

TERMS OF FINANCIAL ASSISTANCE
Board Summary

Company: **Marcy Tech Barn, LLC**, 46 Prince St., Rochester, NY

Description of Project: Market rate rental housing, commercial, retail.
The development will consist of the following elements along SUNY Marcy Parkway, Marcy.

- (1) 4-story mixed-use building consisting of 20,000 sq. ft. of ground floor retail space and 47 market-rate apartments on floors 3-4. This mixed-use building will be located on the southern end of Parcel 1 (25 acres east of the SUNY Marcy Parkway.)
- (2) 20,000 sq. ft. retail building, just north of the mixed-use building, on Parcel 1.
- (3) Approximately 13, 10-unit townhome-style apartment buildings with private entrances and private garages. Approximately 9 buildings will be located on Parcel 1 and 4 buildings will be located on Parcel 2 (8 acres west of the SUNY Marcy Parkway).
- (4) Clubhouse, pool, and amenity space for residents and tenants (on Parcel 1)

The facility will be developed in phases with construction first starting in March of 2025 on the mixed-use building, townhome buildings, and amenity space. Construction of the 20,000 sq. ft. retail building is expected to begin shortly thereafter with completion of the entire facility by May of 2028.

The project will also include the buildout of Cavo Road through Parcel 1, which will then be deeded over to the Town of Marcy as a town road. Utilities will be extended to all project sites and these infrastructure improvements are included in the budget.

Total Project Cost: \$ 91,830,647

Request for Financial Assistance (all estimates)

- **Sales tax exemption:** Valued at \$ 3,281,250
- **Mortgage recording tax exemption:** Valued at \$ 382,500
- **20 -Year, Fixed-Payments PILOT:** Valued at \$ 8,326,565 (Deviation from Agency UTEP) (MVEDGE-owned property currently exempt from real property taxes). See next page and Exhibit B for more information.

Total Agency Benefits: \$11,990,315

Affected Tax Jurisdictions: County of Oneida, Town of Marcy, Maynard Fire District, Dunham Public Library; NYS(sales tax)

Company Obligations for Financial Assistance: Completion of Project
Company projects to create 3.5 FTE within 3 years of project completion.

See next page

PILOT Year	IDA UTEP Tier 1 PILOT Exemption Formula	Air City Lofts PILOT	Marcy Tech Barn PILOT Request
1	100%	100%	100%
2	100%	100%	100%
3	100%	100%	100%
4	100%	100%	100%
5	75%	85%	95%
6	50%	80%	90%
7	50%	75%	85%
8	25%	70%	80%
9	10%	65%	75%
10	10%	60%	70%
11		55%	60%
12		50%	55%
13		45%	50%
14		40%	45%
15		35%	40%
16		30%	30%
17		25%	25%
18		20%	20%
19		15%	15%
20		10%	10%
Marcy Tech Barn Benefit	\$4,024,812	\$7,743,527	\$8,326,585
Marcy Tech Barn Full taxes	\$6,834,122	\$14,166,322	\$14,166,322

See Exhibit B for further detail



APPLICATION FOR FINANCIAL ASSISTANCE

Oneida County Industrial Development Agency
584 Phoenix Drive
Rome, New York 13441-1405
(315) 338-0393 telephone
(315) 338-5694 fax
Shawna M. Papale, Executive Director
spapale@mvedge.org

Please submit the signed and notarized completed application (Pages 1-25 ONLY), which must include any applicable addendum or supplemental information requested in the application, along with payment of a non-refundable \$500 Application Fee (\$5,000 for Solar applications) and a \$1,000 Commitment Fee (will be applied to final closing costs) to the Oneida County Industrial Development Agency, 584 Phoenix Drive, Rome NY 13441-1405, within 14 days prior to the OCIDA Board of Directors meeting at which you want the Application to be included on the Agenda. Wire transfer and ACH payments are acceptable but all related fees incurred by the Agency are payable by the Applicant. An electronic version of the application must accompany the original application via physical media or e-mail.

Marcy SUNY Tech Barn Development

Project Name

5/2/24

Date of Submission

Important Notes to Applicant:

Upon the submission of this application to the OCIDA, the application becomes a public document. Be advised that any action brought before the Agency is public information. All agendas for the OCIDA are issued publicly prior to the full agency meeting. Upon the submission of this application to the OCIDA, the application becomes a public document and OCIDA is required by law to post on its website and make available to the public this Application and supporting materials. If when completing this Application, you deem any information to be specifically exempted from disclosure under Article Six of the Public Officers Law, please answer the question "This information is deemed to be exempt from disclosure under Article Six of the Public Officers Law and is submitted on the attached confidential addendum." It is acceptable to submit any confidential addendum electronically as a .pdf file separate from the application, but any confidential addendum must still be submitted with the hard copy of the full application (see Page 1). Please answer any such questions on a separate Addendum titled, "Confidential and Protected by Article Six of the Public Officers Law." If OCIDA is challenged to produce any information the Applicant identifies as protected, the Applicant will be required at its sole cost to defend such assertion on behalf of OCIDA.

The information requested by this application is necessary to determine the eligibility of your project for OCIDA benefits. Please answer all questions and respond "Not Applicable", "NA", or "none" where appropriate. If you're response is an estimate, please indicate so. Attach additional sheets if more space is needed for a response. **All applications must include a completed and signed NYS SEQR form and Cost Benefit Analysis form (please consult with OCIDA) before the application is considered complete.**

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

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

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

If you have any questions how to calculate the OCIDA's application fee please refer to the enclosed Memorandum to Companies -Sale Leaseback Transactions or contact the OCIDA.

Part I: Applicant Information

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

Applicant

1(a) Applicant's Legal Name: Marcy Tech Barn, LLC

1(b) Principal Address: 46 Prince Street, Suite 2003
Rochester, NY 14607

1(c) Telephone/Facsimile Numbers: 585-435-4766

1(d) Email Address: tcrilly@parkgrovelc.com

1(e) Federal Identification Number: 99-2689099

1(f) Contact Person: Timothy Crilly

1(g) Is the Applicant a

Corporation: If Yes, Public Private
If public, on which exchange is it listed?

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

DISC
 Other(specify) _____

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

Applicant's Stockholders, Members, Directors and Officers, Partners.

2(a) Provide the following information with respect to any person with 15% or more in equity holdings in any entity in ownership chain of the project. Add additional sheets if necessary.

<u>Name</u>	<u>Address</u>	<u>Percentage of Ownership</u>
Park Grove Realty, LLC	46 Prince Street, Suite 2003, Rochester, NY 14607	100%
<p>Andrew Crossed and Andrew Bodewes are majority principals in Park Grove Realty, LLC. Park Grove Realty is a real estate development and management company focusing on multi-family residential, mixed-use, and commercial projects. Please refer to Confidential Addendum attached.</p>		

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 Yes**, indicate name of such entity and the relationship. Yes No

Yes Park Grove Development, LLC. This entity has the same ownership structure as Park Grove Realty. Park Grove Development, LLC develops and owns workforce housing properties.

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: Yes No

Applicant's Counsel and Accountant

3(a) Applicant's Attorney

Name/Title: Christian Danaher, Esq.
Firm: Hancock Estabrook, LLP
Address: 100 Madison Street
Syracuse, NY 13202
Telephone/Fax: 315-565-4575
Email: cdanaher@hancocklaw.com

3(b) Applicant's Accountant

Name/Title: Susan Desino, CPA
Firm: DeJoy & Co.
Address: 280 E. Broad St., Suite 300
Rochester, NY 14604
Telephone/Fax: 585-546-1840
Email: susan.desino@teamdejoy.com

Business Description

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

Please refer to Exhibit A: Project Summary.

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.

Please refer to Exhibit A: Project Summary.

Reasons for Project

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

Park Grove was awarded developer of record by Mohawk Valley EDGE in 2022. The project is a dynamic mixed-use community that provides much needed housing and vibrant commercial/retail space to the area. Significant investment in the immediate area has been made by Wolfspeed, Danfoss, and other high-tech companies. These companies need to attract and retain a specialized and high-end work force to be successful. The SUNY Marcy Tech Barn development will be a key driver in attracting and retaining a high-quality workforce in the area. The development will address the shortage of high-end housing in the area for individuals and their families who are employed in this sector. Park Grove has significant experience in developing mixed-use projects and communities and believes the Tech Barn development will fill a great need in the community.

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

Please refer to Exhibit B: Request for Financial Assistance.

6(c) Please confirm by checking the box below, if there is the likelihood that the Project would not be undertaken **BUT FOR** the Financial Assistance provided by the Agency.

Yes No

If the Project could be undertaken without Financial Assistance provided by the Agency, ("**No**" is checked above) then provide a statement in the space provided below indicating why the Agency should approve the requested assistance:

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

Given the current economic environment, the proposed project will not move forward in the event the requested financial incentives are not approved. Please refer to Exhibit B: Request for Financial Assistance.

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

Yes No If Yes, please explain briefly.

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

Yes No

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

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

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

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

Marcy EDGE received \$1 Million CFA Incentive Award for construction of Mixed-use Building A. These funds will be received by Mixed Use Building A Project Entity as construction is completed.

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.

Park Grove intends on applying for CFA and CREST for the Project. There is a rolling application process for New York State that is related to CFA and CREST. The applications have not yet been released. Upon the release of the applications, the Project owner will apply.

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

Please provide percentage of sq. footage for each use (if more than one category):

- | | | | |
|-------------------------------------|--------------------------------|----------------------|---|
| <input type="checkbox"/> | Manufacturing | <input type="text"/> | % |
| <input type="checkbox"/> | Industrial Assembly or Service | <input type="text"/> | % |
| <input type="checkbox"/> | Back office operations | <input type="text"/> | % |
| <input type="checkbox"/> | Research and Development | <input type="text"/> | % |
| <input type="checkbox"/> | Technology/Cybersecurity | <input type="text"/> | % |
| <input type="checkbox"/> | Warehousing | <input type="text"/> | % |
| <input checked="" type="checkbox"/> | Commercial or Recreational | 20 | % |
| <input type="checkbox"/> | Retail | <input type="text"/> | % |

- | | | | | |
|----------------------|-------------------------------------|--|---------------------------------|---|
| Add Housing Addendum | <input checked="" type="checkbox"/> | Residential housing (specify) <u>Market Rate Housing</u> | <input type="text" value="80"/> | % |
| | <input type="checkbox"/> | Pollution Control (specify) _____ | <input type="text"/> | % |
| | <input type="checkbox"/> | Environmental (e.g., Brownfield) (specify) _____ | <input type="text"/> | % |
| Add Solar Addendum | <input type="checkbox"/> | Other (specify ie; renewable energy) _____ | <input type="text"/> | % |

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

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

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

<u>Assistance Requested</u>	<u>Estimated Values</u>
<input checked="" type="checkbox"/> Real Property Tax Abatement (value of PILOT savings)	\$ <u>8,326,565</u>
<input checked="" type="checkbox"/> Mortgage Tax Exemption (.75%) \$ <u>382,500</u>	
Amount of mortgage: \$ <u>51,000,000</u>	
<input checked="" type="checkbox"/> Sales and Use Tax Exemption ** (8.75%) \$ <u>3,281,250</u>	(Not available for solar)
Value of goods/services to be exempted from sales tax: \$ <u>30,745,000</u>	
<input type="checkbox"/> Issuance by the Agency of Tax Exempt Bonds(bond dollar value)\$ _____	

**** TOTAL EXEMPTION ASSISTANCE REQUESTED: \$ 11,990,315**

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

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

Please refer to Exhibit B: Request for Financial Assistance.

(9) ** Note that the estimate provided above will be provided to the New York State Department of Taxation and Finance. The Applicant acknowledges that the transaction documents will include a covenant by the Applicant that the estimate, above, represents the maximum amount of sales and use tax benefit currently authorized by the Agency with respect to this Application. The Agency may utilize the estimate, above, as well as the (9)proposed total Project Costs as contained within this Application, to determine the Financial Assistance that will be offered. It is the responsibility of the applicant to inform the IDA within 10 days if the project amount changes.

Part III: Facility Information

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

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

7(a) Street Address of Facility:

Tax Map #s: 306.000-2-18 and 293.000-1-44.2

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

Town of Marcy, NY 13403, Maynard Fire District, and Dunham Public Liabrary

7(c) School District:

Whitesboro Central

Please see Exhibit C: Real Property Tax Bills.

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

Vacant Land

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

Planned Development (Tech Barn/Cavo Road Site) and Residential Multifamily (Edic Road Site).

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

Please refer to the following Exhibits:

- Exhibit A: Project Summary for a detailed project scope.
- Exhibit D: Concept Plan.
- Exhibit E: Project Renderings.

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

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

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

Construction Commencement: 3/1/2025

Construction completion: 5/1/2028

7(h) Will the construction or operation of the facility or any activity which will occur at the site require any local ordinance or variance to be obtained or require a permit or prior approval of any state or federal agency or body (other than normal occupancy and/or construction permits)?

Yes No

If Yes, please describe.

Has the Project received site plan approval from the Planning Department?

Yes No N/A

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

The project received a NEGATIVE SEQR and Site Plan Approval under a previous design in February, 2023. The town of Marcy reviewed the updated design and expressed unanimous support in Fall 2023. The project will receive updated Site plan approval in Summer 2024.

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

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

7(j) What is the useful life of the facility? 50+ years

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

If Yes, which Empire Zone: _____

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

Provide detail.

ALL APPLICANTS MUST ANSWER PART IV-8(a)

Part IV: Retail Project Questionnaire

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

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

Required Yes or No If the answer is YES, please continue below.
If the answer is NO, proceed to Section Part V - Facility (Legal Info)

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

8(b). What percentage of the cost of the Project will be expended on such facilities or property primarily used in making sales of goods or services to customers who personally visit the project? 20.00 %. **If the answer is less than 33% do not complete the remainder of this retail determination page and proceed to next section, Part V Facility (Pg 13)**

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

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

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

Yes No

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

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

Yes No

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

Part V: Facility (Legal Information)

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

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

Legal Name: Economic Development Growth Enterprises Corporation
Address: 584 Phoenix Drive
Rome, NY 13441
Telephone: 315-338-0393
Balance of Mortgage: \$0
Holder of Mortgage: \$0

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.

Please refer to Exhibit F: Purchase and Sale Agreement.

9(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.

9(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.

A separate legal entity or legal entities will acquire and finance the proposed development.

9(d) Will the title owner of the facility/property also be the user of the facility?
 Yes No **If Yes**, please explain.

Users of the facility will be residential and commercial tenants based on building type.

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

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

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

<u>Name of Tenant</u>	<u>Floors Occupied</u>	<u>Sq. Ft. Occupied</u>	<u>Nature of Business</u>

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

9(h) Will there be any other users utilizing the facility?
 Yes No

If Yes, please explain. Provide detail of the contractual arrangement including any financial exchange for the use of the site or property.

Residential and Commercial tenants based on building type to be identified upon commencement of lease up of the space.

Part VI: Equipment

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

Materials and equipment for construction of a mixed use development.

10(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. No material purchases to date.

10(c) What is the useful life of the equipment? 30 years

Part VII: Employment Information

"FTE" shall mean a full time employee that has a minimum of thirty-five (35) scheduled hours per week, or any combination of two or more part-time employees that work a minimum of fifteen (15) scheduled hours per week, when combined together, constitute the equivalent of a minimum of thirty-five (35) scheduled hours per week, and whose workplace location is the project facility. For this purpose an employee shall include a leased employee regularly retained by the company.

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

300

11(b) Will the project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York?

Yes No **If Yes**, explain below.

Increase the total number of private sector jobs for property management and maintenance department.

11(c) Have you experienced any employment changes (+ or -) in the last three (3) years?

Yes No **If Yes**, explain below.

11(d) Job Information related to project ***

Estimate below how many jobs will be created and retained as a result of this project, if OCIDA assistance is granted. **PLEASE MAKE SURE TOTAL PART-TIME EMPLOYEES ARE TURNED INTO FULL-TIME EQUIVALENTS (FTE) for Line B. - See Pg. 17.**

Number of Jobs BEFORE Project	Location 1	Location 2	Location 3	Location 4	Location 5	
Address in NYS						Total
Full-Time Company	0					0
Full-Time Independent Contractors	0					0
Full-Time Leased	0					0
A. Total Full-Time BEFORE	0					0
Part-Time Company	0					0
Part-Time Independent Contractors	0					0
Part-Time Leased	0					0
B. Total FTE Part-Timers BEFORE	0					0
C. Total FTE BEFORE*	0					0

**For Total FTE BEFORE add full-time employees (line A) plus part-time employees that have been converted to FTE (line B).*

	Location 1	Location 2	Location 3	Location 4	Location 5	Total
Number of Jobs AFTER Project (within 3 years of project completion)						
Full-time Company	3					3
Full-Time Independent Contractors						
Full-Time Leased						
A. Total Full-Time AFTER	3					3
Part-Time Company	1					1
Part-Time Independent Contractors						
Part-Time Leased						
B. Total FTE Part-Timers AFTER	1					1
C. Total FTE AFTER *	3.5					3.5

**For Total FTE AFTER add full-time employees (line A) plus part-time employees that have been converted to FTE (line B).*

	Location 1	Location 2	Location 3	Location 4	Location 5	Total
Estimate the number of residents from the Labor Market Area** in which the Project is located that will fill the JOBS CREATED within three years of project completion						
A. Full-Time	3					3
B. FTE Part-Timers	1					1
C. Total AFTER	3.5					4

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

Provide Any Notes To Job Information Below

SALARY AND BENEFITS	Retained Jobs		Created Jobs	
	Average Annual Salary per employee	Average Fringe Benefits (as a percentage of wages)	Average Annual Salary per employee	Average Fringe Benefits (as a percentage of wages)
Management	\$	%	\$ 60,000	21 %
Administrative	\$	%	\$	%
Production	\$	%	\$	%
Independent Contractor	\$	%	\$	%
Other	\$	%	\$	%
Overall Weighted Average	\$	%	\$ 60,000	21 %

*** By statute, Agency staff must project the number of Full-Time Jobs that would be retained and created if the request for Financial Assistance is granted. "FTE" shall mean a full time employee that has a minimum of thirty-five (35) scheduled hours per week, or any combination of two or more part-time employees that work a minimum of fifteen (15) scheduled hours per week, when combined together, constitute the equivalent of a minimum of thirty-five (35) scheduled hours per week, and whose workplace location is the project facility. For this purpose an employee shall include a leased employee regularly retained by the company.

11(e) Please list NAICS codes for the jobs affiliated with this project:

561790

Part VIII: Estimated Project Cost and Financing

12(a) List the costs necessary for preparing the facility.

LAND Acquisition	\$	1,396,500	(If lease value use OTHER below)
Existing Building(s) ACQUISITION	\$		
Existing Building(s) RENOVATION	\$		
NEW Building(s) CONSTRUCTION	\$	69,861,754	
Site preparation/parking lot construction	\$	6,750,000	
Machinery & Equipment that is TAXABLE	\$		
Machinery & Equipment that is TAX-EXEMPT	\$		
Furniture & Fixtures	\$		
Installation costs	\$		
Architectural & Engineering	\$	993,000	
Legal Fees (applicant, IDA, bank, other counsel)	\$	590,000	
Financial (all costs related to project financing)*	\$	9,360,365	
Permits (describe below)	\$	460,250	
Other (describe below) ie: solar decommissioning expense)	\$	2,164,135	

Other:	Cost:	Subtotal \$
1. Audit, Consulting, Appraisals	\$ 242,500	91,576,004 Agency Fee ¹ \$ 254,643 Total Project Cost \$ 91,830,647
2. Insurance	\$ 962,168	
3. Working Capital	\$ 525,000	
4. Administration and Other Soft Cost	\$ 434,467	
5. <input type="text"/>	<input type="text"/>	

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

¹ See Attached Fee Schedule (Page 22) for Agency Fee amount to be placed on this line.

Permit/Other Information

12(b) Has the Applicant contacted any bank, financial institution or private investor with respect to financing the proposed project? Yes No **If Yes**, please provide details below.

The applicant has had discussions with lenders and investors on the project.

12(c) Has the Applicant received a commitment letter for said financing? **If Yes**, please provide a copy along with this application. Yes No

12(d) Sources of Funds for Project Costs

Bank Financing: ----- \$ 51,000,000
 Equity (excluding equity that is attributed to grants/tax credits) -- \$ 36,330,647
 Tax Exempt Bond Issuance (if applicable) ----- \$ _____
 Taxable Bond Issuance (if applicable) ----- \$ _____
 Public Sources (Include sum total of all state and federal tax credits and grants) Break out individually below.----- \$ 4,500,000

Identify each Public state and federal grant/credit:

Comments:

Source	CFA	\$	4,000,000	\$1M CFA awarded to Mohawk Valley EDGE for construction of mixed-use building. Park Grove has not yet applied for the CFA and CREST funds. When the applications are released, Park Grove will apply.
Source	CREST	\$	500,000	
Source		\$		
Source		\$		

Total Sources of Funds for Project Costs: \$ 91,830,647

Part IX: Real Estate Taxes

13(a) For each tax parcel which comprises the facility, and for which assistance is being sought, please provide the following information using figures from the most recent tax year. If an increase in the assessment is anticipated due to the proposed project, please indicate the new estimated assessment amount in the **POST- PROJECT** column. Attach copies of the most recent tax bills for all jurisdictions.

Tax Map Parcel #	Current Land Assessment	Current Building Assessment	Current Total Assessment	Current Total Taxes Amount (\$)	Estimated Post-Project Assessment
306.000-2-18	\$ 39,400	\$ 0	\$ 39,400	\$ 152	
293.000-1-44.2	\$ 28,873	\$ 0	\$ 28,873	\$ 4	

13(b) Will the entirety of each tax parcel be subject to the PILOT? YES NO

13(c) If the entirety of each parcel will not be subject to the PILOT, will the municipality require a subdivision? YES NO

***If a subdivision is required, it is the responsibility of the Applicant to complete subdivision approval prior to commencement of the PILOT Agreement, and to provide the Agency with the tax parcel number(s) assigned.**

13(d) Address of Receiver of Town and/or Village Taxes (include all jurisdictions):

Town of Marcy Tax Collector

8801 Paul Becker Road

Marcy, NY 13403

13(e) Address of Receiver of School Taxes:

Whitesboro Central School District, 65 Oriskany Blvd., Ste. 1, Whitesboro, NY 13492

Maynard Fire District, 9500 Maynard Dr, Marcy, NY 13403

Dunham Public Library, 76 Main St., Whitesboro, NY 13492

13(f) Has the current property owner or user been granted an Ag-District exemption on the tax map parcel anytime during the past 4 years?

Yes No

If Yes explain below.

13(g) Please consult with Agency staff to complete a Cost/Benefit Analysis form to attach to this Application.

Use space below for additional information

REPRESENTATIONS AND CERTIFICATION BY APPLICANT

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

Approval of the Application can be granted solely by this Agency's Board of Directors. The undersigned acknowledges that Applicant shall be responsible for all costs incurred by the Agency and its counsel in connection with the attendant negotiations whether or not the transaction is carried to a successful conclusion.

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

- 1. Annual Sales Tax Filings.** In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant.
- 2. Annual Employment, Tax Exemption & Bond Status Reports.** The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site as well as tax exemption benefits received with the action of the Agency. For Applicants not responding to the Agency's request for reports by the stated due date, a \$500 late fee will be charged to the Applicant for each 30-day period the report is late beyond the due date, up until the time the report is submitted. Failure to provide such reports as provided in the transaction documents will be an Event of Default under the Lease (or Leaseback) Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Annual Employment, Tax Exemption & Bond Status Report may be reported to Agency board members, said report being an agenda item subject to the Open Meetings Law.
- 3. Absence of Conflict of Interest.** The Applicant has consulted the Agency website of the list of the Agency members, officers and employees of the Agency. No member, officer, or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as herein after described (if none, state "none"):
- 4. Hold Harmless.** Applicant hereby releases the Agency and its members, officers, servants, agents and employees from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Agency, (B) the Agency's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final

agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the processing of the Application, including attorneys' fees, if any.

5. The Applicant acknowledges that the Agency has disclosed that the actions and activities of the Agency are subject to the Public Authorities Accountability Act signed into law January 13, 2006 as Chapter 766 of the 2005 Laws of the State of New York.
6. The Applicant acknowledges that the Agency is subject to New York State's Freedom of Information Law (FOIL). **Applicant understands that all Project information and records related to this application are potentially subject to disclosure under FOIL subject to limited statutory exclusions.**
7. The Applicant acknowledges that it has been provided with a copy of the Agency's recapture policy (the "Recapture Policy"). The Applicant covenants and agrees that it fully understands that the Recapture Policy is applicable to the Project that is the subject of this Application, and that the Agency will implement the Recapture Policy if and when it is so required to do so. The Applicant further covenants and agrees that its Project is potentially subject to termination of Agency financial assistance and/or recapture of Agency financial assistance so provided and/or previously granted.
8. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:

§ 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.
9. The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.
10. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.
11. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.
12. The Applicant and the individual executing this Application on behalf of the Applicant acknowledge that the Agency will rely on the representations made herein when acting on this Application and hereby represent that the statements made herein do not contain any untrue statement of a material

fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

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

_____ being first duly sworn, deposes and says:

1. That I am the Vice President (Corporate Office) of MARCY Tech Barn, LLC dba PARK GROVE REALTY, LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.

[Signature]
(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury
this 2nd day of MAY, 2024.

[Signature]
(Notary Public)



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

By: _____
Name: _____
Title: _____
Date: _____

Please submit the signed and notarized completed application along with payment of a non-refundable **\$500 Application Fee** and a **\$1,000 Commitment Fee** (will be applied to final closing costs) to the **Oneida County Industrial Development Agency**, 584 Phoenix Drive, Rome NY 13441-1405, **within 14 days prior to the OCIDA Board of Directors meeting at which you want the Application to be included on the Agenda**. Wire transfer and ACH payments are acceptable but all related fees incurred by the Agency are payable by the Applicant. It is advised that an electronic version of the application accompany the original application via hard copy or e-mail. An electronic version of the application must accompany the original application via physical media or e-mail.

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY



**APPLICATION FOR FINANCIAL
ASSISTANCE**

Housing Project

ADDENDUM

Please complete this addendum and submit Pages 1-2, including any required supplemental information requested, along with the Standard OCIDA Application for Financial Assistance

Housing Project Questionnaire

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

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

Please refer to Exhibit A Project Summary.

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

The Marcy Tech Barn development site is currently vacant land that is adjacent to SUNY Marcy Parkway. Surrounding uses include residential housing to the west, retail/industrial to the south, and higher education and industrial tech to the north (Wolfspeed, Danfoss, and SUNY Marcy). The project will transform the vacant parcel to a vibrant mixed-use community with high quality housing and retail commercial space. The project addresses the need of high quality housing to attract and retain high quality workforce for employers like Wolfspeed and Danfoss, who have invested billions of dollars of capital in the immediate area . Refer to Exhibit D and E for concept plan and

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

The Marcy Tech Barn development will develop, construct and fund Cavo Road that will interest Parcel 1 of the site (see Exhibit D concept plan for Cavo road). This road will be deeded over to the Town of Marcy upon completion. The cost of this road and infrastructure is significant (approximately \$1.8M) and will be paid for the Project. Other utilities (water and sewer) will be extended to the site and costs will be significant compared to a development where these utilities are readily available at close proximity to the site.

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

The Marcy Tech Barn development will include approximately 40,000 square feet of commercial space for convenience retail (refer to Exhibit A Project Summary for more details). Commercial space users have not been identified and job creation can vary depending on the final user. We conservatively estimate 10 new jobs for this space.

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

The project will create a mixed-use community that will provide a great benefit to this area and create a live work space with amenities that is consistent with high tech growth areas that in other areas of the country. High quality housing with on-site community amenities that will be a part of the Marcy Tech Barn will enable area employers like Wolfspeed and Danfoss to attract and retain employees with specialized skill sets. The ability to do this is critical to the success of these companies and will lead to further investment and growth in the immediate area.

Applicant: Marcy Tech Barn

Oneida County Industrial Development Agency Uniform Tax Exemption and Agency Benefits Policy Market Rate Rental Housing Development Initiatives (Effective March 1, 2015 and revised on April 20, 2018)

1. Criteria:

OCIDA will entertain applications for assistance that fall within the following criteria, using the following 100 point scoring system for each application received:

Criteria	Description of Criteria	Possible Points	Score
Adaptive Reuse Projects	Projects that propose a change in use to an existing building (e.g., reuse of vacant or underutilized facility) or propose development on a vacant urban infill site ² that is being repurposed or redeveloped for an eligible housing project.	25	25
Eligible Area Locations	Projects located within Eligible Areas (see attached map) that have a minimum of 5 units in a renovation or conversion of a building and 24 units for new construction, except for urban infill development projects where the IDA will entertain applications for projects located on a vacant urban infill site that has less than 24 units of eligible housing.	20	20
Utilizes Existing Infrastructure	Projects that <i>utilize existing infrastructure</i> (i.e. utilizing both existing sewer and water services and do not require system expansion. Modernizations, such as replacing existing pipes where service is already provided, are viewed favorably).	20	20
Community Benefits	Projects that create other benefits that inure to the benefit of the community that may include: rebuilding community infrastructure, pays sewer credits, creates or contributes to a community amenity, dedicates land to a municipality for a public improvement which benefits health and safety, removes slums and blighting influences (e.g., demolition or supports in-fill development within a neighborhood, commercial corridor, downtown, or main street area), provides an environmental enhancement (e.g., flooding wetlands creation/restoration, is part of a Brownfield, utilizes federal/state historic tax credit programs, provides mixed income rental units to support workforce housing, or provides other benefits deemed important and relevant by OCIDA.	5	5

² Urban infill site would include infill rental housing being constructed on vacant or underutilized property.

Applicant: Marcy Tech Barn

Green Projects	(1) Projects to be constructed on a New York State or federal defined Brownfield, such as a site designated as a federal or state Superfund site; a participant in the State Voluntary Cleanup Program; a former, verified Manufacturing Gas Plant, or within a Brownfield Opportunity Area; or (2) Projects whose plans qualify for a LEED Certification from the US Green Building Council (final certification required prior to commencement of the PILOT Agreement); or (3) Projects that incorporate geothermal technologies that are projected to make a significant impact on the stability, reliability and resilience of the grid. The physical geothermal plant providing energy to the Project must be located within Oneida County, turned on and connected to the grid, the energy generated must provide at least fifty percent (50%) of the energy needs for the Project, and more than fifty percent (50%) of the energy generated must be used in Oneida County.	10	0
Mixed Use Dev. Projects	Projects that are mixed use development with housing being at least –50% or more of a building’s total area and the project induces job growth (mixed use development project proposes direct job creation with non-residential uses). To reach 20 points, must create at least 2 FTEs.	20	20
Total Points:		100	90

2. Scoring of Housing Applications:

OCIDA shall use this scoring system to determine the level of Agency benefits:

- Tier 1 Benefits: projects that score at least 60 points may receive abatement of real property taxes, exemptions from sales taxes and exemptions from mortgage recording taxes
- Tier 2 Benefits: projects that score between 50 to 59 points may receive abatement of real property taxes, exemptions from sales taxes and exemptions from mortgage recording taxes
- Tier 3 Benefits: projects that score 40 to 49 points may receive exemptions from sales taxes and exemptions from mortgage recording taxes (not eligible for abatement of real property taxes)

Term of PILOT Exemption Schedule	Tier 1 – PILOT Exemption Schedule	Tier 2 – PILOT Exemption Schedule
1	100%	75%
2	100%	75%
3	100%	75%
4	100%	75%
5	75%	50%
6	50%	25%
7	50%	
8	25%	
9	10%	
10	10%	

Applicants will pay 100% of all taxes due and owed until a Certificate of Occupancy is issued for a project, and then the first exemption year in the schedule will begin effective the first taxable status date after a Certificate of Occupancy is issued.



Project Summary

The SUNY Tech Barn development is located along SUNY Marcy Parkway just north of River Road. The site is the gateway to the Marcy tech corridor- Wolfspeed's \$1.5B silicon carbide plant, Semikron-Danfoss, and SUNY Polytechnic Institute are less than a mile north of the project site. The 33-acre site consists of two parcels. Parcel 1 is approximately 25 acres and located east of SUNY Marcy Parkway between River Road and Technology Drive. Parcel 2 is approximately 8 acres and is located west of SUNY Marcy Parkway adjacent to Edic Road. Both parcels are undeveloped vacant land.

The development will consist of the following elements:

- (1) 4-story mixed-use building consisting of 20,000 sq ft of ground floor retail space and 47 market rate apartments on floors 3-4. The Mixed-use building will be located on Parcel 1, directly adjacent to SUNY Marcy Parkway (east of Parkway). It will be on the south end of Parcel 1.
- (2) 20,000 sq ft retail building built on an as-come basis. This building will be located on Parcel 1, directly adjacent to SUNY Marcy Parkway (east of Parkway). The building will be north of the Mixed Use Building.
- (3) Approximately 13 10-unit townhome style apartment buildings with private entrances and private garages. Approximately 9 buildings will be located on Parcel 1 and 4 buildings located on Parcel 2
- (4) Clubhouse, pool, and amenity space for residents and tenants

The SUNY Tech Barn development will be a phased with construction first starting on the Mixed Use Building, Townhome buildings, and amenity space. We expect the 20,000 sq ft Retail Building to begin construction shortly thereafter.

The Project will also include the buildout of Cavo road that will intersect Parcel 1. Cavo Road will be deeded over to the Town of Marcy. Utilities will be extended to the both project sites. Costs of these infrastructure improvements are significant and included in the \$91M budget.

The original development received unanimous site plan approval and negative SEQR declaration in February 2023. The development was revised in July 2023 to the above scope given the previous design was not financially viable. The updated design has a significantly less environmental impact and the high-end amenity offerings of the townhome style building have had exceptional market success in other upstate communities. The Town of Marcy reviewed the updated development and expressed unanimous support for the revised design in October 2023. Upon financial incentive approval from OCIDA, the Project will obtain updated final site plan approval (which is contemplated to be late Summer 2024/early Fall 2024). The Project has received significant support at a local and state level given the development provides much needed high quality housing for the high tech workforce. This housing is critical to maintaining and recruiting the skilled workforce employed at Wolfspeed, Danfoss, and other high tech employers in the area.



Request for Financial Assistance

The SUNY Marcy Tech Barn development is requesting the following incentives from the OCIDA: Payment in Lieu of Taxes (PILOT), mortgage tax recording exemption, and sales tax exemption. We are requesting a 20 year PILOT at an estimated assessment over the term of the PILOT. Refer to page 2 to show comparison between proposed PILOT payments against full property tax payments. The assessed value is commensurate with comparable projects in the surrounding area. This is a deviation of OCIDAs standard housing financial incentive program. This PILOT structure has been the basis of financial modeling for the Project since Park Grove was designated Developer for the Project. The request for financial assistance is a prerequisite for closing on the land and starting construction on the Project.

The financial incentive request is critical to the financial viability of the Project given significant financial challenges as a result of the COVID-19 pandemic, particularly unprecedented increases in interest rates and over 40% increase in construction costs since 2022. Increased interest rates have substantially increased Project financing costs during construction and permanent loan servicing costs, reducing the ability to leverage funding resources and severely limiting the financial feasibility of the Project. Furthermore, there are significant costs associated with the construction of utilities and infrastructure improvements. These are sizeable incremental costs to develop the site that would typically not be incurred in an ordinary development.

The request for sales tax exemption and mortgage tax recording exemption will reduce project costs. The proposed PILOT will enable the project to leverage greater conventional financing and make the project financially viable.

It should be noted that the community benefits associated with this development are substantial. The proposed development will be a gateway project for the Marcy Tech Corridor and provide a mixed-use community with much needed high quality housing to attract and retain employees for key Companies that have invested significantly in the area, including Wolfspeed and Danfoss. A vibrant, amenity rich mixed-use community with high quality housing is a key resource for the viability of Wolfspeed, Danfoss, and **FUTURE** investment made in the Marcy's Tech Corridor.

Exhibit B Page 2
PILOT Request

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Total	
Est. Assessment	\$ 13,925,000	\$ 13,925,000	\$ 13,925,000	\$ 13,925,000	\$ 13,925,000	\$ 13,925,000	\$ 13,925,000	\$ 13,925,000	\$ 13,925,000	\$ 13,925,000	\$ 13,925,000	\$ 13,925,000	\$ 13,925,000	\$ 13,925,000	\$ 13,925,000	\$ 13,925,000	\$ 13,925,000	\$ 13,925,000	\$ 13,925,000	\$ 13,925,000	\$ 13,925,000	
Tax Rate per \$1,000 AV	\$ 41.87	\$ 42.71	\$ 43.56	\$ 44.43	\$ 45.32	\$ 46.23	\$ 47.15	\$ 48.10	\$ 49.06	\$ 50.04	\$ 51.04	\$ 52.06	\$ 53.10	\$ 54.16	\$ 55.25	\$ 56.35	\$ 57.48	\$ 58.63	\$ 59.80	\$ 61.00		
Est. Annual Tax	\$ 583,040	\$ 594,701	\$ 606,595	\$ 618,726	\$ 631,101	\$ 643,723	\$ 656,597	\$ 669,729	\$ 683,124	\$ 696,786	\$ 710,722	\$ 724,937	\$ 739,435	\$ 754,224	\$ 769,309	\$ 784,695	\$ 800,389	\$ 816,396	\$ 832,724	\$ 849,379	\$ 14,166,332	
Proposed PILOT Model																						
Est. Assessment	\$ 13,925,000	\$ 13,925,000	\$ 13,925,000	\$ 13,925,000	\$ 13,925,000	\$ 13,925,000	\$ 13,925,000	\$ 13,925,000	\$ 13,925,000	\$ 13,925,000	\$ 13,925,000	\$ 13,925,000	\$ 13,925,000	\$ 13,925,000	\$ 13,925,000	\$ 13,925,000	\$ 13,925,000	\$ 13,925,000	\$ 13,925,000	\$ 13,925,000	\$ 13,925,000	
Annual Abatement	100%	100%	100%	100%	95%	90%	85%	80%	75%	70%	60%	55%	50%	45%	40%	30%	25%	20%	15%	10%		
Full Tax Payment	\$ 583,039.75	\$ 594,700.55	\$ 606,594.56	\$ 618,726.45	\$ 631,100.98	\$ 643,723.00	\$ 656,597.46	\$ 669,729.40	\$ 683,123.99	\$ 696,786.47	\$ 710,722.20	\$ 724,936.65	\$ 739,435.38	\$ 754,224.09	\$ 769,308.57	\$ 784,694.74	\$ 800,388.63	\$ 816,396.41	\$ 832,724.34	\$ 849,378.82	\$ 14,166,332	
Est. PILOT Payment	\$ -	\$ -	\$ -	\$ -	\$ 31,555.05	\$ 64,372.30	\$ 98,489.62	\$ 133,945.88	\$ 170,781.00	\$ 209,035.94	\$ 284,288.88	\$ 326,221.49	\$ 369,717.69	\$ 414,823.25	\$ 461,585.14	\$ 549,286.32	\$ 600,291.48	\$ 653,117.13	\$ 707,815.68	\$ 764,440.94	\$ 5,839,768	
Est. Property Tax Savings	\$ 583,039.75	\$ 594,700.55	\$ 606,594.56	\$ 618,726.45	\$ 599,545.93	\$ 579,350.70	\$ 558,107.84	\$ 535,783.52	\$ 512,342.99	\$ 487,750.53	\$ 426,433.32	\$ 398,715.16	\$ 369,717.69	\$ 339,400.84	\$ 307,723.43	\$ 235,408.42	\$ 200,097.16	\$ 163,279.28	\$ 124,908.65	\$ 84,937.88	\$ 8,326,565	
Plus Marcy Host Comm. Payment	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 12,500.00	\$ 12,500.00	\$ 12,500.00	\$ 12,500.00	\$ 12,500.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 262,500	
Total Annual Payments	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 46,555.05	\$ 79,372.30	\$ 113,489.62	\$ 148,945.88	\$ 185,781.00	\$ 224,035.94	\$ 296,788.88	\$ 338,721.49	\$ 382,217.69	\$ 427,323.25	\$ 474,085.14	\$ 559,286.32	\$ 610,291.48	\$ 663,117.13	\$ 717,815.68	\$ 774,440.94	\$ 6,102,268	

Estimated Residential Assessment based on blended average of comparable area housing developments:	\$ 7,122,112
Estimated Commercial Assessment based on recent comparable commercial developments:	\$ 6,804,000
Total Assessment:	\$ 13,926,112
Say:	\$ 13,925,000

Host Community Payment	
Town Highway tax on total assessment	\$ 14,830.13
Say:	\$15,000

Cavo Rd / Tech Barn Site

Collection: Town & County 2024

School District
taxes: Tax Exempt

Fiscal Year Start: 1/1/2024

Fiscal Year End: 12/31/2024

Warrant Date: 12/31/2023

Total Tax Due (minus penalties & interest) \$0.00

Entered	Posted	Total	Tax Amount	Penalty	Surcharge	Via	Type
1/22/2024	1/22/2024	\$151.51	\$151.51	\$0.00	\$0.00	Mail	Full Payment - Multi-Payment

Tax Bill #	SWIS	Tax Map #	Status
002795	304400	306.000-2-18	Payment Posted
Address		Municipality	School
River Rd Ns		Town of Marcy	Whitesboro Central

Owners

Growth Enterprises Corp.
Econo
584 Phoenix Dr
Rome, NY 13440

Property Information

Roll Section: 8
Property Class: Vacant comm
Lot Size: 18.50

Assessment Information

Full Market Value: 72963.00
Total Assessed Value: 39400.00
Uniform %: 54.00

Exemption	Amount
COM-DV-CRP	39400.00

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
COUNTY	79306601	-0.4000	0.000	8.39672200	\$0.00
HIGHWAY TOWNWIDE	420000	0.0000	0.000	1.06447800	\$0.00
Maynard fire	727995	8.5000	39400.000	2.53297500	\$99.80
Marcy san dt	460000	-1.1000	39400.000	1.18052500	\$46.51
Marcy sp swr	155000	-3.1000	39400.000	0.13187800	\$5.20

Total Taxes: \$151.51

Estimated State Aid - Type	Amount
County	105187000.00
Town	330946.00

Mail Payments To:

Gina M. Schillaci
Town Clerk/Tax Collector
P.O. Box 220 Marcy, N.Y. 13403 (315) 768-4800 ext. 227

Edic Road Site

Collection: Town & County 2024

School District
taxes: Tax Exempt

Fiscal Year Start: 1/1/2024

Fiscal Year End: 12/31/2024

Warrant Date: 12/31/2023

Total Tax Due (minus penalties & interest) \$0.00

Entered	Posted	Total	Tax Amount	Penalty	Surcharge	Via	Type
1/22/2024	1/22/2024	\$3.81	\$3.81	\$0.00	\$0.00	Mail	Full Payment - Multi-Payment

Tax Bill #	SWIS	Tax Map #	Status
002783	304400	293.000-1-44.2	Payment Posted
Address		Municipality	School
Edic Rd Es		Town of Marcy	Whitesboro Central

Owners

Economic Devel. Growth
Enterpr
584 Phoenix Dr
Rome, NY 13441

Property Information

Roll Section: 8
Property Class: Res vac land
Lot Size: 21.47

Assessment Information

Full Market Value: 53469.00
Total Assessed Value: 28873.00
Uniform %: 54.00

Exemption	Amount
ONPROF SP	28873.00

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
COUNTY	79306601	-0.4000	0.000	8.39672200	\$0.00
HIGHWAY TOWNWIDE	420000	0.0000	0.000	1.06447800	\$0.00
Maynard fire	727995	8.5000	0.000	2.53297500	\$0.00
Marcy san dt	460000	-1.1000	0.000	1.18052500	\$0.00
Marcy sp swr	155000	-3.1000	28873.000	0.13187800	\$3.81

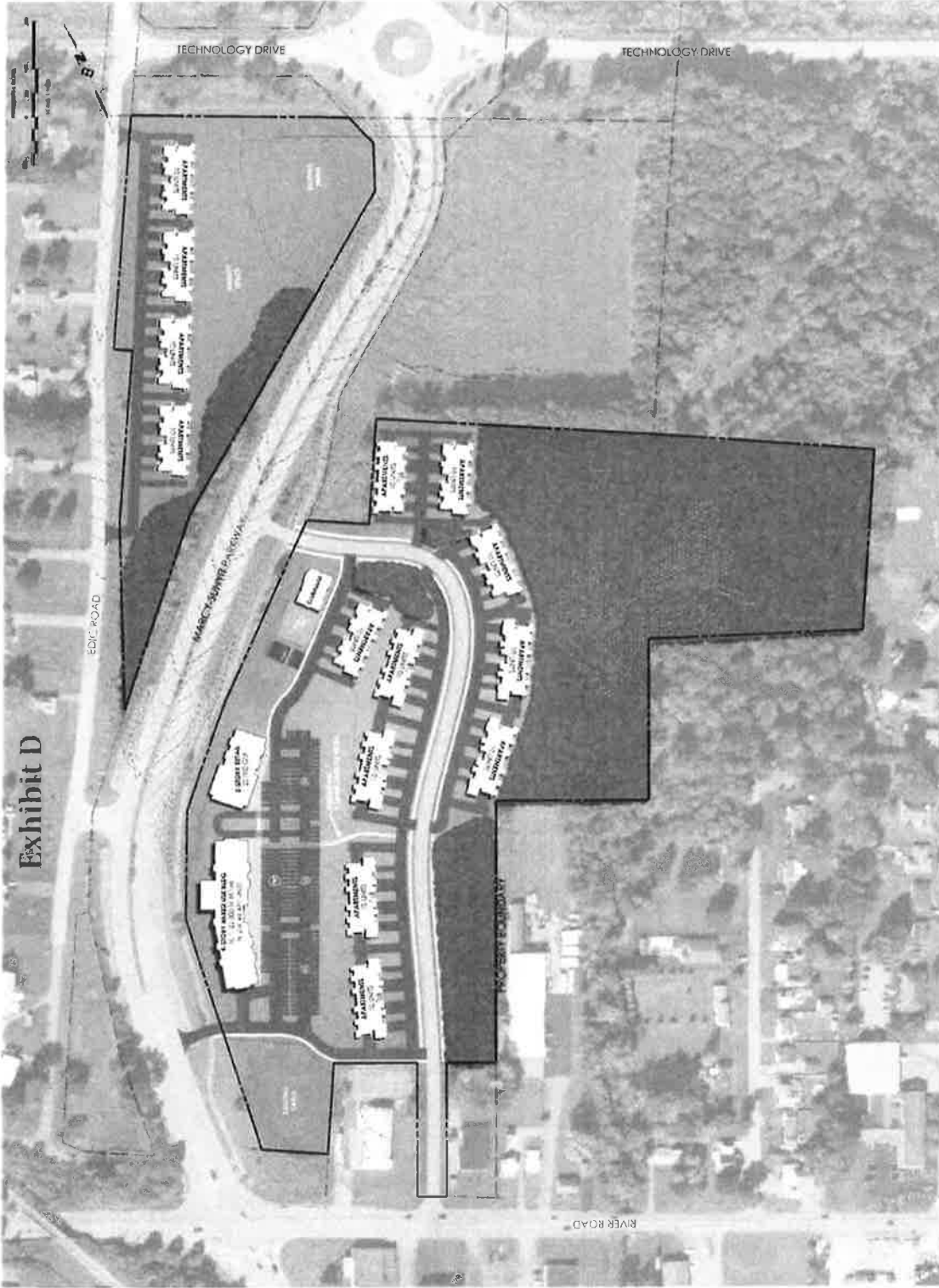
Total Taxes: \$3.81

Estimated State Aid - Type	Amount
County	105187000.00
Town	330946.00

Mail Payments To:

Gina M. Schillaci
Town Clerk/Tax Collector
P.O. Box 220 Marcy, N.Y. 13403 (315) 768-4800 ext. 227

Exhibit D



- 1. SITE DATA
- 2. PROJECT INFORMATION
- 3. PROJECT LOCATION
- 4. PROJECT DESCRIPTION
- 5. PROJECT SCOPE
- 6. PROJECT PHASES
- 7. PROJECT SCHEDULE
- 8. PROJECT BUDGET
- 9. PROJECT RISKS
- 10. PROJECT CONTACTS

NO.	DESCRIPTION	STATUS	PROPOSED
1	EDIC ROAD	EXISTING	EXISTING
2	EDIC ROAD	EXISTING	EXISTING
3	EDIC ROAD	EXISTING	EXISTING
4	EDIC ROAD	EXISTING	EXISTING
5	EDIC ROAD	EXISTING	EXISTING
6	EDIC ROAD	EXISTING	EXISTING
7	EDIC ROAD	EXISTING	EXISTING
8	EDIC ROAD	EXISTING	EXISTING
9	EDIC ROAD	EXISTING	EXISTING
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12	EDIC ROAD	EXISTING	EXISTING
13	EDIC ROAD	EXISTING	EXISTING
14	EDIC ROAD	EXISTING	EXISTING
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21	EDIC ROAD	EXISTING	EXISTING
22	EDIC ROAD	EXISTING	EXISTING
23	EDIC ROAD	EXISTING	EXISTING
24	EDIC ROAD	EXISTING	EXISTING
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27	EDIC ROAD	EXISTING	EXISTING
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94	EDIC ROAD	EXISTING	EXISTING
95	EDIC ROAD	EXISTING	EXISTING
96	EDIC ROAD	EXISTING	EXISTING
97	EDIC ROAD	EXISTING	EXISTING
98	EDIC ROAD	EXISTING	EXISTING
99	EDIC ROAD	EXISTING	EXISTING
100	EDIC ROAD	EXISTING	EXISTING

ALL INFORMATION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT WITH THE CLIENT OR IN GENERAL, THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

PROGRAM SUMMARY

- +/- 186 TOTAL UNITS
- 14 10-UNIT BLDGS
- 46 APIS (BLDG A)
- +/- 44,000 GSF COMMERCIAL
- +/- 467 PARKING SPACES
- 280 10-UNIT BLDGS (2/UNIT)
- 187 SURFACE LOT



View 1



View 2



View 3



0100 - 1st Floor Elevation

0100 - Side Elevation



0200 - 2nd Floor Elevation

0200 - Side Elevation





Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Marcy SUNY Parkway Development		
Project Location (describe, and attach a general location map): 5600 Marcy-SUNY Parkway + Cavo Road		
Brief Description of Proposed Action (include purpose or need): Park grove Realty, LLC is proposing to develop the existing 33+/- acre property located along the south end of the Marcy-SUNY Parkway, formally known as Edic road(county road 34). The proposed development will consist of multi-family residential, mixed use/multifamily and mixed use/retail, to include 182 dwelling units, 44,000 sq feet of mixed use/retail space and ten 5-unit townhomes.(50 total units)		
Name of Applicant/Sponsor: Park grove Realty, LLC		Telephone: (585) 435-4766
		E-Mail: acrossed@parkgrovlc.com
Address: 46 Prince St		
City/PO: Rochester	State: New York	Zip Code: 14607
Project Contact (if not same as sponsor; give name and title/role): Andrew Crossed		Telephone: (585) 435-4766
		E-Mail: acrossed@parkgrovlc.com
Address: Same as above		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Town of Marcy Planning Board	
c. City, Town or <input type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s): NYS Heritage Areas: Mohawk Valley Heritage Corridor	

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s):	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
 If Yes, what is the zoning classification(s) including any applicable overlay district?
 Planned Development PD _____

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
 If Yes,
 i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Whitesboro Central School District _____

b. What police or other public protection forces serve the project site?
 Oneida County Sheriffs Department / Oneida County 911 _____

c. Which fire protection and emergency medical services serve the project site?
 Maynard Fire Department _____

d. What parks serve the project site?
 Toby Road Park _____

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential, Commercial, Mixed Use _____

b. a. Total acreage of the site of the proposed action? _____ 32.7 acres
 b. Total acreage to be physically disturbed? _____ 21.6 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 32.7 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
 If Yes,
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
 mixed _____
 ii. Is a cluster/conservation layout proposed? Yes No
 iii. Number of lots proposed? _____ 4 _____
 iv. Minimum and maximum proposed lot sizes? Minimum _____ 1 _____ Maximum _____ 22 _____

e. Will the proposed action be constructed in multiple phases? Yes No
 i. If No, anticipated period of construction: _____ months
 ii. If Yes:
 • Total number of phases anticipated _____ 3 _____
 • Anticipated commencement date of phase I (including demolition) _____ 8 month _____ 2023 year
 • Anticipated completion date of final phase _____ 8 month _____ 2028 year
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	12
At completion of all phases	_____	_____	_____	14

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,
 i. Total number of structures 2
 ii. Dimensions (in feet) of largest proposed structure: 50 height; 66 width; and 300 length
 iii. Approximate extent of building space to be heated or cooled: 19800 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,
 i. Purpose of the impoundment: _____
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____
 iii. If other than water, identify the type of impounded/contained liquids and their source. _____
 iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
 v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:
 i. What is the purpose of the excavation or dredging? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

 iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

 v. What is the total area to be dredged or excavated? _____ acres
 vi. What is the maximum area to be worked at any one time? _____ acres
 vii. What would be the maximum depth of excavation or dredging? _____ feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:
 i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No
 If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
 If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No
 If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No
 If Yes:

- Name of district or service area: Mohawk Valley Water Authority
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project?
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
 Project proposes a watermain service off River Road up Cavo Road to the project site
- Source(s) of supply for the district: Hinckley Reservoir

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No
 If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No
 If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
Sanitary Wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No
 If Yes:

- Name of wastewater treatment plant to be used: Oneida County Water Pollution Control Plant
- Name of district: Oneida County Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

- Do existing sewer lines serve the project site? Yes No
- Will a line extension within an existing district be necessary to serve the project? Yes No

 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

 Project **proposes** a sanitary sewer main will be installed off River Road up Cavo Road to the **project** site. _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

 v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:

- How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or 9.2 acres (impervious surface)
 _____ Square feet or 32.7 acres (parcel size)
- Describe types of new point sources. _____

- Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

 - If to surface waters, identify receiving water bodies or wetlands: _____

 - Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:

- Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

- Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

- Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:

- Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
- In addition to emissions as calculated in the application, the project will generate:
 - _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 - _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 - _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 - _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 - _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 - _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No
 If Yes:
 i. Estimate methane generation in tons/year (metric): _____
 ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No
 If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No
 If Yes:
 i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.
 ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____
 Commercial may require box truck, garbage truck and semi trailer - total three trips a day
 iii. Parking spaces: Existing 0 Proposed 422 Net increase/decrease 422
 iv. Does the proposed action include any shared use parking? Yes No
 v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:
 Existing Cavo Road, will get extended up through the project site.
 vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? Yes No
 vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No
 viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No
 If Yes:
 i. Estimate annual electricity demand during operation of the proposed action: _____
 ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
 National Grid _____
 iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.
 i. During Construction:
 • Monday - Friday: Sunrise to Sunset
 • Saturday: Sunrise to Sunset
 • Sunday: n/a
 • Holidays: n/a
 ii. During Operations:
 • Monday - Friday: 7am to 8pm
 • Saturday: 7am to 8pm
 • Sunday: 7am to 6pm
 • Holidays: 7am to 6pm

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>n. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:</p> <p>_____</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ 1.5 tons per _____ per day (unit of time) • Operation : _____ 1 tons per _____ per week (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: paper, cardboard, recycled plastic and metal <p>_____</p> • Operation: recycled paper, recycled cardboard, recycled plastic and organic waste <p>_____</p> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: trucked to OHSWA Transfer Station <p>_____</p> • Operation: On-site enclosed dumpsters and recycling bins with commercial refuse pick-up and trucked to OHSWA facility. This would happen 1-2 times per week. <p>_____</p> 	

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:
 Any hazardous waste would be coordinated with the maintenance staff and provisions would be made to deliver to the OHSWA Transfer Station.

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): Educational
 ii. If mix of uses, generally describe:
 Industrial Facilities north of the site (Cree). East and West are single family residential, Commercial and Industrial south on (River Road), North-east is educational (SUNY Poly) and and Forested to the east.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	9.2	9.2
• Forested	15	8	-7
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	13	2.9	-10.1
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	.9	.9	.9
• Wetlands (freshwater or tidal)	4		
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
 i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
 If Yes,
 i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No
 If Yes:
 i. Dimensions of the dam and impoundment:
 • Dam height: _____ feet
 • Dam length: _____ feet
 • Surface area: _____ acres
 • Volume impounded: _____ gallons OR acre-feet
 ii. Dam's existing hazard classification: _____
 iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
 If Yes: Yes No
 i. Has the facility been formally closed?
 • If yes, cite sources/documentation: _____
 ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____

 iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
 If Yes:
 i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
 If Yes: Yes No
 i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
 ii. If site has been subject of RCRA corrective activities, describe control measures: _____

 iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
 If yes, provide DEC ID number(s): _____
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ N/A feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Udorthents	_____	47 %
Herkimer Channery	_____	26 %
Otego Loam	_____	10 %

d. What is the average depth to the water table on the project site? Average: _____ 8 feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ 83 % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 56 % of site
 10-15%: _____ 27 % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 876-438 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: Principal Aquifer

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____ <i>ii.</i> Source(s) of description or evaluation: _____ <i>iii.</i> Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres</p>	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Species and listing (endangered or threatened): _____ _____ Least Bittern</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <i>i.</i> Species and listing: _____ _____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____</p>	
E.3. Designated Public Resources On or Near Project Site	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> Designating agency and date: _____</p>	

<p>e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input checked="" type="checkbox"/> Historic Building or District</p> <p>ii. Name: Eligible property: Henry Edic Farmstead _____</p> <p>iii. Brief description of attributes on which listing is based: _____</p>
<p>f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe possible resource(s): _____</p> <p>ii. Basis for identification: _____</p>
<p>h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Identify resource: _____</p> <p>ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____</p> <p>iii. Distance between project and resource: _____ miles.</p>
<p>i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Identify the name of the river and its designation: _____</p> <p>ii. Is the activity consistent with development restrictions contained in 6 NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

F. Additional Information

Attach any additional information which may be needed to clarify your project.

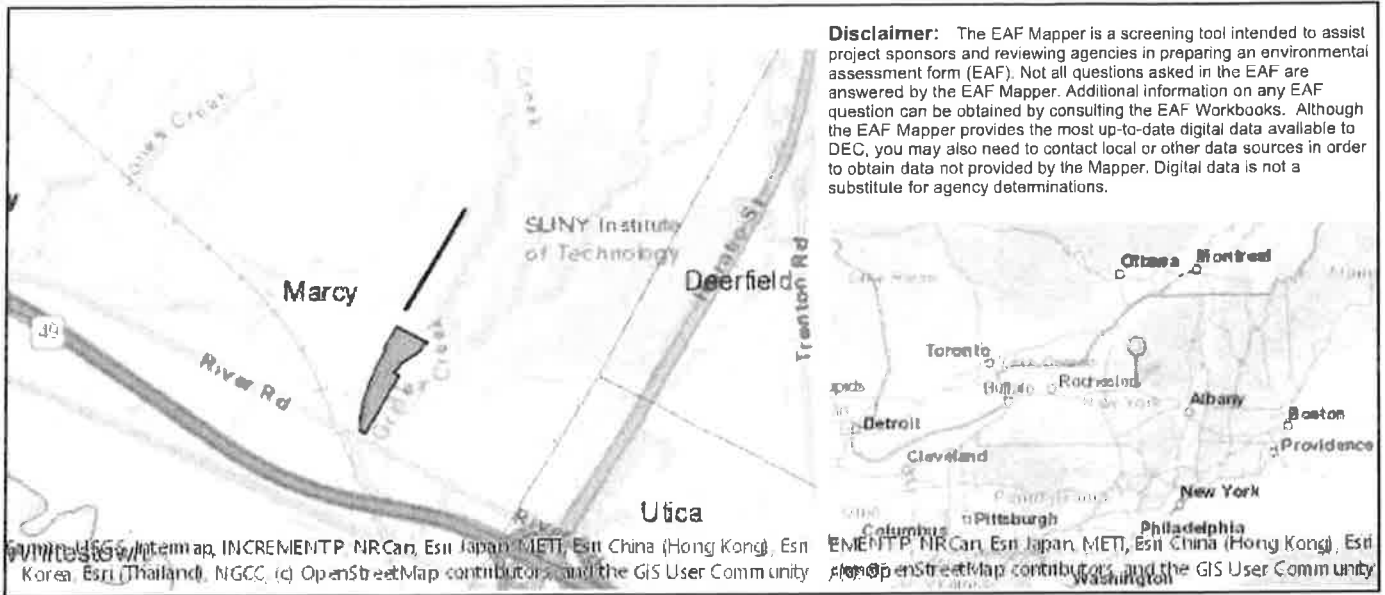
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name _____ Date _____

Signature _____ Title _____



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas: Mohawk Valley Heritage Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	876-438
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No

E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Least Bittern
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:Henry Edic Farmstead
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only (If applicable)

Project: **Marcy Tech Barn Site Plan Review**

Date: **July 11, 2022**

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

I. Impact on Land		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1, D.1) <i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i>			
	Relevant Part I Question(s)	No. or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

2. Impact on Geological Features
 The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part I, E.2.g)
If "Yes", answer questions a - c. If "No", move on to Section 3.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water
 The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part I, D.2, E.2,h)
If "Yes", answer questions a - l. If "No", move on to Section 4.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body .	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body .	E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s) .	D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body .	D2q, E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>

l. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater NO YES

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part I, D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)
If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding NO YES

The proposed action may result in development on lands subject to flooding. (See Part I, E.2)
If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air The proposed action may include a state regulated air emission source. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2i, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect .	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources			
The proposed action may impact agricultural resources. (See Part I, E.3.a, and b.)		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System .	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland , hayfields , pasture , vineyard , orchard , etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system .	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources NO YES

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part I, E.1.a, E.1.b, E.3.h.)
If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources NO YES

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part I, E.3.e, f. and g.)
If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered "Yes", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input checked="" type="checkbox"/>	<input type="checkbox"/>

11. Impact on Open Space and Recreation			
The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part I, C.2.c, E.1.c., E.2.q.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b, E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c, E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas			
The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part I, E.3.d.) <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation
 The proposed action may result in a change to existing transportation systems. NO YES
 (See Part I, D.2.j)
If "Yes", answer questions a - g. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy
 The proposed action may cause an increase in the use of any form of energy. NO YES
 (See Part I, D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The 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 commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____			

15. Impact on Noise, Odor, and Light
 The proposed action may result in an increase in noise, odors, or outdoor lighting. NO YES
 (See Part I, D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts; _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part I.D.2.q., E.1. d. f. g. and h.) <i>If "Yes", answer questions a - m. If "No", go to Section 17.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts; _____ _____			

17. Consistency with Community Plans
 The proposed action is not consistent with adopted land use plans.
 (See Part 1, C.1, C.2, and C.3.) NO YES
If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2e, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character
 The proposed project is inconsistent with the existing community character.
 (See Part 1, C.2, C.3, D.2, E.3) NO YES
If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g., schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

PRINT FULL FORM

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Part 2 did not identify any large potential impacts anticipated with this project. Design mitigation that avoided potential impacts include:

- protection of designated wetland areas (no development infringing on them)
- storm water management and SWPPP plan to mitigate any adverse impact from storm water or sedimentation
- traffic study determined that potential traffic impact is acceptable
- development will use public water supply, with fire flows to be confirmed during building permitting
- aesthetic impact is largely perceived to be positive, or at least consistent with local character
- project is consistent with community plans
- impact on needed housing supply is favorable
- impact on municipal tax base is favorable
- there will be unavoidable temporary impacts (noise) during construction.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

Identify portions of EAF completed for this Project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the _____ as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Tech Barn Site Plan Review

Name of Lead Agency: Town of Marcy Planning Board

Name of Responsible Officer in Lead Agency: Robert Lambe

Title of Responsible Officer: Planning Board Chair

Signature of Responsible Officer in Lead Agency:



Date: 2/27/23

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person: Lori Wrobel, Planning Board Secretary

Address: 8801 Paul Becker Road, Marcy NY 13403

Telephone Number: 315-768-4800 x231

E-mail:

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

PRINT FULL FORM



Town of Marcy
8801 Paul Becker Road
Marcy, New York 13403
(315) 768-4800(phone) (315) 768-1305(fax)
www.townofmarcy.org

February 27, 2023 - Conditional Site Plan Approval

The Planning Board performed a site plan review of the application from PARK GROVE REALTY and MOHAWK VALLEY EDGE for a mixed use planned development of Tax Map Number 293.000-1-44.2 and 306.000-2-18, commonly known as the Tech Barn project. This site plan review was subsequent to the approval of Planned Development (PD) zoning for this site by the Marcy Town Board, and general conformance of the site plan with that which was the basis for the PD zoning approval.

Compliance with SEQR

The Planning Board finds that upon review of the information submitted by the applicant, Planning Board Representative Engineer Alan M. Swierczek, the Oneida County Department of Planning, the Oneida County Department of Public Works, the Oneida County Department of Health, the New York State Department of Transportation, the New York State Department of Environmental Conservation, and the Mohawk Valley Water Authority, the Board finds that the proposed action will not have a significant adverse impact upon the environment in light of the conformance to the general nature of the neighborhood conformance to the Town Development Regulations, and measures implemented as part of the proposed site plan.

Conditional Site Plan Approval

After completion of NYS 239 review requirements, negative declaration under NY SEQRA, consideration of agency and public comments at public hearings, as well as deliberations at multiple public meetings, **the Planning Board hereby approves the proposed site plan (drawings dated 2/20/23) subject to the following conditions:**

1. Subdivision plat splitting the Cavo Road extension from the development site, along with improvement plans for the proposed town road and public utilities to be offered for dedication, to be approved by the Planning Board prior to obtaining a grading permit (may have subsequent conditions for associated paperwork).
2. Final review of any easements (on private property) to be dedicated to the town by the Town Attorney.
3. Buildings and signage to be substantially consistent with those shown on 2/20/23 plans reviewed by Planning Board Engineer Alan Swierczek and approved as part of the site plan review.

4. Revisions to the 2/20/23 plans based on the review comments of Planning Board Engineer Alan Swierczek dated 2/20/23 (SPR 4a except 1A,11A, 12-19, 24A) and (SPR 4b except 8D, 9, 13 B, 13E, 15-18, 23, 25), such revisions to be to the satisfaction of the Planning Board.
5. Provide a copy of the email with comments from Maynard Fire Department.
6. Provide a road marking and signage plan for the proposed Cavo Road extension.
7. Provide a landscaping plan for approval by the Planning Board.
8. Road access to Cavo Road is subject to permit by the Town of Marcy.
9. Road access to Marcy-SUNY Parkway is subject to a permit from Oneida County Department of Public Works. Provide a copy of OCDPW permit including any conditions for driveway access to Marcy-SUNY Parkway or temporary construction activities within the ROW including reconstruction of the walkway and the grading on the west side of the Parkway.
10. Sanitary Sewer connections are subject to requirements/permit by Town of Marcy.
11. Final public water system improvements are subject to approval of the Mohawk Valley Water Board. Provide a copy of permit or final conditions letter from MVWA including any conditions for water service connections.
12. A fire protection analysis to be provided and approved by the Planning Board.
13. Copy of any permit required from National Grid for temporary construction activities within the gas main easement.
14. Application for building permit(s) shall be submitted within 24 months from the date of this approval. The Planning Board may grant an extension for good reason.
15. Building permit(s) is required by Town of Marcy in conformance to applicable regulations and including suitable access to the property for progress inspections by the Codes Officer.

It is recommended that a revised set of documents be provided to the Planning Board prior to any permit application to eliminate the majority of these conditions. Such a plan will be considered a clarification in response to town and agency comments and does not constitute a new application.

The action above was passed by vote of the Marcy Planning Board at the February 27, 2023, meeting: All Members Voting: Aye.

Project Costs

Land Acquisition	\$ 1,396,500
Existing Building(s) ACQUISITION	\$ -
Existing Building(S) RENOVATION	\$ -
NEW Building(s) CONSTRUCTION	\$ 69,861,754
Installation Costs	\$ -
Site Preparation/Parking Lot Construction	\$ 6,750,000
Machinery & Equipment (other than furniture)	\$ -
Furniture & Fixtures	\$ -
Architectural & Engineering	\$ 993,000
Legal Fees (applicant, IDA, bank, other counsel)	\$ 590,000
Financial (all costs related to project financing)	\$ 9,360,365
Permits	\$ 460,250
Other	\$ 2,164,135
Agency Fee	\$ 254,643
TOTAL COST OF PROJECT	\$ 91,830,647

Assistance Provided by the Following:

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

Company Information

		Average Salary of these Positions
Existing Jobs	0	\$ -
Created Jobs FTE (over three years)	3.5	\$ 60,000
Retained Jobs	0	\$ -

Earnings Information for Oneida County

Average Salary of Direct Jobs for Applicant	\$ 60,000
Average of County Indirect Jobs	\$ 25,000
Average of Construction Jobs	\$ 32,000

Note: \$1,000,000 in construction expenditures generates 15 person - years of employment
Construction Person Years of Employment: **383**

Calculation of Benefits (3 Year Period)

	Total Earnings	Revenues
Direct Jobs		
Created	\$ 630,000	\$ 26,775
Existing	\$ -	\$ -
Indirect Jobs		
Created	\$ 656,250	\$ 27,891
Existing	\$ -	\$ -
Construction - only one year		
Person Years	\$ 12,257,881	\$ 520,960
TOTALS Calculation of Benefits (3 Yr Period)	\$ 13,544,131	\$ 575,626

TAXABLE GOODS & SERVICES

		Spending Rate	Expenditures	State & Local Sales Tax Revenues
Direct Jobs	Created	36%	\$ 226,800	\$ 22,113
	Existing	0.36	\$ -	\$ -
Indirect Jobs	Created	0.36	\$ 236,250	\$ 23,034
	Existing	0.36	\$ -	\$ -
Construction - only one year	Person Years	0.36	\$ 4,412,837	\$ 430,252
<u>TOTAL TAXABLE GOODS & SERVICES</u>			\$ 4,875,887	\$ 475,399

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

		Municipality	
Tax Rate for School District where facility is located:	30.478597	Whitesboro	23-24
Tax Rate for Municipality where facility is located:	1.064478	Marcy	2024
Tax Rate for County:	8.39666722	Oneida	2023
	Total Rate:		
			39.93974172
Real Property Taxes Paid:	\$ 9,506		

COSTS: IDA BENEFITS

Real Property Taxes Abatement	\$ 8,326,565
Mortgage Tax Abated (.75%)	\$ 382,500
Estimated Sales Tax Abated During Construction Period (8.75%)	\$ 3,281,250
Total:	\$ 11,990,315

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.

NEWMARK VALUATION & ADVISORY

**PRELIMINARY MARKET STUDY
PROPOSED WORKFORCE FAMILY
HOUSING DEVELOPMENT
EDIC & RIVER ROAD
MARCY, NEW YORK 14604**

Newmark Job No.: 24-0204335

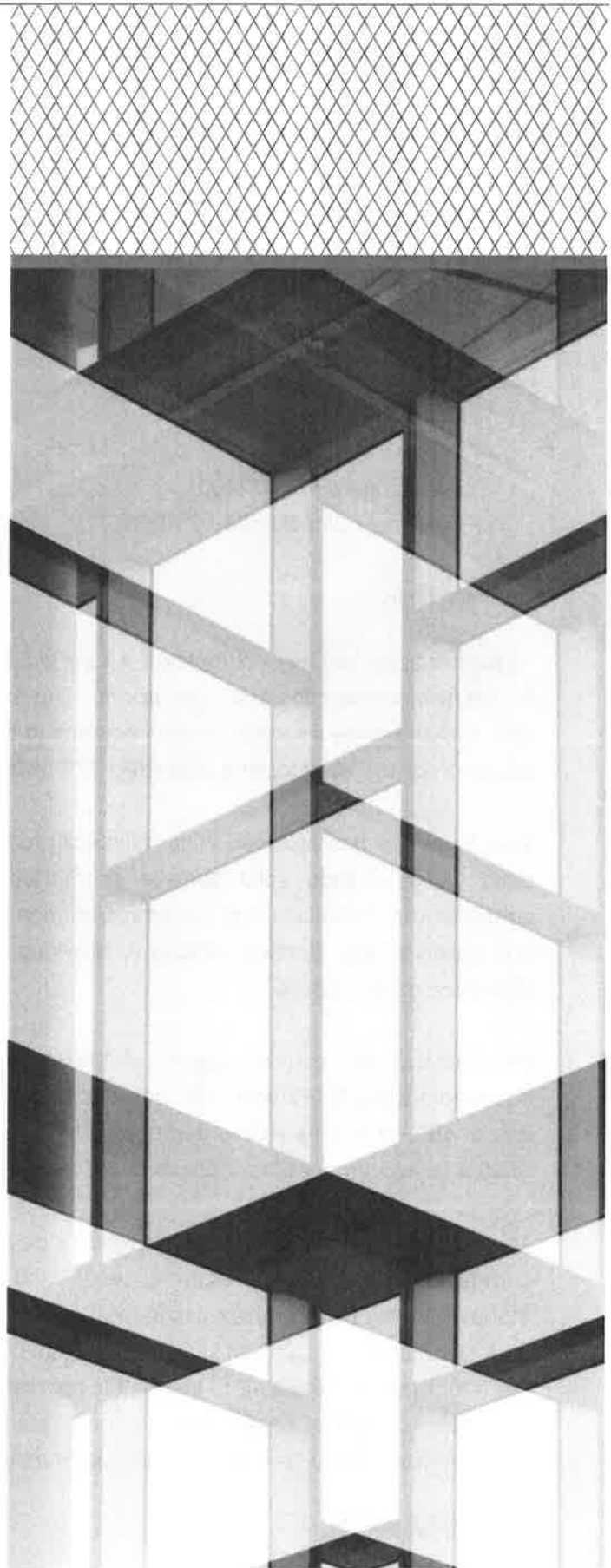
Report Date: April 26, 2024

Report Prepared For:

Mr. Tim Crilly
Park Grove Realty
46 Prince Street
Rochester, NY 14607

Prepared By:

Newmark Valuation & Advisory
2410 North Forest Road, Suite 204
Amherst, New York 14068



NEWMARK VALUATION & ADVISORY

April 26, 2024

Mr. Tim Crilly
Park Grove Realty
46 Prince Street
Rochester, NY 14607

Re: Preliminary Market Study
Market Rate Housing
River Road
Marcy, New York 13403
Newmark Job No.: 24-0204335

Dear Mr. Crilly:

At your request, we have completed a **Limited Scope Market Study** to identify market support for the new construction of an elevator building and private entry townhomes with a mix of studio, one, two and three-bedroom units in addition to two freestanding commercial buildings. **There is support for the developer's intended 177 units with an overall capture rate of 6.22%.**

The developer has provided initial physical product types, floorplans and rents. The apartment units would include solid surface countertops, laundry, AC, high end cabinetry/fixtures, contemporary floorplans and storage. Common areas include a pool, clubhouse, fitness center and green space. Surface parking is provided for all units, and the townhouse units have a dedicated garage space.

For demand and market support of the residential component, we evaluate current renter household ages 18-61 with 1-5+ persons in the PMA. Income qualification considers the lower end at 45% of income with varied upper limits. These unmet households applied a mobility ratio of 30% to account for other options in the region.

The subject sites are on the east and west side of Marcy-SUNYIT Parkway just southwest of the campus and Danfoss manufacturing center, and southeast of the recently announced Wolfspeed Mohawk Valley Fab complex. Uses to the south are primarily single family homes with a mix of older townhouse and garden style rental complexes and commercial uses around River Road and the I-90 Thruway. Route 12 to the east is the main commercial corridor with big box retail, a base employer at Bank of America and is the direct route into the downtown core of Utica where a concentration of new development of apartments and the new hospital has taken place.

NEWMARK

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The **Market Draw Area or PMA** is the area from which the project will draw about 65% to 75% of its tenant base and includes a wide area with census tracts in the population centers of Rome, Utica and Oneida in addition to suburban markets of Clinton, New Hartford, Deerfield and more rural areas to the east in Herkimer. The PMA was informed by mobility patters at recent unrestricted developments in Rome and Utica and the comparative lack of new development in the balance of Oneida County. The communities included in the PMA are within a 20-30 minute drive from the site which will benefit from new job creation at SUNYIT and Wolfspeed so inclusion of these areas is more in line with local commuting/employment patterns. We are not accounting for new household formation or population growth. The details of the PMA will be presented by way of a map, and census tracts.

The **developer's intended rent and unit mix** are as follows:

Market Rent Chart				
Unit Type	Unit Count	Net Rent	Avg Sq.Ft.	Rent/Sq.Ft
Studio 1 Bath – elevator	10	\$1,650	600	\$2.75
1 BRM 1 Bath – elevator	18	\$1,850	820	\$2.26
1 BRM 1 Bath – TH C	26	\$1,975	873	\$2.26
1 BRM 1 Bath – TH B	13	\$1,950	750	\$2.60
1.5 BRM 1 Bath – elevator	4	\$1,975	850	\$2.32
2 BRM 2 Bath – elevator	15	\$2,300	1,095	\$2.10
2 BRM 2 Bath – TH E	26	\$2,475	1,100	\$2.25
2 BRM 2 Bath – TH G	13	\$2,550	1,157	\$2.20
3 BRM 2 Bath – TH F	13	\$2,875	1,250	\$2.30
3 BRM 2 Bath – TH D	13	\$2,950	1,268	\$2.33

All rents are plus utilities. The owner will cover water/sewer, and trash

This is a broad analysis based on the variables applied, and various funding sources. The overall weighted capture rate is 6.65% for 177 units, and indicative of strong overall project support. Capture is the ratio of eligible households to units, and generally when the capture is at or below 10%, there is strong market support.

The developer is intending to include two commercial buildings with 20,000 – 22,000sq.ft. of space and the supported rent for similarly sized spaces of \$18/sq.ft. is at market.

The goal of this study is to provide documentation to assist your group in establishing the development strategy for this property. **Key aspects** that will be evaluated and overviewed within the document include:

- Analysis of the primary market draw area (PMA) and identification of demographics from this established area.
- Discussions with local property managers, planning officials and others related to the local economics, needs and housing options including planned/proposed activity.
- Recommendation related to achievable market rent and achievable tax credit rents.
- Support for the project based on the unit mix and rents established and absorption projections from the likely resident base.

We have also utilized HISTA Data (Households by Income, Tenure, Age and Size). This information was used in part to establish the demand model, and capture analysis. The data reflects current projections prepared by Claritas in conjunction with Ribbon Demographics. The information used applies predominately to the 2024 operating year, but we also referenced some of the data that they consolidated from the 2020 Census and also forecasts through 2029.

Further, it must be recognized that the recommendations and conclusions provided in this market analysis are objective opinions based on the data gathered and interpretation of current and prospective supply and demand variables. Real estate markets are very dynamic in nature and continually effected by demographic, economic and developmental changes. The research and analysis undertaken was completed in April 2024. Utilization of this report and the recommendations/ conclusions undertaken are reflective of trends at this time.

The results are being presented in a summary report, and we do issue some caution in using this report for specific application to financing or funding, as the unit mix, product concept, rent structures and other variables may differ. Based on the preliminary nature of the project, we would recommend that the report be reviewed and updated to apply specifically to your advanced development concept.

Respectfully,

Newmark Valuation & Advisory



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A. Demand Analysis Glossary

B. Additional HISTA Data

C. Appraiser Qualifications and Licenses



Aerial Photo



Location Map

Summary of Findings

This section will serve as a summary of the findings. The remainder of the narrative will provide a limited scope documentation on the following:

- The project and its location.
- Support for a market draw area and discussion of demographics that apply.
- Overview of competitive supply and establishment of appropriate market rent thresholds.
- Demand Analysis and explanatory comments.

Prior to proceeding with some of the critical variables and assumptions applied in the report, we will present a synopsis of our thoughts and conclusion. Basically this section accounts for the question; will the project be supported, absorbed and succeed?

Based on the information and documentation that will be provided within the report, we do feel that the answer to this question is **Yes**. The development of unrestricted apartments is appropriate for the location given the surrounding property uses and success of similar complexes in the city, the unit type and rents are positioned to be met with strong overall support. As such, there are some critical positive development and locational factors to consider, but at the same time certain risks and variables must be evaluated and considered as the development advances.

Favorable Characteristics :

- The ***demand methodology*** employed in this report will analyze the project as a mixed income application for age 18-55 households in the PMA and ***there is support for the intended 177 units with a capture rate of 6.65%***
- The ***support of new and existing higher end market rate housing in the greater Utica-Rome region with good tenant retention and positive absorption rates.***
- ***Locational variables near base employers in Marcy, the Griffiss Tech Park in Rome, the new hospital and others in downtown Utica*** are key for the local workforce as new employers have relocated to the area.
- ***The product concepts*** of new construction elevator and townhome buildings with modern floorplans, high end finishes, community spaces and onsite commercial uses will position the development as an attractive option consistent with or exceeding recent deliveries in the region.
- ***Increased population density and economic activity in Marcy with 177 new units near recent and ongoing investment and job creation.***

- ***Apartment rents have increased in the nearby cities of Rome and Utica with new development and the adaptive reuse of existing buildings. Rents at the older local projects are stable with only moderate increases achieved at turnover.***
- Estimated employment for 42,000sq.ft. of commercial space included in the development would correlate to around 10-20 full time employees.
- ***There is significant growth in the Marcy Nano-center area*** and the subject development will fill a great need for housing for employers in the area i.e. Wolfsped and Danfoss ***as they continue hiring the reported 600 new employees over the coming years***
- ***The subject mixed-use development*** will create an eco-system and catalyst for further development and growth in the immediate area, providing future residents and surrounding public a place to live and work without use of a personal vehicle or commuting out of the area

Potential Issues & Concerns:

- ***Competition from existing complexes in Rome and Utica, and one proposal in Marcy with 160 new two-bedroom units.*** Two other subdivisions offering 135 for-sale homes will come online during the construction period.
- ***Rents are stable overall; however, many properties use daily pricing systems based on availability and unit types in lieu of concessions.*** The supported subject rents are at/near the top of the market after adjustments and positioned near the top of the range of all rents in the sample.
- Additional competition is present from other mixed income projects that would have income limits at/below 80% and 100% AMI in Rome and Utica.
- The supported commercial rents are at the top of the market and only two leases at or above \$16/sq.ft. have been signed in the last three years.

Market Draw Area:

The ***Market Draw Area or PMA*** is the area from which the project will draw about 65% to 75% of its tenant base and includes a wide area with census tracts in the population centers of Rome, Utica and Oneida in addition to suburban markets of Clinton, New Hartford, Deerfield and more rural areas to the east in Herkimer. The PMA was informed by mobility patterns at recent unrestricted developments in Rome and Utica and the comparative lack of new development in the balance of Oneida County. The communities included in the PMA are within a 20-30 minute drive from the site which will benefit from new job creation at SUNYIT and Wolfsped so inclusion of these areas is more in line with local commuting/employment patterns. We are not accounting for new household formation or population growth. The subject is in ***census tract 262***. The market draw area includes about 645 square miles. The PMA includes a population of 227,264 and total households of 93,052 in current year estimates

Local Market Conditions:

Stable market conditions are evident by the following:

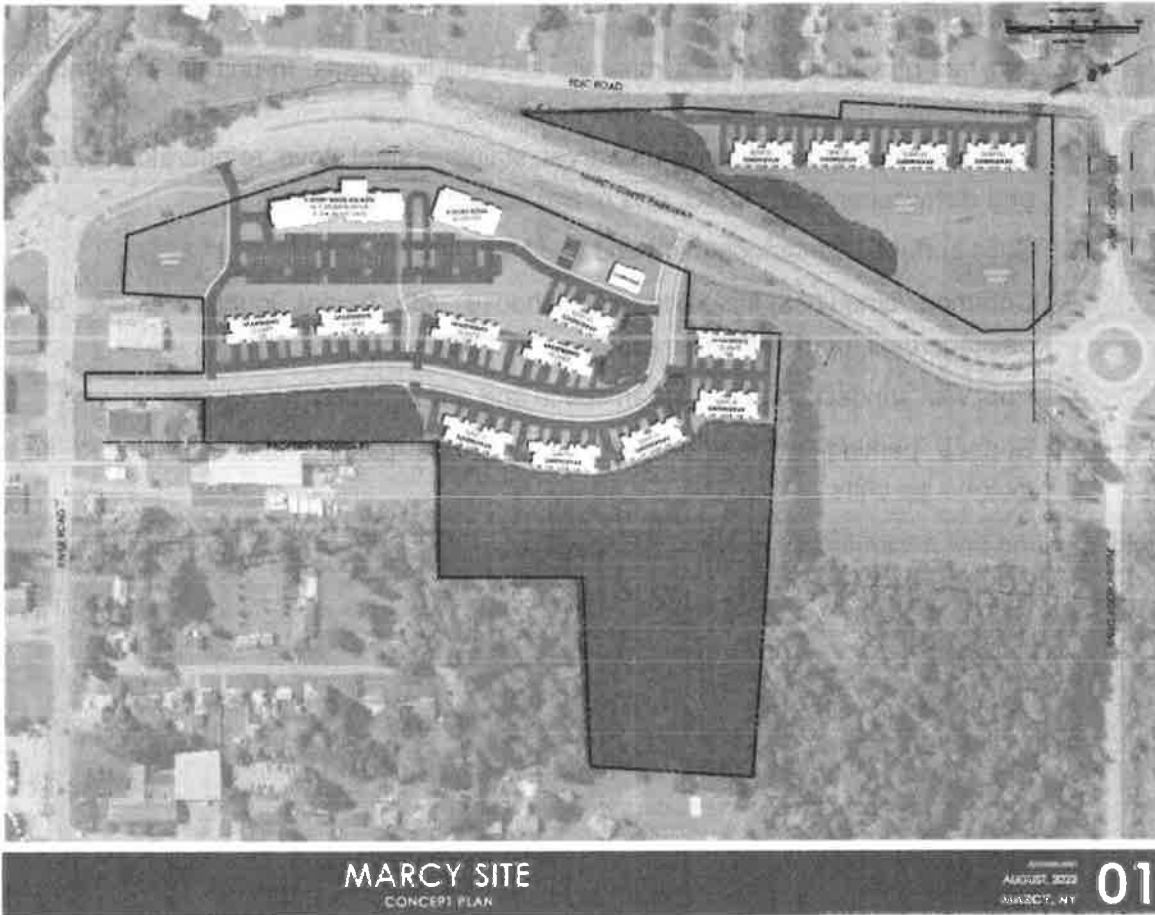
- Market rate housing remains well supported with new units regularly added with favorable absorption rates. Rents are stable with limited increases in 2024.
- Occupancy for the unit types averages 98% overall ranging from 90% to 100%.
- Developer interest remains high in the greater Mohawk Valley region.
- Limited pipeline delivery of 160 directly comparable properties and unit types.

Physical Product/Rent and Unit Mix:

The developer has provided a rent/unit mix, site and building plans, in-unit finishes and other amenities that include:

- In-unit amenities include a washer/dryer, stainless steel stove, refrigerator, microwave and dishwasher, Central AC, one or two full baths and storage.
- Solid surface countertops, high end cabinetry and flooring.
- Common amenities including a clubhouse with tenant lounge, fitness center, package/mail room, management office and bike storage
- Pool with sundeck, outdoor green space and grill stations
- Surface parking included for all units, garage parking spaces included in the townhouse units .

Building plans are presented on the following page



Rent and Unit Mix:

The *developer's intended rent and unit mix* are as follows:

Market Rent Chart				
Unit Type	Unit Count	Net Rent	Avg Sq.Ft.	Rent/Sq.Ft
Studio 1 Bath – elevator	10	\$1,650	600	\$2.75
1 BRM 1 Bath – elevator	18	\$1,850	820	\$2.26
1 BRM 1 Bath – TH C	26	\$1,975	873	\$2.26
1 BRM 1 Bath – TH B	13	\$1,950	750	\$2.60
1.5 BRM 1 Bath – elevator	4	\$1,975	850	\$2.32
2 BRM 2 Bath – elevator	15	\$2,300	1,095	\$2.10
2 BRM 2 Bath – TH A	26	\$2,450	1,093	\$2.24
2 BRM 2 Bath – TH E	26	\$2,475	1,100	\$2.25
2 BRM 2 Bath – TH G	13	\$2,550	1,157	\$2.20
3 BRM 2 Bath – TH F	13	\$2,875	1,250	\$2.30
3 BRM 2 Bath – TH D	13	\$2,950	1,268	\$2.33

All rents are plus utilities. The owner will cover water/sewer, and trash

We are not applying increases to the rents at opening given the turnover experienced at recent deliveries, pipeline projects and market thresholds.

Analysis of Supply

Local market rate rentals. There are a few older larger 20+ unit rental complexes in the immediate marcy area, predominantly to the south on/around River Road in walkup buildings with the newest townhouse development added in 2017. These complexes maintain stable occupancy with moderate rent increases achieved at turnover. The sample also includes a mix of new construction projects in nearby Deerfield, Rome, Sylvan Beach, New Hartford and redeveloped buildings in the downtown core of Utica, with a wide range of floorplans, unit sizes, views and other variables. The **most comparable market developments** are:

- Deerfield Place at Colonial Square
- Doyle Hardware Building
- The Sullivan
- Utica Steam Cotton Building
- Air City Lofts
- The Hartford
- Lakeshore Villas
- The Delta

Summary of Supply

The rents in the following charts consider the newest entrants and most comparable properties presented on a net basis.

Unit Type: 1 Bedroom								
Property Name	Municipality	Yr. Built	Occ.(Avg)	Utils*	Sq. Ft.	Rent Range	Rent(Mid)	\$/SF(Mid)
Deerfield Place at Colonial Square	Utica	2016	100%		1123	\$2145 - \$2155	\$ 2,150.00	\$ 1.91
Doyle Hardware Building	Utica	2018	93%	H	853	\$1550 - \$1600	\$ 1,575.00	\$ 1.85
The Sullivan	Utica	2022	97%		500	\$1350	\$ 1,350.00	\$ 2.70
The Sullivan	Utica	2022			640	\$1625	\$ 1,625.00	\$ 2.54
Utica Steam Cotton Building	Utica	2022	100%		750	\$1700	\$ 1,700.00	\$ 2.27
Air City Lofts	Rome	2021	90%		840	\$1535 - \$1570	\$ 1,552.50	\$ 1.85
Air City Lofts	Rome	2021			890	\$1695	\$ 1,695.00	\$ 1.90
The Hartford	New Hartford	2018	100%		800	\$1550	\$ 1,550.00	\$ 1.94
Winston Building	Utica	2017	100%	H E	900	\$1650	\$ 1,650.00	\$ 1.83
Rathbun Lofts	Utica	2020	100%	H	1300	\$1590	\$ 1,590.00	\$ 1.22
1 Bedroom Averages:			97%		859.6		\$ 1,643.75	\$ 1.91

Unit Type: 2 Bedroom								
Property Name	Municipality	Yr. Built	Occ.(Avg)	Utils*	Sq. Ft.	Rent Range	Rent(Mid)	\$/SF(Mid)
Deerfield Place at Colonial Square	Utica	2016	100%		1387	\$2395 - \$2460	\$ 2,427.50	\$ 1.75
Deerfield Place at Colonial Square	Utica	2016			1697	\$2700 - \$2825	\$ 2,762.50	\$ 1.63
Doyle Hardware Building	Utica	2018	93%	H	1170	\$2000 - \$2100	\$ 2,050.00	\$ 1.75
Utica Steam Cotton Building	Utica	2022	100%		1265	\$2200 - \$2500	\$ 2,350.00	\$ 1.86
Air City Lofts	Rome	2021	90%		1165	\$1845 - \$2030	\$ 1,937.50	\$ 1.66
Air City Lofts	Rome	2021			1190	\$1930 - \$2151	\$ 2,040.50	\$ 1.71
Air City Lofts	Rome	2021			1260	\$2074 - \$2206	\$ 2,140.00	\$ 1.70
The Hartford	New Hartford	2018	100%		1200	\$2000	\$ 2,000.00	\$ 1.67
The Hartford	New Hartford	2018			1600	\$2500	\$ 2,500.00	\$ 1.56
Lakeshore Villas	Sylvan Beach	2018	100%		1235	\$2500	\$ 2,500.00	\$ 2.02
The Delta	Rome	2015	100%		1200	\$1800	\$ 1,800.00	\$ 1.50
Trackside Crossing	Marcy	1990/2014/2017	100%		1050	\$900 - \$1000	\$ 950.00	\$ 0.90
Trackside Crossing	Marcy	1990/2014/2017			1136	\$1000 - \$1050	\$ 1,025.00	\$ 0.90
Trackside Crossing	Marcy	1990/2014/2017			1200	\$1375 - \$1400	\$ 1,387.50	\$ 1.16
Canalview Apartments	Marcy	2012/2015	100%		1300	\$1600	\$ 1,600.00	\$ 1.23
Canalview Apartments	Marcy	2012/2015			1300	\$1900	\$ 1,900.00	\$ 1.46
The Willows	Marcy	2008/2015	100%		1000	\$1050	\$ 1,050.00	\$ 1.05
The Willows	Marcy	2008/2015			1000	\$925	\$ 925.00	\$ 0.93
Rathbun Lofts	Utica	2020	100%	H	1500	\$1650 - \$1860	\$ 1,755.00	\$ 1.17
2 Bedroom Averages:			98%		1,255.5		\$ 1,847.39	\$ 1.47

Unit Type: 3 Bedroom								
Property Name	Municipality	Yr. Built	Occ.(Avg)	Utils*	Sq. Ft.	Rent Range	Rent(Mid)	\$/SF(Mid)
Deerfield Place at Colonial Square	Utica	2016	100%		1843	\$3075	\$ 3,075.00	\$ 1.67
Air City Lofts	Rome	2021	90%		1460	\$2495	\$ 2,495.00	\$ 1.71
The Hartford	New Hartford	2018	100%		1800	\$2750	\$ 2,750.00	\$ 1.53
The Delta	Rome	2015	100%			\$2500	\$ 2,500.00	
The Delta	Rome	2015			1577	\$2300	\$ 2,300.00	\$ 1.46
3 Bedroom Averages:			98%		1,670.0		\$ 2,624.00	\$ 1.57

Unit Type: Studio								
Property Name	Municipality	Yr. Built	Occ.(Avg)	Utils*	Sq. Ft.	Rent Range	Rent(Mid)	\$/SF(Mid)
Doyle Hardware Building	Utica	2018	93%	H	725	\$1250	\$ 1,250.00	\$ 1.72
The Sullivan	Utica	2022	97%		300	\$1100 - \$1175	\$ 1,137.50	\$ 3.79
Utica Steam Cotton Building	Utica	2022	100%		450	\$1250	\$ 1,250.00	\$ 2.78
Air City Lofts	Rome	2021	90%		646	\$1390 - \$1540	\$ 1,465.00	\$ 2.27
The Hartford	New Hartford	2018	100%		500	\$1200	\$ 1,200.00	\$ 2.40
Studio Averages:			96%		524.2		\$ 1,260.50	\$ 2.40

Achievable Market Rents:

The achievable market rents consider adjustments for items such as location, the condition of the proposed units, amenities and size. Below is a summary of the adjustments applied.

Achievable Market Rents - Elevator Building

Studio 600 SF	Mkt Avg	Heartford	Air City	Doyle	Sullivan	Steam Cotton
Rent	\$ 1,261.00	\$ 1,200.00	\$ 1,465.00	\$ 1,250.00	\$ 1,138.00	\$ 1,250.00
Concessions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Location	\$ -	\$ 60.00	\$ -	\$ -	\$ -	\$ -
Condition/Appeal	\$ -	\$ 60.00	\$ -	\$ 62.50	\$ -	\$ -
Amenities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parking	\$ -	\$ -	\$ -	\$ -	\$ 75.00	\$ -
Elevator	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cable/Internet	\$ -	\$ -	\$ (50.00)	\$ -	\$ -	\$ -
Laundry	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Community Space	\$ -	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Size	\$ 26.60	\$ 35.00	\$ (16.10)	\$ (43.75)	\$ 105.00	\$ 52.50
Utilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 1,287.60	\$ 1,405.00	\$ 1,448.90	\$ 1,318.75	\$ 1,368.00	\$ 1,352.50
Adopted Net	\$ 1,450.00					

1 BR 750 SF	Mkt Avg	Heartford	Air City	Deerfield	Sullivan	Steam Cotton
Rent	\$ 1,644.00	\$ 1,550.00	\$ 1,553.00	\$ 2,150.00	\$ 1,625.00	\$ 1,700.00
Concessions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Location	\$ -	\$ 77.50	\$ -	\$ -	\$ -	\$ -
Condition/Appeal	\$ -	\$ 77.50	\$ -	\$ -	\$ -	\$ -
Amenities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parking	\$ -	\$ -	\$ -	\$ (125.00)	\$ 75.00	\$ -
Elevator	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cable/Internet	\$ -	\$ -	\$ (50.00)	\$ -	\$ -	\$ -
Laundry	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Community Space	\$ -	\$ 50.00	\$ 50.00	\$ -	\$ 50.00	\$ 50.00
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Size	\$ (38.50)	\$ (17.50)	\$ (31.50)	\$ (130.55)	\$ 38.50	\$ -
Utilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 1,605.50	\$ 1,737.50	\$ 1,521.50	\$ 1,894.45	\$ 1,788.50	\$ 1,750.00
Adopted Net	\$ 1,850.00					

2 BR 1100 SF	Mkt Avg	Heartford	Air City	Deerfield	Doyle	Steam Cotton
Rent	\$ 1,847.00	\$ 2,000.00	\$ 1,938.00	\$ 2,428.00	\$ 2,050.00	\$ 2,350.00
Concessions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Location	\$ -	\$ 100.00	\$ -	\$ -	\$ -	\$ -
Condition/Appeal	\$ -	\$ 100.00	\$ -	\$ -	\$ 102.50	\$ -
Amenities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parking	\$ -	\$ -	\$ -	\$ (125.00)	\$ -	\$ -
Elevator	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cable/Internet	\$ -	\$ -	\$ (50.00)	\$ -	\$ -	\$ -
Laundry	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Community Space	\$ -	\$ 50.00	\$ 50.00	\$ -	\$ 50.00	\$ 50.00
Other	\$ -	\$ (50.00)	\$ (50.00)	\$ (75.00)	\$ -	\$ (50.00)
Unit Size	\$ (54.60)	\$ (35.00)	\$ (22.75)	\$ (100.45)	\$ (24.50)	\$ (57.75)
Utilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 1,792.40	\$ 2,165.00	\$ 1,865.25	\$ 2,127.55	\$ 2,178.00	\$ 2,292.25
Adopted Net	\$ 2,300.00					

Achievable Market Rents - Townhouses

1 BR 873 SF	Mkt Avg	Heartford	Air City	Deerfield	Sullivan	Steam Cotton
Rent	\$ 1,644.00	\$ 1,550.00	\$ 1,895.00	\$ 2,150.00	\$ 1,625.00	\$ 1,700.00
Concessions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Location	\$ -	\$ 77.50	\$ -	\$ -	\$ -	\$ -
Condition/Appeal	\$ -	\$ 77.50	\$ -	\$ -	\$ -	\$ -
Amenities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parking	\$ -	\$ 125.00	\$ 125.00	\$ -	\$ 75.00	\$ 125.00
Elevator	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cable/Internet	\$ -	\$ -	\$ (50.00)	\$ -	\$ -	\$ -
Laundry	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Community Space	\$ -	\$ 50.00	\$ 50.00	\$ -	\$ 50.00	\$ 50.00
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Size	\$ 4.55	\$ 25.55	\$ (5.95)	\$ (87.50)	\$ 81.55	\$ 43.05
Utilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 1,648.55	\$ 1,905.55	\$ 2,014.05	\$ 2,062.50	\$ 1,831.55	\$ 1,918.05
Adopted Net	\$ 1,975.00					

2 BR 1157 SF	Mkt Avg	Heartford	Air City	Deerfield	The Delta	Lakeshore Via
Rent	\$ 1,847.00	\$ 2,000.00	\$ 1,938.00	\$ 2,428.00	\$ 1,800.00	\$ 2,500.00
Concessions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Location	\$ -	\$ 100.00	\$ -	\$ -	\$ 180.00	\$ 125.00
Condition/Appeal	\$ -	\$ 100.00	\$ -	\$ -	\$ 90.00	\$ 125.00
Amenities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parking	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Elevator	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cable/Internet	\$ -	\$ -	\$ (50.00)	\$ -	\$ -	\$ -
Laundry	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Community Space	\$ -	\$ 50.00	\$ 50.00	\$ -	\$ 50.00	\$ 50.00
Other	\$ -	\$ -	\$ -	\$ (25.00)	\$ -	\$ -
Unit Size	\$ (35.35)	\$ (15.05)	\$ -	\$ (189.00)	\$ 15.05	\$ (27.30)
Utilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 1,811.65	\$ 2,234.95	\$ 1,938.00	\$ 2,214.00	\$ 2,135.05	\$ 2,772.70
Adopted Net	\$ 2,550.00					

3 BR 1250 SF	Mkt Avg	Heartford	Air City	Deerfield	The Delta	
Rent	\$ 2,624.00	\$ 2,750.00	\$ 2,495.00	\$ 3,075.00	\$ 2,300.00	\$ -
Concessions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Location	\$ -	\$ 137.50	\$ -	\$ -	\$ 230.00	\$ -
Condition/Appeal	\$ -	\$ 137.50	\$ -	\$ -	\$ 115.00	\$ -
Amenities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parking	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Elevator	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cable/Internet	\$ -	\$ -	\$ (50.00)	\$ -	\$ -	\$ -
Laundry	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Community Space	\$ -	\$ 50.00	\$ 50.00	\$ -	\$ 50.00	\$ -
Other	\$ -	\$ -	\$ -	\$ (25.00)	\$ -	\$ -
Unit Size	\$ (147.00)	\$ (192.50)	\$ (73.50)	\$ (207.55)	\$ (114.45)	\$ -
Utilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 2,477.00	\$ 2,882.50	\$ 2,421.50	\$ 2,842.45	\$ 2,580.55	\$ -
Adopted Net	\$ 2,875.00					

Adjustment Explanation:

- **Concession:** No adjustment required, as most comparable properties operate with a daily pricing system based on unit type and availability.
- **Location:** The comparable projects have similar access to schools, transportation, employment and commercial services, however an upward adjustment was required for the car-dependent Hartford with fewer services and employment in the immediate area.
- **Condition:** The subject units will reflect new construction at the time of completion and considered to be consistent with most recent deliveries while the Delta and Hartford were adjusted upward for age and in unit finishes.
- **Amenities:** Amenity adjustments were applied for laundry, cable/internet and bathrooms.
- **Unit Size:** We adjusted unit sizes at \$.35 for every square foot of difference.
- **Utilities:** account for electric at the Doyle Hardware building.

Conclusion – Market Rent

After adjustments the rents range for each unit type and building product concept. The achievable rents are at the high end of the range: achievable rents are summarized below.

Achievable Market Rent Chart				
Unit Type	Unit Count	Net Rent	Avg Sq.Ft.	Rent/Sq.Ft
Studio 1 Bath – elevator	10	\$1,450	600	\$2.42
1 BRM 1 Bath – elevator	18	\$1,850	820	\$2.26
1 BRM 1 Bath – TH C	26	\$1,975	873	\$2.26
1 BRM 1 Bath – TH B	13	\$1,950	750	\$2.60
1.5 BRM 1 Bath – elevator	4	\$1,975	850	\$2.32
2 BRM 2 Bath – elevator	15	\$2,300	1,095	\$2.10
2 BRM 2 Bath – TH A	26	\$2,450	1,093	\$2.24
2 BRM 2 Bath – TH E	26	\$2,475	1,100	\$2.25
2 BRM 2 Bath – TH G	13	\$2,550	1,157	\$2.20
3 BRM 2 Bath – TH F	13	\$2,875	1,250	\$2.30
3 BRM 2 Bath – TH D	13	\$2,875	1,268	\$2.27

The Target Market

It is felt based on the location and design, that the subject **target market** would include:

- *Younger working professionals.*
- *Families of all sizes*
- *Singles and divorces*
- *Relocations*

The contribution from various households included in the demand model is presented below:

Market Area - Marcy, NY										
Households by Income and Age										
Five Year Projections - 2029										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+	Total	Percent
Less than \$15,000	524	1,140	1,125	1,001	1,453	1,291	1,012	508	8,054	8.7%
\$15,000 - \$24,999	307	778	876	622	824	1,783	1,646	845	7,681	8.3%
\$25,000 - \$34,999	418	1,031	920	773	856	1,414	1,366	551	7,329	7.9%
\$35,000 - \$49,999	547	1,544	1,655	1,404	1,553	2,452	1,869	724	11,748	12.7%
\$50,000 - \$74,999	578	2,123	2,130	1,941	2,044	2,992	1,988	713	14,509	15.7%
\$75,000 - \$99,999	218	1,718	2,172	1,954	2,113	2,239	1,134	416	11,964	12.9%
\$100,000 - \$124,999	193	1,071	1,709	1,783	1,746	1,769	904	231	9,406	10.2%
\$125,000 - \$149,999	155	717	1,120	1,465	1,550	1,084	601	166	6,858	7.4%
\$150,000 - \$199,999	38	812	1,557	1,528	1,523	1,073	457	114	7,102	7.7%
\$200,000 and up	191	640	1,517	1,653	1,783	1,488	515	140	7,927	8.6%
Total	3,169	11,574	14,781	14,124	15,445	17,585	11,492	4,408	92,578	100.0%
Percent	3.4%	12.5%	16.0%	15.3%	16.7%	19.0%	12.4%	4.8%	100.0%	

Project Timing / Absorption:

For a community of this nature, we are anticipating an absorption rate around **6-8 units per month on average**. This absorption can be tracked either from the point of Certificate of Occupancy issuance or from the point of initial marketing efforts which will begin around 2 to 3 months prior to completion. Preleasing of 30% of the overall development is typical for the initial building(s), or around 50 units so the remaining 127 would be stabilized in around 18 months with a phased delivery approach. This estimate accounts for varied competition from other housing options in the region, historical movement trends and activity.

Some recent leasing trends are presented below:

Complex	Type of Project	Location	Year Built	# of Units	Average Absorption
Central New York					
Schuyler Crossings @ Landmarc	Market Rate	Utica, NY	2011	144	2-3 per month
Deerfield Place	Market Rate	Utica, NY	2016	156	27 of 30 units preleased in 4 mos, 10 mos of marketing, 5 units/mo by stabilization
Winston Building	Market Rate	Utica, NY	2017	21	Phased development with recent leasing of 15 units per month
Doyle Hardware	Market Rate	Utica, NY	2018	58	3 units per month
Air City Lofts	Market Rate	Rome, NY	2020	84	Pre-leasing of 20 units or 36%. Opened in July 2018.
The Sullivan	Market Rate	Utica, NY	2022	32	Phase 1 with 84 units. 12 units per month from completion in 11/2020 to full in 6/2021
					5 units per month over 7 months

Project Support/Capture:

The capture rate is defined by NCHMA guidelines as:

“The percentage of age, size, and income qualified renter households in the primary market area that the property must capture to fill the units. Funding agencies may require restrictions to the qualified households used in the calculation including age, income, living in substandard housing, mover-ship and other comparable factors. The Capture Rate is calculated by dividing the total number of units at the property by the total number of age, size and income qualified renter households in the primary market area.”

Other notes related to the variables that apply include:

- Age Qualification:** Age 18-55.
- Household Size:** 1 person in studios, 1/2-persons for 1BR units, 2/3-persons for 2BR units and 3+ persons for 3BR unit types.
- Income Qualification:** The lower limit is set at around 45% of income for the lower rent with variable maximum limits.
- Mobility:** We have included 30% of the qualified renter households to account for other competition and as such we are not eliminating any direct competitors.

Mobility trends from the PMA are shown below and indicate increases from 2015-present

Market Area - Marcy, NY		
Year Renter Householder Moved In to Unit		
Current Year Estimates - 2024		
Year Moved	Number	Percent
Moved in 1989 or earlier	739	2.0%
Moved in 1990 to 1999	980	2.7%
Moved in 2000 to 2009	2,789	7.7%
Moved in 2010 to 2014	4,530	12.6%
Moved in 2015 to 2018	12,514	34.7%
Moved in 2019 or Later	<u>14,511</u>	<u>40.2%</u>
Total:	36,063	100.0%

Source: Ribbon Demographics; Claritas

Summary Analysis Family
Demand for S/1, 2, 3/4 Bedroom apartments

Note: The numbers apply to the demand glossary in addendum.

Studio - @ \$1,740 **1 BRM - @ \$1,690** **2 BRM - @ \$2,430** **3 BRM - @ \$3,025**

1	Total Number of HH in the Market - 2024 (All HH)	93,052	93,052	93,052	93,052
2	% of Renters	38.76%	38.76%	38.76%	38.76%
3	% of Owners	61.24%	61.24%	61.24%	61.24%
4	Renter Mobility Contribution				
5	Number of Renters based on HH size/Unit type(1)	17715	26362	13042	9701
6	Less Senior HH aged 62+: See narrative for details	-8195	-10314	-2591	-850
7	Net Renter HH	9520	16048	10451	8851
8	Estimated Rents for Target Market - Gross Rent(2)	\$1740	\$1690	\$2430	\$3025
9	Income Qual. Range: (3)-Specific Range based on rents	\$40,000 - \$100,000	\$50,000 - \$125,000	\$60,000 - \$200,000	\$75,000 - \$999,999
11	Total Income Qualified HH (From 2024 HISTA)(4)	2266	4058	3175	2061
12	Elimination of Existing/Planned Competitors	0	0	0	0
13	Net Demand	2266	4058	3175	2061
14	Income qual based on the specific band above	100.00%	100.00%	100.00%	100.00%
15	Mobility Factor	30%	30%	30%	30%
16	Net Demand	680	1217	953	618
	3) Market Growth/Contraction				
17	Applicable Growth (2 of the 5 years)	-	-	-	-
18	Total Demand By Unit Type	680	1217	953	618
19	Number of Units	10	61	80	26
20	Capture for unit type	1.47%	5.01%	8.40%	4.21%
21	Ratio of total project (unit type compared to total)	5.6497% [*]	34.4633% [*]	45.1977% [*]	14.6893% [*]
22	Weighted Average Market Capture(pro-rated by type)	6.22%			

(1) 1/2 person HH for the 1br, 2/3 person HH for 2br and 3/4 person HH for the 3br units, 4+ person HH for the 4br units. Renters only.

(2) Gross Rent is necessary in order to establish the income qualified range.

(3) Low end for affordability based on 45% of income

The maximum is based on market conditions

Commercial Component:

The developer is intending to include two standalone buildings with 20,000-22,000sq.ft.. Below we present a summary of comparable spaces with current leases on a square foot basis to establish a market rent for this part of the project.

Existing Leases





Properties	Avg. SF	Avg. Vacancy	Avg. Asking Rent/SF
4	11,969	50.0%	\$19.00

PROPERTY LOCATIONS








PROPERTY SUMMARY STATISTICS

Property Attributes	Low	Average	Median	High
Building SF	5,145	11,969	11,616	19,500
Floors	1	2	2	2
Typical Floor	2,572	7,014	7,866	9,750
Vacancy	0%	50.0%	50.0%	100%
SF Available	5,145	10,094	7,865	19,500
Avg. Asking Rent/SF	\$19.00	\$19.00	\$19.00	\$19.00

Property Name - Address	Type	Yr Built	Size	Vacancy	SF Available	Avg. Asking Rent/SF
 195 Brooks Rd Rome, NY 13441	Office ★★★★★	1950	19,500 SF	100%	7,650 - 19,500	\$17.76 - 20.02 Est.
 510 N James St Rome, NY 13440	Retail ★★★★★	2008	8,232 SF	0%	1,200 - 5,677	\$16.33 - 19.96 Est.
 Building 1 555 French Rd New Hartford, NY 13413	Office ★★★★★	1989	15,000 SF	0%	1,676 - 10,052	\$19.00/FS
 Engler Electric 609 Columbia St Utica, NY 13502	Retail ★★★★★	1950	5,145 SF	100%	5,145	\$13.40 - 16.38 Est.

Properties for Lease

Property Name - Address	Rating	SF Leased	Floor	Sign Date	Type	Rent	Rent Type
 1617 N James St	★★★★★	1,000	1st	9/21/2023	New Lease	\$17.00/mg	Asking
 Teal Pointe 8496-8504 Seneca Tpke	★★★★★	1,234	1st	6/19/2023	New Lease	\$15.00/mnn	Asking
 4676 Commercial Dr	★★★★★	26,000	1st	5/31/2023	New Lease	\$20.00/+util	Asking
 4947 Commercial Dr	★★★★★	600	1st	2/13/2023	New Lease	\$15.00/mnn	Asking
 111 Dart Cir	★★★★★	7,400	1st	9/19/2022	New Lease	\$20.00/mnn	Asking

Lease Comps Summary

Lease Comps Report

Deals	Gross Asking Rent Per SF	Gross Starting Rent Per SF	Avg. Months On Market
5	\$13.87	-	17

LEASE COMPARABLES



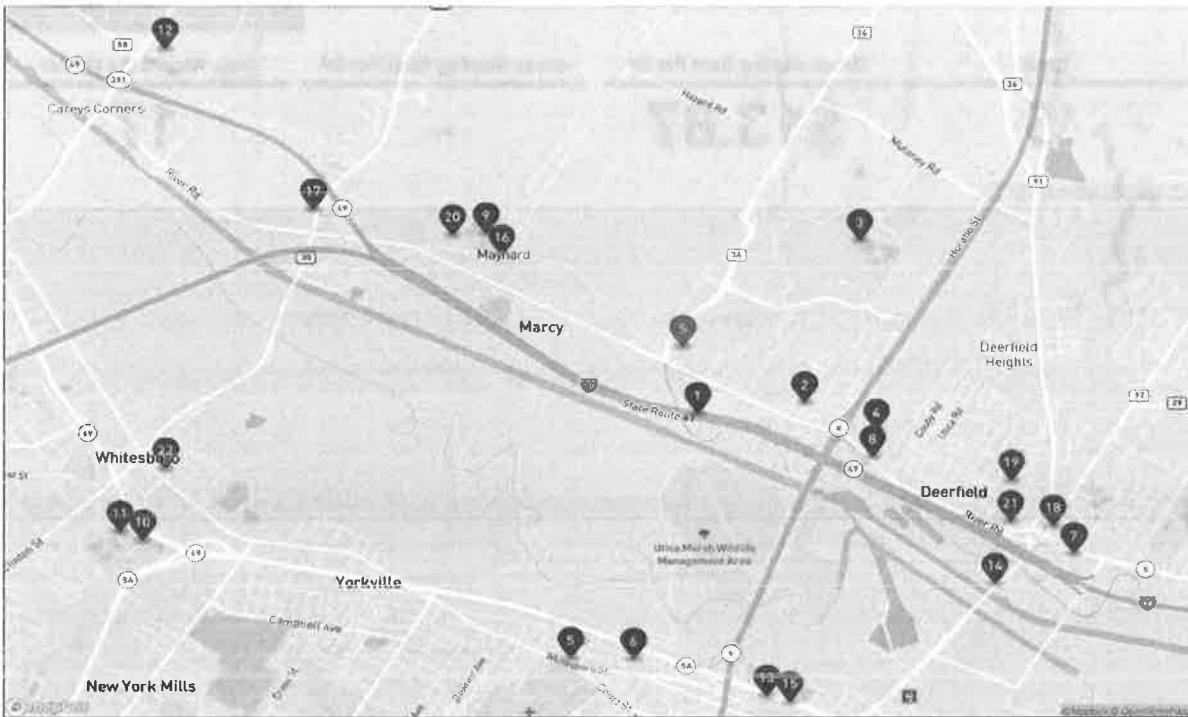
After adjustments for size, condition/class, parking, concessions, floor level and utilities, we would **adopt a rate of \$18/sq.ft.**

Taxes

At the request of the developer we present taxes for other multifamily properties on a per unit basis for informational purposes.

Tax Comparison Chart				
Address	Units	Fair Market Value	Taxes	Taxes/Unit
9427 Cavanaugh	82	\$2,730,645	\$178,050	\$2,171
8661 Chaminade	40	\$1,887,097	\$123,047	\$3,076
8991 River Road	39	\$1,824,579	\$118,970	\$3,051
5818 Park Road	12	\$504,839	\$23,918	\$1,993

Neighborhood Map



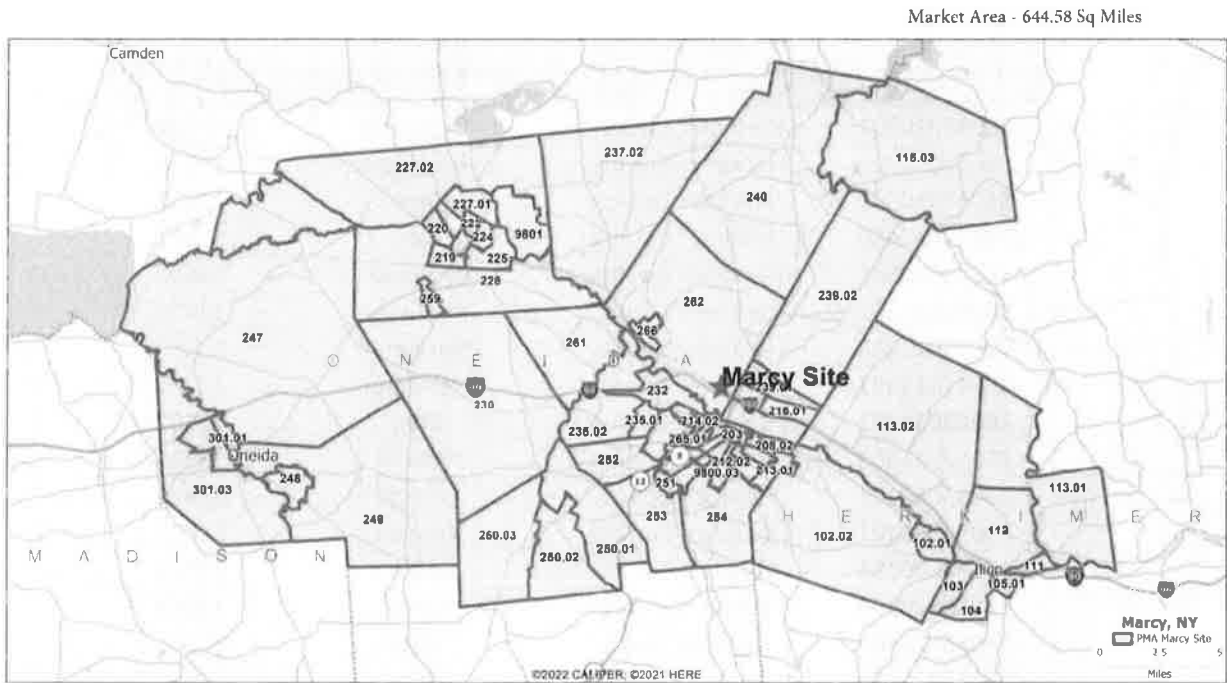
COMMUNITY SERVICES				
	COMMUNITY SERVICES	NAME	ADDRESS	TRAVEL DISTANCE* FROM SITE (IN MILES)
1	MAJOR HIGHWAY(S)	Highway	I-90	0.3
2	PUBLIC BUS STOP	Bus Stop	Lorraine Ave & River Rd	0.8
3	MAJOR EMPLOYERS / EMPLOYMENT CENTERS	SUNY Polytechnic Institute	100 Scymour Rd	1
4	PHARMACY	Walmart Pharmacy	710 Horatio St	1
5	CONVENIENCE STORE	G & E	1400 Whitesboro St	1.6
6	NEAREST MARKET	Damianos Market	1044 Whitesboro St	1.6
7	NEAREST FULL SERVICE MARKET	Price Chopper	50 Auert Ave	2
8	DISCOUNT DEPARTMENT STORE	Walmart	710 Horatio St	1
	SCHOOLS:			
9	ELEMENTARY K-5	Marcy Elementary Schools	9479 Maynard Dr	1.1
10	MIDDLE 6	Parkway Middle School	65 Oriskany Blvd	2.6
11	JUNIOR HIGH 7-8	Whitesboro Middle School	75 Oriskany Blvd	2.6
12	HIGH 9-12	Whitesboro High School	6000 NY-291	2.8
13	HOSPITAL	Wynn Hospital	111 Hospital Dr	1.8
14	URGENT CARE	WellNow Urgent Care	230 N Genesee St	1.8
15	POLICE	Utica Police Dept	413 Oriskany St W	1.8
16	FIRE	Maynard Fire Dept	9500 Maynard Dr	0.9
17	POST OFFICE	USPS	5735 Cavanaugh Rd	1.8
18	BANK	M & T Bank	1 Herkimer Rd	1.9
19	SENIOR CENTER	North Utica Senior Citizens	50 Riverside Dr	1.7
20	DAY CARE	Little Lambs Preschool & Daycare	9427 Maynard Dr	1.2
21	RECREATION CENTER	North Utica Community Center	50 Riverside Dr	1.7
22	LIBRARY	Dunham Public Library	76 Main St	2.4

* CALCULATED ALONG DEDICATED ROADWAYS

**Walk Score is 25

Market Demographics and Trends

PRIMARY MARKET AREA MAP




ESTABLISHMENT OF MARKET DRAW AREA

The **Market Draw Area or PMA** is the area from which the project will draw about 65% to 75% of its tenant base and includes a wide area with census tracts in the population centers of Rome, Utica and Oneida in addition to suburban markets of Clinton, New Hartford, Deerfield and more rural areas to the east in Herkimer. The PMA was informed by mobility patterns at recent unrestricted developments in Rome and Utica and the comparative lack of new development in the balance of Oneida County. The communities included in the PMA are within a 20-30 minute drive from the site which will benefit from new job creation at SUNYIT and Wolfsped so inclusion of these areas is more in line with local commuting/employment patterns. We are not accounting for new household formation or population growth.

The subject is in **census tract 262**. The market draw area includes about 645 square miles. The PMA includes a population of 227,264 and total households of 93,052 in the current year estimates.

A summarization of the census tracts and communities used are outlined below.



Census Tract	County	Municipality	Zip Code
36043010201	Herkimer County	Frankfort	13340
36043010202	Herkimer County	Frankfort	13340
36043010300	Herkimer County	Ilion	13357
36043010400	Herkimer County	Ilion	13357
36043010501	Herkimer County	Mohawk	13407
36043011100	Herkimer County	Herkimer	13350
36043011200	Herkimer County	Herkimer	13350
36043011301	Herkimer County	Herkimer	13350
36043011302	Herkimer County	Utica	13502
36043011503	Herkimer County	Poland	13431
36053030101	Madison County	Oneida	13421
36053030102	Madison County	Oneida	13421
36053030103	Madison County	Oneida	13421
36065020102	Oneida County	Utica	13502
36065020300	Oneida County	Utica	13501
36065020705	Oneida County	Utica	13501
36065020802	Oneida County	Utica	13501
36065020803	Oneida County	Utica	13501
36065020900	Oneida County	Utica	13502
36065021000	Oneida County	Utica	13501
36065021103	Oneida County	Utica	13502
36065021104	Oneida County	Utica	13502
36065021201	Oneida County	Utica	13501
36065021202	Oneida County	Utica	13501
36065021301	Oneida County	Utica	13501
36065021302	Oneida County	Utica	13501
36065021303	Oneida County	Utica	13501
36065021401	Oneida County	Utica	13502
36065021402	Oneida County	Utica	13502
36065021500	Oneida County	Utica	13501
36065021601	Oneida County	Utica	13502
36065021602	Oneida County	Utica	13502
36065021701	Oneida County	Utica	13501
36065021702	Oneida County	Utica	13502

36065021900	Oneida County	Rome	13440
36065022000	Oneida County	Rome	13440
36065022100	Oneida County	Rome	13440
36065022200	Oneida County	Rome	13440
36065022400	Oneida County	Rome	13440
36065022500	Oneida County	Rome	13440
36065022701	Oneida County	Rome	13440
36065022702	Oneida County	Rome	13440
36065022800	Oneida County	Rome	13440
36065023000	Oneida County	Rome	13440
36065023200	Oneida County	Whitesboro	13492
36065023300	Oneida County	Yorkville	13495
36065023400	Oneida County	New York Mills	13417
36065023501	Oneida County	Whitesboro	13492
36065023502	Oneida County	Whitesboro	13492
36065023702	Oneida County	Rome	13440
36065023901	Oneida County	Utica	13502
36065023902	Oneida County	Utica	13502
36065024000	Oneida County	Holland Patent	13354
36065024700	Oneida County	Verona	13478
36065024800	Oneida County	Sherrill	13461
36065024900	Oneida County	Vernon	13476
36065025001	Oneida County	Clinton	13323
36065025002	Oneida County	Clinton	13323
36065025003	Oneida County	Clinton	13323
36065025100	Oneida County	New Hartford	13413
36065025200	Oneida County	New Hartford	13413
36065025300	Oneida County	New Hartford	13413
36065025400	Oneida County	New Hartford	13413
36065025900	Oneida County	Rome	13440
36065026100	Oneida County	Oriskany	13424
36065026200	Oneida County	Marcy	13403
36065026300	Oneida County	Rome	13440
36065026400	Oneida County	Utica	13501
36065026501	Oneida County	Utica	13502
36065026502	Oneida County	Utica	13502
36065026600	Oneida County	Marcy	13403
36065980002	Oneida County	Utica	13502
36065980003	Oneida County	Utica	13501
36065980100	Oneida County	Rome	13441

GENERAL DEMOGRAPHICS

Outlined below is a summarization of some general demographic information that applies to the County, City/Town, Census tract and PMA (Primary Market Area).

Demographic Summarization Current Year Estimates 2024				
	Onsida County, New York	MCD Name Marcy town	Census Tract 282	PMA
Total Housing Units	104,848	2,495	2,483	103,233
Total Population	227,987	8,554	6,510	227,264
Total Households	92,681	2,356	2,354	93,052
Median Household Income	\$65,021	\$101,687	\$101,764	\$64,206
Average Household Size	2.3	2.4	2.4	2.3
Median Value of Owned Home	\$179,123	\$243,107	\$243,107	\$169,925
Percent of Population Aged 65+	21.0%	16.6%	20.9%	21.2%
Median Age	41.4	39.1	40.5	41.1
Percent Owner Occupied Households	64.3%	79.6%	79.7%	61.2%
Percent Renter Occupied Households	35.7%	20.4%	20.3%	38.8%
Percent Vacant Housing Units	11.6%	5.6%	5.2%	9.9%
Population 16+, Civilian Labor Force, Employed	100,174	3,296	3,295	100,427
Percent of Civilian Labor Force Unemployed	5.2%	4.6%	4.6%	5.5%
Percent of Families Below Poverty Line	10.3%	2.4%	2.4%	10.8%

Source: Claritas; Ribbon Demographics

Some notes related to demographics statistics include:

- Median income in the subject census tract at \$101,764 is greater than that of the PMA at \$64,206. The PMA has a lower median household income than the county.
- The median value of an owned home in the subject census tract at \$243,107 is greater than that of the PMA at \$169,925. The PMA has a higher median owned home value than the county.
- The ratio of renter households in the subject census tract is below the ratio for the PMA.
- Poverty levels in the subject census tract are below the PMA.

HISTA (DATA / DEMOGRAPHICS)

The HISTA 3.1 information is outlined below. This data incorporates the 2020 Census, the 2017-2021 ACS (American Community Survey) data, a special tabulation from 2011-2105 ACS, and a range of additional data inputs from other sources used by Claritas in their standard update methodology. Current year estimates are developed from all these sources for 2024 and are projected forward to 2029. A summarization of the demographic data from HISTA 3.1 is outlined below, followed then by some general notes that apply to this documentation.

Demographic Summary PMA – HISTA Data *					
	2015 **	2024	% Change	2029	% Change
Total Renter Households:	24,298	24,899	2.47%	24,122	-3.12%
Owner Occupied Households:	<u>36,256</u>	<u>31,915</u>	-11.97%	<u>30,317</u>	-5.01%
Total Households:	60,554	56,814	-6.18%	54,439	-4.18%
% of Renters	40.13%	43.83%		44.31%	
2024 Data:					
Renters Earning \$30,000 or Less:	36.11%				
Renters Earning \$20,000 or Less:	24.21%				
Renters Earning \$40,000 or more:	50.77%				
Renters Earning \$75,000 or more:	23.56%				
Ratio of Renters with 3 or more persons	35.55%				
2024 Estimated Median Income Market Draw Area:	\$64,206				
Median Income Subject Census Tract:	\$101,764				

* All data applies to under age 62 only


** This data set is informed by the latest decennial Census and ACS data available, and a special tabulation from 2011-2015 ACS (Americal Community Survey).

Population Under Age 62		
Year	Population	% Change
2015 (1)	176,788	N/A
2024 (2)	170,092	-3.79%
2029 (3)	165,238	-2.85%

- 1) Census
- 2) Current Year Estimate
- 3) 5-yr Projection

Notes evident by review of the data include:

- The data related to total households indicates a decrease over the next five years.
- Overall, the PMA includes 44% renters and 56% owners.
- Over 36% of renters in the PMA earn less than \$30,000 per year.
- The subject tract has a higher median income by over \$37,000 than the PMA.
- Population changes are generally consistent with household changes.

		Claritas
DEMOGRAPHIC DATA		Ribbon Demographics, LLC
© 2024 All rights reserved		www.ribbondata.com Tel: 916-880-1644
Market Area - Marcy, NY		
Total Population		
Census 2010	235,595	
Census 2020	231,036	
Current Year Estimates 2024	227,264	
Five-Year Projections 2029	225,667	
Change 2010 - 2020	-4,559	-1.9%
Estimated Change 2020 - 2024	-3,772	-1.6%
Projected Change 2024 - 2029	-1,597	-0.7%
Population by Sex		
2024 Males	112,555	49.5%
2024 Females	114,709	50.5%
Group Quarters Population		
Census 2010	14,536	
Census 2020	12,577	
Current Year Estimates 2024	12,035	
Five-Year Projections 2029	12,130	
Change 2010 - 2020	-1,959	-13.5%
Estimated Change 2020 - 2024	-542	-4.3%
Projected Change 2024 - 2029	95	0.8%
Total Households		
Census 2010	94,006	
Census 2020	94,125	
Current Year Estimates 2024	93,052	
Five-Year Projections 2029	92,578	
Change 2010 - 2020	119	0.1%
Estimated Change 2020 - 2024	-1,073	-1.1%
Projected Change 2024 - 2029	-474	-0.5%
Average Household Size 2010	2.35	
Average Household Size 2020	2.32	
Average Household Size 2024	2.31	
Average Household Size 2029	2.31	
Total Families		
Census 2010	57,520	
Census 2020	55,527	
Current Year Estimates 2024	56,838	
Five-Year Projections 2029	56,507	
Change 2010 - 2020	-1,993	-3.5%
Estimated Change 2020 - 2024	1,311	2.4%
Projected Change 2024 - 2029	-331	-0.6%
Total Housing Units		
Census 2010	102,589	
Census 2020	103,264	
Current Year Estimates 2024	103,233	
Five-Year Projections 2029	103,479	
Change 2010 - 2020	675	0.7%
Estimated Change 2020 - 2024	-31	0.0%
Projected Change 2024 - 2029	246	0.2%
Total Vacant Housing Units 2010	8,583	
Total Vacant Housing Units 2020	9,139	
Total Vacant Housing Units 2024	10,181	
Total Vacant Housing Units 2029	10,901	
Households by Tenure		
2010 Owner	59,877	63.7%
2010 Renter	34,129	36.3%
2020 Owner	57,768	61.4%
2020 Renter	36,357	38.6%
2024 Owner	50,909	61.2%
2024 Renter	36,063	38.8%
2029 Owner	56,586	61.1%
2029 Renter	35,992	38.9%



HISTA 3.1 Summary Data

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**Market Area - Marcy, NY
Renter Households**

Age 15 to 54 Years

Year 2024 Estimates

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	1,266	544	258	236	159	2,463
\$10,000-20,000	839	454	498	361	290	2,442
\$20,000-30,000	977	497	458	285	408	2,625
\$30,000-40,000	1,338	615	524	174	270	2,921
\$40,000-50,000	859	692	282	311	218	2,362
\$50,000-60,000	496	458	398	159	143	1,654
\$60,000-75,000	401	722	332	342	217	2,014
\$75,000-100,000	510	686	314	221	242	1,973
\$100,000-125,000	317	468	99	80	61	1,025
\$125,000-150,000	85	137	160	86	58	526
\$150,000-200,000	164	131	126	110	135	666
\$200,000+	279	97	198	116	55	745
Total	7,531	5,501	3,647	2,481	2,256	21,416

Renter Households

Aged 55 to 61 Years

Year 2024 Estimates

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	335	76	6	11	2	430
\$10,000-20,000	524	133	28	2	7	694
\$20,000-30,000	189	116	28	2	3	338
\$30,000-40,000	202	113	17	5	9	346
\$40,000-50,000	98	154	20	9	5	286
\$50,000-60,000	116	64	51	10	3	244
\$60,000-75,000	87	88	21	13	4	213
\$75,000-100,000	74	94	46	26	2	242
\$100,000-125,000	101	40	12	4	30	187
\$125,000-150,000	90	58	11	4	2	165
\$150,000-200,000	91	36	22	26	7	182
\$200,000+	82	55	14	3	2	156
Total	1,989	1,027	276	115	76	3,483

Renter Households

Aged 62+ Years

Year 2024 Estimates

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	784	48	31	12	5	880
\$10,000-20,000	2,175	286	49	38	13	2,561
\$20,000-30,000	1,436	265	81	11	4	1,797
\$30,000-40,000	731	257	30	28	13	1,059
\$40,000-50,000	643	189	34	22	18	906
\$50,000-60,000	389	151	47	19	18	624
\$60,000-75,000	356	383	59	22	15	835
\$75,000-100,000	426	200	45	53	11	735
\$100,000-125,000	423	110	50	21	11	615
\$125,000-150,000	304	124	19	8	8	463
\$150,000-200,000	238	45	12	9	9	313
\$200,000+	290	61	15	7	3	376
Total	8,195	2,119	472	250	128	11,164



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Market Area - Marcy, NY

Owner Households

Age 15 to 54 Years

Year 2024 Estimates

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	226	53	38	47	23	387
\$10,000-20,000	201	54	42	25	67	389
\$20,000-30,000	191	129	117	112	124	673
\$30,000-40,000	335	162	171	163	161	992
\$40,000-50,000	258	368	208	174	238	1,246
\$50,000-60,000	280	390	195	253	169	1,287
\$60,000-75,000	374	678	468	550	258	2,328
\$75,000-100,000	333	1,071	1,033	1,206	738	4,381
\$100,000-125,000	117	1,135	935	986	525	3,698
\$125,000-150,000	81	544	583	769	617	2,594
\$150,000-200,000	183	366	576	821	774	2,720
\$200,000+	139	457	478	631	579	2,284
Total	2,718	5,407	4,844	5,737	4,273	22,979

Owner Households

Aged 55 to 61 Years

Year 2024 Estimates

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	85	61	47	4	4	201
\$10,000-20,000	182	89	35	28	5	339
\$20,000-30,000	164	88	42	5	13	312
\$30,000-40,000	237	151	58	17	26	489
\$40,000-50,000	209	228	25	99	22	583
\$50,000-60,000	177	261	62	26	15	541
\$60,000-75,000	256	272	131	26	40	725
\$75,000-100,000	180	817	375	69	84	1,525
\$100,000-125,000	180	477	468	85	51	1,261
\$125,000-150,000	121	582	177	57	63	1,000
\$150,000-200,000	93	356	330	142	28	949
\$200,000+	121	497	220	83	90	1,011
Total	2,005	3,879	1,970	641	441	8,936

Owner Households

Aged 62+ Years

Year 2024 Estimates

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	503	168	28	15	22	736
\$10,000-20,000	1,324	296	40	24	15	1,699
\$20,000-30,000	1,454	847	75	26	17	2,419
\$30,000-40,000	1,369	1,101	76	37	19	2,602
\$40,000-50,000	1,033	1,405	123	98	50	2,709
\$50,000-60,000	543	1,054	129	49	33	1,808
\$60,000-75,000	759	1,600	356	157	60	2,932
\$75,000-100,000	840	2,114	332	166	68	3,520
\$100,000-125,000	438	1,545	276	94	87	2,440
\$125,000-150,000	349	852	148	43	23	1,415
\$150,000-200,000	286	771	173	59	39	1,328
\$200,000+	381	766	211	56	52	1,466
Total	9,279	12,519	1,967	824	485	25,074

Renter Households

All Age Groups

Year 2024 Estimates

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	2,385	668	295	259	166	3,773
\$10,000-20,000	3,538	873	575	401	310	5,697
\$20,000-30,000	2,602	878	567	298	415	4,760
\$30,000-40,000	2,271	985	571	207	292	4,326
\$40,000-50,000	1,600	1,035	336	342	241	3,554
\$50,000-60,000	1,001	673	496	188	164	2,522
\$60,000-75,000	844	1,193	412	377	236	3,062
\$75,000-100,000	1,010	980	405	300	255	2,950
\$100,000-125,000	841	618	161	105	102	1,827
\$125,000-150,000	479	319	190	98	68	1,154
\$150,000-200,000	493	212	160	145	151	1,161
\$200,000+	<u>651</u>	<u>213</u>	<u>227</u>	<u>126</u>	<u>60</u>	<u>1,277</u>
Total	17,715	8,647	4,395	2,846	2,460	36,063

Owner Households

All Age Groups

Year 2024 Estimates

	1-Person Household	2-Person Household	3-Person Household	4 Person Household	5+-Person Household	Total
\$0-10,000	814	282	113	66	49	1,324
\$10,000-20,000	1,707	439	117	77	87	2,427
\$20,000-30,000	1,809	1,064	234	143	154	3,404
\$30,000-40,000	1,941	1,414	305	217	206	4,083
\$40,000-50,000	1,500	2,001	356	371	310	4,538
\$50,000-60,000	1,000	1,705	386	328	217	3,636
\$60,000-75,000	1,389	2,550	955	733	358	5,985
\$75,000-100,000	1,353	4,002	1,740	1,441	890	9,426
\$100,000-125,000	735	3,157	1,679	1,165	663	7,399
\$125,000-150,000	551	1,978	908	869	703	5,009
\$150,000-200,000	562	1,493	1,079	1,022	841	4,997
\$200,000+	<u>641</u>	<u>1,720</u>	<u>909</u>	<u>770</u>	<u>721</u>	<u>4,761</u>
Total	14,002	21,805	8,781	7,202	5,199	56,989



Claritas

POPULATION DATA

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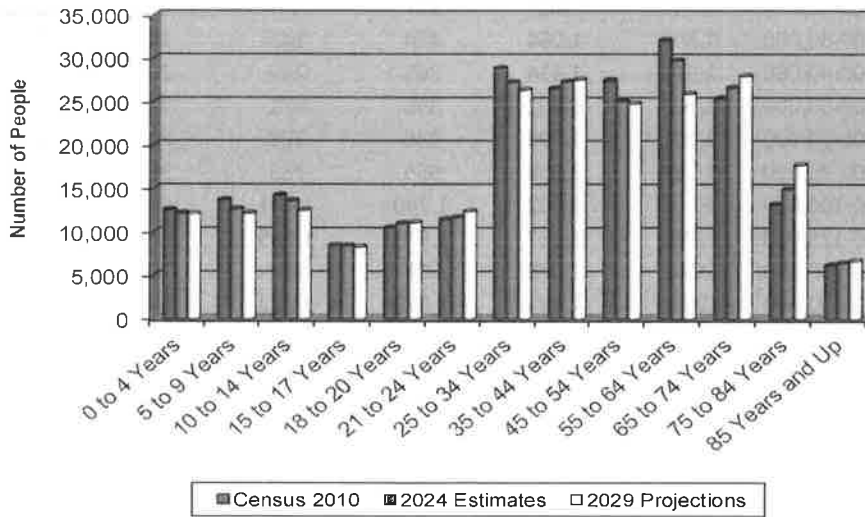
Market Area - Marcy, NY

Population by Age & Sex

Census 2020				Current Year Estimates - 2024				Five-Year Projections - 2029			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	6,517	6,052	12,569	0 to 4 Years	6,258	5,948	12,206	0 to 4 Years	6,173	5,919	12,092
5 to 9 Years	7,025	6,707	13,732	5 to 9 Years	6,553	6,126	12,679	5 to 9 Years	6,264	5,928	12,192
10 to 14 Years	7,360	6,920	14,280	10 to 14 Years	6,984	6,649	13,633	10 to 14 Years	6,478	6,064	12,542
15 to 17 Years	4,315	4,206	8,521	15 to 17 Years	4,364	4,090	8,454	15 to 17 Years	4,267	4,036	8,303
18 to 20 Years	5,625	4,913	10,538	18 to 20 Years	5,835	5,204	11,039	18 to 20 Years	5,875	5,230	11,105
21 to 24 Years	6,071	5,424	11,495	21 to 24 Years	6,199	5,510	11,709	21 to 24 Years	6,595	5,804	12,399
25 to 34 Years	14,829	14,027	28,856	25 to 34 Years	14,156	13,093	27,249	25 to 34 Years	13,897	12,463	26,360
35 to 44 Years	13,689	12,866	26,555	35 to 44 Years	14,021	13,319	27,340	35 to 44 Years	13,996	13,542	27,538
45 to 54 Years	13,570	13,927	27,497	45 to 54 Years	12,406	12,673	25,079	45 to 54 Years	12,498	12,282	24,780
55 to 64 Years	15,833	16,264	32,097	55 to 64 Years	14,611	15,164	29,775	55 to 64 Years	12,566	13,362	25,928
65 to 74 Years	12,007	13,415	25,422	65 to 74 Years	12,537	14,126	26,663	65 to 74 Years	13,184	14,776	27,960
75 to 84 Years	5,647	7,583	13,230	75 to 84 Years	6,472	8,480	14,952	75 to 84 Years	7,694	10,053	17,747
85 Years and Up	2,103	4,141	6,244	85 Years and Up	2,159	4,327	6,486	85 Years and Up	2,239	4,482	6,721
Total	114,591	116,445	231,036	Total	112,555	114,709	227,264	Total	111,726	113,941	225,667
62+ Years	n/a	n/a	54,248	62+ Years	n/a	n/a	57,172	62+ Years	n/a	n/a	60,429
Median Age:			40.8	Median Age:			41.1	Median Age:			41.5

Source: Claritas; Ribbon Demographics

Population by Age
Market Area - Marcy, NY



Source: Claritas; Ribbon Demographics



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HOUSEHOLD DATA

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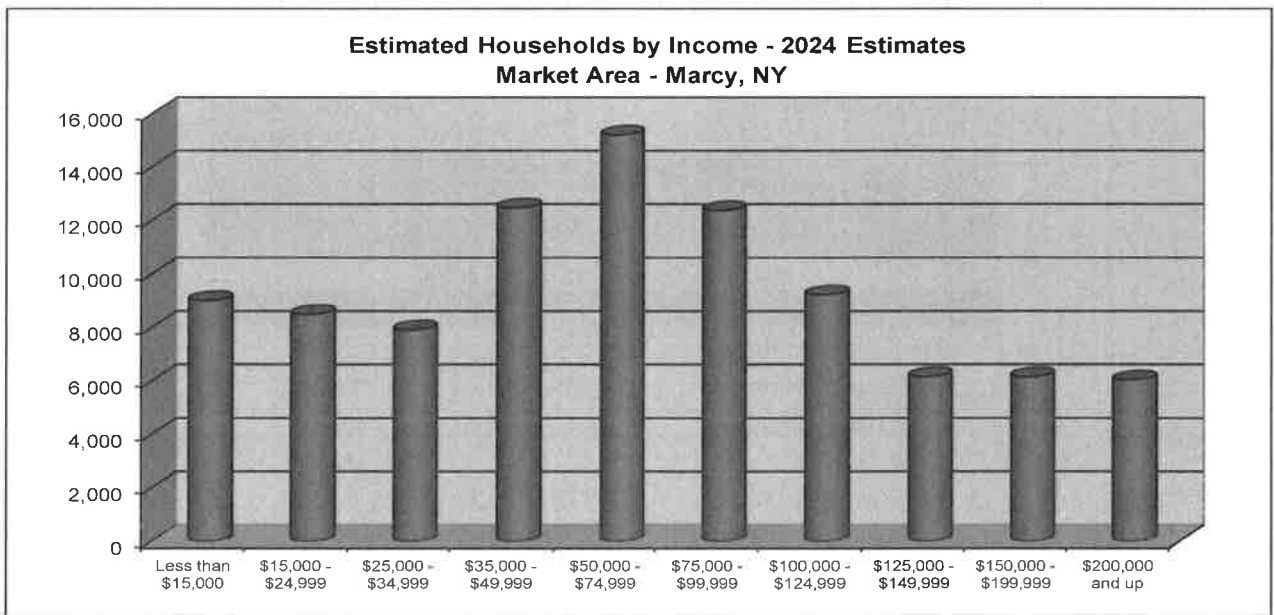
Market Area - Marcy, NY

Households by Income and Age

Current Year Estimates - 2024

Income	Age	Age	Age	Age	Age	Age	Age	Age	Total	Percent
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	537	1,304	1,270	1,175	1,920	1,371	907	523	9,007	9.7%
\$15,000 - \$24,999	340	925	990	745	1,102	1,927	1,548	911	8,488	9.1%
\$25,000 - \$34,999	454	1,157	1,032	882	1,111	1,496	1,232	552	7,916	8.5%
\$35,000 - \$49,999	552	1,785	1,794	1,558	1,998	2,471	1,608	709	12,475	13.4%
\$50,000 - \$74,999	564	2,328	2,265	2,126	2,528	3,018	1,701	675	15,205	16.3%
\$75,000 - \$99,999	218	1,836	2,245	2,055	2,530	2,171	936	385	12,376	13.3%
\$100,000 - \$124,999	176	1,062	1,670	1,815	2,000	1,604	696	203	9,226	9.9%
\$125,000 - \$149,999	125	661	997	1,337	1,593	897	422	131	6,163	6.6%
\$150,000 - \$199,999	29	707	1,309	1,341	1,528	852	305	87	6,158	6.6%
\$200,000 and up	111	491	1,122	1,305	1,562	1,044	308	95	6,038	6.5%
Total	3,106	12,256	14,694	14,339	17,872	16,851	9,663	4,271	93,052	100.0%
Percent	3.3%	13.2%	15.8%	15.4%	19.2%	18.1%	10.4%	4.6%	100.0%	

Source: Claritas; Ribbon Demographics



Source: Claritas; Ribbon Demographics

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HOUSING UNIT DATA		
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Market Area - Marcy, NY		
Year Renter Householder Moved in to Unit		
Current Year Estimates - 2024		
Year Moved	Number	Percent
Moved in 1989 or earlier	739	2.0%
Moved in 1990 to 1999	980	2.7%
Moved in 2000 to 2009	2,789	7.7%
Moved in 2010 to 2014	4,530	12.6%
Moved in 2015 to 2018	12,514	34.7%
Moved in 2019 or Later	<u>14,511</u>	<u>40.2%</u>
Total:	36,063	100.0%

Source: Ribbon Demographics; Claritas

ribbon demographics		
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EMPLOYMENT DATA		
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Market Area - Marcy, NY		
Employed Civilian Population Aged 16+ Years		
Travel Time to Work		
Current Year Estimates - 2024		
Travel Time	Number	Percent
Less than 15 Minutes	39,882	42.8%
15 to 29 Minutes	35,891	38.5%
30 to 44 Minutes	10,297	11.0%
45 to 59 Minutes	3,341	3.6%
60 or More Minutes	<u>3,775</u>	<u>4.1%</u>
Total:	93,186	100.0%

Source: Ribbon Demographics; Claritas

ribbon demographics

Claritas

HOUSEHOLD DATA

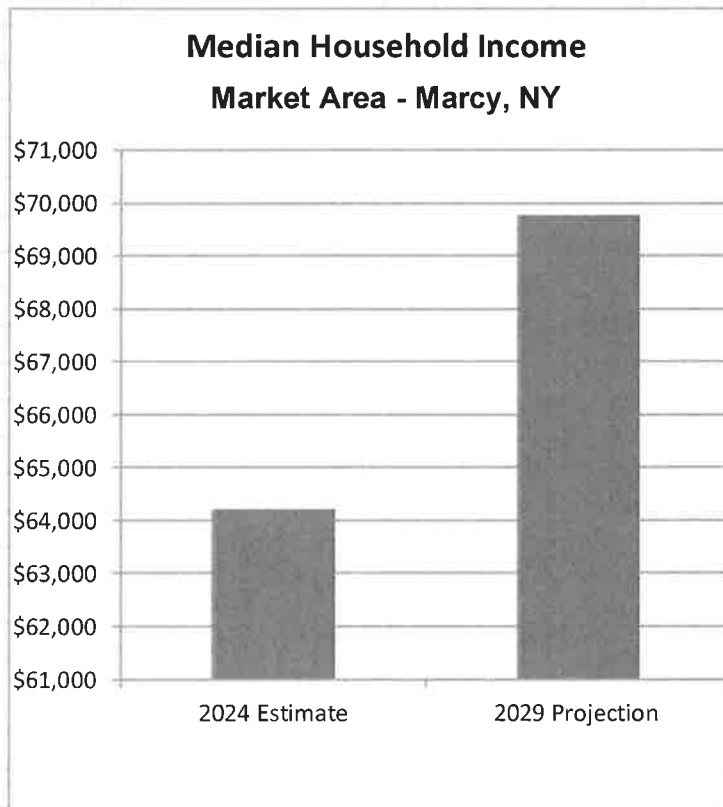
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Market Area - Marcy, NY
Median Household Income

Year	Income
2024 Estimate	\$64,206
2029 Projection	\$69,776

Source: Claritas; Ribbon Demographics



Source: Claritas; Ribbon Demographics



HOUSEHOLD DATA

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Market Area - Marcy, NY

Median Household Income by Area

Geography ID	2024 Estimate	2029 Projection
36065026200	\$101,764	\$111,993
36053030103	\$82,528	\$89,035
36053030102	\$43,051	\$45,598
36053030101	\$53,533	\$60,825
36065024800	\$81,190	\$88,000
36065024900	\$82,388	\$88,530
36065024700	\$75,386	\$82,563
36065022800	\$84,412	\$92,533
36065023000	\$98,680	\$109,757
36065025003	\$114,474	\$118,632
36065025002	\$79,365	\$84,722
36065025900	\$42,500	\$62,500
36065021900	\$33,978	\$35,844
36065022000	\$40,271	\$43,036
36065022100	\$52,368	\$54,506
36065026300	\$28,681	\$30,749
36065022400	\$49,770	\$53,676
36065022200	\$80,523	\$88,456
36065022701	\$72,945	\$78,235
36065026100	\$79,651	\$88,393
36065022500	\$43,538	\$46,071
36065980100	\$81,250	\$86,111
36065025001	\$71,302	\$79,922
36065023502	\$101,593	\$110,251
36065025200	\$57,183	\$61,188
36065023501	\$108,485	\$119,338
36065025300	\$96,838	\$103,341

36065025400	\$90,053	\$95,907
36065025100	\$75,350	\$79,891
36065021702	\$58,863	\$64,727
36065021701	\$76,712	\$84,208
36065023400	\$56,044	\$62,028
36065026501	\$137,500	\$175,000
36065023300	\$58,221	\$66,231
36065021103	\$24,205	\$25,862
36065020705	\$67,701	\$75,194
36065980003	\$225,000	\$375,000
36065021500	\$31,033	\$33,947
36065021401	\$41,204	\$42,964
36065026502	\$75,000	\$87,500
36065021402	\$55,246	\$63,385
36065021104	\$31,829	\$35,050
36065026400	\$36,570	\$42,140
36065020900	\$34,308	\$39,861
36065020102	\$37,628	\$39,063
36065026600	\$62,500	\$32,500
36065023702	\$85,441	\$92,061
36065023200	\$69,284	\$77,239
36065022702	\$86,195	\$92,925
36065021202	\$48,849	\$50,771
36065021303	\$62,965	\$67,672
36065021302	\$50,399	\$53,183
36065021201	\$44,027	\$47,154
36065020300	\$22,212	\$24,134
36065021000	\$19,898	\$21,786
36065020803	\$29,891	\$32,725
36065980002	\$25,000	\$42,500
36065021301	\$85,552	\$91,346
36065020802	\$38,697	\$41,701
36065021601	\$70,115	\$76,201
36043010202	\$83,031	\$91,474
36065021602	\$81,275	\$89,749
36065023901	\$91,271	\$101,250
36065023902	\$106,105	\$115,156
36043010300	\$76,826	\$83,551
36043010201	\$62,206	\$69,029
36043011302	\$67,287	\$73,841
36043010400	\$60,013	\$66,411
36043010501	\$76,032	\$84,304
36043011200	\$72,218	\$79,797
36043011100	\$45,442	\$48,185
36043011301	\$89,167	\$98,438
36065024000	\$79,167	\$87,007
36043011503	\$98,678	\$109,309

Supply/Competitive Projects

The charts below indicate the primary affordable and market rate projects in each sample. The location map for each project type is followed by details of these comparable properties.

COMPARABLE MARKET RATE PROJECTS	
Map #	Project Name
1	<i>Deerfield Place at Colonial Square</i>
2	<i>Utica Steam Cotton Building</i>
3	<i>Doyle Hardware Building</i>
4	<i>The Sullivan</i>
5	<i>Air City Lofts</i>
6	<i>The Delta</i>
7	<i>The Heartford</i>
8	<i>Lakeshore Villas</i>
9	Trackside Crossing
10	Canalview Apartments
11	The Willows
12	Riverview Apartments
13	Rathbun Lofts
14	Winston Building

Competitor Map



NEWMARK

Marcy

MARKET RATE APARTMENT RENTAL No. 1

Property Name: Deerfield Place at Colonial Square
Street Address: 1 Patriot Circle
City, State: Utica, NY
Date of Survey: 4/2024
Type of Project: Market Rate
No. of Units: 156
Year Built: 2016
Occupancy Rate: 100%
Rent Concessions: No
Cond. Rating: A



Rental Data

Unit Type	Baths	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
1 Bedroom, Horizon 1108, Cascade 1138sf	1	N/A	1123	\$2145 - \$2155	\$1.91 - \$1.92
2 Bedroom, APT 1337-1473sf Delta, Liberty, St	2 1/2	N/A	1387	\$2395 - \$2460	\$1.73 - \$1.77
2 Bedroom, TH Centennial 1665, Millennial 172	2 1/2	N/A	1697	\$2700 - \$2825	\$1.59 - \$1.66
3 Bedroom, Bravo	2 1/2	N/A	1843	\$3075	\$1.67

Amenities: New construction townhouse and garden style buildings with a clubhouse, pool and fitness center. Apartments include private entry, attached garage, granite countertops, stainless steel appliances, in unit laundry and balcony/patio. Water/sewer billed by 3rd party, trash/recycling included.

Utilities: **Heat:** Tenant Pays **Electric:** Tenant Pays

Comments: Currently 3 vacant units. Historically the property offers variable lease rates based on availability and term. Tenant base is primarily younger professionals, some associated with the hospital, college and Bank of America with and without school-age children primarily from the city of Utica. Some tenants are senior-age but generally they move to Schuyler Commons.

March, 2017, 10 leased units out of 16 completed, mostly from out of the area (Albany, Watertown, Florida). Buildings will come online continually throughout the year. As of 09/22/2017-thirty-two (32) completed units fully occupied. Thirty-nine (39) additional units have been pre-leased for occupancy in March 2018 which correlates to around 5 units per month. As of 5/7/2018 72 of 108 garden units are completed and 32 of 48 townhouses have been built with an overall occupancy of 85% for completed and leased/occupied units. Leases from 3/2018 to 7/2018 account for 60 units or 15 units per month, nearly double that of the first year. All buildings were complete by 8/2018.

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units
-
- Amt:
- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

Equipment

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator Pool Tennis
- Rec. Area - Type: fitness center
- Fireplace Community Room
- Alarm System Gated entrance: No

Security Features:

Parking Features

- Surface:** Yes **Enough for:** All
- Extra Cost:** No
- Garage:** Yes **Enough for:** All
- Extra Cost:** No
- Covered:** No

Verification: Leasing Agent - Sarah

Contact Phone: (315) 939-1862

Verified On: 04/22/2024

Web Site: <http://http://www.deerfieldplaceutica.com/>

MARKET RATE APARTMENT RENTAL No. 2

Property Name: Utica Steam Cotton Building
Street Address: 600 State Street
City, State: Utica, NY
Date of Survey: 1/2024
Type of Project: Market Rate

No. of Units: 64
Year Built: 2022
Occupancy Rate: 100%
Rent Concessions: No
Cond. Rating: B+



Rental Data

Unit Type	Baths	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
1 Bedroom	1	N/A	750	\$1700	\$2.27
2 Bedroom, 1200-1330 SF	2	N/A	1265	\$2200 - \$2500	\$1.74 - \$1.98
Studio, 400-500 SF	1	N/A	450	\$1250	\$2.78

Amenities: The apartments are filled with incredible natural light, exposed brick, wood beams and refurbished hardwood floors. High-end finishes include granite countertops & stainless steel appliances, in-unit washer/dryer and individually controlled heat & A/C. Tenant amenities include a fitness center, community room connecting to an outdoor patio & grill, available storage and on-site parking.

Utilities: **Heat:** Tenant Pays **Electric:** Tenant Pays

Comments: 16 occupied units since 11/22, management cites ongoing construction at MVHS campus was a deterrent to initial leasing. Hospital is now open as of mid 2023. Rents listed are for signed leases and available units. Manager stated complex is fully occupied but would not provide leasing details on when.

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

- Amt:
- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

Equipment

- AC Type: central
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator Pool Tennis
- Rec. Area - Type:
- Fireplace Community Room
- Alarm System Gated entrance:

Security Features:

Parking Features

- Surface:** Yes **Enough for:** All
- Extra Cost:** No
- Garage:** No

- Covered:** No

Verification: Manager

Contact Phone:

Verified On: 01/28/2024

Web Site:

MARKET RATE APARTMENT RENTAL No. 3

Property Name: Doyle Hardware Building
Street Address: 330 Main Street
City, State: Utica, NY
Date of Survey: 1/2024
Type of Project: Market Rate
No. of Units: 56
Year Built: 2018
Occupancy Rate: 90% - 96%
Rent Concessions: No
Cond. Rating: A



Rental Data

Unit Type	Baths	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
1 Bedroom, 755 - 951 s.f.	1	26	853	\$1550 - \$1600	\$1.82 - \$1.88
2 Bedroom, 1145-1269 SF	1	15	1170	\$2000 - \$2100	\$1.71 - \$1.79
Studio	1	15	725	\$1250	\$1.72

Amenities: Four-story mixed-use building with ground floor commercial space and upper floor apartments. The units and complex feature: full kitchen, including dishwasher, disposal and microwave. Window coverings, in-unit washer/dryer, yoga room, fitness center, theater room, 24 hour secure access, storage space available, pet washing station and on-site retail. Surface parking is limited and cost an additional \$50/month, and there is a free city lot next door. Rent includes heat, water (hot/cold), sewer and trash removal.

Utilities: **Heat:** Landlord Pays **Electric:** Tenant Pays

Comments: The complex opened for occupancy July 2018 and that they are currently fully occupied. Marketing began sixty (60) days prior to the opening. Full occupancy was reached in mid-September 2019. The absorption rate during the sixteen (16) month period was four (4) units per month. As of 1/2024, there are 6 available units.

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units
 - Included
 - Amt:
- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included Gas
- Cook Included
- Electricity Included
- Hot Water Included Gas
- Cold Water Included
- Sewer

Equipment

- AC Type: central
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator
- Pool
- Tennis
- Rec. Area - Type: fitness center
- Fireplace
- Community Room
- Alarm System
- Gated entrance:

Security Features:

Secure access

Parking Features

Surface: Yes **Enough for:** Some

Extra Cost: Yes **Fee:** \$50/month

Garage:

Covered:

Verification: Leasing Agent - Andrea

Contact Phone: (315) 422-2086

Verified On: 01/28/2024

Web Site: http://

MARKET RATE APARTMENT RENTAL No. 4

Property Name: The Sullivan
Street Address: 70 Genesee Street
City, State: Utica, NY
Date of Survey: 1/2024
Type of Project: Market Rate

No. of Units: 32
Year Built: 2022
Occupancy Rate: 97%
Rent Concessions: No
Cond. Rating: A



Rental Data

Unit Type	Baths	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
1 Bedroom	1	14	640	\$1625	\$2.54
1 Bedroom	1	14	500	\$1350	\$2.70
Studio	1	4	300	\$1100 - \$1175	\$3.67 - \$3.92

Amenities: Fitness center, elevator, community center, surface parking lot, discounted cable/Wifi (\$50). Redeveloped in 2022 with all new finishes. Appliances include central AC. Dishwasher, Microwave, Range and refrigerator. Washer and Dryer in all units. Parking is \$75 at main lot and \$50 at annex lot.

Utilities: **Heat:** Tenant Pays **Electric:** Tenant Pays

Comments: Leasing started in August 2022 and as of February 2023 there were 30 units leased at a rate of 4-5 per month. Currently 1 vacant apartment.

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units
 - Included
 - Amt:
- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

Equipment

- AC Type: central
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator Pool Tennis
- Rec. Area - Type: fitness center
- Fireplace Community Room
- Alarm System Gated entrance:

Security Features:

Parking Features

- Surface:** Yes **Enough for:** Some
- Extra Cost:** Yes **Fee:** \$50-\$75
- Garage:** No
- Covered:** No

Verification: Manager

Contact Phone:

Verified On: 01/28/2024

Web Site:

MARKET RATE APARTMENT RENTAL No. 5

Property Name: Air City Lofts
Street Address: 85 Hangar Road
City, State: Rome, NY
Date of Survey: 3/2024
Type of Project: Market Rate

No. of Units: 156
Year Built: 2021
Occupancy Rate: 90%
Rent Concessions: No
Cond. Rating: A



Rental Data

Unit Type	Baths	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
1 Bedroom, Delta & Rickey W/Den	1	N/A	890	\$1695	\$1.90
1 Bedroom, Stanwix 835-845 SF	1	N/A	840	\$1535 - \$1570	\$1.83 - \$1.87
2 Bedroom, Cooper, Bellamy & Oriskany	2	N/A	1260	\$2074 - \$2206	\$1.65 - \$1.75
2 Bedroom, Eric & Jervis	2	N/A	1190	\$1930 - \$2151	\$1.62 - \$1.81
2 Bedroom, Griffiss	2	N/A	1165	\$1845 - \$2030	\$1.58 - \$1.74
3 Bedroom, Mohawk	2	N/A	1460	\$2495	\$1.71
Studio	1	N/A	646	\$1300 - \$1510	\$2.15 - \$2.38

Amenities: New construction elevator buildings with rooftop deck, tenant lounge, bike storage, fitness center and some ground floor parking spaces. Apartments include AC, granite, hardwood/carpet, stainless steel appliances, laundry and internet/roku cable. Water/sewer included. 1 surface parking space per unit.

Utilities: **Heat:** Tenant Pays **Electric:** Tenant Pays

Comments: 25 units currently listed as available evenly distributed between original and newest buildings. Phase III and IV are nearing completion and units are coming available with C of O. Rent range accounts for all unit types in each phase. First move ins were 11/15/20 with 7 units preleased and as of 1/5/21 there were 11 units left in the first 48-unit building. Building 2 set for delivery in May 2021 with building 3 in early spring 2022 with building 4 nearing stabilization in October 2022. Tenant base is mostly younger workforce professionals that relocated to the area for work at Griffiss Tech Park.

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units
- Amt:
- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

Equipment

- AC Type: central
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator Pool Tennis
- Rec. Area - Type: Rooftop Deck, Fitness Center
- Fireplace Community Room
- Alarm System Gated entrance: No

Security Features:

Parking Features

- Surface:** Yes **Enough for:** All
- Extra Cost:** No
- Garage:** Yes **Enough for:** Some
- Extra Cost:** No
- Covered:** No

Verification: Lori - Leasing

Contact Phone: (518) 633-5024

Verified On: 03/15/2024

Web Site: <http://https://aircity-lofts.com/>

MARKET RATE APARTMENT RENTAL No. 6

Property Name: The Delta
Street Address: 7809 Merrick Road
City, State: Rome, NY
Date of Survey: 4/2024
Type of Project: Market Rate
No. of Units: 100
Year Built: 2015
Occupancy Rate: 100%
Rent Concessions: No
Cond. Rating: A+



Rental Data

Unit Type	Baths	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
2 Bedroom	2	64	1200	\$1800	\$1.50
3 Bedroom, Townhouse no Basement	2	18	1577	\$2300	\$1.46
3 Bedroom, Townhouse with full Basement	2	N/A	N/A	\$2500	N/A

Amenities: New construction walkup apartment complex with private entrances, detached garages, granite countertops, stainless steel appliances, in unit laundry, and hardwood floors located in multiple buildings on one site. High efficiency HVAC and oversized windows. Rent includes water, sewer, and trash removal.

Utilities: **Heat:** Tenant Pays **Electric:** Tenant Pays

Comments: Currently no available units. Phase III which is 36 3BR townhouses are all preleased and being occupied as buildings are completed. Officially opened for business June of 2015 with 16 units completed and 16 under construction in October 2015, with subsequent additions in spring and fall 2016. Average absorption was 2-3 units per month over entire construction period up until March 2017. Sixteen (16) additional units were completed in June 2017 for a total of forty-eight (48). Resident base is local to greater Rome with some relocations and few seniors. Occupancy of phase 3 began in mid-September 2017. An additional 16 units were added in spring 2020.

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units
 - Included
 - Amt:
- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

Equipment

- AC Type: central
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator Pool Tennis
- Rec. Area - Type:
- Fireplace Community Room
- Alarm System Gated entrance: No

Security Features:

Parking Features

- Surface:** Yes **Enough for:** All
- Extra Cost:** No
- Garage:** Yes **Enough for:** All
- Extra Cost:** No
- Covered:** No

Verification: Manager - Chris

Contact Phone: (315) 339-0300

Verified On: 04/22/2024

Web Site: <http://thedeltaapartments.com/amenities/>

MARKET RATE APARTMENT RENTAL No. 7

Property Name: The Heartford
Street Address: 167 Clinton Road
City, State: New Hartford, NY
Date of Survey: 4/2024
Type of Project: Market Rate
No. of Units: 36
Year Built: 2018
Occupancy Rate: 100%
Rent Concessions: No
Cond. Rating: A+



Rental Data

Unit Type	Baths	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
1 Bedroom	1	N/A	800	\$1550	\$1.94
2 Bedroom	1	3	1200	\$2000	\$1.67
2 Bedroom	2	33	1600	\$2500	\$1.56
3 Bedroom	2	N/A	1800	\$2750	\$1.53
Studio	1	N/A	500	\$1200	\$2.40

Amenities: New construction four-story elevator building with ground floor garages and community space. all apartments have granite countertops, hardwood floors, washer/dryer, heated master bath floors, walk-in closets and penthouse units have vaulted ceilings.

Utilities: **Heat:** Tenant Pays **Electric:** Tenant Pays

Comments: No available units. First building completed in Fall 2018 and stabilized by June 2019 which correlates to 4 units per month.

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units
- Amt:
- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

Equipment

- AC Type: central
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator Pool Tennis
- Rec. Area - Type:
- Fireplace Community Room
- Alarm System Gated entrance: No

Security Features:

Parking Features

- Surface:** Yes **Enough for:** All
- Extra Cost:** No
- Garage:** Yes **Enough for:** Some
- Extra Cost:**
- Covered:** No

Verification: Alexis - leasing

Contact Phone: (315) 570-3889

Verified On: 04/22/2024

Web Site: <http://http://heartfordapartments.com/>

MARKET RATE APARTMENT RENTAL No. 8

Property Name: Lakeshore Villas
Street Address: 101 Sand Piper Road
City, State: Sylvan Beach, NY
Date of Survey: 12/2023
Type of Project: Market Rate
No. of Units: 8
Year Built: 2018
Occupancy Rate: 100%
Rent Concessions: No
Cond. Rating: A+



Rental Data

Unit Type	Baths	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
2 Bedroom	2	N/A	1235	\$2500	\$2.02

Amenities: Single story attached townhomes with direct entry garage w/opener. Units include laundry, granite, lvt flooring, 2 full baths and covered porch. Water/sewer included.

Utilities: **Heat:** Tenant Pays **Electric:** Tenant Pays

Comments: As of 12/2023, there are no vacant units.

Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

- Amt: _____
- Cable Included in Rent
- Internet Service Included

Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

Equipment

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

Other Features

- Elevator Pool Tennis
- Rec. Area - Type: _____
- Fireplace Community Room
- Alarm System Gated entrance: _____

Security Features:

Parking Features

- Surface:** Yes **Enough for:** All
- Extra Cost:** No
- Garage:** Yes **Enough for:** All
- Extra Cost:** No
- Covered:** No

Verification: Management

Contact Phone: (315) 761-0000

Verified On: 12/05/2023

Web Site: <http://www.dieselred.com/>

Addendum A
Demand Analysis Glossary

Glossary/Explanatory Comments - Demand Model: Family Projects

1	Total Number of HH in the Market: All age groups	Includes renters and owners from the HISTA data. Presented for reference not application. Includes all age groups.
2	% of Renters	The Total number of Renters divided by the total HH from line 1 above.
3	% of Owners	The Total number of Owners divided by the total HH from line 1 above
4	Renter Mobility	For Family projects we account only for existing renters, not homeowners
5	Total Number of HH for the unit size(1)	Total number of HH for unit type. Typically 1/2 person for 1 Br, 2/3 person for 2 Br, and 3+ Persons for 3-4 Bd. There can be some variation
6	Less 62+	Typically we will not account for HH aged 62+ for family projects. There can be exceptions if there are 1br apartments, may vary by market
7	Net	The results of the above two.
8	Estimated Rents for Target Market - Gross Rent(2)	Gross Rents for the unit type in question. If there are multiple rents, each is represented here. Will be used to establish the income bands based on DHCR standards. For the low end to apply, there must be enough of the unit type to apply
9	Income Qual. Range: (3) Specific Range based on rents	Income Bands based on DHCR standards. Low= needed for affordability (low end rent from 8*12/48%). Upper= Max allowable (upper rent from 6*12.30%). The 30%-48% are the income bands based on rent to be charged. DHCR allows low to high based on rent, but requires that an adequate portion of units be set at the low end rent level for the unit type in question. May use 40% for family project Max
10	Income Qualified HH From 0-Max(From Current HISTA)	This band is necessary to avoid a "double" project elimination. Explained in greater detail in text: Here the Low end extends to zero in order to account for all forms of subsidized housing in a market area. The upper end remains similar to the line 8 discussion Accounts for all renter HH for the HH size in question that fall within the income bands set by line 9.
11	Total Income Qualified HH	The number of all income qualified HH from line 10 income band above, for the HH size that applies to this unit type.
12	Elimination of Existing/Planned Competitors	All existing and planned subsidized housing in the market area. Corresponds to chart in the text that breaks out units by bedroom type. These need to be eliminated based on DHCR standards in order to avoid impact on existing subsidized. Correlates to a NET Demand model.
13	Net Demand	The results from subtracting line 12 from line 11. These are therefore all HH in the band set from line 10 that are not in existing subsidized housing in the specific market area used. They are therefore considered the most likely target market for a new rental project.
14	Income qual based on the specific band above	Ratio of the number of renter HH from income band set on line 9 divided by the total on line 11. Uses the HISTA data to determine the number of HH for the unit type in question that fall within these income parameters
15	Mobility Factor	For LIHTC projects this is always 100%. Presented for consideration and used as ratio only for SLIHTC or Market Rate deals.
16	Net Demand	The number of age and income qualified renter HH for unit type in question. Not since we have eliminated existing subsidized. These are income qualified who reside in rental situations other than affordable or subsidized housing.
	Market Growth/Contraction	The change in number of age/income qualified renter HH only. Tracked based on HISTA projections over the next five years. See the HISTA data in report and the addendum for details, the numbers are also presented in the text.
17	Applicable Growth (2 of the 5 years)(6)	We account for two of five years of growth. Accounts for construction/absorption. This is after income qualification bands. Not likely in Upstate NY that we will account for growth, but it is market specific
18	Total Demand By Unit Type	Adds line items 16 and 17
19	Number of Units	Total number of units for the bedroom type in question. Will be applied to set capture for this unit type
20	Capture for unit type	The results of dividing line 18 by line 19. The % of age/income qual hh for this unit type that the project must capture to reach supportable occupancy.
21	Ratio of total project (unit type compared to total)	Total number of units for this unit type/total number of units for the project. Necessary to apply weighted average for project capture.
22	Weighted Average Market Capture(pro-rated by type)	Weighted average of the line 21 results. Indicative of the total capture needed to reach stable occupancy for the project

Glossary/Explanatory Comments - Demand Model

1	Total Number of HH in the Market, Aged 55+	All senior HH aged 55 and above. Includes renters and owners from the HISTA data. Presented for reference not application.
2	% of Renters	The Total number of Renters divided by the total HH from line 1 above.
3	% of Owners	The Total number of Owners divided by the total HH from line 1 above.
4	Total Number of HH for the unit size(1)	All Senior HH aged 55 and above in One person HH. From the HISTA data for one person only. This line item includes renters and owners.
5	% of Renters for the unit size	The Total number of Renters divided by the total HH from line 4 above.
6	% of Owners for the unit size	The Total number of Owners divided by the total HH from line 4 above.
Renter Contribution		
7	Total number of renters based on HH size/Unit type	This section applies to the renter households only, not homeowners. Only the HISTA Renter HH data has been referenced. Based on the ratio from line 4 and 5 above. Also can be referenced from HISTA DATA renter one person HH.
8	Estimated Rents for Target Market - Gross Rent(2) <i>Note: In this case the low end will be used for afford. Since there is an adequate mix of low cost units.</i>	Gross Rents for the unit type in question. If there are multiple rents, each is represented here. Will be used to establish the income bands based on DHCR standards.
9	Income Qual. Range: (3)-Specific Range based on rents	Income Bands based on DHCR standards. Low= needed for affordability (low end rent from 8*12/48%) Upper= Max allowable (upper rent from 8*12/30%) The 30%-48% are the income bands based on rent to be charged. DHCR allows low to high based on rent, but requires that an adequate portion of units be set at the low end rent level for the unit type in question.
10	Income range used for initial project elimination;	This band is necessary to avoid a "double" project elimination. Explained in greater detail in text. Here the Low end extends to zero in order to account for all forms of subsidized housing in a market area. The upper end remains similar to the line 9 discussion.
11	Income Qualified HH From 0-Max(From 2005 HISTA)(4)	Accounts for all renter HH for the HH size in question that fall within the income bands set by line 10.
12	Elimination of Existing/Planned Competitors	All existing and planned subsidized housing in the market area. Corresponds to chart in the text that breaks out units by bedroom type. These need to be eliminated based on DHCR standards in order to avoid impact on existing subsidized. Correlates to a NET Demand model.
13	Net Demand	The results from subtracting line 12 from line 11. These are therefore all HH in the band set from line 10 that are not in existing subsidized housing in the specific market area used. They are therefore considered the most likely target market for a new rental project.
14	Income qual based on the specific band above	Ratio of the number of renter HH from income band set on line 9 divided by the total on line 11. Uses the HISTA data to determine the number of HH for the unit type in question that fall within these income parameters.
15	Mobility Factor	For LIHTC projects this is always 100%. Presented for consideration and used as ratio only for SLIHTC or Market Rate deals.
16	Net Demand	The number of age and income qualified renter HH for unit type in question. Not since we have eliminated existing subsidized. These are income qualified who reside in rental situations other than affordable or subsidized housing.
Senior Homeowner Contribution		
17	Total Income Qualified HH (From 2005 HISTA)(5)	Homeowner Analysis Only. Same income band as line item 9 above. Applies to the HH size applicable to the unit type, from the HISTA data for Senior Owners.
18	Mobility Factor	DHCR allows for inclusion of 10% of the existing senior Homeowners. This is applied without exception.
19	Net Demand	The results of Line 17* Line 18.
Market Growth/Contraction		
20	Applicable Growth (2 of the 5 years)(6)	The increase in number of age/income qualified renter HH only. Tracked based on HISTA projections over the next five years. See the HISTA data in report and the addendum for details, the numbers are also presented in the text. We account for two of five years of growth. Accounts for construction/absorption. This is after income qualification bands.
21	Total Demand By Unit Type	Adds line items 16, 19 and 20. All three components of demand.
22	Number of Units	Total number of units for the bedroom type in question. Will be applied to set capture for this unit type.
23	Capture for unit type	The results of dividing line 22 from line 21. The % of age/income qual hh for this unit type that the project must capture to reach supportable occupancy.
24	Ratio of total project (unit type compared to total)	Total number of units for this unit type/total number of units for the project. Necessary to apply weighted average for project capture.
25	Weighted Average Market Capture(pro-rated by type)	Weighted average of the line 24 results. Indicative of the total capture needed to reach stable occupancy for the project.

Addendum B
Additional HISTA Data



Claritas

POPULATION DATA

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Ribbon Demographics, LLC
 www.ribbondata.com
 Tel: 916-880-1644

Market Area - Marcy, NY

Changes in Population by Age & Sex

Estimated Change - 2020 to 2024

Projected Change - 2024 to 2029

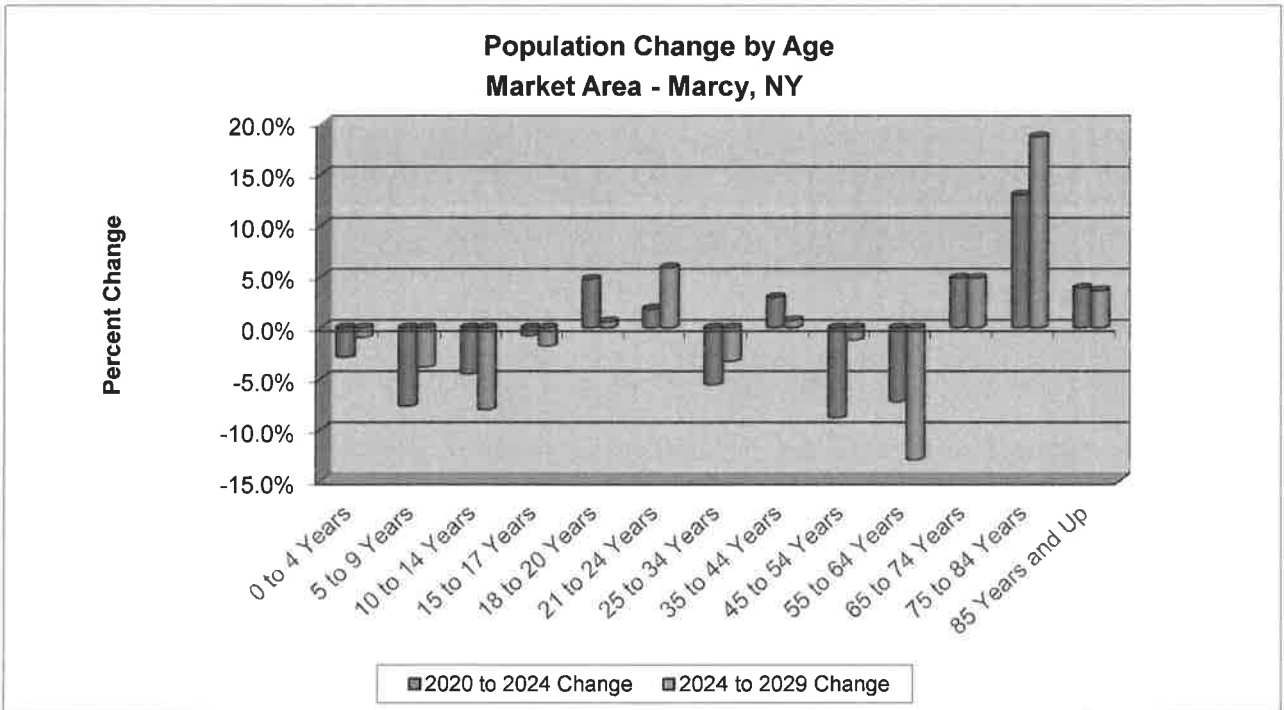
Age	Male	Female	Total Change	Percent Change	Age	Male	Female	Total Change	Percent Change
0 to 4 Years	-259	-104	-363	-2.9%	0 to 4 Years	-85	-29	-114	-0.9%
5 to 9 Years	-472	-581	-1,053	-7.7%	5 to 9 Years	-289	198	487	-3.8%
10 to 14 Years	-376	-271	-647	-4.5%	10 to 14 Years	-506	-585	-1,091	-8.0%
15 to 17 Years	49	-116	-67	-0.8%	15 to 17 Years	-97	-54	-151	-1.8%
18 to 20 Years	210	291	501	4.8%	18 to 20 Years	40	26	66	0.6%
21 to 24 Years	128	86	214	1.9%	21 to 24 Years	396	294	690	5.9%
25 to 34 Years	-673	-934	-1,607	-5.6%	25 to 34 Years	-259	-630	-889	-3.3%
35 to 44 Years	332	453	785	3.0%	35 to 44 Years	-25	223	198	0.7%
45 to 54 Years	-1,164	-1,254	-2,418	-8.8%	45 to 54 Years	92	-391	-299	-1.2%
55 to 64 Years	-1,222	-1,100	-2,322	-7.2%	55 to 64 Years	-2,045	-1,802	-3,847	-12.9%
65 to 74 Years	530	711	1,241	4.9%	65 to 74 Years	647	650	1,297	4.9%
75 to 84 Years	825	897	1,722	13.0%	75 to 84 Years	1,222	1,573	2,795	18.7%
85 Years and Up	56	186	242	3.9%	85 Years and Up	80	155	235	3.6%
Total	-2,036	-1,736	-3,772	-1.6%	Total	-829	-768	-1,597	-0.7%
62+ Years	n/a	n/a	2,924	5.4%	62+ Years	n/a	n/a	3,257	5.7%

Source: Claritas; Ribbon Demographics

POPULATION DATA

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Source: Claritas; Ribbon Demographics



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HOUSEHOLD DATA

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Market Area - Marcy, NY

Households by Income and Age

Five Year Projections - 2029

Income	Age	Age	Age	Age	Age	Age	Age	Age	Total	Percent
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	524	1,140	1,125	1,001	1,453	1,291	1,012	508	8,054	8.7%
\$15,000 - \$24,999	307	778	876	622	824	1,783	1,646	845	7,681	8.3%
\$25,000 - \$34,999	418	1,031	920	773	856	1,414	1,366	551	7,329	7.9%
\$35,000 - \$49,999	547	1,544	1,655	1,404	1,553	2,452	1,869	724	11,748	12.7%
\$50,000 - \$74,999	578	2,123	2,130	1,941	2,044	2,992	1,988	713	14,509	15.7%
\$75,000 - \$99,999	218	1,718	2,172	1,954	2,113	2,239	1,134	416	11,964	12.9%
\$100,000 - \$124,999	193	1,071	1,709	1,783	1,746	1,769	904	231	9,406	10.2%
\$125,000 - \$149,999	155	717	1,120	1,465	1,550	1,084	601	166	6,858	7.4%
\$150,000 - \$199,999	38	812	1,557	1,528	1,523	1,073	457	114	7,102	7.7%
\$200,000 and up	191	640	1,517	1,653	1,783	1,488	515	140	7,927	8.6%
Total	3,169	11,574	14,781	14,124	15,445	17,585	11,492	4,408	92,578	100.0%
Percent	3.4%	12.5%	16.0%	15.3%	16.7%	19.0%	12.4%	4.8%	100.0%	

Source: Claritas; Ribbon Demographics

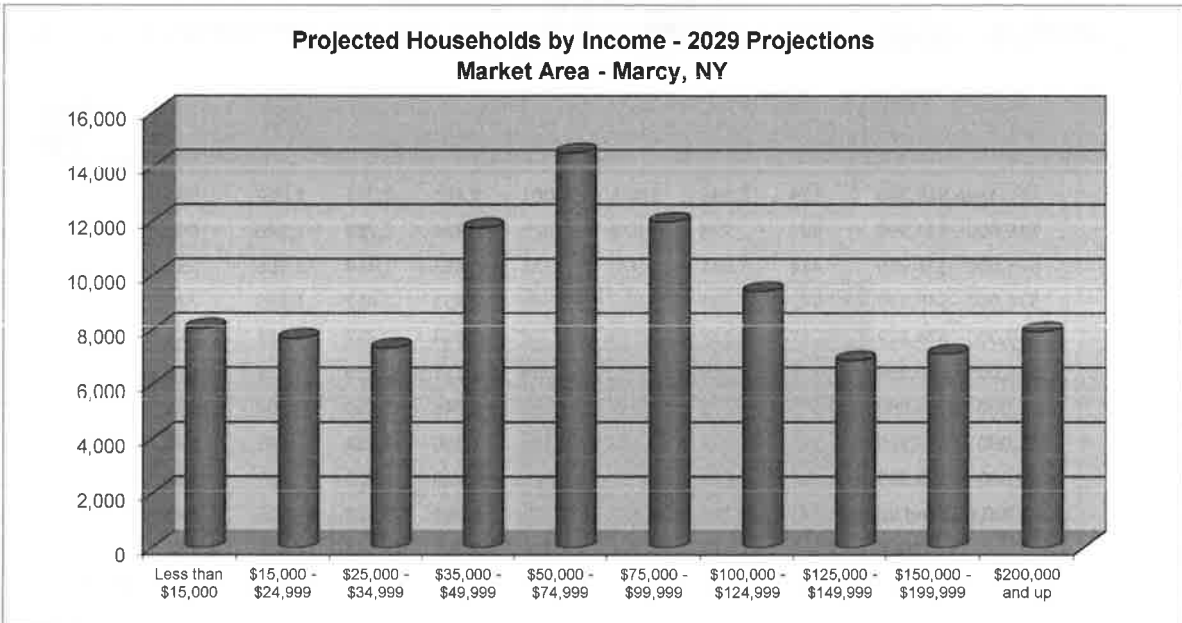
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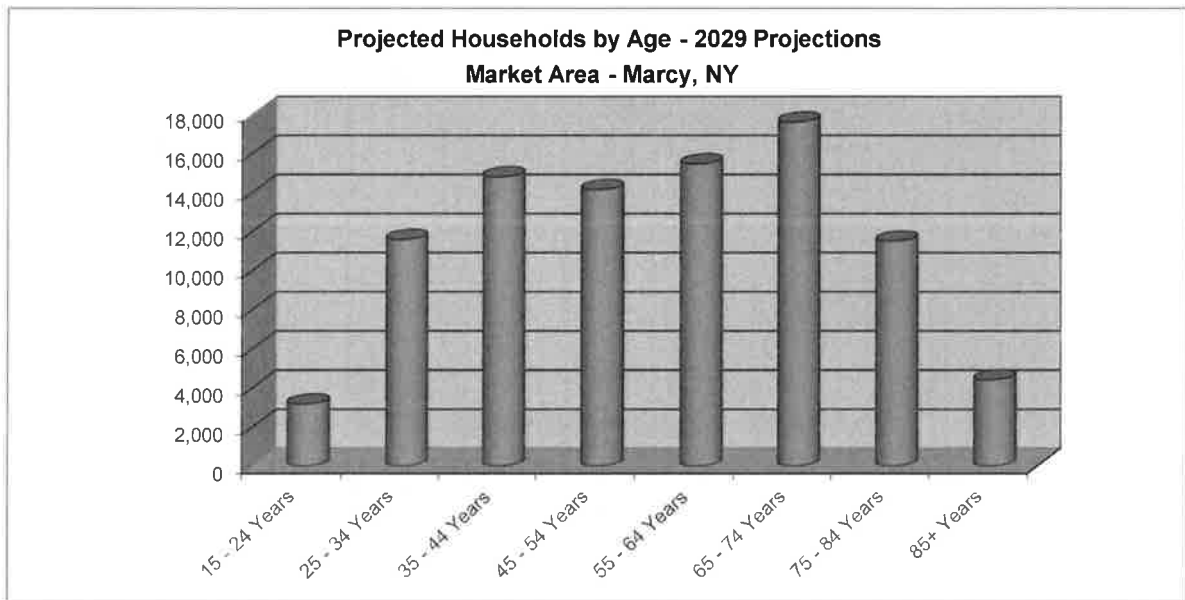
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Market Area - Marcy, NY
Renter Households

Age 15 to 54 Years

Base Year: 2011 - 2015 Estimates

	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	1,651	806	476	284	229	3,446
\$10,000-20,000	1,192	712	682	513	484	3,583
\$20,000-30,000	1,255	703	696	340	494	3,488
\$30,000-40,000	1,331	663	560	181	265	3,000
\$40,000-50,000	652	590	239	273	120	1,874
\$50,000-60,000	455	582	438	129	129	1,733
\$60,000-75,000	190	582	304	268	125	1,469
\$75,000-100,000	241	320	193	202	154	1,110
\$100,000-125,000	143	244	43	25	27	482
\$125,000-150,000	18	87	45	42	16	208
\$150,000-200,000	55	56	52	50	80	293
\$200,000+	72	37	54	27	7	197
Total	7,255	5,382	3,782	2,334	2,130	20,893

Renter Households

Aged 55 to 61 Years

Base Year: 2011 - 2015 Estimates

	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	575	141	11	22	1	750
\$10,000-20,000	463	148	29	4	5	649
\$20,000-30,000	309	182	63	3	0	557
\$30,000-40,000	185	141	21	3	14	364
\$40,000-50,000	69	100	27	8	4	208
\$50,000-60,000	119	89	41	8	1	258
\$60,000-75,000	60	84	9	2	0	155
\$75,000-100,000	45	84	42	18	0	189
\$100,000-125,000	26	34	9	6	24	99
\$125,000-150,000	31	26	8	1	1	67
\$150,000-200,000	17	12	16	12	0	57
\$200,000+	22	24	13	1	2	62
Total	1,921	1,065	289	88	52	3,415

Renter Households

Aged 62+ Years

Base Year: 2011 - 2015 Estimates

	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	987	79	36	10	11	1,123
\$10,000-20,000	2,202	293	54	33	14	2,596
\$20,000-30,000	1,156	199	51	11	7	1,424
\$30,000-40,000	575	220	28	20	6	849
\$40,000-50,000	343	170	25	16	7	561
\$50,000-60,000	276	117	69	16	18	496
\$60,000-75,000	165	234	24	28	11	462
\$75,000-100,000	161	110	50	28	3	352
\$100,000-125,000	104	65	29	8	5	211
\$125,000-150,000	64	46	5	4	4	123
\$150,000-200,000	63	14	11	5	9	102
\$200,000+	72	16	12	5	1	106
Total	6,168	1,563	394	184	96	8,405

Renter Households

All Age Groups

Base Year: 2011 - 2015 Estimates

	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	3,213	1,026	523	316	241	5,319
\$10,000-20,000	3,857	1,153	765	550	503	6,828
\$20,000-30,000	2,720	1,084	810	354	501	5,469
\$30,000-40,000	2,091	1,024	609	204	285	4,213
\$40,000-50,000	1,064	860	291	297	131	2,643
\$50,000-60,000	850	788	548	153	148	2,487
\$60,000-75,000	415	900	337	298	136	2,086
\$75,000-100,000	447	514	285	248	157	1,651
\$100,000-125,000	273	343	81	39	56	792
\$125,000-150,000	113	159	58	47	21	398
\$150,000-200,000	135	82	79	67	89	452
\$200,000+	166	77	79	33	10	365
Total	15,344	8,010	4,465	2,606	2,278	32,703

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**Market Area - Marcy, NY
Owner Households**

Age 15 to 54 Years

Base Year: 2011 - 2015 Estimates

	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	412	112	130	149	115	918
\$10,000-20,000	492	200	206	119	120	1,137
\$20,000-30,000	370	406	360	240	214	1,590
\$30,000-40,000	545	383	405	299	182	1,814
\$40,000-50,000	386	639	356	347	381	2,109
\$50,000-60,000	369	859	461	542	290	2,521
\$60,000-75,000	411	966	872	924	574	3,747
\$75,000-100,000	239	1,176	1,181	1,612	896	5,104
\$100,000-125,000	84	749	780	1,009	390	3,012
\$125,000-150,000	33	295	415	672	454	1,869
\$150,000-200,000	85	266	331	568	400	1,650
\$200,000+	<u>43</u>	<u>214</u>	<u>194</u>	<u>303</u>	<u>279</u>	1,033
Total	3,469	6,265	5,691	6,784	4,295	26,504

Owner Households

Aged 55 to 61 Years

Base Year: 2011 - 2015 Estimates

	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	154	145	60	7	10	376
\$10,000-20,000	311	208	69	39	5	632
\$20,000-30,000	361	246	111	6	36	760
\$30,000-40,000	302	267	78	33	40	720
\$40,000-50,000	301	327	77	50	30	785
\$50,000-60,000	273	420	154	71	29	947
\$60,000-75,000	281	506	237	69	50	1,143
\$75,000-100,000	132	843	382	103	93	1,553
\$100,000-125,000	88	458	358	113	55	1,072
\$125,000-150,000	67	412	143	41	48	711
\$150,000-200,000	33	239	169	87	26	554
\$200,000+	<u>42</u>	<u>262</u>	<u>102</u>	<u>45</u>	<u>48</u>	499
Total	2,345	4,333	1,940	664	470	9,752

Owner Households

Aged 62+ Years

Base Year: 2011 - 2015 Estimates

	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	631	319	43	24	25	1,042
\$10,000-20,000	2,228	594	54	13	16	2,905
\$20,000-30,000	1,708	1,272	101	34	6	3,121
\$30,000-40,000	1,267	1,491	106	34	23	2,921
\$40,000-50,000	749	1,362	132	40	52	2,335
\$50,000-60,000	473	1,240	142	77	39	1,971
\$60,000-75,000	443	1,274	290	134	72	2,213
\$75,000-100,000	383	1,499	273	120	46	2,321
\$100,000-125,000	159	988	159	68	78	1,452
\$125,000-150,000	92	462	64	27	10	655
\$150,000-200,000	75	338	86	33	16	548
\$200,000+	<u>100</u>	<u>301</u>	<u>91</u>	<u>24</u>	<u>12</u>	528
Total	8,308	11,140	1,541	628	395	22,012

Owner Households

All Age Groups

Base Year: 2011 - 2015 Estimates

	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	1,197	576	233	180	150	2,336
\$10,000-20,000	3,031	1,002	329	171	141	4,674
\$20,000-30,000	2,439	1,924	572	280	256	5,471
\$30,000-40,000	2,114	2,141	589	366	245	5,455
\$40,000-50,000	1,436	2,328	565	437	463	5,229
\$50,000-60,000	1,115	2,519	757	690	358	5,439
\$60,000-75,000	1,135	2,746	1,399	1,127	696	7,103
\$75,000-100,000	754	3,518	1,836	1,835	1,035	8,978
\$100,000-125,000	331	2,195	1,297	1,190	523	5,536
\$125,000-150,000	192	1,169	622	740	512	3,235
\$150,000-200,000	193	843	586	688	442	2,752
\$200,000+	<u>185</u>	<u>777</u>	<u>387</u>	<u>372</u>	<u>339</u>	2,060
Total	14,122	21,738	9,172	8,076	5,160	58,268

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**Market Area - Marcy, NY
Renter Households**

Age 15 to 54 Years

Year 2029 Projections

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	1,184	478	236	194	152	2,244
\$10,000-20,000	712	394	427	357	238	2,128
\$20,000-30,000	900	441	384	276	407	2,408
\$30,000-40,000	1,116	516	469	166	287	2,554
\$40,000-50,000	903	644	259	315	255	2,376
\$50,000-60,000	472	503	424	171	151	1,721
\$60,000-75,000	386	683	277	339	244	1,929
\$75,000-100,000	561	699	289	240	244	2,033
\$100,000-125,000	355	503	103	99	71	1,131
\$125,000-150,000	103	170	206	112	65	656
\$150,000-200,000	235	187	181	132	148	883
\$200,000+	436	127	249	152	82	1,046
Total	7,363	5,345	3,504	2,553	2,344	21,109

Renter Households

Aged 55 to 61 Years

Year 2029 Projections

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	271	68	10	7	1	357
\$10,000-20,000	412	96	24	3	6	541
\$20,000-30,000	161	81	26	2	1	271
\$30,000-40,000	151	93	11	9	12	266
\$40,000-50,000	77	129	15	5	3	229
\$50,000-60,000	97	48	37	7	5	194
\$60,000-75,000	72	69	22	3	8	174
\$75,000-100,000	71	92	53	23	4	243
\$100,000-125,000	98	37	10	5	30	180
\$125,000-150,000	98	54	15	1	3	171
\$150,000-200,000	98	30	25	25	5	183
\$200,000+	105	75	16	5	3	204
Total	1,711	862	264	95	81	3,013

Renter Households

Aged 62+ Years

Year 2029 Projections

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	803	53	26	10	9	901
\$10,000-20,000	2,077	281	49	33	8	2,448
\$20,000-30,000	1,479	279	86	21	11	1,876
\$30,000-40,000	729	248	32	29	16	1,054
\$40,000-50,000	755	212	38	22	19	1,046
\$50,000-60,000	417	162	43	18	18	658
\$60,000-75,000	356	387	53	23	19	838
\$75,000-100,000	477	215	54	47	10	803
\$100,000-125,000	472	130	49	29	10	690
\$125,000-150,000	376	137	27	11	7	558
\$150,000-200,000	357	62	14	6	13	452
\$200,000+	419	86	23	13	5	546
Total	8,717	2,252	494	262	145	11,870

Renter Households

All Age Groups

Year 2029 Projections

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	2,258	599	272	211	162	3,502
\$10,000-20,000	3,201	771	500	393	252	5,117
\$20,000-30,000	2,540	801	496	299	419	4,555
\$30,000-40,000	1,996	847	512	204	315	3,874
\$40,000-50,000	1,735	985	312	342	277	3,651
\$50,000-60,000	986	713	504	196	174	2,573
\$60,000-75,000	814	1,139	352	365	271	2,941
\$75,000-100,000	1,109	1,006	396	310	258	3,079
\$100,000-125,000	925	670	162	133	111	2,001
\$125,000-150,000	577	361	248	124	75	1,385
\$150,000-200,000	690	279	220	163	166	1,518
\$200,000+	960	288	288	170	90	1,796
Total	17,791	8,459	4,262	2,910	2,570	35,992

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Market Area - Marcy, NY

Owner Households

Age 15 to 54 Years

Year 2029 Projections

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	187	43	29	41	29	329
\$10,000-20,000	147	32	28	33	38	278
\$20,000-30,000	143	120	81	90	103	537
\$30,000-40,000	247	158	147	126	126	804
\$40,000-50,000	233	272	177	125	200	1,007
\$50,000-60,000	267	355	224	218	123	1,187
\$60,000-75,000	328	571	396	438	202	1,935
\$75,000-100,000	351	983	941	1,087	667	4,029
\$100,000-125,000	137	1,157	934	905	492	3,625
\$125,000-150,000	109	607	646	806	633	2,801
\$150,000-200,000	256	394	657	936	809	3,052
\$200,000+	195	580	680	816	684	2,955
Total	2,600	5,272	4,940	5,621	4,106	22,539

Owner Households

Aged 55 to 61 Years

Year 2029 Projections

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	71	39	21	5	5	141
\$10,000-20,000	121	53	26	17	5	222
\$20,000-30,000	122	59	31	3	14	229
\$30,000-40,000	154	117	39	15	20	345
\$40,000-50,000	185	159	20	94	18	476
\$50,000-60,000	130	235	65	19	18	467
\$60,000-75,000	201	199	99	25	35	559
\$75,000-100,000	187	644	302	47	55	1,235
\$100,000-125,000	159	408	393	78	38	1,076
\$125,000-150,000	119	571	164	55	49	958
\$150,000-200,000	94	363	310	143	35	945
\$200,000+	142	550	252	87	94	1,125
Total	1,685	3,397	1,722	588	386	7,778

Owner Households

Aged 62+ Years

Year 2029 Projections

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	475	174	21	9	29	708
\$10,000-20,000	1,174	286	41	20	18	1,539
\$20,000-30,000	1,399	755	66	37	24	2,281
\$30,000-40,000	1,340	1,000	75	40	17	2,472
\$40,000-50,000	1,090	1,379	146	83	47	2,745
\$50,000-60,000	614	1,080	119	48	58	1,919
\$60,000-75,000	777	1,580	349	154	68	2,928
\$75,000-100,000	917	2,134	344	161	65	3,621
\$100,000-125,000	525	1,689	303	105	82	2,704
\$125,000-150,000	435	1,020	185	58	16	1,714
\$150,000-200,000	379	884	213	73	38	1,587
\$200,000+	573	1,061	279	61	77	2,051
Total	9,698	13,042	2,141	849	539	26,269

Owner Households

All Age Groups

Year 2029 Projections

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	733	256	71	55	63	1,178
\$10,000-20,000	1,442	371	95	70	61	2,039
\$20,000-30,000	1,664	934	178	130	141	3,047
\$30,000-40,000	1,741	1,275	261	181	163	3,621
\$40,000-50,000	1,508	1,810	343	302	265	4,228
\$50,000-60,000	1,011	1,670	408	285	199	3,573
\$60,000-75,000	1,306	2,350	844	617	305	5,422
\$75,000-100,000	1,455	3,761	1,587	1,295	787	8,885
\$100,000-125,000	821	3,254	1,630	1,088	612	7,405
\$125,000-150,000	663	2,198	995	919	698	5,473
\$150,000-200,000	729	1,641	1,180	1,152	882	5,584
\$200,000+	910	2,191	1,211	964	855	6,131
Total	13,983	21,711	8,803	7,058	5,031	56,586

Addendum C

Qualifications and Licenses



M. Scott Allen

MAI

*Executive Vice President
Specialty Practice Leader – HUD
FHA/Affordable Housing*

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YEARS OF EXPERIENCE

20+

AREAS OF SPECIALTY

Valuation & Advisory

Market Analysis

Multifamily

Land

HUD FHA/MAP

LIHTC Appraisals and Market
Studies

Scott Allen, MAI joined Newmark Valuation & Advisory in 2019 as an Executive Vice President of the company's Buffalo office. A 35-year industry veteran, Scott has prepared valuations and market analyses across a broad range of property types that includes residential housing, low-income housing projects, apartments, student apartments, historic preservation projects, senior housing projects, commercial property and vacant land.

Over the course of his career, Scott has focused on producing quality market analyses and appraisal work in a timely manner for mortgage lenders, corporations, non-profits, tax credit syndicators, private developers/investors, and government entities including HUD, Rural Development, and Fannie Mae/Freddie Mac.

Scott began his career as a certified general appraiser and currently focuses his efforts on market analysis and appraisal work related to multifamily and residential housing. Prior to joining Newmark, Scott was principal and partner of GAR Associates, a commercial real estate and advisory firm established in 1961.

Professional Affiliations

- Member and Past Chairperson, National Council of Housing Market Analysts (NCHMA)
- Board of Directors, National Housing & Rehabilitation Association (NH&RA)
- Member, Eastern & Western Lenders Association (HUD Lenders)
- Member, New York State Association for Affordable Housing (NYSFAFH)

Licenses and Designations

- MAI designation, Appraisal Institute
- Certified general real estate property appraiser, state of New York
- Certified general real property appraiser, states of Arizona, Connecticut, Maryland, Massachusetts, New Jersey, New York, Pennsylvania, Vermont, and Virginia
- Approved Market Analyst by New York State HCR and ADOH (Arizona Department of Housing)
- HUD MAP appraisal and market analysis, and instructor for the MBA HUD Lender training/appraisal principals and procedures

Education

Scott earned his Bachelor of Arts degree in materials and logistics management from Michigan State University's College of Business in 1986. He is currently certified by the Appraisal Institute's voluntary program of continuing education for its designated members and has been an approved instructor for the HUD MAP Underwriting Training Program since 2013.

Certificate of Membership

NEWMARK

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Designation Maintained By
Christina Hoburg, M. Scott Allen

Membership Term
4/1/2023 - 3/31/2024



A handwritten signature in green ink that reads "Kaitlyn Snyder". The signature is fluid and cursive.

Kaitlyn Snyder
Managing Director, NH&RA



Dave M. Carlon

Senior Vice President

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YEARS OF
EXPERIENCE

30

AREAS OF
SPECIALTY

Valuation & Advisory
Market Study/Analysis
Multifamily Apartments
Student Housing
Senior Living
NNN Retail Uses
Mixed Use Commercial
Industrial
Low Income Housing Tax
Credit
Brownfield/Historic Tax Credit

David Carlon joined Newmark Valuation & Advisory in 2019 as a Senior Vice President in the Buffalo office. He focuses on market analyses and appraisal work related to multifamily and residential housing, and has wide-ranging experience in student housing, retail, triple-net single-user national tenant uses, general office, commercial and industrial uses, vacant land and many other complex property types.

A 30-year industry veteran, Dave has prepared valuations and market analyses across a broad range of property types that includes residential housing, low-income housing projects, conventional market rate and senior apartments, student housing, historic preservation projects, brownfield tax credits and assisted living/nursing homes.

Over the course of his career, Dave has focused on producing quality market analyses and appraisal work in a timely manner for mortgage lenders, corporations, non-profits, tax credit syndicators, private developers/investors and government entities including Rural Development, HUD and Fannie Mae/Freddie Mac. He also has experience with feasibility studies, rent studies and litigation support regarding tax assessment work.

Prior to joining Newmark, Dave was an appraiser at GAR Associates, a commercial real estate and advisory firm established in 1961.

Professional Affiliations

– New York State Association for Affordable Housing

Licenses and Designations

– Certified general real estate property appraiser, states of:

- Connecticut
- New Jersey
- New York
- Pennsylvania

Education

Dave earned his Bachelor of Science degree in finance from the University of New Haven and has completed additional real estate appraisal coursework through certified online learning websites and the Appraisal Institute.



Joseph D. Sievert

Vice President

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m 716-628-6667
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YEARS OF
EXPERIENCE

10+

AREAS OF
SPECIALTY

- Valuation & Advisory
- Market Study/Analysis
- Multifamily
- Residential Housing
- Commercial
- Mixed-Use
- Community Revitalization
- Land
- Low Income Housing Tax Credit
- Brownfield/Historic Tax Credit

Joseph D. Sievert joined Newmark Valuation & Advisory in 2019 as a Senior Appraiser in the Buffalo, New York office. Joseph has prepared valuations and market analyses across a wide range of property types including residential housing, low-income housing projects, special needs/supportive housing, student apartments, historic preservation projects, senior housing projects, commercial property and vacant land.

Over the course of his career, Joseph has focused on producing quality market analyses and appraisal work in a timely manner for mortgage lenders, corporations, non-profits, tax credit syndicators, private developers/investors, and government entities including Fannie Mae/Freddie Mac, HUD and Rural Development. Joseph has prepared various consulting reports for municipalities related to workforce housing, downtown revitalization plans, planned unit developments, smart growth approaches and policy solutions for vacant property revitalization and marketing.

Joseph started his career in the appraisal field in 2011 and focuses his work efforts on market analysis and appraisal work related to multifamily and residential housing. Prior to joining Newmark, Joseph was an Analyst at GAR Associates, a commercial real estate and advisory firm established in 1961.

Professional Affiliations

- New York State Association for Affordable Housing

Licenses and Designations

- Appraiser Trainee in New York State

Education

Joseph earned his Bachelor of Arts degree in Environmental Studies Public Policy from Hobart College in 2005 and later earned his Master's degree in Regional and Urban Planning at the State University of New York at Buffalo in 2012.