



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

<https://www.oneidacountyida.org/>

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.

5974 Judd Rd

Project Name

10/04/2024

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: Yoder Properties, LTD

1(b) Principal Address: 109 Miles Ave SW
Canton, Ohio 44710

1(c) Telephone/Facsimile Numbers: 330-478-2100 Ext. 1139 & 1136

1(d) Email Address: Mark.Taylor@starktruss.com

1(e) Secondary Email Address Jason.Brown@starktruss.com

1(f) Contact Person: Mark Taylor, CFO

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) Ohio

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.

Name	Address	Percentage of Ownership
<p>Yoder Properties, LTD, is the real property entity, and shares common ownership with Stark Truss Company, Inc., the operating company.</p> <p>Please see the attached exhibit for a breakdown of owners and their respective ownership percentages.</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

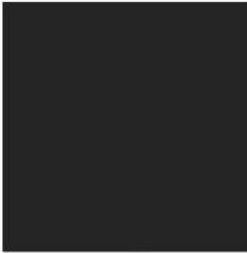
Yoder Properties, LTD, is the real property entity, and shares common ownership with Stark Truss Company, Inc., the operating company.

Please see the attached exhibit for a breakdown of owners and their respective ownership percentages.

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

Yoder Properties

Stark Truss



100.00%

100.00%

Applicant's Counsel and Accountant

3(a) Applicant's Attorney

Name/Title: Jason Brown, Esq. - Risk Manager
Firm: Stark Truss Company, Inc.
Address: 109 Miles Ave SW
Canton, Ohio 44710
Telephone/Fax: 330-478-2100 ext. 1136
Email: jason.brown@starktruss.com

Local counsel to be retained as necessary.

3(b) Applicant's Accountant

Name/Title: Dan Kloha
Firm: 415 Group
Address: 4300 Munson St. NW
Canton, OH 44718
Telephone/Fax: 330-492-0094
Email: Dkloha@415group.com

Business Description

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

Stark Truss Company, Inc., founded in 1963, is a leading manufacturer and supplier of wood components for the construction industry. With over 60 years of experience supplying large multi-family and commercial developments, single-family track and custom homes, and agricultural buildings – Stark Truss has the resources to provide expertise to almost any construction project. Stark Truss is dedicated to providing high-quality components from plants located in Ohio, Indiana, Missouri, Kentucky, Virginia, South Carolina, North Carolina, New York, Rhode Island, and Georgia that service 20 states throughout the Central to Eastern US.

Our construction product line includes roof and floor trusses, wall panels, laminated veneer lumber (LVL), I-joists, glulam posts, pre-built stairs, StarkLam beams, and connector hardware.

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.

Stark Truss Company, Inc. plans to construct a new 27,200 SF wooden truss/building component manufacturing facility located at 5974 Judd Rd, Oriskany, New York 13424 on a 15-acre site. In addition to the manufacturing facility, there will also be a 2,000 SF 2-story wood-built office building attached to the main manufacturing structure. This project is sited immediately across Judd Rd. from the Onedia County Public Works complex and will result in the development of a previously underutilized lot of undeveloped land. The new facility will create an attractive environment for new talent seeking career opportunities at a respected company with a long track record of success. This expansion will retain the existing 24 employees and will lead to the creation of 8 new full-time positions, many of which will be entry level and thus made available to individuals of all socioeconomic backgrounds. These newly-created jobs will include manufacturing jobs for Roof Truss, Floor Truss, and Wall Panel manufacturing. There will also be additional jobs available serving in support roles for the manufacturing process such as Truck Drivers, Yard/Lift Employees, Office Employees, Design Jobs, and others.

Reasons for Project

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

Stark Truss Company, Inc. plans to undertake this project because it will create an attractive environment for new talent seeking long-term career opportunities with the company.

The company's current facility in Whitesboro, NY, makes it challenging to attract and retain employee talent and this new site is vital for strengthening and growing Stark Truss Company's presence in the upstate New York region.

The new intended site will also allow for business growth to continue unhindered by the site-specific limitation of its current location. Moving operations from an old industrial facility located in a floodplain to the proposed Judd Rd site will allow for increased manufacturing capacity as well as assisting in growing the company's local workforce.

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

Stark Truss Company, Inc. is requesting the assistance of OCIDA with the project to enable the company to maintain a presence in Oneida County and retain its existing employees along with adding additional employees. The OCIDA benefits make the proposed project feasible due to increased project costs stemming from material pricing and labor inflation.

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?

If funding was not secured, Stark Truss Company, Inc.'s expansion project and growth plans would be severely impeded. Investment and expansion would likely be redirected to a different location resulting in operations being moved outside of Onedia County and potentially to other existing Stark Truss Company plants outside of New York.

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.

The proposed project will strengthen Stark Truss Company's ties in the region and result in a significant commitment of resources to expand operations and grow the employee base in the county. Being able to build on existing connections and employee networks presents a strong reason for investing in the proposed project.

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.

Stark Truss Company currently leases space for its manufacturing operations at a facility located at 44 Old Mohawk St. Whitesboro, NY 13492 which formerly served as a foundry. The nature and age of the building and limited ground/yard space limits growth and operational efficiency. The site's location in a flood plain also results in disruption to business activities. Importantly, the location and nature of this facility make it difficult to attract and retain a talented workforce.

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).

An application in 2023 for a proposed site at 878 Ellsworth Rd. was submitted to both OCIDA and ESDC but site-specific issues resulted in this project being terminated.

Several years ago the company had some assistance with OJT through local Working Solutions.

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.

Stark Truss Company intends to file an application for CFA incentives for the same proposed project at Judd Rd. within this 180 day window.

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 checked="" type="checkbox"/> | Manufacturing | <input type="text" value="100"/> | % |
| <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 type="checkbox"/> | Commercial or Recreational | <input type="text"/> | % |
| <input type="checkbox"/> | Retail | <input type="text"/> | % |

- | | | | | |
|----------------------|--------------------------|--|----------------------|---|
| Add Housing Addendum | <input type="checkbox"/> | Residential housing (specify) _____ | <input type="text"/> | % |
| | <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 type="checkbox"/> Fill-in Real Property Tax Abatement (value of PILOT savings): \$	361,665
<input type="checkbox"/> Mortgage Tax Exemption (.75%) \$	18,875.45
Amount of mortgage: \$	2,516,726 (fill-in)
<input type="checkbox"/> Sales and Use Tax Exemption ** (8.75%) \$	133,000.00 (Not available for solar)
Value of goods/services to be exempted from sales tax: \$	1,520,000 (fill-in)
<input type="checkbox"/> Issuance by the Agency of Tax Exempt Bonds(bond dollar value)\$	_____

**** TOTAL EXEMPTION ASSISTANCE REQUESTED: \$ 513,540**

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

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

** Note that the estimate provided above will be provided to the New York State Department of Taxation and Finance. The Applicant acknowledges that the transaction documents will include a covenant by the Applicant that the estimate, above, represents the maximum amount of sales and use tax benefit currently authorized by the Agency with respect to this Application. The Agency may utilize the estimate, above, as well as the (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.

PAYMENT IN LIEU OF TAX BENEFIT VALUE CALCULATOR

To be used as guidance to calculate the PILOT Benefit value on Page 9 of application. Rates and assessments are for example only.

Information on Real Property Proposed For PILOT	
Estimated Assessment in 1,000s	\$ 1,300

Stark Truss

Provide

Tax Rates Per 1k of Assessment at time of application*	Full Payment	Rate Year	Muni
Oneida County	\$ 10.290961	24	Oneida
City or Township**	\$ 4.575305	24	Whitestown
Village**	\$ -		
School District	\$ 33.820482	24-25	Oriskany
Total	\$ 48.686748		

\$ 49.66 25 26 27
\$ 50.65 \$ 51.67

*Do not include Special District Tax Rates **Verify equalization rates with jurisdiction for parity with other jurisdictions
Annual rate increase factor of 2% is used in calculator

PILOT VALUE CALCULATOR VALUES	1.02	1.04	1.06	Estimated Pyt.	PILOT Value
		Full		IDA-Industrial	
Payment Based on 3-31-2026 TSD	\$ 51.67	\$ 67,167		\$ 22,389	\$ 44,778
Year 2 Payment	\$ 52.70	\$ 68,510		\$ 22,837	\$ 45,673
Year 3 Payment	\$ 53.75	\$ 69,880		\$ 23,293	\$ 46,587
Year 4 Payment	\$ 54.83	\$ 71,278		\$ 23,759	\$ 47,519
Year 5 Payment	\$ 55.93	\$ 72,704		\$ 24,235	\$ 48,469
Year 6 Payment	\$ 57.04	\$ 74,158		\$ 24,719	\$ 49,388
Year 7 Payment	\$ 58.19	\$ 75,641		\$ 25,214	\$ 50,427
Year 8 Payment	\$ 59.35	\$ 77,154		\$ 25,718	\$ 51,436
Year 9 Payment	\$ 60.54	\$ 78,697		\$ 26,232	\$ 52,464
Year 10 Payment	\$ 61.75	\$ 80,271		\$ 26,757	\$ 53,514
Totals:		\$ 735,458		\$ 373,792	\$ 361,665

Abatement Percentages	Full	485-b	IDA-Comm	IDA-Industrial
Year 1		50	50	66.66666
Year 2		45	50	66.66666
Year 3		40	25	66.66666
Year 4		35	25	66.66666
Year 5		30	25	66.66666
Year 6		25		33.33333
Year 7		20		33.33333
Year 8		15		33.33333
Year 9		10		33.33333
Year 10		5		33.33333

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

10-Sep-24

Name of Applicant: Yoder Properties, Ltd. (Real Estate Co. for Stark Truss)
Miles Ave SW Canton, OH 44710
 Description of Project: New Constuction & equipping facility Jud Road

Name of All Sublessees or Other Occupants of Facility: Stark Truss Company, Inc.
Currently operates from leased bldg. in Whitesboro
44 Old Mohawk St.

Principals or Parent of Applicant: Stephen Yoder, President
Tom Rufener, Proj. Mgr.

Products or Services of Applicant to be produced or carried out at facility: Wooden truss/building component manufacturing

Estimated Date of Completion of Project: Aug-25

Type of Financing/ Structure:

<input type="checkbox"/>	Tax-Exempt Financing
<input type="checkbox"/>	Taxable Financing
<input checked="" type="checkbox"/>	Sale/ Leaseback
<input type="checkbox"/>	Other

Type of Benefits being Sought by Applicant:

<input type="checkbox"/>	Taxable Financing
<input type="checkbox"/>	Tax-Exempt Bonds
<input checked="" type="checkbox"/>	Sales Tax Exemption on Eligible Expenses Until Completion
<input checked="" type="checkbox"/>	Mortgage Recording Tax Abatement
<input checked="" type="checkbox"/>	Real Property Tax Abatement

Project Costs

Land Acquisition	\$ 240,000
Existing Building(s) ACQUISITION	\$ -
Existing Building(S) RENOVATION	\$ -
NEW Building(s) CONSTRUCTION	\$ 1,968,263
Installation Costs	\$ 90,000
Site Preparation/Parking Lot Construction	\$ 875,680
Machinery & Equipment (other than furniture)	\$ 1,023,713
Furniture & Fixtures	\$ -
Architectural & Engineering	\$ 41,525
Legal Fees (applicant, IDA, bank, other counsel)	\$ 15,000
Financial (all costs related to project financing)	\$ 5,000
Permits	\$ 5,440
Other	
Agency Fee	\$ 21,373
TOTAL COST OF PROJECT	\$ 4,285,994

Assistance Provided by the Following:

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

Company Information

Existing Jobs
Created Jobs FTE (over three years)
Retained Jobs

24
8
24

Average Salary of these Positions

\$	61,000
\$	61,000
\$	61,000

Earnings Information for Oneida County

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

\$	61,000
\$	25,000
\$	32,000

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

15

Calculation of Benefits (3 Year Period)

	Total Earnings	Revenues
Direct Jobs		
Created	\$ 1,464,000	\$ 62,220
Existing	\$ 4,392,000	\$ 186,660
Indirect Jobs		
Created	\$ 1,500,000	\$ 63,750
Existing	\$ 4,500,000	\$ 191,250
Construction - only one year		
Person Years	\$ 469,431	\$ 19,951
TOTALS Calculation of Benefits (3 Yr Period)	\$ 12,325,431	\$ 523,831

TAXABLE GOODS & SERVICES

		Spending Rate	Expenditures	State & Local Sales Tax Revenues
Direct Jobs	Created	36%	\$ 527,040	\$ 51,386
	Existing	0.36	\$ 1,581,120	\$ 154,159
Indirect Jobs	Created	0.36	\$ 540,000	\$ 52,650
	Existing	0.36	\$ 1,620,000	\$ 157,950
Construction - only one year	Person Years	0.36	\$ 168,995	\$ 16,477
<u>TOTAL TAXABLE GOODS & SERVICES</u>			\$ 4,437,155	\$ 432,623

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:	33.820482	Oriskany	24-25
Tax Rate for Municipality where facility is located:	4.575305	Whitestown	2024
Tax Rate for County:	10.290961	Oneida	2024
	Total Rate:		
	48.686748		
Real Property Taxes Paid:	\$ 105,942		

COSTS: IDA BENEFITS

Real Property Taxes Abatement	\$ 361,665
Mortgage Tax Abated (.75%)	\$ 18,875
Estimated Sales Tax Abated During Construction Period (8.75%)	\$ 133,000
Total:	\$ 513,540

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.

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:

5974 Judd Rd

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

Whitestown

7(c) School District:

Oriskany School

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

Vacant - formerly site of a homestead.

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

Light Manufacturing

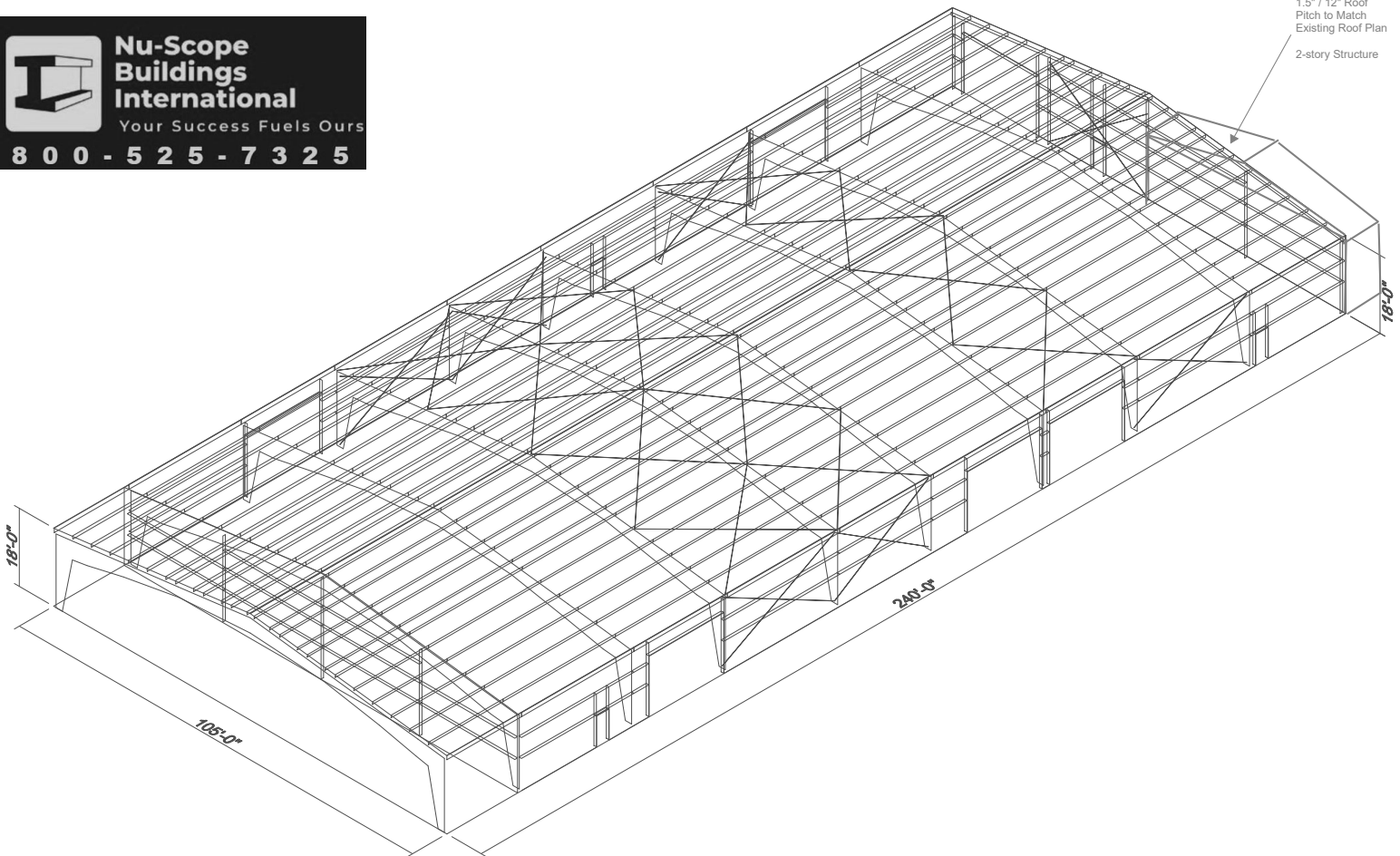
7(f) Please describe in detail the facility to be acquired, constructed or renovated (including number of buildings, square footage, number of floors, type of construction,) and attach plot plans, photos or renderings, if available. If there are infrastructure improvements (water, sewer, gas, electrical,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

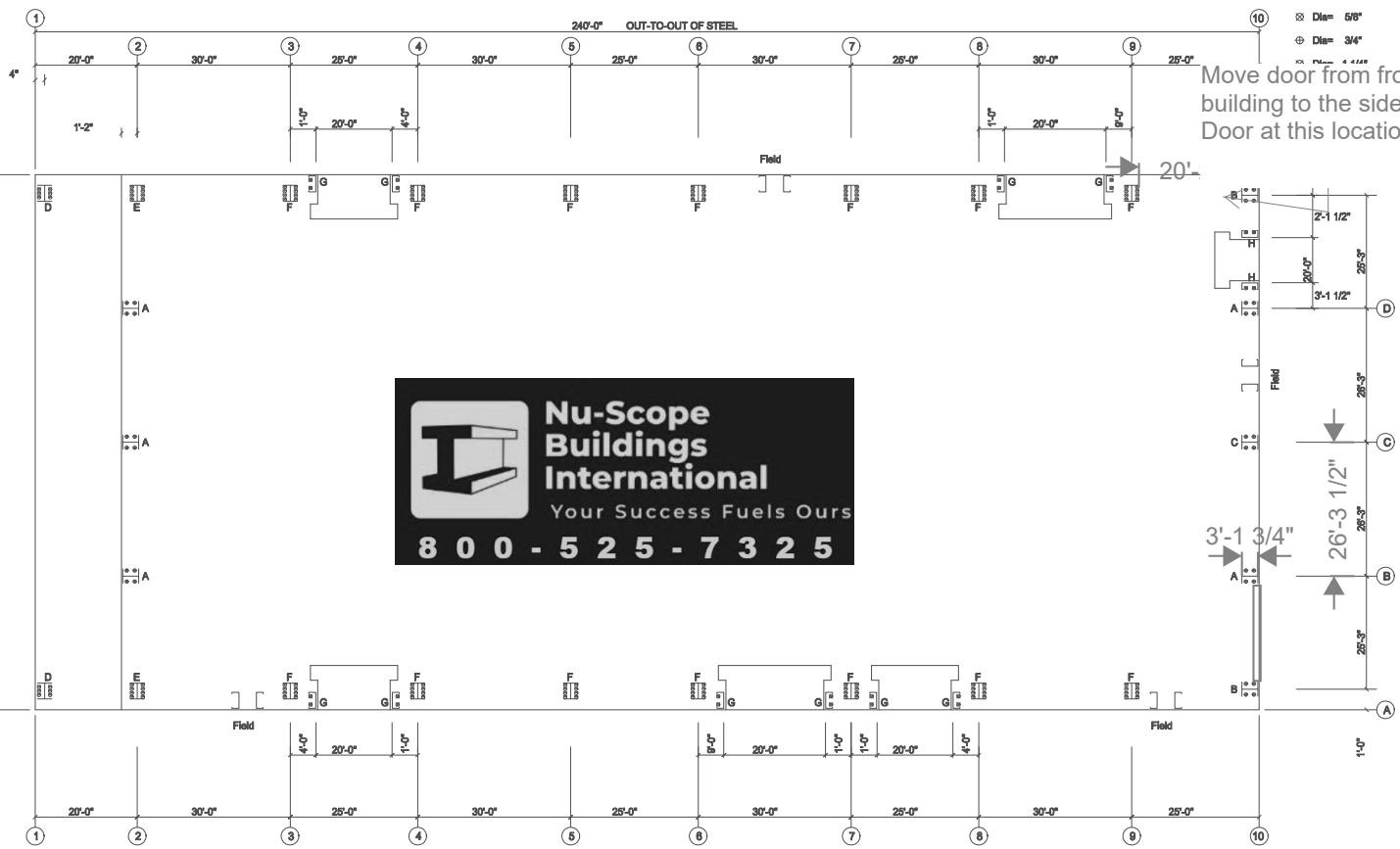
Yoder Properties LTD. plans to, with the acquisition of the 5974 Judd Rd property, build a new 27,200 SF PEMB manufacturing facility. This includes a 2000SF 2-story wood office structure off of the front of the main PEMB structure. The building will be insulated with R30 WMP-VRR insulation in the walls, and R38 Simple Saver's double banded system in the roof. We plan to heat the building with a radiant heating system in the concrete floor of the facility. The building will be powered with 3-phase 600 amp / 480V service. The building will also have a Fire Suppression system.

Attached are the preliminary site plan and building drawings.

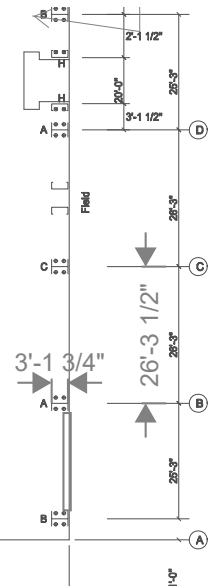


**Nu-Scope
Buildings
International**
Your Success Fuels Ours
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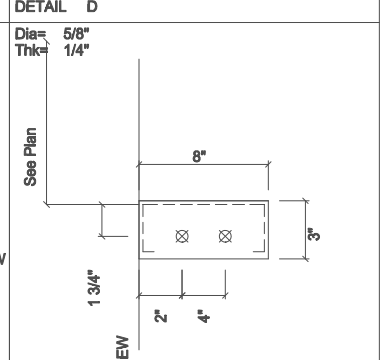
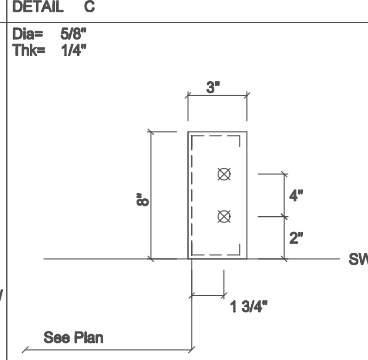
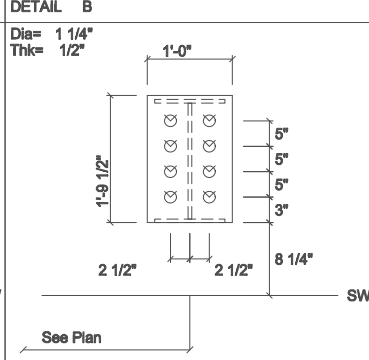
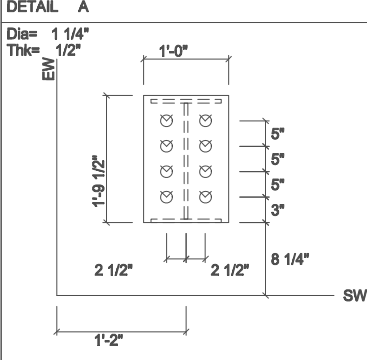
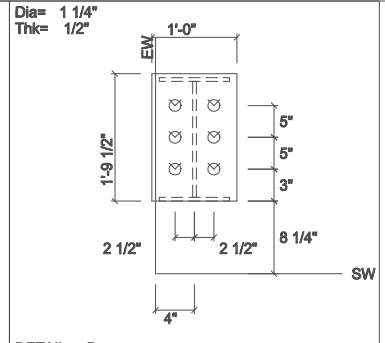
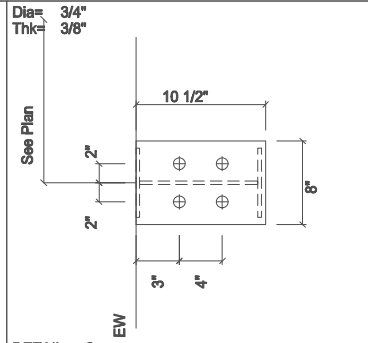
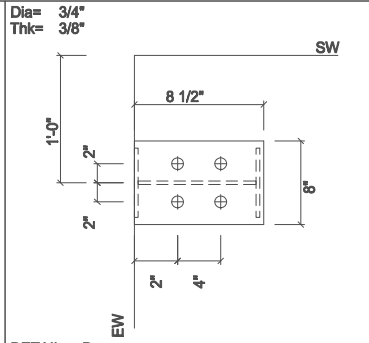
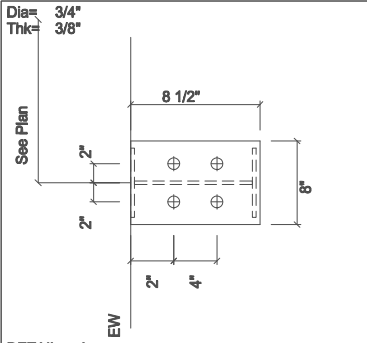




Move door from front building to the side. 10' Door at this location.



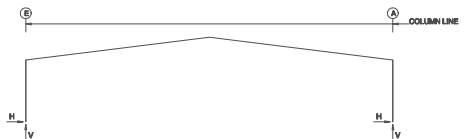
ANCHOR BOLT PLAN
NOTE: All Base Plates @ 100'-0" (U.N.)



ENDWALL COLUMN: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frame Line	Col Line	Load ID	Column Reactions (k)	Base Plate (k)	Thick	Grout (k)							
			Load H	Load V	Width	Length							
2	D	7	2.9	0.1	8	-2.7	0.1	4	0.780	8.000	8.600	0.375	0.0
2	C	7	2.4	0.1	8	-3.1	0.1	4	0.780	8.000	8.600	0.375	0.0
2	B	7	2.9	0.1	8	-2.7	0.1	4	0.780	8.000	8.600	0.375	0.0
10	A	10	1.6	-1.9	11	-1.2	-1.9	4	0.780	8.000	8.600	0.375	0.0
10	B	10	3.3	-5.3	11	-3.0	-5.3	4	0.780	8.000	8.600	0.375	0.0
10	C	10	3.3	-5.3	11	-3.0	-5.3	4	0.780	8.000	8.600	0.375	0.0
10	D	10	3.3	-5.3	11	-3.0	-5.3	4	0.780	8.000	8.600	0.375	0.0
10	E	10	0.0	28.5	14	3.3	-8.8	4	0.780	8.000	8.600	0.375	0.0
19	D	19	1.6	-1.9	8	-1.2	-1.9	4	0.780	8.000	8.600	0.375	0.0
19	E	19	1.6	-1.9	8	-1.2	-1.9	4	0.780	8.000	8.600	0.375	0.0

FRAME LINE: 123466789



NOTES FOR REACTIONS

- Building reactions are based on the following building data:
 - Width (ft) = 100.0
 - Length (ft) = 240.0
 - Eave Height (ft) = 19.0
 - Roof Slope (Pitch) = 1:1.5
 - Dead Load (psf) = 2.0
 - Combined Load (psf) = 5.0
 - Live Load (psf) = 40.0
 - Roof Load (psf) = 40.0
 - Wind Speed (mph) = 110.0
 - Wind Code = ASCE 7 (IBC 16)
 - Exposure = C
 - Classification = II
 - Importance Wind = 1.00
 - Importance Seismic = 1.00
 - Seismic Zone = B
 - Seismic Coef (F_v/W) = 0.39

ID Description

- 1 Dead-Column-Base-Grout-Shor
- 2 Dead-Column-Right
- 3 Dead-Column-Left
- 4 Dead-Column-Long-R
- 5 Dead-Column-Long-L
- 6 Dead-Column-Right-Section
- 7 Dead-Column-Left-Section
- 8 Dead-Column-Right-Section-0.780
- 9 Dead-Column-Left-Section-0.780
- 10 Dead-Column-Right-Section-0.780
- 11 Dead-Column-Left-Section-0.780
- 12 Dead-Column-Right-Section-0.780
- 13 Dead-Column-Right-Section-0.780
- 14 Dead-Column-Left-Section-0.780
- 15 Dead-Column-Right-Section-0.780
- 16 Dead-Column-Left-Section-0.780
- 17 Dead-Column-Right-Section-0.780

BUILDING BRACING REACTIONS

Loc	Line	Col Line	Reaction (k)	Panel Shear (k)	Diaphragm (k)	Note	
			Horz	Vert	Seismo		
L	EW	1	4.5	3.1	2.0	6.1	3.2
R	EW	1	4.5	3.1	2.0	6.1	3.2
L	EW	10	0.0	2.8	2.2	1.7	1.6
R	EW	10	0.0	2.8	2.2	1.7	1.6
L	EW	19	0.0	2.8	2.2	1.7	1.6
R	EW	19	0.0	2.8	2.2	1.7	1.6

(*) Rigid frame at endwall

RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frame Line	Col Line	Load ID	Column Reactions (k)	Base Plate (k)	Thick	Grout (k)							
			Load H	Load V	Width	Length							
1	E	1	80.0	83.8	6	-16.6	0	1.200	12.000	21.600	0.600	0.0	
1	A	5	15.8	-15.0	1	-80.0	83.8	0	1.200	12.000	21.600	0.600	0.0
1		1	-80.0	83.8	6	15.8	-15.6	0					

RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frame Line	Col Line	Load ID	Column Reactions (k)	Base Plate (k)	Thick	Grout (k)							
			Load H	Load V	Width	Length							
2*	E	1	84.2	85.2	2	-12.1	-11.4	0	1.200	12.000	21.600	0.600	0.0
2*	A	3	12.1	-11.4	1	-84.2	85.2	4	1.200	12.000	21.600	0.600	0.0
2*		1	-84.2	85.2	2	12.1	-12.4	0					

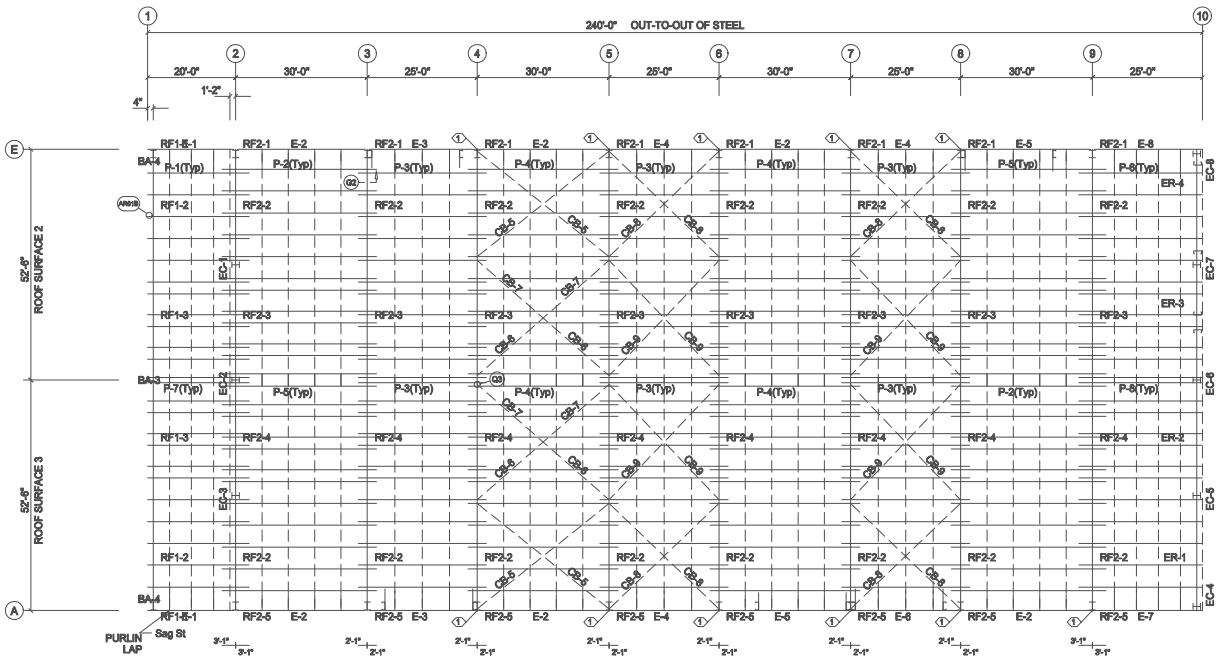
RIGID FRAME: BASIC COLUMN REACTIONS (k)

Frame Line	Column	Dead	Col-Dead	Live	Col-Live	Wind	Col-Wind	Seismic	Col-Seismic	Wind-Left	Wind-Right
1	E	8.6	7.0	6.9	7.1	62.0	63.9	87.5	88.5	-26.7	-28.3
1	A	6.8	7.0	-8.9	7.1	-62.0	63.9	-87.5	88.5	26.7	28.3
2*	E	21.7	-19.2	20.2	-28.8	31.8	-32.8	-13.3	13.9	-1.7	0.8
2*	A	-21.7	19.2	-20.2	28.8	-31.8	32.8	13.3	-13.9	1.7	-0.8

ANCHOR BOLT SUMMARY

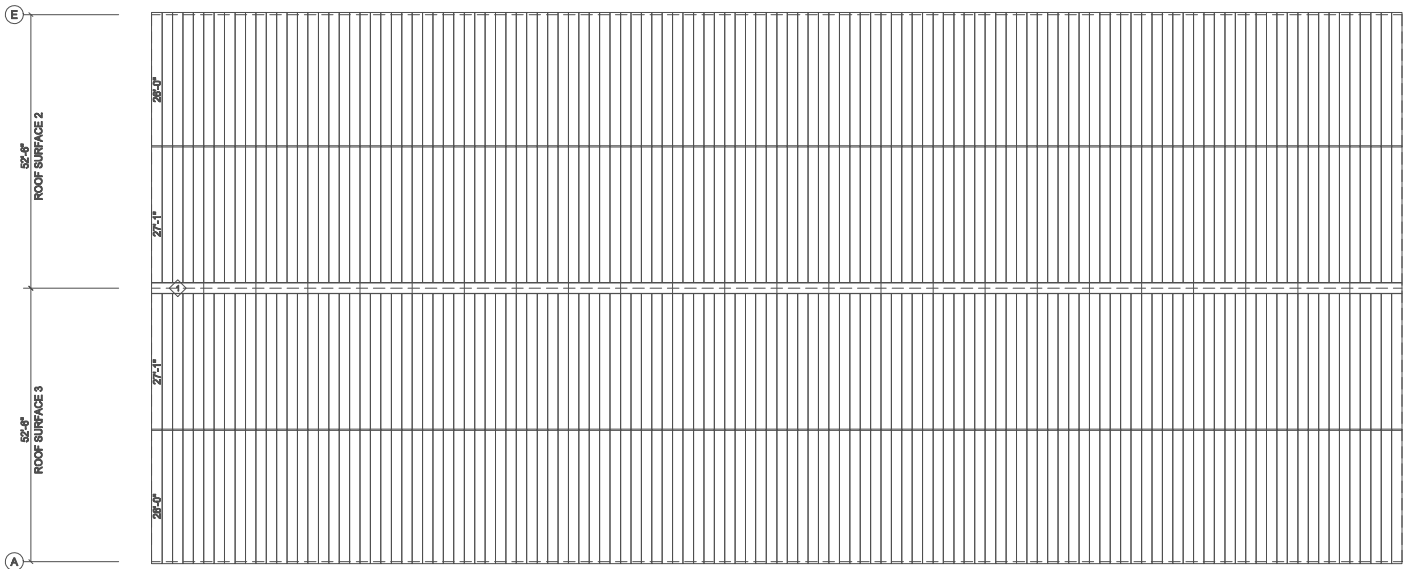
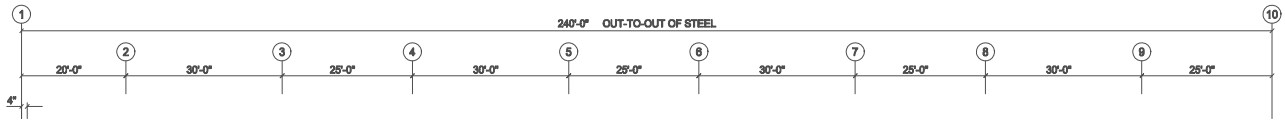
Qty	Locs	Dia (in)	Type	Prod (ft)
24	Jamb	9/8"	A307	2.00
32	Endwall	3/4"	A307	2.00
140	Frame	1 1/4"	A307	3.00

SPECIAL BOLTS					
ROOF PLAN					
Q	ID	QUAN	TYPE	DIA	LENGTH WASH
1		4	A307	1/2"	1 1/4" 0



ROOF FRAMING PLAN

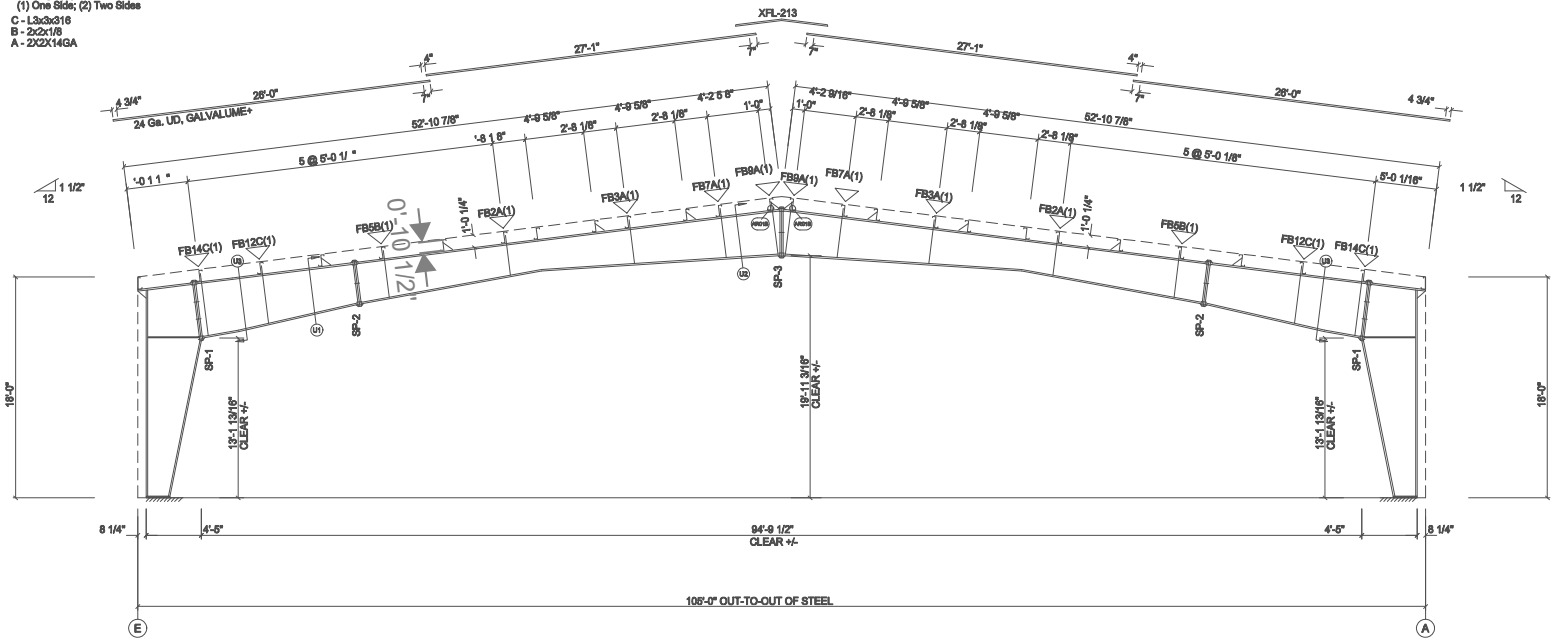
TRIM TABLE				
ROOF PLAN				
ID	QUAN	PART	LENGTH	DETAIL
1	24	XFL-213	10'-2"	TRIM_352



ROOF SHEETING PLAN
 PANELS: 24 Ga. UD - GALVALUME+

SPlice PLATE & BOLT TABLE							
Mark	Qty		Int	Type	Dia	Length	Length
	Top	Bot					
SP-1	4	4	A325	1.250	3.00	1'-0"	3/4" 5'-1 1/8"
SP-2	4	4	A325	1.000	2.50	10"	5/8" 3'-9 3/16"
SP-3	4	4	A325	0.750	2.00	10"	1/2" 4'-1 5/16"

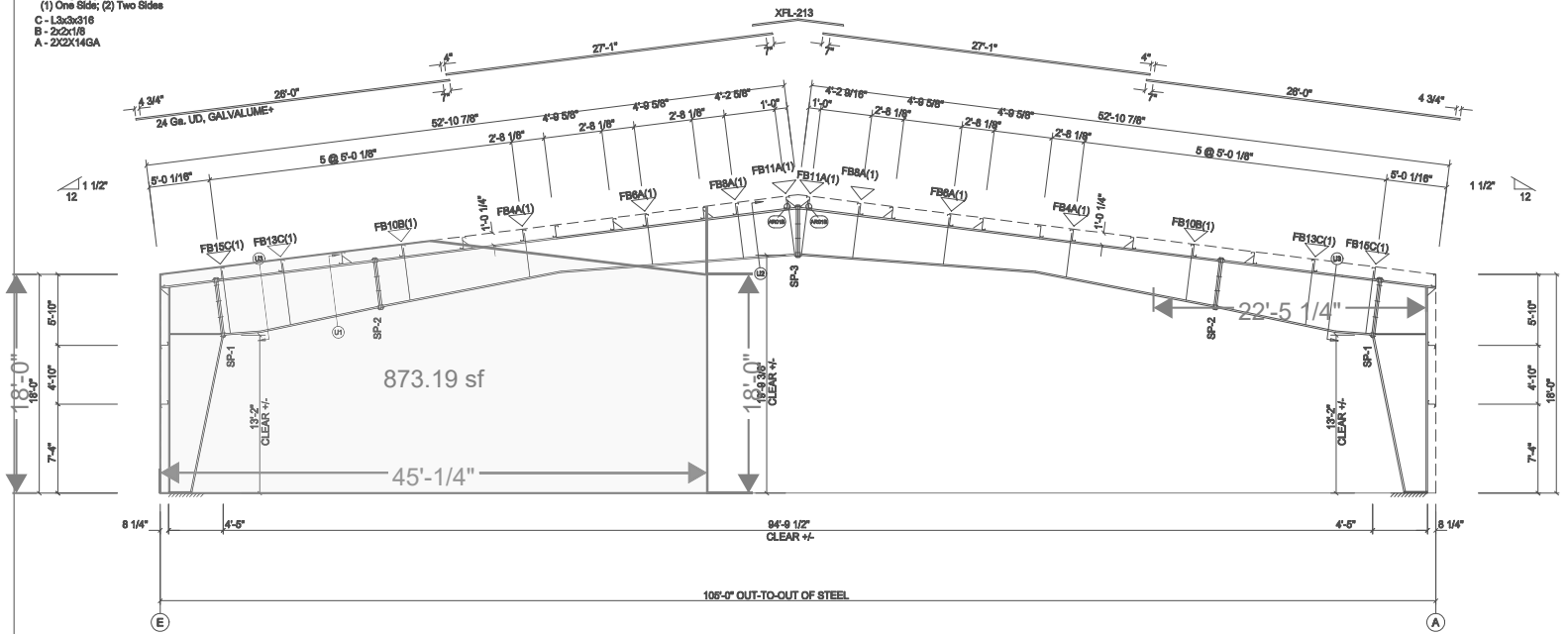
▽ FLANGE BRACES: FBxx (1 or 2)
 xx=length(in)
 (1) One Side; (2) Two Sides
 C - L3x3x216
 S - 2x2x116
 A - 2x2x14GA



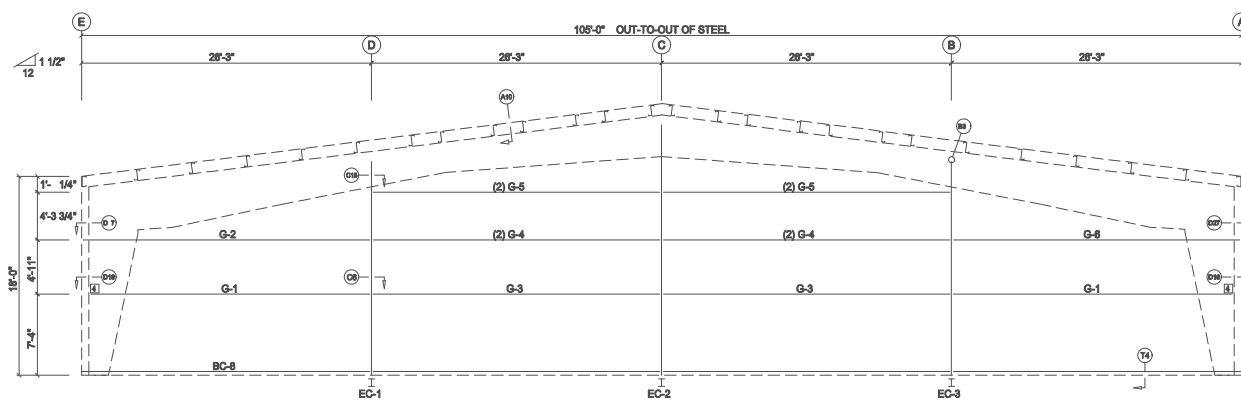
RIGID FRAME ELEVATION: FRAME LINE 1

SPlice PLATE & BOLT TABLE							
Mark	Qty	Top	Bot	Int	Type	Dia	Length
SP-1	6	4	4	A325	1.250	3.50	1'-0"
SP-2	4	4	4	A325	1.000	2.50	1'-0"
SP-3	4	4	4	A325	0.750	2.00	8"

▽ FLANGE BRACES: FBxx (1 or 2)
 xx=length(in)
 (1) One Side; (2) Two Sides
 C - 1.25x3.518
 B - 2x2x1/8
 A - 2X2X1/4GA



RIGID FRAME ELEVATION: FRAME LINE 2 3 4 5 6 7 8 9



TRIM TABLE
FRAME LINE 2

ID	QUAN	PART	LENGTH	DETAIL
1	11	MF-01C	10'-2"	TRIM_182
2	2	CT-01RC	18'-0"	TRIM_19
1/2	152	XFL-218K	17'-9"	
4	1	PT-01C	8'-11"	
5	1	RT-20LK	11'-1"	
6	1	FL-12BK	1'-8"	TRIM_12
7	1	RT-20RK	11'-1"	

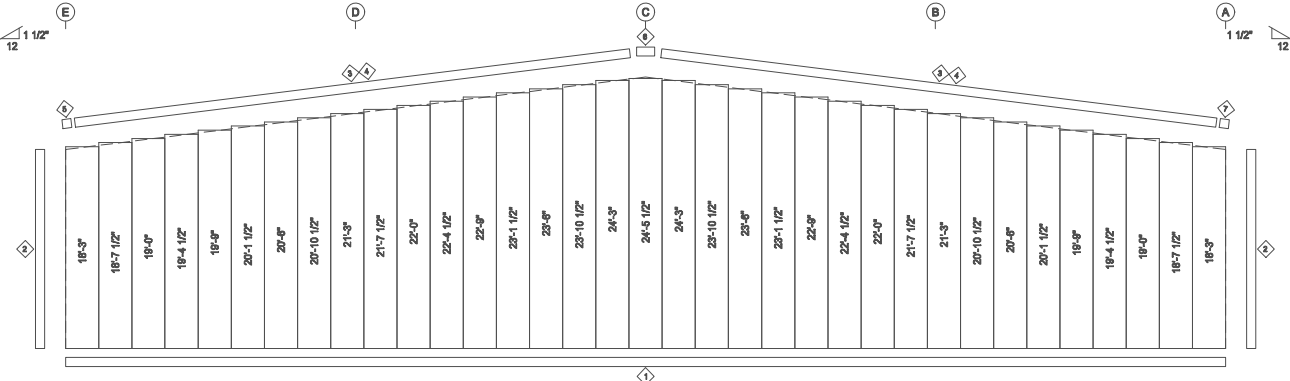
BOLT TABLE
FRAME LINE 2

LOCATION	QUAN	TYPE	DIA	LENGTH
Column/Ref	2	A325	1/2"	1 1/4"

CONNECTION PLATES
FRAME LINE 2

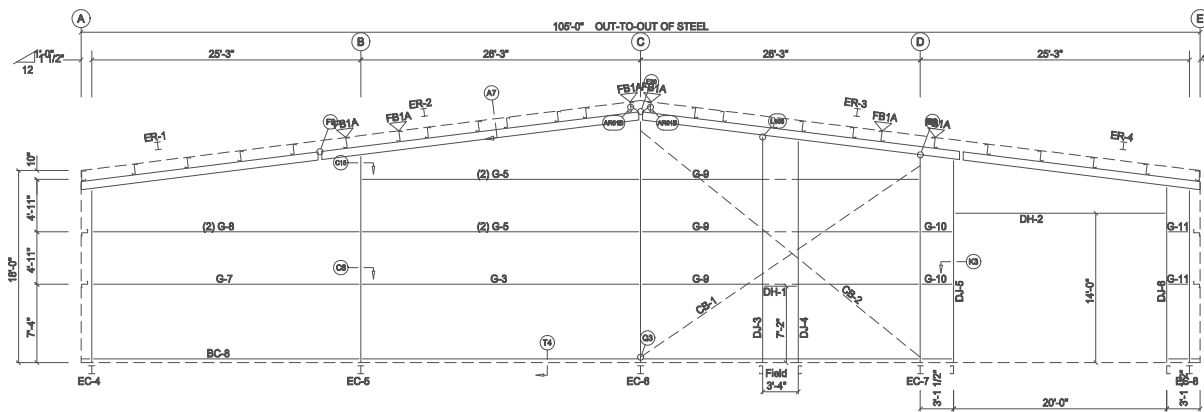
ID	QUAN	MARK/PART
4	2	CC21

ENDWALL FRAMING: FRAME LINE 2



ENDWALL SHEETING & TRIM: FRAME LINE 2

PANELS: 28 Ga. PBR - SIG 200 WALL

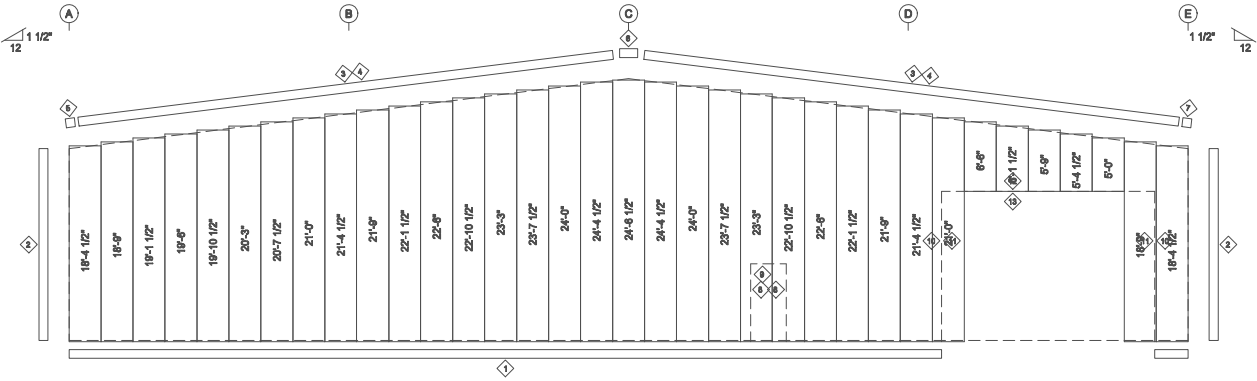


TRIM TABLE			
FRAME LINE 10			
ID	QUAN	PART	LENGTH
1	8	MF-01C	10'-2"
2	2	CT-01RC	18'-0"
3	6	RT-20K	14'-8"
4	12	XFL-21BK	17'-9"
5	1	RT-20LK	11'-1"
6	1	FL-120K	1'-8"
7	1	RT-20RK	11'-1"
8	2	JT-01RC	7'-4"
9	1	HT-01RC	3'-8"
10	2	XFL-37C	14'-2"
12	2	JT-01RC	10'-3"
13	2	HT-01RC	10'-3"

BOLT TABLE			
FRAME LINE 10			
LOCATION	QUAN	TYPE	DIA
ER-1/ER-2	8	A325	5/8"
ER-2/ER-3	8	A325	5/8"
ER-3/ER-4	8	A325	5/8"
Column/Ref	4	A325	1/2"
Jamb	2	A325	1/2"

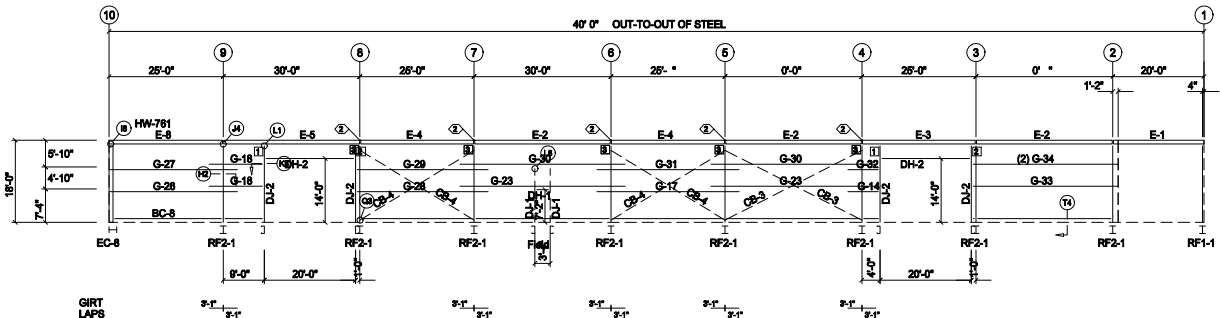
FLANGE BRACE TABLE		
FRAME LINE 10		
V/D MARK	LENGTH	
1 FB1A	1'-8 11/16"	

ENDWALL FRAMING: FRAME LINE 10



ENDWALL SHEETING & TRIM: FRAME LINE 10

PANELS: 28 Ga. PBR - SIG 200 WALL

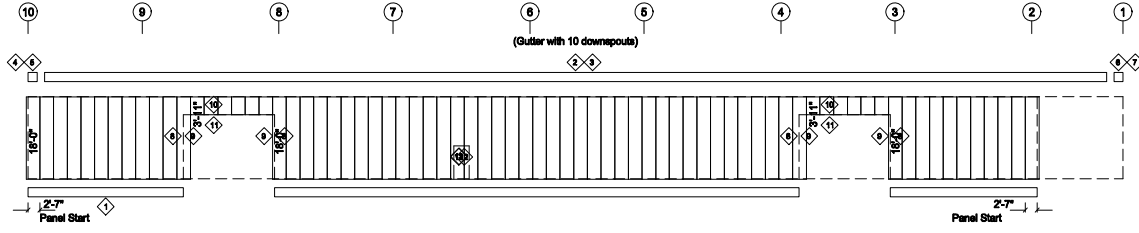


SIDEWALL FRAMING: FRAME LINE E

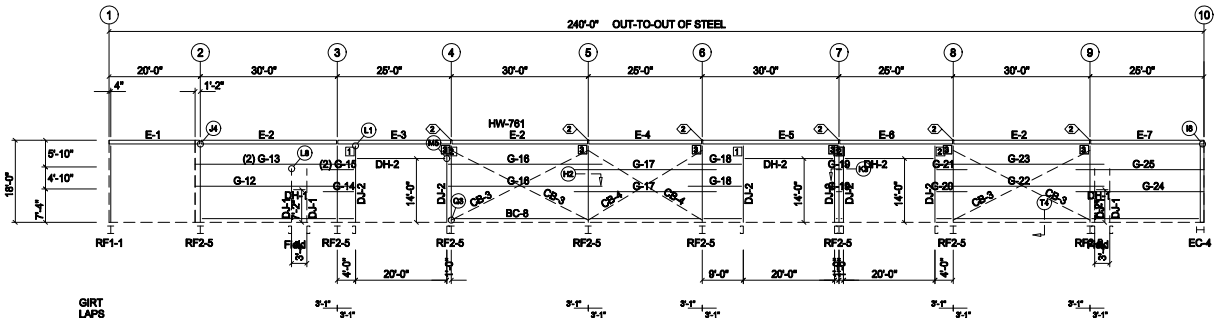
TRIM TABLE				
ID	QUAN	PART	LENGTH	DETAIL
1	18	MF-01C	10'-2"	
2	12	UG-01BK	18'-8"	TRIM_182
3	12	PCT-01	20'-2"	TRIM_382
4	1	UG-01BLK	11'-1"	TRIM_35
5	1	EC-20BLK	10'	TRIM_17
6	1	UG-01BRK	11'-1"	
7	1	EC-20BRK	10'	
8	4	XFL-37C	14'-2"	TRIM_80
9	4	JT-01RC	14'-2"	TRIM_80
10	4	XFL-37C	10'-3"	TRIM_80
11	4	JT-01RC	10'-3"	TRIM_72
12	2	JT-01RC	7'-4"	TRIM_80
13	1	JT-01RC	3'-5"	TRIM_72

SPECIAL BOLTS				
ID	QUAN	TYPE	DIA	LENGTH WASH
2	4	A307	1/2"	1 1/4" 0

CONNECTION PLATES		
ID	QUAN	MARK/PART
1	2	#1
2	2	#2
3	5	CC12A



SIDEWALL SHEETING & TRIM: FRAME LINE E
PANELS: 26 Ga. FBR - SIG 200 WALL

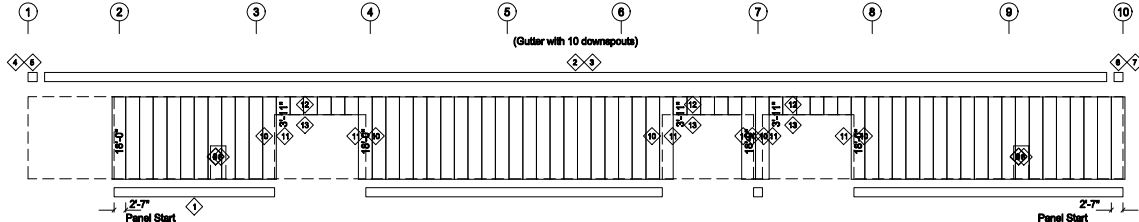


SIDEWALL FRAMING: FRAME LINE A

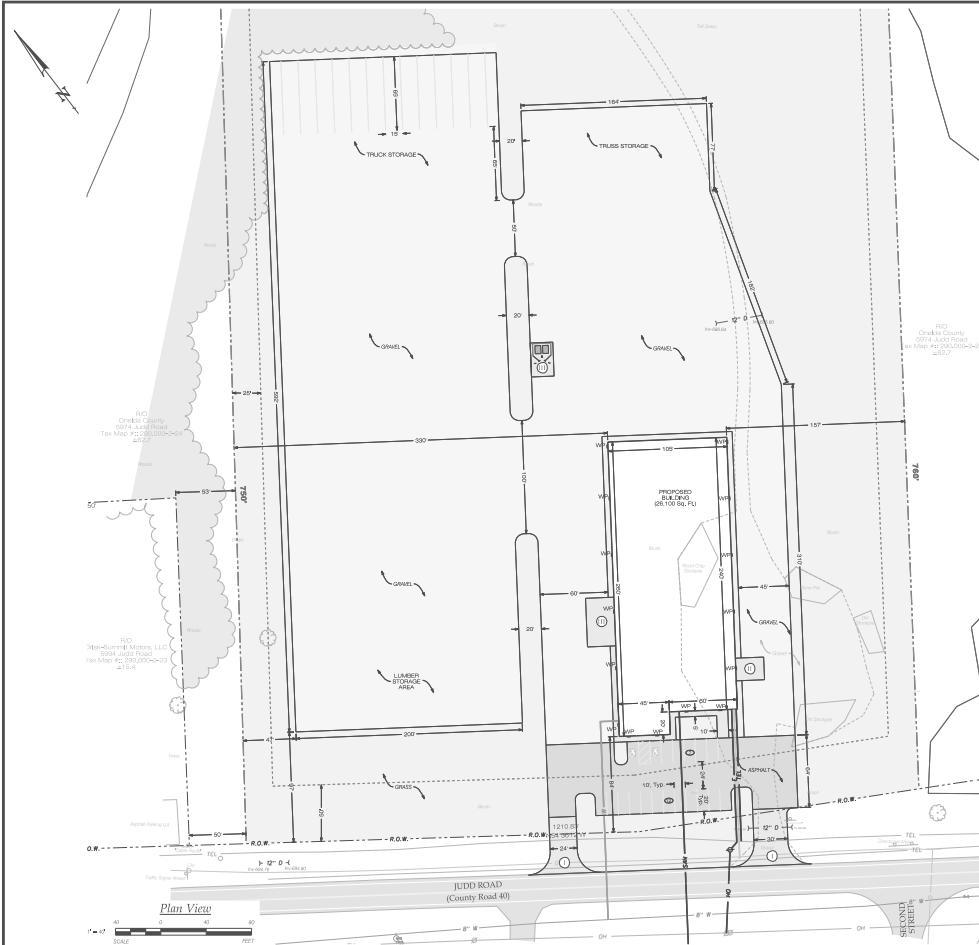
TRIM TABLE				
ID	QUAN	PART	LENGTH	DETAIL
1	18	MF-01C	10'-2"	
2	12	UG-01BK	18'-8"	TRIM_182
3	12	FCT-01	20'-2"	TRIM_382
4	1	UG-01BLK	11'-1"	TRIM_35
5	1	EC-20BLK	10"	
6	1	UG-01BRK	11'-1"	TRIM_17
7	1	EC-20BRK	10"	
8	4	JT-01RC	7'-4"	TRIM_80
9	2	HT-01RC	3'-8"	TRIM_72
10	8	XFL-37C	14'-2"	TRIM_90
11	6	JT-01RC	14'-2"	TRIM_80
12	6	XFL-37C	10'-3"	TRIM_80
13	6	HT-01RC	10'-3"	TRIM_72

SPECIAL BOLTS				
ID	QUAN	TYPE	DIA	LENGTH WASH
2	4	A307	1/2"	1 1/4" 0

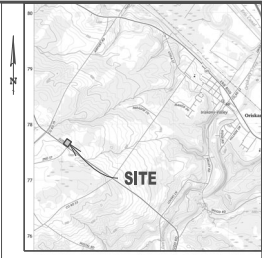
CONNECTION PLATES		
ID	QUAN	MARK/PART
1	3	#1
2	3	#2
3	6	CC12A



SIDEWALL SHEETING & TRIM: FRAME LINE A
PANELS: 26 Ga. FBR - SIG 200 WALL



Existing		Proposed	
---	Property Line	---	Proposed Property Line
- - - R.O.W. - - -	Right of Way	○	Number of Parking Spaces
R/O	Reported Owner	□	Handicapped Parking w/ Accessible Storage
⊗	Tree	— E — / — TEL —	Underground Electric / Telephone
— OH —	Overhead Utility	— 4" SAN —	Sanitary Sewer Lateral
— U —	Utility Pole	— G —	Gas Service
— 8" SAN —	Sanitary Sewer w/ Size	— 12" D —	Drainage Pipe w/ Size
○	Sanitary Manhole	— S —	Drainage Swale
— G —	Gas Main / Valve	□	Catch Basin
— 12" D —	Drainage Pipe w/ Size	— W —	Water Service
— 12" W —	Hydrant / Water Main w/ Size	---	Ground Surface Contour



Location Map
 REF: U.S.G.S. Census Quadrangle, 2016, 22.146, 22.150

- Notes:
1. Base Map Reference:
 - Topographic Survey: City of Rome, Oneida County, New York, Prepared by Moore Land Surveying, P.C., Dated: 03-26-2016, File No: 19-63
 2. According to the New York State DEC Environmental Mapper (web page), there are no DEC wetlands on or within 100' of the site.
 3. According to the US Fish and Wildlife Service Wetland Online Mapper (web page), there are no federal wetlands on the site.
 4. According to The National Flood Insurance Program Flood Insurance Rate Map for the Village of Rome, Map No. 99050C0107, dated September 27, 2013, the property is located in an area of minimal flood hazard.

PLUMLEY ENGINEERING
 Civil and Environmental Engineering

PLUMLEY ENGINEERING, P.C.
 12210 OLD SECOND STREET
 BALDWINVILLE, NY 13027
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 FAX: (518) 658-9194
 WWW.PLUMLEYENG.COM

REVISIONS	DATE	BY

PROJECT: JUDD ROAD FACILITY
CLIENT: STARK TRUSS COMPANY
LOCATION: TOWN OF WHITESTOWN, ONEIDA COUNTY, NEW YORK

DWG. TITLE: PRELIMINARY SITE PLAN

PROJECT NO: 2024001
 FILE NAME: 2024
 SCALE: 1" = 40'
 DATE: AUGUST 2024
 DRAWN BY: JEC
 CHECKED BY: JEC

C201

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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: Fall 2024

Construction completion: Spring 2025

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:

Approval is pending contemporaneously with this application.

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? _____%. **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: Mohawk Valley EDGE
Address: 584 Phoenix Drive
Rome, NY
Telephone: 315-338-0393
Balance of Mortgage: _____
Holder of Mortgage: _____

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

License Agreement and related documentation for the real property is currently under review with Mohawk Valley EDGE and counsel. Documentation will be provided upon execution.

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.

Yoder Properties, LTD will own the real estate and building and will lease the facility to Stark Truss Company, Inc.

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

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.

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.

Stark Truss Company, Inc. anticipates that only minimal furniture and fixtures will be required for the project in the immediate term. Additional equipment for a new production line will be added after the new facility is running, but this production equipment is already tax-exempt.

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.

N/A

10(c) What is the useful life of the equipment? _____ 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.

36

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.

The proposed project will maintain twenty-four (24) private sector jobs and lead to the creation of eight (8) new jobs over a five (5) year period.

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

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

The employee base has been stable with a slight increase in total employee count over the three year period.

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 24	Location 1	Location 2	Location 3	Location 4	Location 5	
	Address in NYS	44 Old Mohawk St., Whitesboro, NY 13492					Total
	Full-Time Company	18					18
	Full-Time Independent Contractors	N/A					0
	Full-Time Leased	6					6
A.	Total Full-Time BEFORE	24	0	0	0	0	24
	Part-Time Company	N/A					0
	Part-Time Independent Contractors	N/A					0
	Part-Time Leased	N/A					0
B.	Total FTE Part-Timers BEFORE						0
C.	Total FTE BEFORE*	24	0	0	0	0	24

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

	Number of Jobs AFTER Project (within 3 years of project completion)	Location 1 5974 Judd Rd. Oriskany, NY 13424	Location 2	Location 3	Location 4	Location 5	Total
	Full-time Company	26					26
	Full-Time Independent Contractors	N/A					0
	Full-Time Leased	6					6
A.	Total Full-Time AFTER	32	0	0	0	0	32
	Part-Time Company	N/A					0
	Part-Time Independent Contractors	N/A					0
	Part-Time Leased	N/A					0
B.	Total FTE Part-Timers AFTER	N/A					0
C.	Total FTE AFTER *	32	0	0	0	0	32

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

	Estimate the number of residents from the Labor Market Area** in which the Project is located that will fill the <u>JOBS CREATED</u> within three years of project completion	Location 1 5974 Judd Rd. Oriskany, NY 13424	Location 2	Location 3	Location 4	Location 5	Total
A.	Full-Time	8					8
B.	FTE Part-Timers						0
C.	Total AFTER	8	0	0	0	0	8

** 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 <i>per employee</i>	Average Fringe Benefits (as a percentage of wages)	Average Annual Salary <i>per employee</i>	Average Fringe Benefits (as a percentage of wages)
Management	\$	%	\$	%
Administrative	\$ 42,000	4 %	\$ 42,000	4 %
Production	\$ 47,000	23 %	\$ 47,000	23 %
Independent Contractor	\$	%	\$	%
Other	\$ 86,000	36 %	\$ 86,000	36 %
Overall Weighted Average	\$ 61,000	21 %	\$ 61,000	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:

NAICS - 321214

Part VIII: Estimated Project Cost and Financing

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

LAND Acquisition	\$	240,000	(If lease value use OTHER below)
Existing Building(s) ACQUISITION	\$	0	
Existing Building(s) RENOVATION	\$	0	
NEW Building(s) CONSTRUCTION	\$	1,968,263	
Site preparation/parking lot construction	\$	875,680	
Machinery & Equipment that is TAXABLE	\$	0	
Machinery & Equipment that is TAX-EXEMPT	\$	1,023,713	
Furniture & Fixtures	\$	10,000	
Installation costs	\$	90,000	
Architectural & Engineering	\$	41,525	
Legal Fees (applicant, IDA, bank, other counsel)	\$	15,000	
Financial (all costs related to project financing)*	\$	5,000	
Permits (describe below)	\$	5,440	
Other (describe below) ie: solar decommissioning expense)	\$		

Other:	Cost:	Subtotal \$	4,274,621
1. <input type="text"/>	<input type="text"/>		
2. <input type="text"/>	<input type="text"/>		
3. <input type="text"/>	<input type="text"/>	Agency Fee ¹ \$	21,373
4. <input type="text"/>	<input type="text"/>	Total Project Cost \$	4,295,994
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

New Construction Permit: \$5,440

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.

Yoder Properties has been in discussions with its bank: The Commercial & Savings Bank, Millersburg, Ohio, regarding a Construction Loan to Finance this Project. A commitment letter from the bank is expected in the upcoming weeks.

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: -----	\$	2,587,154
Equity (excluding equity that is attributed to grants/tax credits) --	\$	513,540
Tax Exempt Bond Issuance (if applicable) -----	\$	0
Taxable Bond Issuance (if applicable) -----	\$	0
Public Sources (Include sum total of all state and federal tax credits and grants) Break out individually below.-----	\$	300,000

Identify each Public state and federal grant/credit:

Comments:

Source	CFA - pending final approval	\$	100,000	
Source	Excelsior - pending final approval	\$	200,000	
Source		\$		
Source		\$		

Total Sources of Funds for Project Costs: \$ 3,400,694

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
290.000-2-24	\$ 87,000	\$ 0	\$ 87,000	\$ 0	\$ 1,300,000

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

* Project site to be split out of the above listed parcel, but entirety of the split parcel will be subject to the PILOT. *

***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. Drawings and submittals for subdivision are in the works and relevant information will be provided to Agency as it is obtained.**

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

Town of Whitestown Receiver of Taxes

8539 Clark Mills Rd.

Whitesboro, NY 13492

13(e) Address of Receiver of School Taxes:

Town of Whitestown Receiver of Taxes

8539 Clark Mills Rd.

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

NYS SEQRA Environmental Review

- The applicant must complete, sign and return to the IDA **either** the Short Form Environmental Assessment Form (SEAF) **or** the Full Environmental Assessment Form (FEAF). See the NYS DEC website for the most current versions of these documents.

<https://dec.ny.gov/regulatory/permits-licenses/seqr>

- To determine which EAF form is appropriate for the project, the applicant should consult with its engineer or legal counsel.
- It is the IDA's strong preference that the municipality that governs the jurisdiction where the project is located (e.g., a Planning Board, Zoning Board or other supervisory board) serve as lead agency for the SEQRA review.
- In limited cases, the IDA will act as lead agency, but it may lead to additional cost to the applicant if a review is required to make a determination of environmental impact.
- If another public body is serving as lead agency for the SEQRA review the applicant should provide the IDA with a signed Part 2 (and Part 3 if using the Long Form) and any minutes of meetings that detail the lead agency's determination.
- The IDA cannot grant any financial assistance until the SEQRA review process is complete.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Stark Truss - Judd Road Facility; Town of Whitestown Planning Board - Subdivision and Site Plan Approval			
Project Location (describe, and attach a location map): North side of Judd Road (County Rd. 40) opposite 2nd Street. See attached plans.			
Brief Description of Proposed Action: 1. Subdivide ±16 acres from larger ±66 acre parcel on north side of Judd Road (Tax Parcel #290.0-02-24) 2. Construct ±26,100 square foot building and gravel outdoor storage area with parking lot, driveways and associated stormwater management facilities.			
Name of Applicant or Sponsor: Tom Rufener w/Stark Truss Company, Inc.		Telephone: (330) 478-2100 ext 2333 E-Mail: Tom.Rufener@starktruss.com	
Address: 4933 Southway Street, SW			
City/PO: Canton		State: Ohio	Zip Code: 44076
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Oneida County DPW - Driveway Permit NYS DEC - Stormwater Discharge Permit		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ ±16 acres b. Total acreage to be physically disturbed? _____ ±14 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ ±16 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

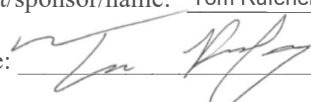
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. 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? b. 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?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ Federal Wetlands on property to the east and west. _____ _____	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		

Stormwater to drain off-site in similar manner as existing (predeveloped) conditions.		

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____		
Stormwater Management Basin; Size: TBD	<input type="checkbox"/>	<input checked="" type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____		
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____		
_____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Remediation on property at 5994 Judd Road (property at southwest corner of the property)		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: Tom Rufener w/Stark Truss Company, Inc. Date: Sept. 12, 2024 Signature:  Title: CMF Project Manager		

Project: Stark Truss
 Date:

**Short Environmental Assessment Form
 Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

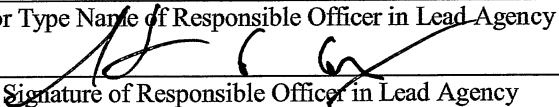
Agency Use Only [If applicable]

Project: Stark Truss

Date: _____

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
<u>Whitestown Planning Board</u> <small>Name of Lead Agency</small>	<u>12/4/24</u> <small>Date</small>
<u>Steven Cox</u> <small>Print or Type Name of Responsible Officer in Lead Agency</small>	<u>Chair</u> <small>Title of Responsible Officer</small>
 <small>Signature of Responsible Officer in Lead Agency</small>	 <small>Signature of Preparer (if different from Responsible Officer)</small>

PRINT FORM

PLANNING BOARD OF THE TOWN OF WHITESTOWN, NEW YORK, HELD AT THE WHITESTOWN TOWN HALL ON MONDAY, NOVEMBER 25, 2024 AT 7:00 P.M.

PLANNING BOARD MEMBERS PRESENT:

Steve Cox, Chairman
Roger Potenski
Lynda Kiefer
Frank Sardina
Thomas Sreca
Richard Mahoney
Marty Herthum

EXCUSED: Brian Whittaker, Planning Board Engineer Representative

ALSO PRESENT:

Mark Bradbury, Codes Enforcement Officer

The Chairman called the meeting to order at 7:00 P.M.

MINOR SUBDIVISION

4913 Henderson St

Tax Map No.: 317.009-3-76

PROPERTY OWNER: Louis and Frances Inkawhich

Andrew Bailey, land surveyor of LaFave, White & McGivern L.S., P.C. provided Zoning Board Approval from Town of New Hartford and stated New Hartford Planning Board also approved but the minutes are not available yet.

RESOLUTION – CLOSE SEQR AND ISSUE NEGATIVE DECLARATION

Motion by: Frank Sardina

Seconded by: Roger Potenski

WHEREAS, the Whitestown Planning Board, as Lead Agency, has considered the full scope of the proposed minor subdivision of a new lot on Henderson Street.

WHEREAS, the SEQR process was initiated on September 30, 2024 by the Whitestown Planning Board. New York Mills Fire Department, Town of Whitestown Highway Department, Town of New Hartford, Onedia County Planning Board, New Hartford Fire Department and Onedia County Department of Public Works being identified as Involved or Interested Agencies;

WHEREAS, the responding agencies did not offer an objection to the Planning Board's request to assume the role of Lead Agency;

IT IS RESOLVED that the Whitestown Planning Board hereby assumes the role of Lead Agency for this Unlisted Action, and hereby closes the SEQR comment period.

Upon the question of the recommendation of the foregoing resolution, the following voted aye:

Steve Cox, Chairman
Roger Potenski, Member
Lynda Kiefer, Member
Richard Mahoney, Member
Frank Sardina, Member
Thomas Sreca, Member
Marty Herthum, Member

The Motion was carried.

RESOLUTION – PRELIMINARY SUBDIVISION APPROVAL

Motion by Thomas Sreca
Seconded by: Marty Herthum

IT IS RESOLVED, the Whitestown Planning Board, grants preliminary subdivision approval of a new lot on Henderson Street.

Upon the question of the recommendation of the foregoing resolution, the following voted aye:

Steve Cox, Chairman
Roger Potenski, Member
Lynda Kiefer, Member
Richard Mahoney, Member
Frank Sardina, Member
Thomas Sreca, Member
Marty Herthum, Member

The Motion was carried.

RESOLUTION – FINAL SUBDIVISION APPROVAL

Motion by Roger Potenski
Seconded by: Richard Mahoney

IT IS RESOLVED, the Whitestown Planning Board, grants final subdivision approval of a new lot on Henderson Street.

Upon the question of the recommendation of the foregoing resolution, the following voted aye:

Steve Cox, Chairman
Roger Potenski, Member
Lynda Kiefer, Member
Richard Mahoney, Member
Frank Sardina, Member
Thomas Sreca, Member

Marty Herthum, Member

The Motion was carried.

Application and Review Fees

Whitestown Planning Board has reviewed the Fee Schedule for Minor Subdivision Approval and has assessed the following fees:

Application Fee \$100
Schedule C \$200
Short EAF \$100
Public Hearing Costs \$31
Total Fees Assessed \$431

MINOR SUBDIVISION & SITE PLAN Review

North side of Judd Road (County Rd. 40)

Tax Map No.: 290.0-02-24

PROPERTY OWNER: Oneida County

APPLICANT: Tom Rufener w/Stark Truss Company, Inc.

Applicant provided updated maps with Stormwater updates. SWPP (Stormwater Prevention Plan) has been forwarded to the Town Engineer, however no comments received back.

There was discussion on what a discharge system was; instead of a point of discharge this design spreads it (the water) out.

There was discussion around truck traffic overtime with compact the gravel and will become impervious. Water will still be collected and sent to ponds based on grading.

There was discussion on gravel being previous vs impervious and SWPP is calculated based on a curve and size of retention ponds based on the calculations.

Applicant confirmed SWPP numbers were calculated based on a 100 year storm by DEC.

RESOLUTION – CLOSE SEQR AND ISSUE NEGATIVE DECLARATION with condition

Motion by: Frank Sardina

Seconded by: Roger Potenski

WHEREAS, the Whitestown Planning Board, as Lead Agency, has considered the full scope of the proposed subdivision and site plan approval of the creation of a new ±16-acre lot located on the North Side of Judd Rd, Whitestown, NY and construction of a ±26,100 square foot building and gravel outdoor storage area.

WHEREAS, the SEQR process was initiated on September 30, 2024 by the Whitestown Planning Board. New York State Department of Environmental Conservation, Mohawk Valley

EDGE, Oneida County Planning Board, Onedia Country DPW, Whitestown Highway Garage, and Oriskany Fire Department being identified as Involved or Interested Agencies;

WHEREAS, the responding agencies did not offer an objection to the Planning Board's request to assume the role of Lead Agency;

WHEREAS, if the retention pond needs to be slightly bigger, it will be determined at the discretion of the Whitestown Codes Officer.

IT IS RESOLVED that the Whitestown Planning Board hereby assumes the role of Lead Agency for this Unlisted Action, and hereby closes the SEQR comment period.

Upon the question of the recommendation of the foregoing resolution, the following voted aye:

Steve Cox, Chairman
Roger Potenski, Member
Lynda Kiefer, Member
Richard Mahoney, Member
Frank Sardina, Member
Thomas Sreca, Member
Marty Herthum, Member

The Motion was carried.

There was discussion on the current driveways; one driveway is existing and one more will be created.

RESOLUTION – PRELIMINARY SUBDIVISION

Motion by: Thomas Sreca

Seconded by: Marty Herthum

IS RESOLVED; that the Whitestown Planning Board Grants Preliminary Subdivision Approval for the creation of a new ±16-acre lot located on the North Side of Judd Rd, Whitestown, NY

Upon the question of the recommendation of the foregoing resolution, the following voted aye:

Steve Cox, Chairman
Roger Potenski, Member
Lynda Kiefer, Member
Richard Mahoney, Member
Frank Sardina, Member
Thomas Sreca, Member
Marty Herthum, Member

The Motion was carried.

RESOLUTION – FINAL SUBDIVISION

Motion by: Richard Mahoney
Seconded by: Frank Sardina,

IS RESOLVED; that the Whitestown Planning Board Grants Final Subdivision Approval for the creation of a new ±16-acre lot located on the North Side of Judd Rd, Whitestown, NY

Upon the question of the recommendation of the foregoing resolution, the following voted aye:

Steve Cox, Chairman
Roger Potenski, Member
Lynda Kiefer, Member
Richard Mahoney, Member
Frank Sardina, Member
Thomas Sreca, Member
Marty Herthum, Member

The Motion was carried.

MOTION – PRELIMINARY SITE PLAN APPROVAL with Condition

Motion by: Thomas Sreca
Seconded by: Lynda Kiefer,

WHEREAS, if the retention pond needs to be slightly bigger, it will be determined at the discretion of the Whitestown Codes Officer.

IT IS RESOLVED: The Whitestown Planning Board Grants Preliminary Site Plan Approval for the construction of a ±26,100 square foot building and gravel outdoor storage area

Upon the question of the recommendation of the foregoing resolution, the following voted aye:

Steve Cox, Chairman
Lynda Kiefer, Member
Richard Mahoney, Member
Frank Sardina, Member
Thomas Sreca, Member
Marty Herthum, Member

The following voted nay:
Roger Potenski, Member

The Motion was carried.

MOTION – FINAL SITE PLAN APPROVAL with Condition

Motion by: Marty Herthum
Seconded by: Frank Sardina

WHEREAS, if the retention pond needs to be slightly bigger, it will be determined at the discretion of the Whitestown Codes Officer.

IT IS RESOLVED: The Whitestown Planning Board Grants Final Site Plan Approval for the construction of a ±26,100 square foot building and gravel outdoor storage area

Upon the question of the recommendation of the foregoing resolution, the following voted aye:

Steve Cox, Chairman
Lynda Kiefer, Member
Richard Mahoney, Member
Frank Sardina, Member
Thomas Sreca, Member
Marty Herthum, Member

The following voted nay:
Roger Potenski, Member

The Motion was carried.

Member Roger Potenski expresses concern that the Whitestown Engineer has not yet provided feedback on submitted SWPP.

Application and Review Fees

Whitestown Planning Board has reviewed the Fee Schedule for Minor Subdivision and Site Plan Approval and has assessed the following fees:

Site Plan:

Application Fee \$100
Schedule A \$11,440.80
Short EAF \$100
Public Hearing Costs \$69.20
Total Fees Assessed \$11,710

Subdivision:

Application Fee \$100
Schedule C \$200
Short EAF \$100
Total Fees Assessed \$400

Agency Fee Schedule

Application Fee: \$500. Solar projects: \$5,000. Due at time of application submittal. Non-refundable if the applicant fails to close on the project with the Agency.

Commitment Fee: \$1,000. Due at time of application submittal; Upon closing with the IDA this amount is applied to the IDA Agency Fee.

Bond Fee: ½ of 1% of total bond amount

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

- Up to a \$1.0 Million project - \$5,000
- Above \$1.0 Million project up to \$10.0 Million project – ½ of 1% of total project cost.
- Above \$10.0 Million project – ½ of 1% of total project cost up to \$10.0 Million plus incremental increase of ¼ of 1% of total project above \$10.0 Million.
- Any previously induced solar or renewable energy projects that have not yet proceeded to a final authorizing resolution, and are asking for an increase in benefits, will be subject to an Agency fee of one and one-half times the Agency's normal fee.

Transaction Counsel/Agency Counsel Fee:

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

Transaction Counsel/Agency Counsel fees for bond transactions typically will not exceed 2% of the bond amount or project costs. Transaction Counsel/Agency Counsel fees for a sale-leaseback/lease-leaseback transaction are typically \$8,500 to \$15,000 if no commercial financing is involved or \$10,000 to \$18,000 if commercial financing is involved. You will receive an engagement letter with a quote based upon the scope of your project.

Annual Fee (Lease/Rent Fee):

For the term in which the property remains in the IDA's name, an annual lease payment is due in the amount of \$750 (Solar Projects: \$2,000). The first payment is due at closing and subsequent payments are due each January 1. For annual fees not paid and delinquent, a late charge of \$50 per month will be levied until such time the fee plus late charges are paid.

Other Fees:

If Applicant requests the IDA enter into subsequent transactions following closing (i.e., a facility refinance), the IDA will charge a closing fee equal to 1/8 of one percent of the total reissuance, redemption, new or revised mortgage, refinancing, spreading agreement or other transaction with a minimum payment due of \$500. The Applicant will also be responsible to pay any legal fees and any bank or financial institution fees the IDA incurs in connection with said transaction, throughout the term of the Agency's involvement with the facility. The applicant is obligated to reimburse the Agency for all fees and expenses incurred by the Agency, Agency Counsel, and Bond Counsel, regardless of whether the transaction closes or not.

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.

~~OHIO~~
STATE OF ~~NEW YORK~~)
COUNTY OF ~~ONEIDA~~) ss.:
~~STARK~~

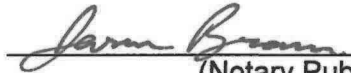
Stephen Yoder _____, being first duly sworn, deposes and says:

1. That I am the President (Corporate Office) of Yoder Properties, LTD (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.



(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this 4th day of October, 2024.



(Notary Public)



Jason Alexander Brown
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Section 147.03 O.R.C.

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: Jason Brown _____

Title: Risk Manager _____

Date: 10/4/2024 _____

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.