by the Agency of Tax Exempt Bonds | \$ <u> </u> |

Part III: Facility Information

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

7(a) Street Address of Facility:

Land Purchase – Property ID# 316.000-2-41.1

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

Town of New Hartford, New York

*(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:

New Hartford Central School District

7(d) Tax Account Number(s):

316.000-2-41.1

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

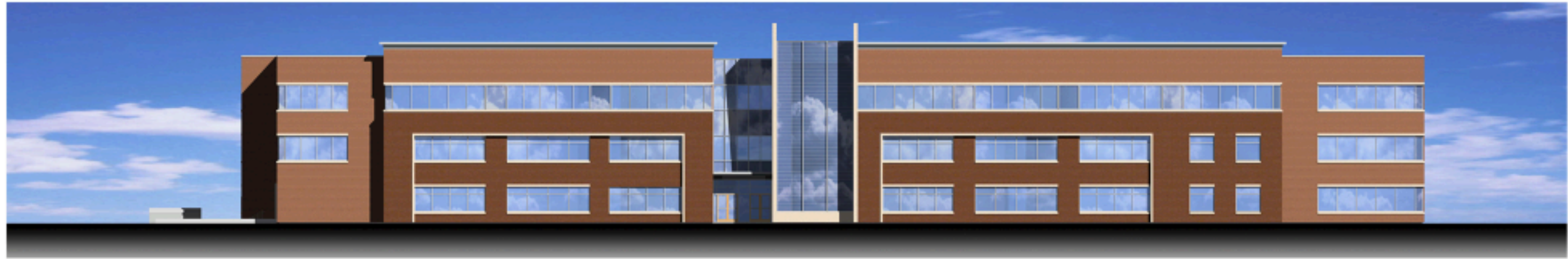
Vacant Land

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

PDP – Planned Development Park

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.***

One single tenant office building for The Hartford Fire Insurance Company. The building will be a three story, 122,760 rentable square foot building. Attached is an exhibit showing the building’s elevations which represent the current design for the building.



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

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

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

Preliminary site work has commenced.

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

Construction commencement: **Fall 2007 (October/November)**

Construction completion: **Fall 2008 (October/November)**

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.

TBD – Town of New Hartford indicates there may be minor changes needed for the PUD (planned unit development)

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

Important: please attach Environmental Assessment Form to this Application.

Environmental Long Form submitted per request by Town of New Hartford. The 1,000 parking stall threshold required the submission of the long form.

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

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

N/A – Vacant Land

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> |
|-----------------------|------------------------|-----------------------------|--|
| The Hartford | All | 122,760 RSF | Insurance and Investment Products |

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

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

The Hartford Fire Insurance Company will enter into a 10 year lease for all of the rentable square footage of the building.

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.)

1500 kva Generator will be purchased for the building. All other equipment is part of traditional office building components – HVAC equipment, electrical switching gear, etc.

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

None purchased to date

9(c) What is the useful life of the equipment? 10-15 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 –Two (2) Ryan Companies US, Inc. employees and 160 construction workers representing 12-14+ contracts over the duration of construction

Permanent Jobs to be created by Project at Applicant’s facility See Hartford Application

Permanent Jobs to be retained by Project at Applicant’s facility See Hartford Application

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 0

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.

See Attached Schedule of Project Costs

| | |
|---|-------------------------|
| Acquisition of Land | _____ |
| Acquisition of Building(s) | _____ |
| Renovation Costs | _____ |
| New Construction of Buildings | _____ |
| Machinery and Equipment (other than furniture costs) | _____ |
| Fixtures | _____ |
| Installation Costs | _____ |
| Fees (other than your own broker and legal fees) | _____ |
| Legal Fees | _____ |
| Architectural/Engineering | _____ |
| Interest on Interim Financing | _____ |
| Other (specify) | _____ |
| Subtotal | _____ |
| Agency Fee | _____ <u>5000</u> _____ |
| Total Project Cost | _____ |

11(b) What amount of the Total Project Cost is the Applicant requesting financing by the Agency?

_____ 0 _____

Project Cost Schedule

Tenant: ***The Hartford, New Hartford NY***

Rentable Square Footage: 122,760

Estimated Construction Costs:

Shell Construction Costs:

Core & Shell \$ 10,337,317
A&E Costs 529,930

Land Costs - Estimated 882,090

Development Costs:

Legal 40,000
Title 22,194
Financing Fees 174,202
Miscellaneous 89,105

Interim Interest 561,142

Marketing 20,000

Contingency 300,000

Developers Fee 750,000

Total Base Building Costs \$ 13,705,980

Leasing Fees - \$5.28/SF 647,496

Tenant Improvements - \$25/SF 3,066,725

Total Project Costs \$ 17,420,201

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 Account # - presumed to mean Tax ID number

| Tax Acct # | Current Assessed Value (Land) | Current Assessed Value (Building) | Real Estate Taxes |
|-----------------------|--------------------------------------|--|--------------------------|
| 316.000-2-41.1 | \$6,112* | | \$232.26* |
| | | | |
| | | | |
| | | | |

* - Parcel recently subdivided, current assessment represents larger parcel of 27.57 acres assessed at \$12,500 and taxes of \$475. Current platted property reflects 13.50 acres. Numbers above represent the pro-rated amount of the un-subdivided assessment and taxes.

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

Town of New Hartford
Sanger Bldg, 111 New Hartford Street
New Hartford, NY 13413

12(c) Address of Receiver of School Taxes:

New Hartford Central School District
33 Oxford Road
New Hartford, NY 13413

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.

New office building will be constructed on existing tax parcel

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.

Ryan Companies US, Inc. has contacted a variety of lenders, but not made its selection yet. We will provide such information upon selection and commitment.

- 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.

Attached

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.

Ryan Companies US, Inc.

(Applicant)

By: 

Name: **Mark Nordland**

Title: **Vice President of Development**

Date: **September 17, 2007**

Return the original and fourteen copies of the application with a check in the amount of \$250.00 made payable to: **Oneida County Industrial Development Agency**, 153 Brooks Road, Rome, New York 13441-1405, Attn.: Shawna M. Papale, Secretary.

Revised: SP 1/25/07



Sangertown Square Mall

250 yds

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617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

THIS AREA FOR LEAD AGENCY USE ONLY

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project:

Part 1

Part 2

Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore **a negative declaration will be prepared.**
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore **a CONDITIONED negative declaration will be prepared.***
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore **a positive declaration will be prepared.**

*A Conditioned Negative Declaration is only valid for Unlisted Actions

The Hartford - Office Building, New Hartford, NY

Name of Action

Name of Lead Agency

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)

September 10, 2007

Date

PART 1--PROJECT INFORMATION
Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action The Hartford Office Building, New Hartford Office Park

Location of Action (include Street Address, Municipality and County)

Name of Applicant/Sponsor Ryan Companies US, Inc.

Address 50 South Tenth Street, Suite 300

City / PO Minneapolis State MN Zip Code 55403-2012

Business Telephone 612 492 4000

Name of Owner (if different) Cameron Group, LLC

Address 6007 Fairlakes Road

City / PO East Syracuse State NY Zip Code 13057

Business Telephone 315 701 3334

Description of Action:

Construction of an approximately 150,000 square foot, 3 story office building along with site amenities (parking, loading, dumpster, walks, patios, and required utilities).

Please Complete Each Question--Indicate N.A. if not applicable

A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Other _____

2. Total acreage of project area: 13.5 acres.

| APPROXIMATE ACREAGE | PRESENTLY | AFTER COMPLETION |
|--|------------------|------------------|
| Meadow or Brushland (Non-agricultural) | <u>3.7</u> acres | <u>1.9</u> acres |
| Forested | <u>9.8</u> acres | <u>1.6</u> acres |
| Agricultural (Includes orchards, cropland, pasture, etc.) | _____ acres | _____ acres |
| Wetland (Freshwater or tidal as per Articles 24,25 of ECL) | _____ acres | _____ acres |
| Water Surface Area | _____ acres | _____ acres |
| Unvegetated (Rock, earth or fill) | _____ acres | _____ acres |
| Roads, buildings and other paved surfaces | _____ acres | <u>8.5</u> acres |
| Other (Indicate type) <u>Landscaped areas</u> | _____ acres | <u>1.5</u> acres |

3. What is predominant soil type(s) on project site? Kendaia

- a. Soil drainage: Well drained _____% of site Moderately well drained 95 % of site.
 Poorly drained 5 % of site

b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? _____ acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? Yes No

a. What is depth to bedrock 9 to 15 (in feet)

5. Approximate percentage of proposed project site with slopes:

- 0-10% 100 % 10- 15% _____% 15% or greater _____%

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? Yes No

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No

8. What is the depth of the water table? > 10 (in feet)

9. Is site located over a primary, principal, or sole source aquifer? Yes No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? Yes No

According to:

NYSDEC - Natural Heritage

Identify each species:

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations?)

Yes No

Describe:

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

Yes No

If yes, explain:

14. Does the present site include scenic views known to be important to the community? Yes No

15. Streams within or contiguous to project area:

None

a. Name of Stream and name of River to which it is tributary

16. Lakes, ponds, wetland areas within or contiguous to project area:

Un-named Wetland north of the project site - north of Judd Road Extension.

b. Size (in acres):

Approximately 20 acres

17. Is the site served by existing public utilities? Yes No
- a. If **YES**, does sufficient capacity exist to allow connection? Yes No
- b. If **YES**, will improvements be necessary to allow connection? Yes No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? Yes No
20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate).
- a. Total contiguous acreage owned or controlled by project sponsor: 13.5 acres.
- b. Project acreage to be developed: 10.8 acres initially; 13.5 acres ultimately.
- c. Project acreage to remain undeveloped: 0 acres.
- d. Length of project, in miles: N/A (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed. N/A %
- f. Number of off-street parking spaces existing 0; proposed 1115
- g. Maximum vehicular trips generated per hour: 750 (upon completion of project)?
- h. If residential: Number and type of housing units:
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially | <u>N/A</u> | <u></u> | <u></u> | <u></u> |
| Ultimately | <u></u> | <u></u> | <u></u> | <u></u> |
- i. Dimensions (in feet) of largest proposed structure: Appr. 50 height; 130' width; 330' length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 1090 ft.
2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? 0 tons/cubic yards.
3. Will disturbed areas be reclaimed Yes No N/A
- a. If yes, for what intended purpose is the site being reclaimed?
- Earthwork across site will be balanced - topsoil will be stock piled and reused for landscaped areas.
- b. Will topsoil be stockpiled for reclamation? Yes No
- c. Will upper subsoil be stockpiled for reclamation? Yes No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 12 acres.

5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?

Yes No

6. If single phase project: Anticipated period of construction: _____ months, (including demolition)

7. If multi-phased:

a. Total number of phases anticipated 2 (number)

b. Anticipated date of commencement phase 1: 10 month 2007 year, (including demolition)

c. Approximate completion date of final phase: 11 month 2010 year.

d. Is phase 1 functionally dependent on subsequent phases? Yes No

8. Will blasting occur during construction? Yes No

9. Number of jobs generated: during construction 150 ; after project is complete 250

10. Number of jobs eliminated by this project 0 .

11. Will project require relocation of any projects or facilities? Yes No

If yes, explain:

The Hartford is moving from it's currently location to this proposed facility.

12. Is surface liquid waste disposal involved? Yes No

a. If yes, indicate type of waste (sewage, industrial, etc) and amount Domestic Sewage

b. Name of water body into which effluent will be discharged New Hartford WWTP

13. Is subsurface liquid waste disposal involved? Yes No Type _____

14. Will surface area of an existing water body increase or decrease by proposal? Yes No

If yes, explain:

15. Is project or any portion of project located in a 100 year flood plain? Yes No

16. Will the project generate solid waste? Yes No

a. If yes, what is the amount per month? 2 tons

b. If yes, will an existing solid waste facility be used? Yes No

c. If yes, give name Oneida-Herkimer Solid ; location Ava, NY

d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No

e. If yes, explain:

17. Will the project involve the disposal of solid waste? Yes No

a. If yes, what is the anticipated rate of disposal? _____ tons/month.

b. If yes, what is the anticipated site life? _____ years.

18. Will project use herbicides or pesticides? Yes No

19. Will project routinely produce odors (more than one hour per day)? Yes No

20. Will project produce operating noise exceeding the local ambient noise levels? Yes No

21. Will project result in an increase in energy use? Yes No

If yes, indicate type(s)

Minor energy for the office building use in the form of electrical power and natural gas for heating and air conditioning of the office building

22. If water supply is from wells, indicate pumping capacity N/A gallons/minute.

23. Total anticipated water usage per day 15,000 gallons/day.

24. Does project involve Local, State or Federal funding? Yes No

If yes, explain:

25. Approvals Required:

| | | | Type | Submittal Date |
|------------------------------------|---|--|---------------------------------|------------------|
| City, Town, Village Board | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | _____ | _____ |
| | | | _____ | _____ |
| | | | _____ | _____ |
| City, Town, Village Planning Board | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <u>Site Plan Review through</u> | <u>Aug 2007</u> |
| | | | <u>Town Planner</u> | _____ |
| | | | _____ | _____ |
| | | | _____ | _____ |
| City, Town Zoning Board | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | _____ | _____ |
| | | | _____ | _____ |
| | | | _____ | _____ |
| City, County Health Department | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <u>Water and Back Flow</u> | <u>Sept 2007</u> |
| | | | <u>Prevention</u> | _____ |
| | | | _____ | _____ |
| | | | _____ | _____ |
| Other Local Agencies | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <u>County Planning 239</u> | <u>Aug 2007</u> |
| | | | <u>Review</u> | _____ |
| | | | _____ | _____ |
| | | | _____ | _____ |
| Other Regional Agencies | <input type="checkbox"/> Yes | <input type="checkbox"/> No | _____ | _____ |
| | | | _____ | _____ |
| | | | _____ | _____ |
| State Agencies | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <u>Sewer and Storm water</u> | <u>Sept 2007</u> |
| | | | _____ | _____ |
| | | | _____ | _____ |
| | | | _____ | _____ |
| Federal Agencies | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | _____ | _____ |
| | | | _____ | _____ |
| | | | _____ | _____ |

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? Yes No

If Yes, indicate decision required:

- | | | | |
|---|---|--|--------------------------------------|
| <input type="checkbox"/> Zoning amendment | <input type="checkbox"/> Zoning variance | <input type="checkbox"/> New/revision of master plan | <input type="checkbox"/> Subdivision |
| <input checked="" type="checkbox"/> Site plan | <input type="checkbox"/> Special use permit | <input type="checkbox"/> Resource management plan | <input type="checkbox"/> Other |

2. What is the zoning classification(s) of the site?

Planned Unit Development

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

As currently proposed - Office Use

4. What is the proposed zoning of the site?

N/A

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

N/A

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

Commercial Development

8. Is the proposed action compatible with adjoining/surrounding land uses with a ¼ mile? Yes No

9. If the proposed action is the subdivision of land, how many lots are proposed? N/A

a. What is the minimum lot size proposed? _____

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?

Yes No

a. If yes, is existing capacity sufficient to handle projected demand? Yes No

12. Will the proposed action result in the generation of traffic significantly above present levels? Yes No

a. If yes, is the existing road network adequate to handle the additional traffic. Yes No


D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

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

Applicant/Sponsor Name Ryan Companies US, Inc. Date 9/10/07

Signature Mark Nordland 

Title V.P. Development

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 2 - PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency

General Information (Read Carefully)

- ! In completing the form the reviewer should be guided by the question: Have my responses and determinations been **reasonable?** The reviewer is not expected to be an expert environmental analyst.
- ! The **Examples** provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- ! The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- ! The number of examples per question does not indicate the importance of each question.
- ! In identifying impacts, consider long term, short term and cumulative effects.

Instructions (Read carefully)

- a. Answer each of the 20 questions in PART 2. Answer **Yes** if there will be **any** impact.
- b. **Maybe** answers should be considered as **Yes** answers.
- c. If answering **Yes** to a question then check the appropriate box(column 1 or 2)to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- d. Identifying that an Impact will be potentially large (column 2) does not mean that it is also necessarily **significant**. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- e. If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- f. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

| 1 | 2 | 3 |
|--------------------------------|------------------------------|---|
| Small to Moderate Impact | Potential Large Impact | Can Impact Be Mitigated by Project Change |

Impact on Land

1. Will the Proposed Action result in a physical change to the project site?

NO YES

Examples that would apply to column 2

| | | | | |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Construction on land where the depth to the water table is less than 3 feet. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Construction of paved parking area for 1,000 or more vehicles. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Construction that will continue for more than 1 year or involve more than one phase or stage. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

| | 1 Small to Moderate Impact | 2 Potential Large Impact | 3 Can Impact Be Mitigated by Project Change |
|---|-------------------------------------|-----------------------------------|--|
| Construction or expansion of a sanitary landfill. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Construction in a designated floodway. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.)

NO YES

Specific land forms:

Yes No

Impact on Water

3. Will Proposed Action affect any water body designated as protected? (Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)

NO YES

Examples that would apply to column 2

| | | | |
|--|--------------------------|--------------------------|--|
| Developable area of site contains a protected water body. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Dredging more than 100 cubic yards of material from channel of a protected stream. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Extension of utility distribution facilities through a protected water body. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Construction in a designated freshwater or tidal wetland. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

4. Will Proposed Action affect any non-protected existing or new body of water?

NO YES

Examples that would apply to column 2

| | | | |
|--|--------------------------|--------------------------|--|
| A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Construction of a body of water that exceeds 10 acres of surface area. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

| | | |
|--------------------------------|------------------------------|---|
| 1 | 2 | 3 |
| Small to Moderate Impact | Potential Large Impact | Can Impact Be Mitigated by Project Change |

5. Will Proposed Action affect surface or groundwater quality or quantity?

NO YES

Examples that would apply to column 2

| | | | | |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| Proposed Action will require a discharge permit. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Construction or operation causing any contamination of a water supply system. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Proposed Action will adversely affect groundwater. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Proposed Action would use water in excess of 20,000 gallons per day. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Proposed Action will allow residential uses in areas without water and/or sewer services. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

| | | |
|--------------------------------|------------------------------|---|
| 1 | 2 | 3 |
| Small to Moderate Impact | Potential Large Impact | Can Impact Be Mitigated by Project Change |

6. Will Proposed Action alter drainage flow or patterns, or surface water runoff?

NO YES

Examples that would apply to column 2

Proposed Action would change flood water flows

 Yes No

Proposed Action may cause substantial erosion.

 Yes No

Proposed Action is incompatible with existing drainage patterns.

 Yes No

Proposed Action will allow development in a designated floodway.

 Yes No

Other impacts:

 Yes No

IMPACT ON AIR

7. Will Proposed Action affect air quality?

NO YES

Examples that would apply to column 2

Proposed Action will induce 1,000 or more vehicle trips in any given hour.

 Yes No

Proposed Action will result in the incineration of more than 1 ton of refuse per hour.

 Yes No

Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour.

 Yes No

Proposed Action will allow an increase in the amount of land committed to industrial use.

 Yes No

Proposed Action will allow an increase in the density of industrial development within existing industrial areas.

 Yes No

Other impacts:

 Yes No

IMPACT ON PLANTS AND ANIMALS

8. Will Proposed Action affect any threatened or endangered species?

NO YES

Examples that would apply to column 2

Reduction of one or more species listed on the New York or Federal list, using the site, over or near the site, or found on the site.

 Yes No

| | 1 Small to Moderate Impact | 2 Potential Large Impact | 3 Can Impact Be Mitigated by Project Change |
|---|-------------------------------------|-----------------------------------|--|
| Removal of any portion of a critical or significant wildlife habitat. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Application of pesticide or herbicide more than twice a year, other than for agricultural purposes. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| | | | |

9. Will Proposed Action substantially affect non-threatened or non-endangered species?

NO YES

Examples that would apply to column 2

| | | | |
|--|--------------------------|--------------------------|--|
| Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| | | | |

IMPACT ON AGRICULTURAL LAND RESOURCES

10. Will Proposed Action affect agricultural land resources?

NO YES

Examples that would apply to column 2

| | | | |
|--|--------------------------|--------------------------|--|
| The Proposed Action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Construction activity would excavate or compact the soil profile of agricultural land. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| The Proposed Action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

| | 1 Small to Moderate Impact | 2 Potential Large Impact | 3 Can Impact Be Mitigated by Project Change |
|---|-------------------------------------|-----------------------------------|--|
| The Proposed Action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff). | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| | | | |

IMPACT ON AESTHETIC RESOURCES

11. Will Proposed Action affect aesthetic resources? (If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)

NO YES

Examples that would apply to column 2

Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.

Yes No

Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.

Yes No

Project components that will result in the elimination or significant screening of scenic views known to be important to the area.

Yes No

Other impacts:

Yes No

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

12. Will Proposed Action impact any site or structure of historic, prehistoric or paleontological importance?

NO YES

Examples that would apply to column 2

Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.

Yes No

Any impact to an archaeological site or fossil bed located within the project site.

Yes No

Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.

Yes No

| | | |
|--------------------------------|------------------------------|---|
| 1 | 2 | 3 |
| Small to Moderate Impact | Potential Large Impact | Can Impact Be Mitigated by Project Change |

Other impacts:

Yes No

IMPACT ON OPEN SPACE AND RECREATION

13. Will proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?

NO YES

Examples that would apply to column 2

The permanent foreclosure of a future recreational opportunity.

Yes No

A major reduction of an open space important to the community.

Yes No

Other impacts:

Yes No

IMPACT ON CRITICAL ENVIRONMENTAL AREAS

14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6NYCRR 617.14(g)?

NO YES

List the environmental characteristics that caused the designation of the CEA.

Examples that would apply to column 2

Proposed Action to locate within the CEA?

Yes No

Proposed Action will result in a reduction in the quantity of the resource?

Yes No

Proposed Action will result in a reduction in the quality of the resource?

Yes No

Proposed Action will impact the use, function or enjoyment of the resource?

Yes No

Other impacts:

Yes No

| | | |
|--------------------------------|------------------------------|---|
| 1 | 2 | 3 |
| Small to Moderate Impact | Potential Large Impact | Can Impact Be Mitigated by Project Change |

IMPACT ON TRANSPORTATION

15. Will there be an effect to existing transportation systems?

NO YES

Examples that would apply to column 2

| | | | | |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| Alteration of present patterns of movement of people and/or goods. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|

| | | | | |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| Proposed Action will result in major traffic problems. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|

| | | | | |
|----------------|--------------------------|--------------------------|------------------------------|-----------------------------|
| Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|----------------|--------------------------|--------------------------|------------------------------|-----------------------------|

IMPACT ON ENERGY

16. Will Proposed Action affect the community's sources of fuel or energy supply?

NO YES

Examples that would apply to column 2

| | | | | |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|

| | | | | |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|

| | | | | |
|----------------|--------------------------|--------------------------|------------------------------|-----------------------------|
| Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|----------------|--------------------------|--------------------------|------------------------------|-----------------------------|

NOISE AND ODOR IMPACT

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action?

NO YES

Examples that would apply to column 2

| | | | | |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| Blasting within 1,500 feet of a hospital, school or other sensitive facility. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|

| | | | | |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| Odors will occur routinely (more than one hour per day). | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|

| | | | | |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|

| | | | | |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| Proposed Action will remove natural barriers that would act as a noise screen. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|

| | | | | |
|----------------|--------------------------|--------------------------|------------------------------|-----------------------------|
| Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|----------------|--------------------------|--------------------------|------------------------------|-----------------------------|

| | | |
|--------------------------------|------------------------------|---|
| 1 | 2 | 3 |
| Small to Moderate Impact | Potential Large Impact | Can Impact Be Mitigated by Project Change |

IMPACT ON PUBLIC HEALTH

18. Will Proposed Action affect public health and safety?

NO YES

Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.

 Yes No

Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)

 Yes No

Storage facilities for one million or more gallons of liquefied natural gas or other flammable liquids.

 Yes No

Proposed Action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.

 Yes No

Other impacts:

 Yes No

**IMPACT ON GROWTH AND CHARACTER
OF COMMUNITY OR NEIGHBORHOOD**

19. Will Proposed Action affect the character of the existing community?

NO YES

Examples that would apply to column 2

The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.

 Yes No

The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.

 Yes No

Proposed Action will conflict with officially adopted plans or goals.

 Yes No

Proposed Action will cause a change in the density of land use.

 Yes No

Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.

 Yes No

Development will create a demand for additional community services (e.g. schools, police and fire, etc.)

 Yes No

| | 1 Small to Moderate Impact | 2 Potential Large Impact | 3 Can Impact Be Mitigated by Project Change |
|--|-------------------------------------|-----------------------------------|--|
| Proposed Action will set an important precedent for future projects. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Proposed Action will create or eliminate employment. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| | | | |

20. Is there, or is there likely to be, public controversy related to potential adverse environment impacts?
 NO YES

If Any Action in Part 2 Is Identified as a Potential Large Impact or If you Cannot Determine the Magnitude of Impact, Proceed to Part 3

Part 3 - EVALUATION OF THE IMPORTANCE OF IMPACTS

Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

Instructions (If you need more space, attach additional sheets)

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is **important**.

To answer the question of importance, consider:

- ! The probability of the impact occurring
- ! The duration of the impact
- ! Its irreversibility, including permanently lost resources of value
- ! Whether the impact can or will be controlled
- ! The regional consequence of the impact
- ! Its potential divergence from local needs and goals
- ! Whether known objections to the project relate to this impact.

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

See project cost schedule attached to application

| | | | |
|--|--|-----------------|-----------------|
| Land | <u>\$882,090 (est)</u> | Cost per Acre | <u>\$65,340</u> |
| Existing Building | _____ | | |
| Rehab of Existing Building | _____ | | |
| Construction of New Building | <u>\$16,538,111</u> | Cost per Sq Ft. | <u>\$134.72</u> |
| Addition or Expansion | _____ Cost per Sq Ft. _____ | | |
| Engineering and Architectural Fees | included in construction costs – Ryan is a design-build company | | |
| Equipment | _____ | Cost per Sq Ft. | _____ |
| Legal Fees | _____ | | |
| Bank, Bond, Transaction, Company, Credit Provider, Trustee | see attached schedule – included in construction cost | | |
| Finance Charges | _____ | | |
| Title Insurance, Environmental Review, Bank Commitment Fee, Appraisals, etc. | see attached schedule – included in construction cost | | |
| Agency Fee | _____ | | |
| TOTAL COST OF PROJECT | <u>\$17,420,201</u> | _____ | |
| 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 (9%)
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 22 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.