



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

333 WEST WASHINGTON STREET, SUITE 130, SYRACUSE, NY 13202

PHONE: 315.435.3770 • FAX: 315.435.3669 • ONGOVED.COM

Regular Meeting Agenda DRAFT November 8, 2022

8:00 AM Call to Order the Governance Committee

8:15 AM Call to Order the Meeting of the Agency

1. Approval of Minutes: October 6, 2022 Regular & October 20, 2022 Special Meetings Minutes
2. Treasurer's Report
3. Payment of Bills
4. Conflict of Interest

1. Tocco Villaggio III, LLC (3101-22-07A) Initial Meeting

Tocco Villaggio III, LLC is proposing to construct an approximately 208-unit apartment complex totaling approximately 295,000 square feet in the Town of Clay. The complex would have 8 apartment buildings consisting of one and two bedroom units along with interior and exterior amenities. The applicant is requesting exemptions from certain sales and use taxes and mortgage recording taxes.

Agency Action Requested:

- a. A resolution of the Board authorizing a public hearing.

Representative: James Trasher, P.E. CHA Consulting

2. Peregrine Holdings LLC (3101-22-09A) Initial Meeting

Peregrine Holdings LLC is proposing to construct an assisted senior living residence with memory care services for persons with Alzheimer's disease and other memory-related health concerns of approximately 37,000 square feet consisting of approximately 64 units and related amenities (including parking) in the Town of Manlius. The applicant is requesting exemptions from certain sales and use taxes, real property taxes and mortgage recording taxes.

Agency Action Required:

- a. A resolution of the Board authorizing a public hearing.

Representative: Stephen Bowman, President, Peregrine Holdings, LLC

5. **G.A. Braun, Inc. (3101-15-8B) Modification Meeting**
Onondaga County Industrial Agency \$5,644,670 original principal amount Multi-Modal Revenue Bonds (G.A. Braun, Inc. Project), Series 2105A (Tax- Exempt) and Series 2015B (Taxable)

Agency Action Requested:

- a. A resolution of the Board (1) approving certain Bond modifications and (2) selecting Bond, Schoeneck and King as bond counsel for the Bond modifications.

Representative: Robert Petrovich, Executive Director, OCIDA

6. **OYA Camillus B (3101-20-17D) Modification Meeting**
OYA Camillus B, LLC is requesting the Board to consent to amend the legal description in its straight-lease transaction documents.

Agency Action Requested:

- a. A resolution of the Board authorizing an omnibus amendment and any related documents to amend the legal description of the straight-lease transaction documents.

Representative: Jeffrey Davis, Legal Counsel, OCIDA

7. **Abundant Solar Power (E1), LLC. (3101-20-13B) Modification Meeting**
Abundant Solar Power (E1), LLC is requesting the Board to consent to the sale of its membership interests and to amend the legal description in its straight-lease transaction documents.

Agency Action Requested:

- a. A resolution of the Board consenting to the sale of membership interest of a company with a current straight-lease transaction and authorizing an omnibus amendment and any related documents to amend the legal description of the straight-lease transaction documents.

Representative: Jeffrey Davis, Legal Counsel, OCIDA

8. White Pine Property – Authorization of Activities

Agency Action Requested:

- a. A resolution of the Board authorizing the Executive Director to:
 - (i) (A) engage Rambol, a previously approved engineering firm supporting the White Pine property, to commence the development of bid/procurement package(s) for the inspection, abatement and potential demolition of vacant Agency-owned structures at the White Pine property;
 - (B) utilize the Onondaga County Division of Purchase to manage such public bidding related to Agency public bids for the White Pine property;
 - (ii) engage Rambol to procure, select, coordinate and oversee subcontract(s) for survey and topographic work at the White Pine property;
 - (iii) complete any necessary regulatory and permitting requirements and engage in discussions for possible arrangement with the Town of Clay Fire Department to conduct controlled burns of certain structures at the White Pine property to support training of fire department personnel, as requested by the Town of Clay Fire Department.

Representative: Robert Petrovich, Executive Director, OCIDA

9. A Request for Proposal (RFP) for Public Relations/Marketing Services

The Agency is proposing to issue a request for proposal for firms to provide public relations and marketing services regarding OCIDA projects and economic opportunities in Onondaga County and in support of OCIDAs mission to stimulate economic development, growth and general prosperity for the people of Onondaga County.

Agency Action Requested

- a. A resolution of the Board to authorize the issuance of a RFP for public relations/marketing services.

Representative: Robert Petrovich, Executive Direction, OCIDA

Executive Session

10. Acceptance of Onondaga County Funding

Agency Action Requested:

- b. A resolution of the board authorizing and ratifying the Executive Director to enter into a contract amendment with Onondaga County in connection with assisting economic development efforts of OCIDA

Representative: Robert Petrovich, Executive Director, OCIDA

11. Purchase Contract Execution

Authorization to enter into purchase contract for one parcel of property.

Agency Action Requested:

- a. A resolution of the board authorizing the adoption of a SEQRA determination.
- b. A resolution of the Board authorizing the Executive Director to enter into a purchase contract and any related documents with respect to one parcel of property.

Representative: Robert Petrovich, Executive Director, OCIDA

Adjourn

DRAFT
Onondaga County Industrial Development Agency
Regular Meeting Minutes
October 6, 2022

A regular meeting of the Onondaga County Industrial Development Agency was held on Thursday, October 6, 2022 at 333 West Washington Street, Syracuse, New York in the large conference room on the first floor.

Patrick Hogan called the meeting to order at 8:10 am with the following:

PRESENT:

Patrick Hogan
Janice Herzog
Victor Ianno
Susan Stanczyk
Kevin Ryan
Steve Morgan
Fanny Villarreal

ABSENT:

ALSO PRESENT:

Robert M. Petrovich, Executive Director
Nate Stevens, Treasurer
Nancy Lowery, Secretary
Karen Doster, Recording Secretary
Alexis Rodriguez, Assistant Treasurer
Jeff Davis, Barclay Damon Law Firm
Brian Gerling, Barclay Damon Law Firm
Matthew Pelligra, Office of Economic Development
Parminder Banga, Cryomech, Inc.
Rich Dausman, Cryomech, Inc.
Jessica Kolodzie, Cryomech, Inc.
Vince Raymond, VIP Structures
Sarah Stevens, SS Funding Sources
Suhail Partawi, Hinsdale Road
Bruce Armistead, Hinsdale Road
Anthony D'Elia, Hinsdale Road
Chad Hill, Hinsdale Road
Mike Lisson, Grossman St. Amour PLLC
Brianah Lane, Grossman St. Amour PLLC

APPROVAL OF REGULAR MEETING MINUTES – SEPTEMBER 13, 2022 & OCTOBER 3, 2022 SPECIAL MEETING

Upon a motion by Victor Ianno, seconded by Janice Herzog, the OCIDA Board approved the regular meeting minutes of September 13, 2022 and special meeting minutes of October 3, 2022. Fanny Villarreal abstained from vote for September 13, 2022 minutes. Motion was carried.

TREASURER'S REPORT

Nate Stevens gave a brief review of the Treasurer's Report for the month of September 2022.

Upon a motion by Victor Ianno, seconded by Janice Herzog, the OCIDA Board approved the Treasurer's Report for the month of September 2022. Motion was carried.

PAYMENT OF BILLS

Nate Stevens gave a brief review of the Payment of Bills Schedule #474

Upon a motion by Janice Herzog, seconded by Victor Ianno, the OCIDA Board approved the Payment of Bills Schedule #474 for \$3,193,461.90. Motion was carried.

CONFLICT OF INTEREST DISCLOSURE

The Conflict of Interest was circulated and there were no conflicts reported.

CVE US EI4 MANLIUS NORTH, LLC (3101-21-16A) MODIFICATION MEETING 2

Nancy Lowery stated there are 3 solar projects in Manlius that came before the Board from CVE and they were approved for benefits. She stated they are back before the Board because of some changes in the size of the acreage, how they were breaking it down for each project and the amount of their project has increased. She stated they came back before the Board with the modifications to the application and requesting another public hearing because benefits exceeded \$100,000 which requires an additional public hearing. She stated the public hearing was held and there were no comments.

Patrick Hogan asked if the local labor provision was impressed upon CVE. Robert Petrovich stated yes. Nancy Lowery stated conversations have been held with them to understand the policy better. She stated at this point they don't see a problem but if there was they have a better understanding of what they will need to provide to the Agency for a waiver.

Upon a motion by Victor Ianno, seconded by Kevin Ryan, the OCIDA Board approved a resolution authorizing additional financial assistance the Agency will provide (and confirming the prior authorization of financial assistance) for the CVE EI4 Manlius North, LLC project. Motion was carried.

CVE US EI5 MANLIUS EAST, LLC (3101-21-17B) MODIFICATION MEETING 2

Upon a motion by Victor Ianno, seconded by Steve Morgan, the OCIDA Board approved a resolution authorizing additional financial assistance the Agency will provide (and confirming the prior authorization of financial assistance for the CVE EI5 Manlius East, LLC project. Motion was carried.

CVE US EI6 MANLIUS WEST, LLC (3101-21-18C) MODIFICATION MEETING 2

Upon a motion by Kevin Ryan, seconded by Victor Ianno, the OCIDA Board approved a resolution authorizing additional financial assistance the Agency will provide (and confirming the prior authorization of financial assistance for the CVE EI6 Manlius West, LLC project. Motion was carried.

CRYOMECH, INC. (3101-22-08A) INITIAL MEETING

Parminder Banga stated Cryomech, Inc. was founded in 1963 by William E. Gifford while he was teaching at Syracuse University as a Professor of mechanical engineering. He stated in 2014 they transitioned to an ESOP structure (Employee Stock Owned Plan) and next year they will be celebrating their 60th anniversary. He stated 60% of their business is international and ship all over the world and they operate in 7 continents in many world renowned laboratories, universities and research entities including SU, MIT, Lincoln Labs, Stanford NIST FermiLab, NASA and many more. He stated they manufacture the most comprehensive line of cryo coolers that are used in many applications throughout the world. He stated their current headcount is 162 full time employees and they are actively recruiting for 26 openings throughout Cryomech. He stated payroll is about \$10.2 million. He stated with the proposed addition they are looking

to add 15 more seats throughout Cryomech and bring the total to approximately 203. He stated there are numerous applications their clients use. He stated quantum computing is a big topic of discussion in the area and is made operational by making certain materials really cold. He stated you can do it by two ways; by using liquid nitrogen, liquid helium or low temperature cryo coolers and Cryomech makes both. He stated their product offerings are heavily used by large companies including IBM, Google and a lot of big names for their day to day technology use. He stated there are a lot of startups coming on board as well and are in some sort of development phase. He stated medical and life sciences which is similar to quantum computers is based on getting super conducting materials cold. He stated they are producing cryo for research and development pieces that are a higher rating than you would see at a hospital today. He stated another developing technology is proton therapy and in essence it is looking at the precise treatments for addressing and treating tumors. He stated this is a new and upcoming field and a lot of development has happened to avoid mass alteration of the body so you can target the medical treatment. He stated the last is future energy, generally talking about hydrogen fuel cells. He stated this technology is rapidly developing in many different phases all over the world. He stated future energy is a day to day application for any sort of transportation. He stated Cryomech is involved in a lot of development that is happening all over the world.

Fanny Villarreal asked what kind of jobs Cryomech is hiring. Parminder Banga stated the jobs are across the board so anyone in manufacturing to engineering and development.

Fanny Villarreal asked when the jobs will be created. Parminder Banga stated at the pace they are going he is hoping immediately but that needs to be looked at a little bit more. Vince Raymond stated there is an estimation on the application over the first three years. Nancy Lowery stated it is broken down on the bottom of the PILOT

Janice Herzog asked if this is computing that will replace the systems we have now and how does it fit into society. Parminder Banga stated in essence it is removing the super computers that are doing a lot of the background work. He stated in the finance, medical or research they need a lot more quantum computing or computing power and these computers will do that. He stated eventually some road maps will touch the cloud based technology that everyone can interact with for personal storage, accessing or whatever application they come up with.

Patrick Hogan stated it is a home grown industry with a \$17 million dollar investment. He asked how long the PILOT is. Nate Stevens stated it is 10 years and the old PILOT will go away and will be replaced by the new PILOT.

Upon a motion by Janice Herzog, seconded by Fanny Villarreal, the OCIDA Board approved a resolution authoring a public hearing for the Cryomech, Inc project. Motion was carried.

HINSDALE ROAD GROUP, LLC (3101-14-02B) MODIFICATION MEETING

Anthony D'Elia stated his client is purchasing the hotel and the hotel is subject to a PILOT. He stated they would like to take an assumption to the Agency documents and keep the PILOT in place. He stated in addition there is a financing component and they are not requesting any financial assistance but the Agency has a lease/leaseback so they are asking the Agency to sign onto the mortgage with the protective IDA provisions.

Kevin Ryan asked if the project will continue to operate as a hotel. Anthony D'Elia stated yes.

Kevin Ryan asked if it will be the same brand. Suhail Partawi stated the hotel will continue as a Tru Hilton Hotel.

Upon a motion by Victor Ianno, seconded by Susan Stanczyk, the OCIDA Board approved a resolution approving the assignment of the right, title and interest in a Project Facility by Hotel @T5 LLC to tenants-in-common Eastern Shore Retirement Associates Limited Partnership, Shorewash of Annapolis LLC, CHJ New York, LLC and Camillus Ventures I LLC and consent to the reacted master lease to Camillus Ventures MT LLC. Motion was carried.

REVIEW OF AGENCY BUDGET FOR 2023

Nate Stevens stated the Finance Committee reviewed and passed the 2023 budget today. He stated staff is looking to get it approved before the filing deadline to the State at the end of this month.

Upon a motion by Janice Herzog, seconded by Fanny Villarreal, the OCIDA Board approved the Agency 2023 Budget. Motion was carried.

ADJOURN

Upon a motion by Victor Ianno, seconded by Janice Herzog, the OCIDA Board adjourned the meeting at 8:30 am. Motion was carried.

Nancy Lowery, Secretary



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
 333 WASHINGTON STREET, SUITE 130, SYRACUSE, NY 13202
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October 31, 2022

Revenue / Expense / Income	Current Period	Current YTD	2022 Budget Amount	Current YTD Change to Budget
Operating Revenue	127,439	2,389,664	1,444,000	945,664
Operating Expense	54,992	503,899	800,000	(296,101)
Program Expense	10,646	981,774	644,000	337,774
Net Ordinary Income	61,801	903,992	-	903,992

Current Assets	Current YTD	Prior YTD
Total Cash	3,055,710	2,650,898
Less Pass Through Received	2,596	74,064
Available Cash	3,053,114	2,576,835
Receivables (less pass through rec.)	377,869	14,500
Grant Reimbursements	-	-
Total	3,430,983	2,591,335

Receivables	
0-120 days	377,869
> 120 days	-
Total	377,869

Onondaga County Industrial Development Agency

Profit and Loss

October 2022

	TOTAL
Income	
500 Operating Revenue	
2116 Fees	
2116.1 Agency Fees	126,025.00
Total 2116 Fees	126,025.00
2410 Lease Income	750.00
Total 500 Operating Revenue	126,775.00
501 Non-Operating Revenue	
2401 Interest Income	453.65
501.2 Other Non-Operating Revenue	210.00
Total 501 Non-Operating Revenue	663.65
534 Pilot & Pass Thru Revenue	
529 PILOT Income	2,596.44
Total 534 Pilot & Pass Thru Revenue	2,596.44
Total Income	\$130,035.09
GROSS PROFIT	\$130,035.09
Expenses	
6400 Operating Expense	
6406 Other Professional Services	
6406.50 Consulting Services	2,500.00
Total 6406 Other Professional Services	2,500.00
6407 Administrative Expense	54,991.84
6408 Meeting Expenses	137.83
6409 Conference Attendance	3,398.26
6410 Office Expense	1,086.33
Total 6400 Operating Expense	62,114.26
6500 Agency Program Expenses	
6510 White Pine Commerce Park	
6510.4 Other Expenses	1,500.00
6510.5 Insurance	2,023.16
Total 6510 White Pine Commerce Park	3,523.16
Total 6500 Agency Program Expenses	3,523.16
6600 Non-Operating Expenses	
6605 Pilot & Pass Thru Expenses	
6605.2 PILOT Expense	2,596.44
Total 6605 Pilot & Pass Thru Expenses	2,596.44
Total 6600 Non-Operating Expenses	2,596.44
Total Expenses	\$68,233.86
NET OPERATING INCOME	\$61,801.23
NET INCOME	\$61,801.23

Onondaga County Industrial Development Agency

Balance Sheet As of October 31, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
200 Cash	0.00
200.1 Cash - M & T Checking	2,174,008.22
200.2 Cash - M & T Money Maker Savings	890,609.87
200.4 Destiny USA Restricted Cash	-8,957.82
210 Petty Cash	50.00
Total 200 Cash	3,055,710.27
Total Bank Accounts	\$3,055,710.27
Accounts Receivable	
380 Accounts Rec.	
380.6 A/R Fees, Lease & PILOT	377,869.00
Total 380 Accounts Rec.	377,869.00
Total Accounts Receivable	\$377,869.00
Total Current Assets	\$3,433,579.27
Fixed Assets	
100 Land	
101 White Pines Commerce Park	20,184,626.49
101.1 WPCP GEIS	
101.101 CHA GEIS 1	267,452.05
101.102 CHA GEIS 2	219,439.36
101.104 GEIS Reg Plan Board Overview	19,797.74
Total 101.1 WPCP GEIS	506,689.15
101.2 WPCP Legal	69,774.25
101.3 Engineering Services	52,675.00
101.301 Temporary Access	4,055.44
101.4 Environmental/Demo Services	10,318.98
Total 101.3 Engineering Services	67,049.42
101.5 Land Acquisition Costs	
101.501 Land Purchases	1,160,063.57
101.502 Closing Costs	3,168.14
Total 101.5 Land Acquisition Costs	1,163,231.71
101.6 WPCP Marketing	3,599.96
Total 101 White Pines Commerce Park	21,994,970.98
106 North Salina Properties	0.00
106.1 435 North Salina	17,083.55
106.3 435 North Salina Building	634,421.53
Total 106 North Salina Properties	651,505.08
107 800 Hiawatha	604,840.42

Onondaga County Industrial Development Agency

Balance Sheet As of October 31, 2022

	TOTAL
Total 100 Land	23,251,316.48
104 Machinery & Equipment	
104.1 Office Furniture	1,429.00
104.2 Equipment	4,589.00
Total 104 Machinery & Equipment	6,018.00
211 A/D Office Furniture	-3,493.00
213 A/D Buildings	-97,603.00
250 Investment in Real Property	6,180,006.00
Total Fixed Assets	\$29,336,244.48
Other Assets	
240 Blue Sky Redevelopment	1,641.76
Total Other Assets	\$1,641.76
TOTAL ASSETS	\$32,771,465.51
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
600 Accounts Payable	0.00
600.1 Due to Related Party - OED	503,898.24
600.102 Due to BD WPCP	42,216.66
600.204 OHB Redev LLC Funds	400,000.00
600.205 Exp Pay Prev Period	133.14
600.206 Mileage Reimbursement	92.34
600.208 BlueRock Energy Agreement Deposit	25,000.00
600.209 Syracuse Rail Overpayment	500.00
600.3 Onondaga County Loan	19,429,708.62
600.31 Accrued Interest - OC Note Payable	2,129.00
Total 600.3 Onondaga County Loan	19,431,837.62
Total 600 Accounts Payable	20,403,678.00
601 PILOT and Pass Thru Payable	
602 Pass Thru Payable	-525,000.00
603 PILOT Pass Thru	527,596.45
604 Other Pass Thrus	-0.30
Total 601 PILOT and Pass Thru Payable	2,596.15
631 Due to Other Governments	
631.3 Schools	
631.356 Syracuse	0.01
Total 631.3 Schools	0.01
631.5 City of Syracuse	0.01

Onondaga County Industrial Development Agency

Balance Sheet

As of October 31, 2022

	TOTAL
Total 631 Due to Other Governments	0.02
Total Other Current Liabilities	\$20,406,274.17
Total Current Liabilities	\$20,406,274.17
Total Liabilities	\$20,406,274.17
Equity	
3900 Equity Unreserved	8,742,531.91
3901 Equity-Investment Fixed Assets	2,345,838.63
463 Reserve For Contracts	530,603.47
465 Equity - Unreserved	-157,774.47
Net Income	903,991.80
Total Equity	\$12,365,191.34
TOTAL LIABILITIES AND EQUITY	\$32,771,465.51

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILLS - SCHEDULE #475
November 8, 2022

GENERAL EXPENSES

1.	<u>PARK STRATEGIES, LLC*</u> October 2022, Inv#16587199	\$ 2,500.00
2.	<u>ADVANCE MEDIA NEW YORK*</u> September 2022 Public Hearings, Inv#0002924222	\$ 689.75
3.	<u>BROWN & BROWN OF NEW YORK, INC. - SYRACUSE*</u> WPCP Commercial Liability Insurance Premium, Inv#10127718	\$ 2,023.16
4.	<u>BARCLAY DAMON LLP**</u> Purchase of Land	\$ 1,770,112.58
5.	<u>BARCLAY DAMON LLP***</u> Purchase of Land	\$ 1,011,976.59
6.	<u>NATIONWIDE****</u> Commercial Liability Insurance Premium, Acct#7J2551	\$ 1,965.49
7.	<u>BARCLAY DAMON LLP*****</u> Purchase of Land	\$ 2,517,941.85
8.	<u>BARCLAY DAMON LLP</u> WPCP Real Estate, Inv#'s 5160434, 5164836, 5170127, 5178038	\$ 73,543.86
9.	<u>BARCLAY DAMON LLP</u> WPCP Eminent Domain, Inv#5170128	\$ 1,875.00
10.	<u>NYS ECONOMIC DEVELOPMENT COUNCIL</u> NY Loves Nanotech	\$ 2,000.00
11.	<u>BARCLAY DAMON LLP</u> Roth Steel, Inv#5209068	\$ 15.00
12.	<u>FEDEX</u> Inv#'s 7-901-06649, 7-916-29614, 7-924-05115	\$ 30.15

13. <u>ONONDAGA CIVIC DEVELOPMENT CORPORATION</u>	\$	13,400.35
3rd Q 2022 Rent		
14. <u>ONONDAGA CIVIC DEVELOPMENT CORPORATION</u>	\$	1,014.46
3rd Q 2022 Internet & Copier		
15. <u>CRYSTAL ROCK</u>	\$	54.23
Inv#22196031, 10-30-22		
TOTAL		\$ 5,399,142.47

*Ratification of Checks dated October 13, 2022

**Ratification of Check dated October 21, 2022

***Ratification of Check dated October 31, 2022

****Ratification of Check dated November 1, 2022

*****Ratification of Check dated November 7, 2022

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILL - SCHEDULE #475
November 8, 2022

PILOT Payments

1.	<u>CITY OF SYRACUSE</u>	\$	1,510.14
	Syracuse Rail 3rd Q PILOT Payment		
2.	<u>ONONDAGA COUNTY</u>	\$	970.99
	Syracuse Rail 3rd Q PILOT Payment		
3.	<u>TOWN OF ONONDAGA</u>	\$	3.03
	Syracuse Rail 3rd Q PILOT Payment		
4.	<u>TOWN OF DEWITT</u>	\$	14.88
	Syracuse Rail 3rd Q PILOT Payment		
5.	<u>JAMESVILLE-DEWIT CSD</u>	\$	97.40
	Syracuse Rail 3rd Q PILOT Payment		
TOTAL			\$2,596.44

Onondaga County Industrial Development Agency



Project Summary DRAFT

11/1/2022

1. Project	Tocco Villaggio III, LLC	2. Project Number	3101-22-07A
3. Location	Clay	4. School District	North Syracuse School District
5. Tax Parcel(s)	051.-01-02.1	6. Project Type	New Construction
		Village	Clay

7.Total Project Cost	\$	57,000,000.00	8. Total Jobs	4
Land	\$	4,200,000	8A. Job Retention	0
Site Work	\$	6,900,000	8B: Job Creation	4
Building	\$	38,000,000	(Next 5 Years)	
Furniture & Fixtures	\$	4,100,000		
Equipment	\$	-		
Equipment Subject to NYS Production Exemption	\$	-		
Engineering/Architecture Fees	\$	1,100,000		
Financial Charges	\$	2,000,000		
Legal Fees	\$	100,000		
Other	\$	600,000		

Investment: Abatement Ratio Tocco Villaggio III, LLC

Fiscal Impact (\$)

Estimated Abatement Cost	\$3,058,500
Sales Tax Abatement	\$2,736,000
Mortgage Recording Tax Abatement	\$322,500

Real Property Tax Relief	\$0
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New Investment \$78,174,500

PILOT Payments	\$0
Project Wages (10 years)	\$1,835,000
Construction Wages	\$26,118,000
Employee Benefits (10 years)	\$550,500
Project Capital Investment	\$49,100,000

Agency Fees	\$571,000
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Benefit:Cost Ratio **25.56 :1**

Project Description

The project consists of eight (8) twenty-six unit (26) apartment buildings in The Town of Clay. The project will create four (4) jobs. The apartment buildings consist of one and two bedroom apartments. The apartment sizes range from 800 to 1,500 square feet. Amenities with the community include a fitness center, pool, community room and kitchen, walking trails and sidewalks, and pet amenity areas.

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ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPLICATION FOR BENEFITS

1. In accordance with Section 224-a(8)(d) of Article 8 of the New York Labor Law, the Agency has identified that any “financial assistance” (within the meaning of Section 858 of the General Municipal Law) granted by the Agency to the Applicant consisting of sales and use tax exemption benefits, mortgage recording tax exemption benefits and real property tax exemption benefits, constitutes “public funds” within the meaning of Section 224-a(2)(b) of Article 8 of the New York Labor Law and such funds are not excluded under Section 224-a(3) of Article 8 of the New York Labor Law. The Agency hereby notifies the Applicant of the Applicant’s obligations under Section 224-a (8)(a) of Article 8 of the New York Labor Law.
2. Fill in all blanks using “none”, “not applicable” or “not available”. If you have any questions about the way to respond, please call the Onondaga County Industrial Development Agency (the “Agency” or “OCIDA”) at 315-435-3770.
3. If providing an estimate put “(est.)” after the figure or answer. If more space is needed to answer any specific question, attach a separate sheet.
4. If the OCIDA Board approves benefits, it is the company’s responsibility to obtain and submit all necessary forms and documents.
5. All projects approved for benefits by the OCIDA Board will close with the Agency within 6-months of the inducement date. If this schedule cannot be met, the applicant will need to submit a closing schedule modification written request to the Executive Director that will be presented to OCIDA Board for consideration.
6. When completed, return this Application by mail or fax to the Agency at the address indicated below. A signed application may also be submitted electronically in PDF format to Nancy Lowery at nancylowery@ongov.net. **An Application will not be considered by the Agency until the Application fee has been received.**
7. The Agency will not give final approval for this Application until the Agency receives a completed NYS Full Environmental Assessment Form concerning the project which is the subject of this Application. The form is available at <http://www.dec.ny.gov/permits/6191.html>.
8. Please note the Public Officers Law declares all records in the possession of the OCIDA (with certain limited exceptions) are open to public inspection and copying. If the Applicant is of the opinion that there are elements of the project which are in the nature of trade secrets which, if disclosed to the public or otherwise widely disseminated, would cause substantial injury to the Applicant’s competitive position, this Applicant must identify such elements in writing and request that such elements be kept confidential. In accordance with Article 6 of the Public Officer’s Law, the OCIDA may also redact personal, private, and/or proprietary information from publicly disseminated documents.
9. The Applicant will be required to pay the Agency Application fee and, if accepted as a project of the Agency, all administrative and legal fees as stated in Section VI of the Application.

10. A complete Application consists of the following 9 items:

- This Application
- Local Access Agreement
- Employment Plan
- Conflict of Interest
- A feasibility statement indicating the need for the requested benefits
- Description of Project, Site Plans/Sketches, and Maps
- NYS Full Environmental Assessment Form
- A check payable to the Agency in the amount of \$1,000
- A check payable to Barclay Damon LLP in the amount of \$2,500

11. This Application was adopted by the OCIDA Board on January 18, 2022.

It is the policy of the Agency that any project receiving benefits from the Onondaga County Industrial Development Agency will utilize 100% local contractors and local labor for the construction period of the project unless a waiver is granted in writing by the Agency.

Return to:

Onondaga County Industrial Development Agency
Attn: Nancy Lowery
333 W. Washington Street, Suite 130
Syracuse, NY 13202
Phone: 315-435-3770 | Fax: 315-435-3669
nancylowery@ongov.net

Section I: Applicant Information

Please answer all questions. Use “None”, “Not Applicable” and “See Attached” where necessary.

Submittal Date: _____

A) Applicant/Project Operator information (company receiving benefits):

Applicant/Project Operator: [Click here to enter text.](#)_____

Applicant/ Project Operator Address: _____

Phone:_____ Fax:_____

Website:_____ E-mail:_____

Federal ID#:_____ NAICS:_____

State and Year of Incorporation/Organization: _____

Owner (if different from Applicant/Project Operator): _____

Owner Address: _____

Federal ID#: _____

State and Year of Incorporation/Organization: _____

List of stockholders, members, or partners of Owner:

B) Individual Completing Application:

Name:_____

Title:_____

Address:_____

Phone:_____ Fax:_____

E-mail: _____

C) Company Contact (if different from individual completing application):

Name: _____

Title: _____

Address: _____

Phone: _____ Cell Phone: _____

E-mail: _____

D) Company Counsel:

Name of Attorney: _____

Firm Name: _____

Address: _____

Phone: _____ Cell Phone: _____

E-mail: _____

E) Business Organization (check appropriate category):

☐ Corporation

☐ Partnership

☐ Public Corporation

☐ Joint Venture

☐ Sole Proprietorship

☐ Limited Liability Company

☐ Other (please specify): _____

Year Established: _____

State in which Organization is established: _____

F) List all stockholders, members, or partners with % of ownership greater than 5%:

Name

% of ownership

G) Applicant Business Description:

Estimated % of sales within Onondaga County: _____

Estimated % of sales outside Onondaga County but within New York State: _____

Estimated % of sales outside New York State but within the U.S.: _____

Estimated % of sales outside the U.S.: _____

(*Percentage to equal 100%)

H) Applicant History: If the answer to any of the following is “Yes”, please explain below. If necessary, attach additional information.

1. Is the company or management of the Company now a plaintiff or defendant in any civil or criminal litigation? ☐ Yes ☐ No
2. Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)? ☐ Yes ☐ No
3. Has any person listed in Section I ever been in receivership or declared bankruptcy? Please attach any explanations. ☐ Yes ☐ No

I) Has the Project Beneficiary received assistance from OCIDA, Syracuse Industrial Development Agency (SIDA), New York State or the Onondaga Civic Development Corporation (OCDC) in the past? If yes please attach an explanation and please give year, project name, and description of benefits and address of project.

☐ Yes ☐ No

Section II: Project and Site Information

A) Project Location: Location where the investment will take place. If Company is moving, the new location should be entered here and the current location should be in Section I.

Address: _____

Legal Address (if different): _____

City: _____ Village/Town: _____

Zip Code: _____ School District: _____

Tax Map Parcel ID(s): _____

Full Market Value: _____ Footage of Existing Building: _____

Census Tract: _____

B) Type (Check all that apply):

- | | |
|---|--|
| ☐ New construction | ☐ Purchase of machinery and/or equipment |
| ☐ Expansion/Addition to current facilities | ☐ Brownfield/Remediated Brownfield |
| ☐ Renovation of existing facility | ☐ LEED Certification |
| ☐ Housing Project | ☐ Demolition and Construction |
| ☐ Renewable Energy Project | ☐ Acquisition of existing facility/property |
| ☐ Retail | ☐ Other: |

C) Project Narrative: A statement that there is a likelihood that the project would not be undertaken but for the financial assistance provided by the Agency or, if the project could be undertaken without financial assistance provided by the Agency, a statement indicating why the project should be undertaken by the agency.

* For a Retail Project (also see page 14)

* For a Renewable Energy Project (also see page 15)

* For a Housing Project (also see page 17)

D) Description of Project: Please provide a detailed narrative of the proposed Project. Please separately attach the description and any copies of site plans, sketches or maps. This narrative should include, but is not limited to:

- ☐ i) a description of your Company's background, customers, goods and services and the principal products to be produced and/or the principal activities that will occur on the Project site;
- ☐ (ii) the size of the Project in square feet and a breakdown of square footage per each intended use;
- ☐ (iii) the size of the lot upon which the Project sits or is to be constructed;
- ☐ (iv) the current use of the site and the intended use of the site upon completion of the Project;
- ☐ (vi) describe your method for site control (Own, lease, other).

E) Select Project type for all end users at Project site (you may check more than one):

****Please check any and all end users as identified below**

- | | |
|--|--|
| ☐ Industrial | ☐ Bank Office |
| ☐ Acquisition of Existing Facility | ☐ Retail (see page 14) |
| ☐ Housing Project (see page 17) | ☐ Mixed Use |
| ☐ Equipment Purchase | ☐ Facility for Aging |
| ☐ Multi-Use Tenant | ☐ Civic Facility (not for profit) |
| ☐ Renewable Energy Project (see page 15) | ☐ Other _____ |
| ☐ Commercial | |

F) If applicant will not occupy 100% of the building in a real estate transaction, provide information on tenant(s) that includes name, present address, and percentage of project to be leased, type of business organization, relationship to applicant, date and term of lease.

G) For the Agency to consider this Project, please provide the following information:

1. Does the Project consist of new construction or expansion or substantial renovation of an existing facility?
☐ Yes ☐ No
2. Will the Project create new employment opportunities or retain existing jobs that may otherwise be lost?
☐ Yes ☐ No
3. Does the Project beneficiary serve a customer base primarily outside of Onondaga County?
☐ Yes ☐ No

H) Will the completion of the Project result in the removal of an industrial or manufacturing plant of the company 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 company located within the state? Please explain if you answer "Yes" by attaching a response.

☐ Yes ☐ No

I) Please attach a description of any compelling circumstances the Agency should be aware of while reviewing this application.

J) Local Approvals (Site Plan and Environmental Review)

1. Have site plans been submitted to the appropriate town or local planning department?

☐ Yes. What is the status? ☐ No. When will the plans be submitted?

2. Has the project received site plan approval from the town or local planning board?
☐ Yes ☐ No
3. If no, what is the anticipated approval date? _____
4. If yes, provide the Agency with a copy of the Planning Board's approval resolution along with the related SEQR determination. (NOTE: SEQR determination is required for final approval and sales tax agency appointment.)
5. Environmental Information
 - a. Please attach the appropriate Environmental Impact Forms to your application. Here is a link to the SEQR forms: <http://www.dec.ny.gov/permits/6191.html>
 - b. Have any environmental issues been identified on the property?
☐ Yes ☐ No
If yes, please attach an explanation.

Section III: Construction

A) Project Costs and Finances

Description of Costs	Total Budget Amount	% of Total Budget to be Procured in Onondaga County	Total Private Expenditure (should be less than or equal to total budget amount)
Land Acquisition			
Site Work/Demo			
Building Construction & Renovation			
Furniture & Fixtures			
Equipment*			
Engineering/Architect			
Financial Charges			
Legal			
Other			
Management/Developer Fees			
Total Project Cost			

Note: Do not include OCIDA fees, OCIDA application fees or OCIDA legal fees as part of the Total Project Cost. You may attach a separate chart if needed.

B) TOTAL Capital Costs \$ _____

Project refinancing: estimated amount
(For refinancing of existing debt only)

\$ _____

Sources of Funds for Project Costs:

1. Bank Financing \$ _____
2. Equity (excluding equity that is attributed to grants/tax credits) \$ _____
3. Tax Exempt Bond Issuance (if applicable) \$ _____
4. Taxable Bond Issuance (if applicable) \$ _____

5. Public Sources (Include sum total of all state and federal grants and tax credits) \$ _____

-Identify each state and federal grant/credit:

_____ \$ _____
 _____ \$ _____
 _____ \$ _____

6. Total Sources of Funds for Project Costs \$ _____

C) Employment and Payroll Information

*Full Time Equivalent (FTE) is defined as one employee working no less than 40 hours per week or two or more employees together working a total of 40 hours per week.

1. Are there people currently employed at the project site?
☐ Yes ☐ No If yes, provide number of FTE jobs at the facility: _____

2. Complete the following:

Estimate the number of FTE jobs to be retained as a result of this Project:	
Estimate the number of construction jobs to be created by this Project:	
Estimate the average length of construction jobs to be created (months):	
Current annual payroll at facility:	
Please list, if any, benefits that will be available to either full and/or part time employees:	
Average annual benefit paid by the company (\$ or % salary) per FTE job:	
Amount or percent of wage employees pay for benefits:	
Provide an estimate of the number of residents in the Economic Development Region (Onondaga, Madison, Cayuga, Oneida, Oswego, and Cortland Counties) to fill new FTE jobs:	

D) New Employment Benefits

- i. Complete the following chart indicating the number of FTE jobs presently employed at the Project and the number of FTE jobs that will be created at the Project site at the end of the first, second, and third, years after the Project is completed. Jobs should be listed by title of category (see below), including FTE independent contractors or employees of independent contractors that work at the Project location. Do not include construction workers.
- ii. Feel free to include additional information or a substitute chart if you think additional material would add clarity.

Please use this chart to illustrate the current employment:

Job Title/Category	Current Annual Pay	Current Employment (FTE)

Please use this chart to illustrate the projected employment growth:

Job Title/Category	Current Annual Pay	Jobs Created Year 1	Jobs Created Year 2	Jobs Created Year 3

If you prefer, you may attach a job chart of your own that outlines the job growth projections regarding the Project.

E) Financial Assistance sought (estimated values):

- ☐ Real Property Tax Abatement (PILOT): _____
- ☐ Mortgage Recording Tax Exemption (.75% of amount mortgaged): _____
- ☐ Sales and Use Tax Exemption (4% Local, 4% State): _____
- ☐ Tax Exempt Bond Financing (Amount Requested): _____
- ☐ Taxable Bond Financing (Amount Requested): _____

F) Mortgage Recording Tax Exemption Benefit Calculator: Amount of mortgage that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent/
bridge financing): \$ _____

Estimated Mortgage Recording Tax Exemption Benefit (product of
mortgage amount as indicated above, multiplied by .0075): \$ _____

G) Sales and Use Tax Benefit Calculator: Gross amount of costs for goods and services that are subject to State and local Sales and Use Tax – said amount to benefit from the Agency’s Sales and Use Tax exemption benefit:

\$ _____

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure, above) (This should match the amount in section “E” on page 9, this calculation only exists to help you with your estimate):

\$ _____

Section IV: Estimate of Real Property Tax Abatement Benefits

Section IV of this Application will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application prior to the completed application being provided to the OCIDA Board.

A) PILOTS Estimate Table Worksheet

OCIDA estimate of current value	
New construction and renovation costs	
OCIDA estimate of increase in value	
OCIDA estimated value of completed project	
OCIDA estimate of taxes that would have been collected if the project did not occur	
Scheduled PILOT payments	

PILOT Year	Exemption %	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100						
2	90						
3	80						
4	70						
5	60						
6	50						
7	40						
8	30						
9	20						
10	10						
TOTAL							

Estimates provided are based on current property tax rates and assessment value (current as of date of application submission) and have been calculated by IDA staff.

SECTION: V For Retail Projects Only

1. Will the cost of the retail portion of the Project exceed one-third of the total project cost?
☐Yes ☐No
2. Is the Project located in a distressed area? A distressed area is a census tract that has
a) a poverty rate of a least 20% or at least 20% of households receiving public assistance, and (b) an unemployment rate of least 1.25 times the statewide unemployment rate for the year to which the date relates.
☐Yes ☐No
3. Is the Project likely to attract a significant number of visitors from outside of the economic development region?
☐Yes ☐No
4. Is the predominate 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 Town, City, County or Village of where the Project will be located.
☐Yes ☐No

SECTION VI: For Solar Projects Only

Please complete the following as an addendum:

1. Describe the reasons why the Agency's financial assistance is necessary. Describe how the Project would be affected if these benefits were not provided. [see Section II (C)]
2. Is the applicant leasing the property?
 - ☐ Yes, please provide a copy of the lease
 - ☐ No, purchased the property. Please provide documentation.
3. Has the applicant provided written communication to the affected taxing jurisdictions notifying them of its intent to construct a renewable energy project?
 - ☐ Yes
 - ☐ No
4. Has the applicant received a letter of support for the megawatt cost to be used as a basis for the PILOT from the town, city or village where the Project is located?
 - ☐ Yes. Please provide copy.
 - ☐ No
5. Has the applicant received a letter of support for the megawatt cost to be used as a basis for PILOT from the school district?
 - ☐ Yes. Please provide copy.
 - ☐ No
6. Is the entire parcel being used for the solar project?
 - ☐ Yes
 - ☐ No, if not, have you reached out to the town assessor to discuss a subdivision or slash parcel? Explain: _____
7. Will the applicant enter into a decommissioning plan with the host community, including financial assurance the plan can be executed?
 - ☐ Yes, explain.
 - ☐ No

**PLEASE SEE FOLLOWING PAGE FOR OCIDA SOLAR GUIDANCE & BEST PRACTICE*

OCIDA SOLAR PILOTs GUIDANCE AND BEST PRACTICE

To be placed on the OCIDA meeting agenda, proposed solar projects must provide OCIDA with the following in advance of the Project's first OCIDA meeting:

1. Fully completed OCIDA application.
2. Copy of Environmental Assessment Form.
3. A SEQR resolution approved by a local municipality indicating municipality will be lead agency, the type of action (I, II, or unlisted) and, if completed, the SEQR determination made by the municipality.
4. Copies of your zoning applications submitted to the local municipality.
5. Verification of parcel subdivision process with the town (if the entire parcel will not be used for the solar project).
6. A statement clarifying whether the applicant will lease or purchase the real property on which the Project is situated. If leased, provide a copy of the proposed or executed lease. If lease parcel is less than entire parcel then see 5 above.
7. A supporting document from the School District and the Town Board outlining the agreed upon cost per megawatt to be used as a basis for the PILOT. OCIDA cannot create the PILOT schedule without this information.
8. Absent a showing otherwise by the Company, deemed acceptable by the Agency in the sole and absolute discretion, the Company must close with the Agency on a project prior to consideration of any requested organizational structure or project entity ownership changes.

You will receive a draft Cost Benefit Analysis and a Draft PILOT schedule from this office. You may use these documents as your Project progresses through the OCIDA approval process. OCIDA staff are available to update these two documents as needed.

SECTION VII: For Housing Projects Only

Please complete the following as an addendum:

1. Describe the reasons why the Agency's financial assistance is necessary. Describe how the project would be impacted if these benefits were not provided. [see Section II (C)]
2. Is the Project being built in a blighted area? Please describe.
3. Is the Project fulfilling an unmet need in the area? Please explain.
4. Please provide a market study documenting a need for such housing.
5. Is there support from local government officials for the Project and for the financial assistance being requested from the Agency? Please provide written documentation.
6. Is the Project considered infill in a populated area? Please explain.
7. Does the Project provide walkability?
8. Is there additional county infrastructure necessary to service the Project? If, yes, please explain.
9. Is the Project part of a larger mixed-use development? Please describe.

Section VIII: Local Access Policy Agreement

In absence of a waiver permitting otherwise, every project seeking the assistance of the Onondaga County Industrial Development Agency (Agency) must use local general contractors, sub-contractors, and labor for one-hundred percent (100%) of the construction of new, expanded, or renovated facilities. The project's construction or project manager need not be a local company.

Noncompliance may result in the revocation and/or recapture of all benefits extended to the project by the Agency. Local Labor is defined as laborers permanently residing in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins, and Wayne. Local (General/Sub) Contractor is defined as a contractor operating a permanent office in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins and Wayne. The Agency may determine on a case-by-case basis to waive the Local Access Policy for a project or for a portion of a project where consideration of warranty issues, necessity of specialized skills, significant cost differentials between local and non-local services or other compelling circumstances exist. The procedure to address a local labor waiver can be found in the OCIDA handbook, which is available upon request.

Prior to issuance of any NYS Tax & Finance ST-60 forms, the Applicant must submit a **Contractor Status Report to the Agency.**

In consideration of the extension of financial assistance by the Agency _____ (the Company) understands the Local Access Policy and agrees to complete Appendix C of the Agency's application at the time of the application to the Agency and as part of a request to extend the valid date of the Agency's tax-exempt certificate for the Project. The Company understands that an Agency tax-exempt certificate is typically valid for 12 months from the effective date of the project inducement and extended thereafter upon request by the Company. The Company further understands that any request for a waiver to this policy must be submitted in writing and approved by the Agency.

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of _____ (date).

Company: _____

Representative for Contract: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Project Address: _____ City: _____ State: _____ Zip: _____

General Contractor: _____

Contact Person: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Authorized Representative: _____ Title: _____

Signature: _____

Section IX: Agency Fee Schedule

* Minimum Fee to be applied to all project receiving OCIDA benefits is 1% of the Total Project Cost (TPC)

ACTIVITY	FEES	COMMENTS
Non- refundable Application Fee (All projects except Solar Projects)	\$1,000	Due at time of application
Non-refundable Application Fee (Solar Projects Only)	\$10,000	
Legal Deposit (All projects except Solar Projects)	\$2,500	Due at time of application
Legal Deposit (Solar Projects Only)	\$5,000	
Minimum Fee of 1% of TPC		
1. Sales and Use Tax Exemption	.01 X TPC	Due at closing
2. Mortgage Recording Tax		
3. PILOT is an additional fee	.0025 X TPC (total .0125)	
Bonds Bond refinancing and refunding	.0025 of TPC	Due at closing
Agency Legal Fees		
Fee for first \$20 million	.0025 X of the project cost or bond amount	Due at closing
Fee for expenses above \$20 million	.00125 X of project cost or bond amount	
Amendment or Modification of IDA documents, including but not limited to name or organization change, refinancing, etc. Consent to the amendment or modification of IDA documents prior to closing on the project shall be given at OCIDA's sole and absolute discretion.	Up to but not to exceed 5% of Agency Fee as noted on the Cost Benefit Analysis at time of project approval. Attorney fees determined by OCIDA Legal Representative.	Due at time of Request

OCIDA reserves the right to modify this schedule at any time and assess fees and charges in connection with other transactions such as grants of easement or lease or sale of OCIDA-owned property.

Section X: Recapture of Tax Abatement/Exemptions

Information to be Provided by Companies: Each Company agrees that to receive benefits from the Agency it must, whenever requested by the Agency or required under applicable statutes or project documents, provide and certify or cause to be provided and certified such information concerning the Company, its finances, its employees and other topics which shall, from time to time, be necessary or appropriate, including but not limited to, such information as to enable the Agency to make any reports required by law or governmental regulation.

Please refer to the OCIDA Uniform Tax Exemption Policy. (add hyperlink)

I have read the foregoing and agree to comply with all the terms and conditions contained therein as well as policies of the Onondaga County Industrial Agency.

Name of Applicant Company _____

Signature of Officer or Authorized Representative: _____

Name & Title of Officer or Authorized Representative: _____

Date: _____

Section XI: Conflict of Interest

Agency Board Members

1. Patrick Hogan, Chairperson
2. Janice Herzog, Vice Chairperson
3. Steve Morgan, Director
4. Victor Ianno, Director
5. Sue Stanczyk, Director
6. Kevin Ryan, Director
7. Fanny Villarreal, Director

Agency Officers/Staff

1. Robert M. Petrovich, Executive Director
2. Nathaniel Stevens, Treasurer
3. Nancy Lowery, Secretary
4. Karen Doster, Recording Secretary
5. Christopher Cox, Assistant Treasurer

Agency Legal Counsel & Auditor

1. Jeffrey Davis, Esq., Barclay Damon LLP
2. Amanda Fitzgerald, Esq., Barclay Damon LLP
3. Michael G. Lisson, CPA, Grossman St. Amour Certified Public Accountants PLLC

The Applicant has received from the Agency a list of members, officers and staff of the Agency. To the best of my knowledge, no member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

Name of Applicant Company _____

Signature of Officer or Authorized Representative: _____

Name & Title of Officer or Authorized Representative: _____

Date: _____

Section XII: Representations, Certifications, and Indemnification

_____ (Name of CEO or other authorized representative of Applicant) confirms and says that he/she is the _____ (title) of _____ (name of corporation or other entity) named in the attached Application (the “Applicant”), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

- A. First Consideration for Employment:** In accordance with §858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in WIA programs who shall be referred by the CNY Works for new employment opportunities created as a result of the Project.
- B. Other NYS Facilities:** In accordance with §862 (1) of the New York General Municipal Law, the Applicant understands and agrees that projects which will 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 within the state is ineligible for Agency Financial Assistance, unless otherwise approved by the Agency as reasonably necessary to preserve the competitive position of the project in its respective industry or is reasonably necessary.
- C. Annual Sales Tax Filings:** In accordance with §874(8) 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, 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.
- D. Outstanding Bonds:** The Applicant understands and agrees to provide on an annual basis any information regarding bonds, if any, issued by the Agency for the project that is requested by the Comptroller of the State of New York.
- E. Employment Reports:** The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant agrees to file with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, “Employment Reports”) that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an Event of Default under the PILOT Agreement between the Agency and Applicant and, if applicable, an Event of Default under the Agent Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Employment Report may be reported to Agency board members, with said report being an agenda item subject to the open meetings law.

- F. Prevailing Wage:** The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant shall determine whether the Project is a “covered project” pursuant to Section 224-a of Article 8 of the New York Labor Law and, if applicable, the Applicant shall comply with Section 224-a of Article 8 of the New York Labor Law; and the Applicant further covenants that the Applicant shall provide such evidence of the foregoing as requested by the Agency.
- G. Absence of Conflicts of Interest:** The Applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officer or employee of the Agency has an interest, whether direct or indirect in any transaction contemplated by this Application, except as hereinafter described in Section X.
- H. Compliance:** The Applicant understands and agrees that it is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.
- I.** 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.
- J.** 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.
- K.** 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 in the Project.
- L.** 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.

- M.** The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents 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 statement contained herein not misleading.
- N.** The OCIDA has the right to request and inspect supporting documentation regarding attestations made on this application.
- O. Hold Harmless Agreement:** Applicant hereby releases Onondaga County Industrial Development Agency and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for, and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax-exemptions and other assistance requested therein are favorably acted upon by the Agency; (B) the Agency's acquisition, construction, and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project, including without limiting the generality of the foregoing, all cause of action and attorney's fees and any other expenses incurred in defending any suits or action 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 process of the Application, including attorney's fees, if any.

Project Narrative and Description (Section II, D):

The proposed 208 apartment development of Tocco Villaggio Apartments III, owned in fee by the applicant, in the Town of Clay would be constructed in a single phase, assuming financial assistance by OCIDA. Due to current economic conditions, absent OCIDA support, the project would be built over a longer period of time in phased construction.

The project is currently a vacant farm field which was rezoned to PUD by the Clay Town Board approximately 8 years ago. Financial considerations have slowed the development of the parcel during this period.

The apartments would consist of 8 separate apartment buildings. The apartment buildings consist of one- and two-bedroom apartments. The apartment sizes range from 800 to 1,500 square feet. The total square footage of the proposed buildings is approximately 295,000 sf on roughly 10 acres. The 10 acres will be subdivided from the +/- 35 acres, tax parcel # 051.-01-02.1. Amenities with the community include a fitness center, pool, community room and kitchen, walking trails and sidewalks, and pet amenity areas.

Project Site Plans and Architectural sketches of the building and floor plans are included as attachments to the application.

SECTION VII

1. Describe the reasons why the Agency's financial assistance is necessary. Describe how the project would be impacted if these benefits were not provided. [see Section II (C)]

The proposed development of the Tocco Villaggio Apartments in the Town of Clay would not be constructed in a single phase due to the construction costs, increase in interest rates and the costs of construction materials currently impacting the construction industry nationally. With the assistance afforded by OCIDA the project would be capable of being constructed immediately in a single phase and allow for tenancy in under 2 years.

2. Is the Project being built in a blighted area? Please describe.

The proposed project is not being built in a blighted area per Census Data. However, it is being proposed on an underutilized property near the Town of Clay and Town of Cicero business districts, which if expanded, will require nearby housing for the convenience of permanent workers in close proximity to the Project.

3. Is the Project fulfilling an unmet need in the area? Please explain.

The proposed project will provide apartment units for the proposed development within the White Pines Industrial Park. The proposed project is less than 0.5 miles from the White Pines site, that when developed, is proposed to have 5,000 to 10,000 new employees thereby increasing the need for quality apartments. Additionally, the current opening of the Amazon facility in the Town of Clay has increased the need and demand for new apartment units.

The experienced development team has other apartment projects in the Town of Clay, Town of Cicero and Town of Lysander/Village of Baldwinsville and the vacancy rate at those complexes is less than 2.5%.

4. Please provide a market study documenting a need for such housing.

The development team has completed a market study and has been submitted under separate cover to the IDA.

5. Is there support from local government officials for the Project and for the financial assistance being requested from the Agency? Please provide written documentation.

The Town of Clay and Town of Cicero approved the Zoning and Site Plans for the proposed development. A letter of support for financial assistance from the local municipality will be submitted under a separate cover to the IDA.

6. Is the Project considered infill in a populated area? Please explain.

The proposed project is the within a residentially developed area of the Town of Clay and Town of Cicero. Adjacent to the project to the west is existing apartment and senior living facilities. To the south of the proposed development is the Lawton Valley Hunt residential development.

7. Does the Project provide walkability?

As part of the project, the Town of Clay required the extension of sidewalks and walking trails within already developed portions of the Tocco Villaggio Community.

8. Is there additional county infrastructure necessary to service the Project? If, yes, please explain.

No additional infrastructure is needed. Previously as part of a separate phase of the development, a traffic signal was installed along NYS Route 31 and Legionnaire Drive to service this development. Additionally, this site is served by all necessary utilities (sanitary, stormwater, gas and electric)

9. Is the Project part of a larger mixed-use development? Please describe.

The proposed project would be the second phase of the Tocco Villaggio Planned Unit Development. As part of the project patio homes, office space and commercial out parcels that will be developed in the future. See attached Master Plan for the overall Tocco Villaggio development.

Name of Applicant Company: _____

Signature of Officer or Authorized Representative: _____

Name & Title of Officer or Authorized Representative: _____

Date: _____

STATE OF NEW YORK)

COUNTY OF ONONDAGA) ss.;

_____, being first duly sworn, deposes and says:

1. That I am the _____ (Corporate Officer) of _____
(Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read and 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 _____ day of __, 20____.

(Notary Public)

End of Application

Rental Apartment Shortage Compounded by Residential Housing Crisis in Northern Suburbs of Onondaga County

A **CONFIDENTIAL** report by Robert Smith, NYS Licensed Real Estate Broker

Prepared for: **Tocco Villaggio, LLC**

October 4, 2022



*Report assembled by **Robert Smith, NYS Licensed Real Estate Broker**, practicing resale and new construction residential real estate primarily in Northern Suburbs for 25 years, NY Licensed Real Estate Instructor, served on the Town of Cicero Planning Board as both a Member and Chair, Member of the National Association of REALTORS®, NYS Association of REALTORS®, and the Greater Syracuse Association of REALTORS® (GSAR), and a Participant in Central New York Information System, Inc. the MLS of the GSAR. Mr Smith and his wife own and operate the Professional Career Center, Inc. a NYS licensed real estate school training real estate salespersons, brokers, appraisers and assessors.*

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CONFIDENTIAL

In response to Tocco Villaggio, LLC's request, I provide this review and analysis of housing availability in the Northern Suburbs of Onondaga County as it relates to an application for benefits before the Onondaga County Industrial Development Agency (OCIDA). My review is based on 25 years of real estate expertise which is supported by the research contained in this report. The analysis is informed by my unique understanding of this area and history serving on of the Town of Cicero Planning Board as both a Member and Chair. Put simply, based on the enclosed documentation, it is clear Onondaga County's northern suburbs are facing a severe and ongoing rental apartment shortage compounded by a residential housing crisis, as shown below.

The low number of available to rent apartments in the region is unsustainable. In fact, according to a 10/4/2022 survey, **out of 3,246 units only 4 apartments were available to rent.** Some of the 20 complexes included in the survey indicated they would not have any vacancies until 2023. Note: In May of 2021 I prepared a similar report and at that time there were 9 apartments available showing that there has not been significant improvement over the last 12 months.

While a six-month supply of residential housing for sale is considered healthy, in September of this year, **the supply of homes for sale dropped as low as .6 months (just two weeks) in the Town of Clay, .9 in the Town of Cicero, 1.9 in the Town of Lysander and .7 in the North Syracuse School District.** While there has been some improvement in the month's supply of residential housing for sale the market remains at a crisis level.

This is a pressing issue as OCIDA has prioritized development in this area with projects like the Amazon distribution Center and the Micron Chip Plant in the White Pines Business Park. Without housing projects like Tocco Villaggio III, the new workers that staff the thousands of new jobs planned for the area will have no place to live that is affordable or available. Our community cannot ignore the fact that good economic development policy must be supported by sufficient housing. This is clearly outlined in a summary of findings created by the

MetroTex Association of Realtors.¹ Their summary listed several points relevant to high-density housing like Tocco Villaggio III, including:

- **Lower cost to maintain infrastructure for governments.** Public roads, services, and utilities are much more expensive to maintain when homes and business are spread apart. Greater distances require more material to build and more crews to maintain than more compact footprints. Similarly, public services like effective police and fire departments are less costly when service areas are smaller.
- **Higher-density development helps attract new employers.** Employers want to be where their workforce is, rather than try to attract workers to come to them. Communities that are convenient to work and lifestyle are thus more attractive for both employers and their workforce.
- **Higher-density development can increase property values.** Although location and school district are the two most obvious determining factors of value, the lifestyle benefits of high-density communities can drive up their market value when done well...

Lisa Sturtevant, former executive director of the Center for Housing Policy and vice president for research for the National Housing Conference, perhaps put the promise of projects like Tocco Villaggio best. In her article titled '**Good Local Housing Policy Is Good Economic Development Policy**', she said:

"The availability of housing that is affordable to people along the income spectrum is an important building block of strong, resilient regional economies. Along with a robust transportation network, good schools, sound government, and an open business environment, creating a sufficient supply of housing—near jobs and transportation and at prices and rents workers can afford—should be a key component of local and economic development strategies." [Enclosure 1]

¹ <https://www.mymetrotex.com/2017424pros-and-cons-of-high-density-housing/>

LACK OF AVAILABLE APARTMENTS

Currently, the northern suburbs of Onondaga County are feeling the most strain as thousands of new jobs have been announced in the area. These jobs will bring tremendous opportunities for individuals in our County, but these new jobs will also attract new members to our community. Those who arrive will be looking for housing and will look to their future employer for assistance.

Recent reports and studies highlight an all-time low in available rental housing in Onondaga County, generally, and in the northern suburbs, acutely. If these issues are not addressed there is the potential that thousands of workers could end up living outside the Northern Suburbs and the economic activity they generate will be lost to other communities. In addition, extended commutes have a negative impact on the environment and sustainability by increasing the use of fossil fuels.

- Separately, on October 4, 2022, a search of the Multiple Listing Service (MLS) showed the following available rentals in Cicero 1, Clay 2, Lysander 2 for a total of 5 available units for rent in the three towns. These listings are generally private owners as the large apartment complex owners do not, generally list on the MLS.

As new businesses and residents make their way to the northern suburbs of Onondaga County many will be looking for affordable rental options. Renting at affordable rates can lead to more stable, long-term employees who live in close proximity to their workplace. **At the present time the rental market is unable to satisfactorily meet the needs of the current population without the additional demand of the new planned development.**

	Apartments and Rental Properties in Northern Suburbs of Onondaga County	Vacant as of 10/4/22
Studio, One-, Two-, and Three-Bedroom Apartments	3,142	4
MLS-listed Rental Properties (Clay, Cicero, and Lysander)	N/A	5
Totals	3,147	9

RESIDENTIAL HOMES FOR SALE CRISIS

The current inventory of available homes for sale has been steadily declining over the last five years throughout the Central New York region. Today, a shortage of affordable attainable housing in the northern suburbs of Onondaga County remains at a "crisis" level.

Housing economists track the balance between supply and demand with a metric known as *months' supply* it presents how many months it would take to use up the current supply of homes at the current rate of demand. It takes into account current inventory, rate or replacement and the rate of disappearance. **A six-month supply is considered healthy.**

However, In September of 2014 Onondaga County had 6.3 months available supply of homes for sale. In September of 2018, 4 years later, Onondaga County had 2.8 months' supply of homes for sale. In September of 2022, 4 years later, Onondaga County had 1.2 months' supply of homes for sale.

The following chart shows that the inventory crisis has only deepened in the subject area(s) as it has in Onondaga County.

	September 2018	September 2022
Liverpool Schools	1.9	.5
North Syracuse Schools	2.2	.7
Baldwinsville Schools	2.9	1.6
Town of Cicero	2.6	.9
Town of Clay	1.9	.6
Town of Lysander	3.4	2.0

Months Supply of Homes for Sale all price ranges. Data obtained from the Central New York Information Service, Inc., the MLS of the Greater Syracuse Association of REALTORS® InfoSparks ©2022. 10/05/2022

CONCLUSION

There is insufficient availability of housing to meet the needs of the 110,680 residents of the three Northern Suburban communities much less those hoping to relocate to the area. A confluence of factors has impacted the housing market overall. Very few housing developments have been approved in the Northern Suburbs, a shortage of shovel ready residential building lots, an unprecedented increase in material prices, and record shattering low resale homes inventory have exacerbated the housing shortage problem.

The net result of these factors is a severe shortage of available affordable housing options particularly for young people. The escalation of resale housing prices (due to low inventory), the significant increases in the cost of new construction housing, and dramatically increasing mortgage rates have made purchasing a home unattainable across a broad spectrum of buyers. In fact, at times, there are hardly any housing (resale, new construction, or apartments) opportunities available.

In conclusion, the 208-apartment Tocco Villaggio III project addresses a critical set of problems confronting our community and aligns with the OCIDAs policy goals. Today's announcement that Micron would be locating at White Pines bringing 10's of thousands of new jobs will explode the current housing crisis without immediate action. The application for benefits deserves the careful consideration of OCIDA.

Enclosures

Enclosure 1: 'Good Local Housing Policy is Good Economic Development Policy' by Lisa Sturtevant
Enclosure 2: Central New York information Service, Inc. (CNYIS) data on: Months Supply of Homes for Sale (Onondaga County, North Syracuse, Liverpool, Baldwinsville); Months Supply of Homes for Sale (Onondaga County, Oswego County, Madison County); Homes for Sale (Cicero, Clay, Lysander,); Median Sales Price (Cicero, Clay, Lysander, Onondaga County).

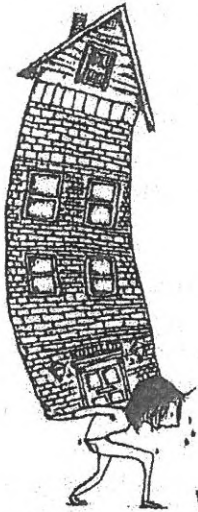
*Report assembled by **Robert Smith, NYS Licensed Real Estate Broker**, practicing resale and new construction residential real estate primarily in Northern Suburbs for 25 years, NY Licensed Real Estate Instructor, served on the Town of Cicero Planning Board as both a Member and Chair, Member of the National Association of REALTORS®, NYS Association of REALTORS®, and the Greater Syracuse Association of REALTORS®, and a Participant in Central New York Information System, Inc.*

***Central New York information Service, Inc. (CNYIS)** is the official multiple listing service of the greater Syracuse Association of Realtors®. CNYIS is the recognized provider of residential real estate data across our region.*

Good Local Housing Policy is Good Economic Development Policy

By Lisa Sturtevant -

May 15, 2014



We hear a lot about the importance of housing to the nation's economy, and recently, the news has been about how a slowing housing market is contributing to slower overall economic growth. At the local level, there has always been analysis of the impacts of residential construction on the economy. But, in this period of economic recovery, is there another way to think about the link between affordable housing and local and regional economic growth?

The availability of housing that is affordable to people along the income spectrum is an important building block of strong, resilient regional economies. Along with a robust transportation network, good schools, sound government, and an open business environment, creating a sufficient supply of housing—near jobs and transportation and at prices and rents workers can afford—should be a key component of local and economic development strategies.

What happens when there isn't enough housing workers can afford near their jobs? Usually, they move further out to try to find less expensive housing. When this happens, workers and families, local businesses, and the entire region all feel the effects.

Impacts on Workers and Families

- Workers spend more on transportation when they have longer commutes. As a result, they have less disposable income and have less to spend on other necessities, such as food, health care, child care, and savings. Family well-being can therefore be negatively impacted by these higher commuting costs.

Impacts on Local Businesses and the Local Economy

- When workers have less disposable income, they also spend less on non-essential items. They spend less on local retail goods and services, which has a negative impact on local businesses.

- Workers with longer commutes are more likely to arrive late to and leave early from work. As a result, worker productivity suffers, which has negative repercussions for business productivity and growth.
- In addition, workers with longer commutes may eventually be more likely to look for employment closer to their homes. Local businesses, therefore, will face higher employee turnover and elevated costs for recruitment and retention.

Impacts on the Region

- If more workers have longer commutes, there will be more traffic on the roads. The region's already-congested highways and local roads will become even more crowded, which affects everyone who needs to get around the region.
- When workers live further from transit, there are fewer potential transit riders. When transit ridership declines, or even flattens, it is more difficult to maintain and improve transit services region-wide.
- Increasing sprawl and traffic negatively impacts the environment and reduces the overall quality of life for the region's residents.

A recent event in Chesapeake, Virginia, sponsored by Housing Virginia, brought together people from around the Hampton Roads region to consider forecasts of employment for the region and to think about the housing that would be needed to accommodate Hampton Roads' changing and growing workforce. A full copy of the report is available from Housing Virginia. Similar studies were done for the Washington, D.C. and Richmond, Virginia metro areas.

By making the economic case for affordable housing, the conversation brought together not just the usual suspects who care about affordable housing, but also local land use planners, elected officials, economic development professionals, and transportation analysts and advocates. This broadening of the discussion around the future demand for housing is important not only to increase understanding of regional housing needs, but also to engage a larger and more diverse set of stakeholders who can help convince local officials and residents of the need to plan for more housing around transit and near growing employment centers, to re-zone areas to allow for multifamily and higher density housing, to allocate funding to build and preserve housing affordable to very low-income families, and to explicitly link business attraction efforts to the housing needs of new workers.

Making the economic case for affordable housing can feel uncomfortable to those who believe that having access to safe, decent and affordable housing is a right that everyone should enjoy, without exception. But by linking housing needs to a region's economic prosperity, we can bring more people into the effort to help find ways to make sure there is a diverse mix of housing affordable to individuals and families all along the income spectrum.



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Listing Choices for Central New York

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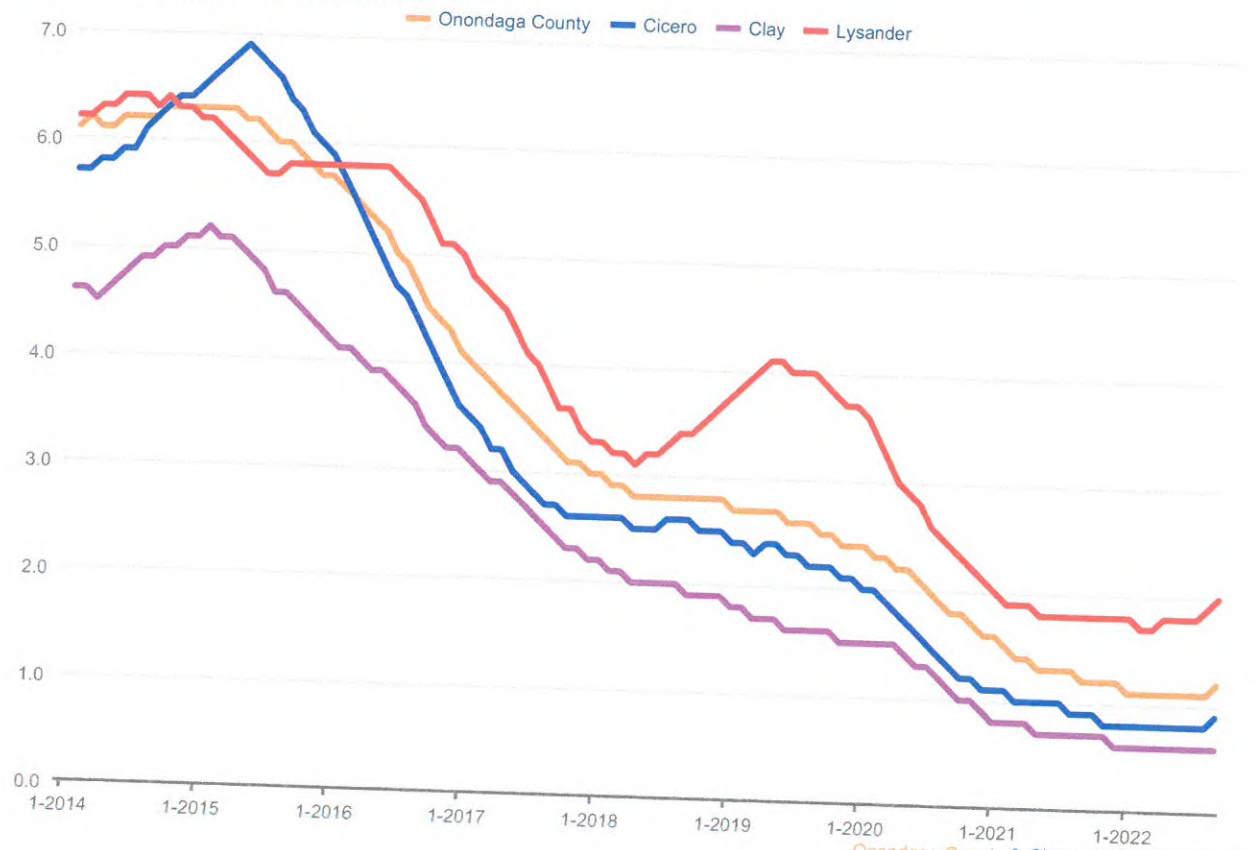
Cell: 315-415-1574

bsmith@smithcny.com

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Months Supply of Homes for Sale



Each data point is 12 months of activity. Data is from October 5, 2022.
All data from Central New York Information Service, Inc. InfoSparks © 2022 ShowingTime.



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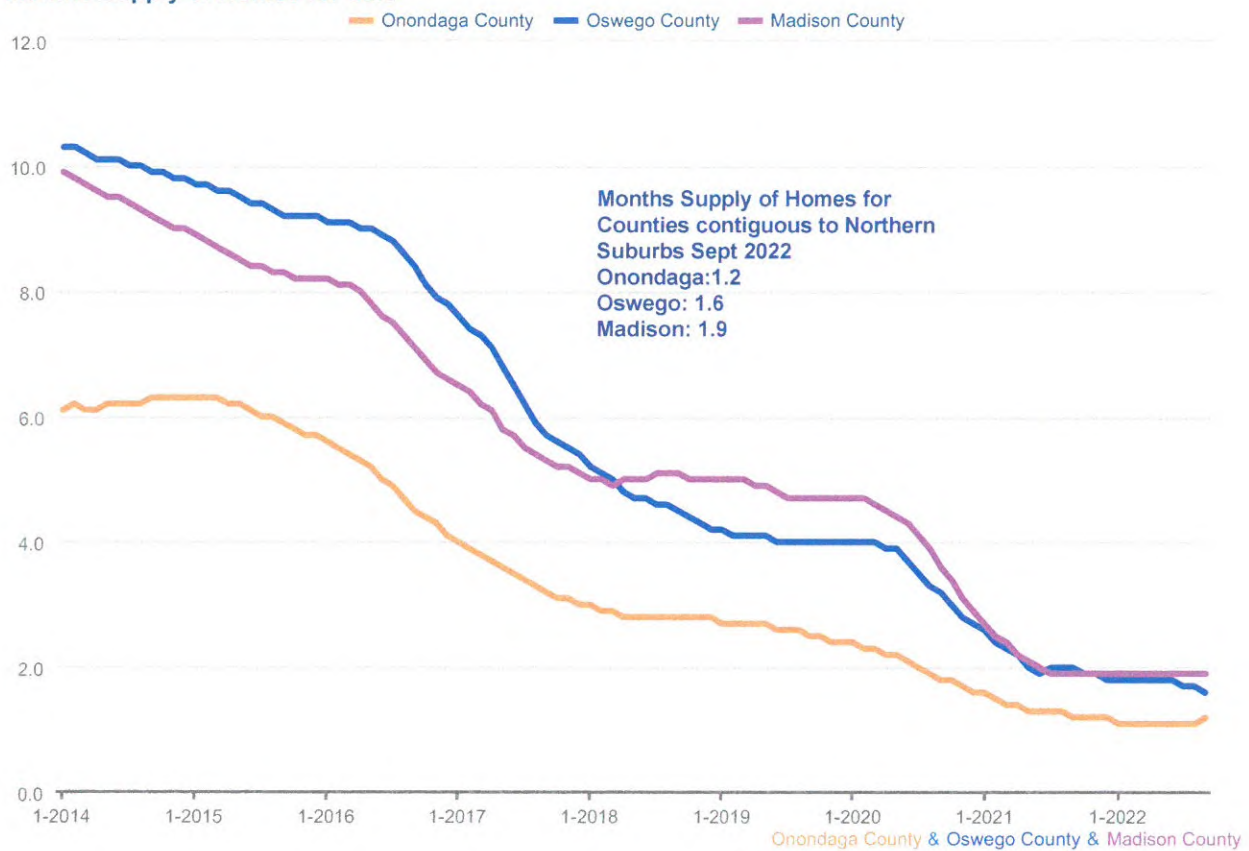
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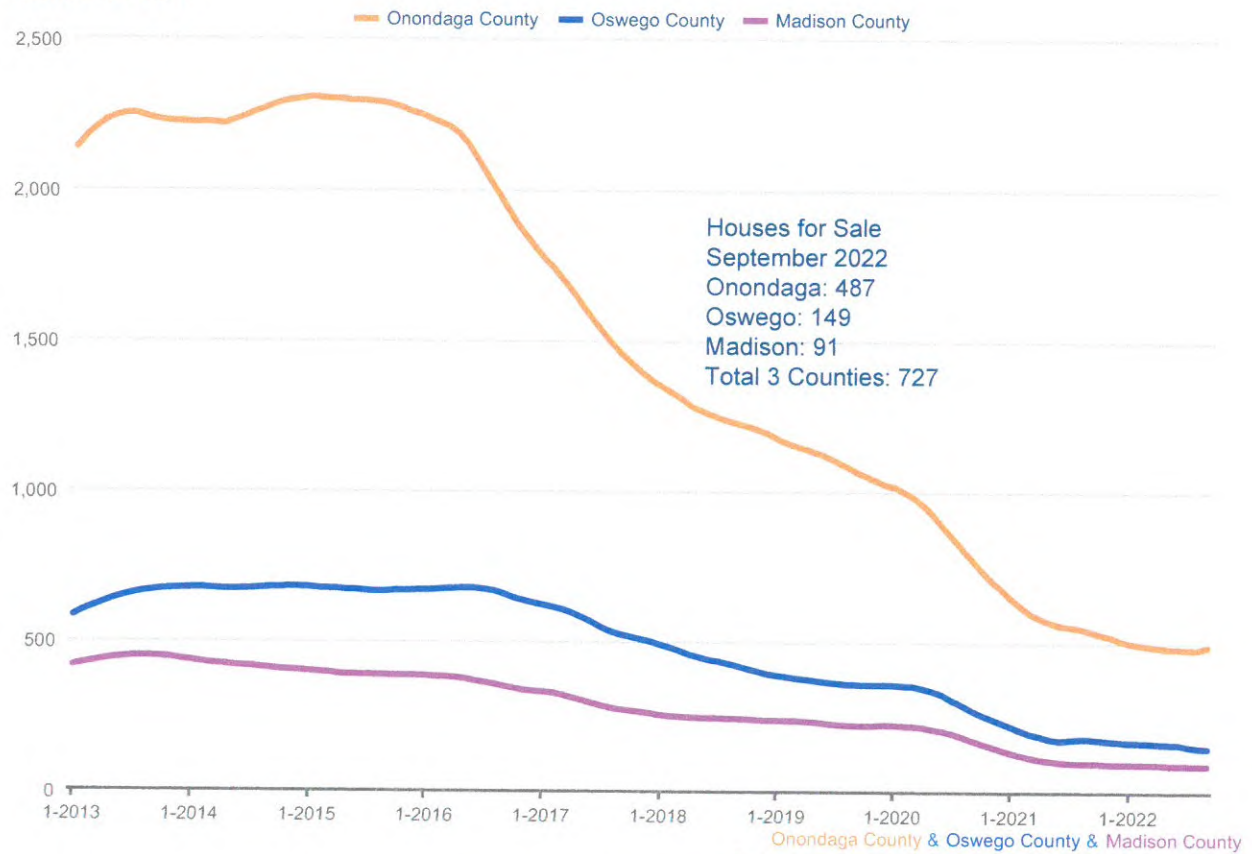
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Homes for Sale



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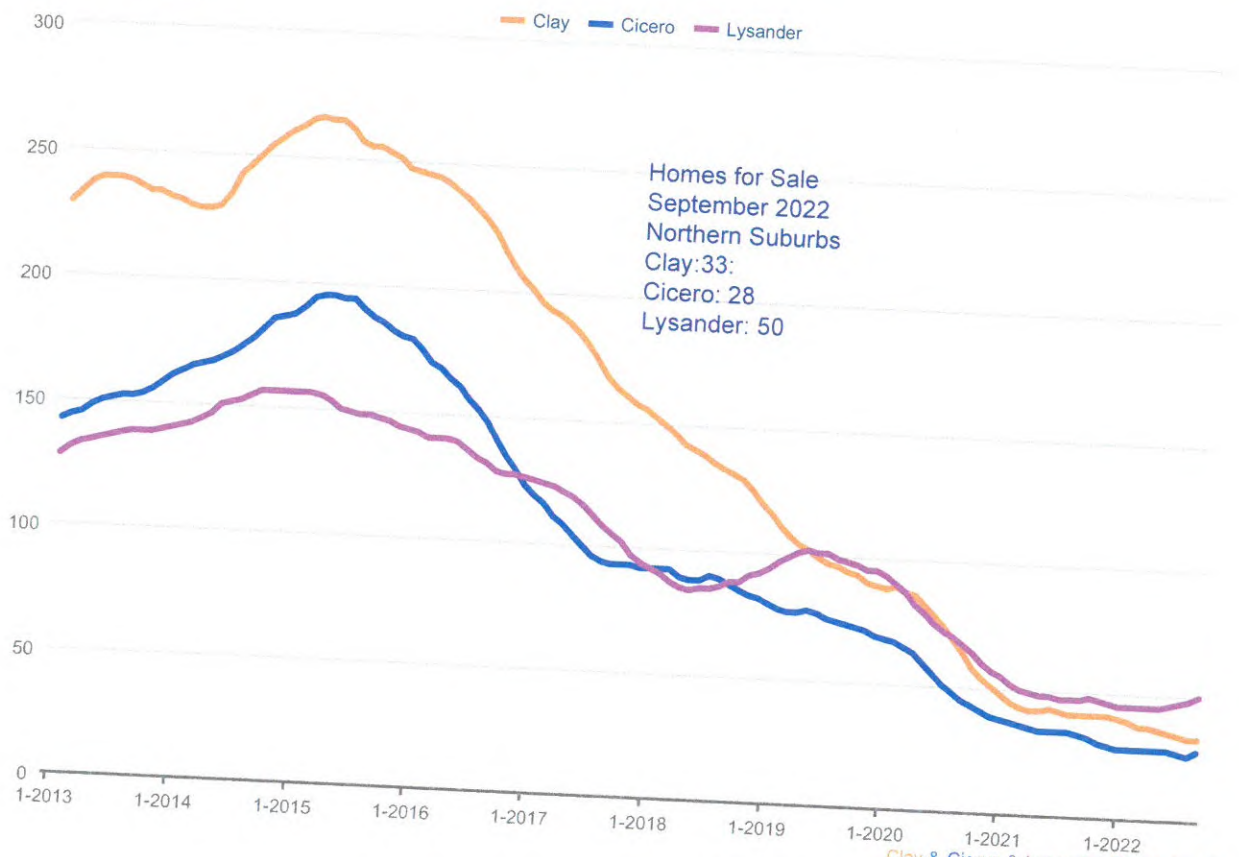
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Homes for Sale



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Median Sales Price



Each data point is 12 months of activity. Data is from October 5, 2022.

All data from Central New York Information Service, Inc. InfoSparks © 2022 ShowingTime.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Tocco Villagio III Apartments		
Project Location (describe, and attach a general location map): State Route 31		
Brief Description of Proposed Action (include purpose or need): Construction of 8 Apartment buildings as the next phase of tocco villagio and all necessary utilities and site improvements including sewer, water, parking areas and stormwater management.		
Name of Applicant/Sponsor: Tocco Villagio III, LLC		Telephone: E-Mail: Jalberic@verizon.net
Address: PO Box 160		
City/PO: Clay	State: NY	Zip Code: 13143
Project Contact (if not same as sponsor; give name and title/role): CHA Consulting (c/o James Trasher)		Telephone: 315-257-7220 E-Mail: Jtrasher@chacompanies.com
Address: 300 S. State Street Suite 600		
City/PO: Syracuse	State: NY	Zip Code: 13202
Property Owner (if not same as sponsor): Joseph G. Alberici & Joseph E. Alberici		Telephone: E-Mail: Jalberic@verizon.net
Address: 8233 Park Ridge Path		
City/PO: Liverpool	State: NY	Zip Code: 13090

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, ☒ Yes ☐ No or Village Board of Trustees	Town of Clay Town Board (PUD Approval)	2/2013
b. City, Town or Village Planning Board or Commission ☒ Yes ☐ No	Town of Clay Planning Board (PUD Approval)	2/2013
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☒ No		
d. Other local agencies ☐ Yes ☒ No		
e. County agencies ☒ Yes ☐ No	County IDA	8/30/2022
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☒ Yes ☐ No	NYSDEC (SPDES Permit)	2/2013
h. Federal agencies ☐ Yes ☒ No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		☐ Yes ☒ No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		☒ Yes ☐ No
iii. Is the project site within a Coastal Erosion Hazard Area?		☐ Yes ☒ No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☒ No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No

If Yes, what is the zoning classification(s) including any applicable overlay district?

PDD - Planned development district

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

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? North Syracuse

b. What police or other public protection forces serve the project site?

Town of Clay Police, Onondaga County Sheriff, New York State Troopers

c. Which fire protection and emergency medical services serve the project site?

Town of Clay Fire Department

d. What parks serve the project site?

Meltzer Park

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? 35 acres

b. Total acreage to be physically disturbed? 10.7 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 67 acres

c. Is the proposed action an expansion of an existing project or use? ☒ Yes ☐ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: 208 Units

d. Is the proposed action a subdivision, or does it include a subdivision? ☒ Yes ☐ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Residential subdivision

ii. Is a cluster/conservation layout proposed? ☐ Yes ☒ No

iii. Number of lots proposed? 2

iv. Minimum and maximum proposed lot sizes? Minimum 10.7 Maximum 24

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: 18 months

ii. If Yes:

- Total number of phases anticipated _____

- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year

- Anticipated completion date of final phase _____ month _____ year

- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☒ Yes ☐ No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase		208		
At completion				
of all phases				

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

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

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☒ No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No If yes, describe. _____ _____ _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? ☐ Yes ☐ No ix. Summarize site reclamation goals and plan: _____ _____ _____ _____	

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

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

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No

If Yes, describe: _____

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

If Yes:

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

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

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

If Yes:

i. Total anticipated water usage/demand per day: _____ 68640 gallons/day

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

If Yes:

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

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

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

If Yes:

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

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

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

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: _____ 68640 gallons/day

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

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

If Yes:

- Name of wastewater treatment plant to be used: OCWEP (Oak Orchard Treatment Plant)
- Name of district: Oak Orchard District
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

Page 6 of 13

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☒ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ 7am - 5pm • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ 24 hours a day • Saturday: _____ 24 hours a day • Sunday: _____ 24 hours a day • Holidays: _____ 24 hours a day </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ 7am - 5pm • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ 24 hours a day • Saturday: _____ 24 hours a day • Sunday: _____ 24 hours a day • Holidays: _____ 24 hours a day
i. During Construction: • Monday - Friday: _____ 7am - 5pm • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ 24 hours a day • Saturday: _____ 24 hours a day • Sunday: _____ 24 hours a day • Holidays: _____ 24 hours a day		

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: <u>Typical construction noise between 7am and 5pm for utility installation and site improvements</u>	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No Describe: _____	
n. Will the proposed action have outdoor lighting? ☒ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: <u>Dark sky compliant light fixtures for safety and security</u>	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No Describe: _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No If Yes: i. Describe proposed treatment(s): _____	
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☒ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: _____ • Operation: _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ • Operation: _____	

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

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

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

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

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

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

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

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
☐ Urban ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☒ Rural (non-farm)
☒ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
 ii. If mix of uses, generally describe:

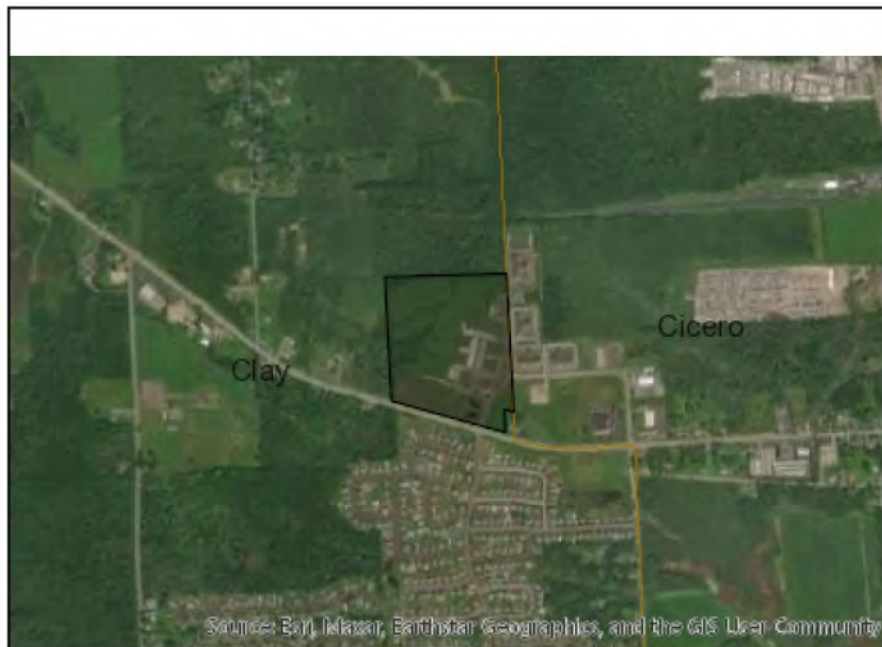
b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.0	7.6	+6.6
• Forested	3	3	
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	31	24.4	-6.6
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

Page 10 of 13

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No	
• If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No • Explain: _____	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____ >10 feet	
b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site:	
Collamer Silt Loam	91 %
Niagara Silt	7 %
Appleton Loam	2 %
d. What is the average depth to the water table on the project site? Average: _____ feet	
e. Drainage status of project site soils: ☐ Well Drained: _____ % of site	
☒ Moderately Well Drained: 91 % of site	
☒ Poorly Drained 9 % of site	
f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: 100 % of site	
☐ 10-15%: _____ % of site	
☐ 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? ☐ Yes ☒ No If Yes, describe: _____	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☒ No	
ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☒ No	
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☒ No	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
• Streams: Name _____ Classification _____	
• Lakes or Ponds: Name _____ Classification _____	
• Wetlands: Name _____ Approximate Size _____	
• Wetland No. (if regulated by DEC) _____	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No	
If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway? ☐ Yes ☒ No	
j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No	
k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☒ No If Yes:	
i. Name of aquifer: _____	

m. Identify the predominant wildlife species that occupy or use the project site: _____ <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">Rabbits</td> <td style="width: 33%; border-bottom: 1px solid black;">Squirrels</td> <td style="width: 33%; border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;">Frogs</td> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> </tr> </table>		Rabbits	Squirrels		Frogs		
Rabbits	Squirrels						
Frogs							
n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres							
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☒ No If Yes: i. Species and listing (endangered or threatened): _____ _____ _____							
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No If Yes: i. Species and listing: _____ _____ _____							
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No If yes, give a brief description of how the proposed action may affect that use: _____ _____ _____							
E.3. Designated Public Resources On or Near Project Site							
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____							
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No i. If Yes: acreage(s) on project site: _____ ii. Source(s) of soil rating(s): _____							
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____							
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____							

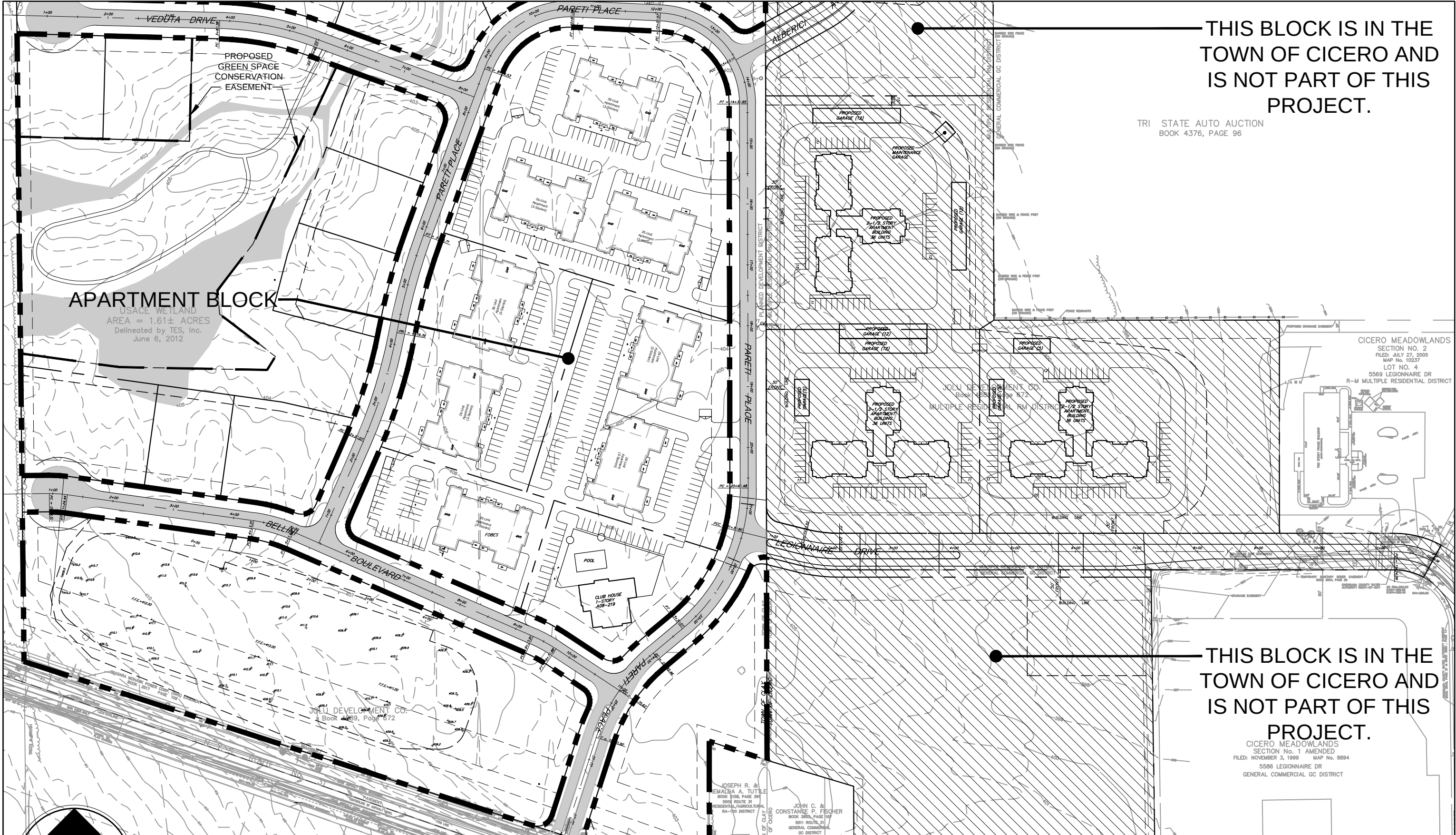


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No

E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No



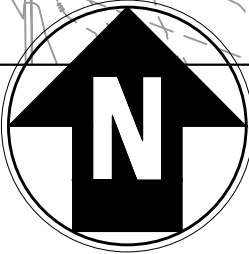
THIS BLOCK IS IN THE
TOWN OF CICERO AND
IS NOT PART OF THIS
PROJECT.

TRI STATE AUTO AUCTION
BOOK 4376, PAGE 96

CICERO MEADOWLANDS
SECTION NO. 2
FILED: JULY 27, 2005
MAP No. 10237
LOT NO. 4
5589 LEGIONNAIRE DR
R-M MULTIPLE RESIDENTIAL DISTRICT

THIS BLOCK IS IN THE
TOWN OF CICERO AND
IS NOT PART OF THIS
PROJECT.

CICERO MEADOWLANDS
SECTION NO. 1 AMENDED
FILED: NOVEMBER 3, 1999 MAP No. 8894
5586 LEGIONNAIRE DR
GENERAL COMMERCIAL GC DISTRICT



0 150 300
Scale in feet

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TOCCO VILLAGIO III

TOWN OF CLAY
ONONDAGA COUNTY, NY

PROJECT NO.
21051
DATE: 8/30/22
FIGURE 1

File: V:\PROJECTS\SNY\21051\CADD\ACAD\ _SHEET_FILES\CLAY\REVISED SHEETS_5-13-2022\FIGURES\ELEVATIONS.DWG Saved: 8/30/2022 8:44:44 AM Plotted: 8/30/2022 8:45:19 AM Current User: Harrell, Benjamin LostSovedBy: 5757



FRONT ELEVATION - 25 & 26 UNIT



RIGHT SIDE ELEVATION - 26 UNIT

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TOCCO VILLAGIO III
BUILDING ELEVATIONS
TOWN OF CLAY
ONONDAGA COUNTY, NY

PROJECT NO.
21051

DATE: 8/30/22

FIGURE 3

File: V:\PROJECTS\SNY\21051\CADD\ACAD\ SHEET_FILES\CLAY\REVISED SHEETS_5-13-2022\FIGURES\ELEVATIONS.DWG Saved: 8/30/2022 7:49:35 AM Plotted: 8/30/2022 7:49:55 AM Current User: Harrell, Benjamin LastSavedBy: 5757



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TOCCO VILLAGIO III
FRONT BUILDING ELEVATION
TOWN OF CLAY
ONONDAGA COUNTY, NY

PROJECT NO.
21051

DATE: 8/30/22

FIGURE 1

File: V:\PROJECTS\SNY\21051\CADD\ACAD\ SHEET FILES\CLAY\REVISED SHEETS_5-13-2022\FIGURES\ELEVATIONS.DWG Saved: 8/30/2022 7:49:35 AM Plotted: 8/30/2022 7:50:23 AM Current User: Harrell, Benjamin LastSavedBy: 5757



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TOCCO VILLAGIO III
REAR BUILDING ELEVATION
TOWN OF CLAY
ONONDAGA COUNTY, NY

PROJECT NO.
21051

DATE: 8/30/22

FIGURE 1

Onondaga County Industrial Development Agency



Project Summary DRAFT

11/4/2022

1. Project	Peregrine Senior Living	2. Project Number	3101-22-09A
3. Location	Fayetteville	4. School District	Fayetteville-Manlius School District
5. Tax Parcel(s)	086.-01-03.7	6. Project Type	New Construction
		Village	0

7.Total Project Cost	\$	18,938,641.00	8. Total Jobs	40
Land	\$	1,300,000	8A. Job Retention	0
Site Work	\$	1,297,000	8B: Job Creation	40
Building	\$	8,774,364	(Next 5 Years)	
Furniture & Fixtures	\$	1,151,000		
Equipment	\$	80,000		
Management/Developer Fees	\$	964,000		
Engineering/Architecture Fees	\$	285,000		
Financial Charges	\$	307,000		
Legal Fees	\$	105,000		
Other	\$	4,675,277		

Investment/Abatement Summary Peregrine Senior Living

	Fiscal Impact (\$)
Estimated Abatement Cost	\$1,522,355
Sales Tax Abatement	\$350,000
Mortgage Recording Tax Abatement	\$92,326
Real Property Tax Relief	\$1,080,029
New Investment	\$36,939,971
PILOT Payments	\$1,435,104
Project Wages (10 years)	\$16,512,360
Construction Wages	\$4,080,938
Employee Benefits (10 years)	\$3,302,472
Project Capital Investment	\$11,371,364

Agency Fees \$237,733

Investment:Abatement Ratio 24.27 :1

Project Description

Peregrine Senior Living proposes to develop and operate Peregrine Senior Living Memory Care Residence on 3.85 acres in the Town of Manlius. This project will be a 64-unit, 68 bed facility or 35,759 square feet.

Peregrine Senior Living

11/4/2022

A) PILOTS Estimate Table Worksheet DRAFT

for 10 years

OCIDA estimate of current market value					\$	1,300,000
Projected investment					\$	8,774,364
OCIDA estimate of increase in value					\$	5,354,195
OCIDA estimated value after project is completed					\$	6,654,195
Taxes that would have been collected if the project did not occur					\$	491,370
Scheduled PILOT payments					\$	1,435,104

PILOT YEAR	Exemption %	Onondaga County	Fayetteville	Fayetteville-Manlius School District	0	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100%	\$ 6,534	\$ 6,415	\$ 31,926	\$ -	\$ 44,875.14	\$ 229,698	\$ 184,823
2	90%	\$ 9,410	\$ 9,239	\$ 45,976	\$ -	\$ 64,624.62	\$ 234,292	\$ 169,668
3	80%	\$ 12,398	\$ 12,172	\$ 60,576	\$ -	\$ 85,146.12	\$ 238,978	\$ 153,832
4	70%	\$ 15,502	\$ 15,220	\$ 75,741	\$ -	\$ 106,462.64	\$ 243,758	\$ 137,295
5	60%	\$ 18,725	\$ 18,384	\$ 91,489	\$ -	\$ 128,597.75	\$ 248,633	\$ 120,035
6	50%	\$ 22,071	\$ 21,669	\$ 107,836	\$ -	\$ 151,575.69	\$ 253,606	\$ 102,030
7	40%	\$ 25,543	\$ 25,078	\$ 124,801	\$ -	\$ 175,421.31	\$ 258,678	\$ 83,256
8	30%	\$ 29,145	\$ 28,614	\$ 142,401	\$ -	\$ 200,160.12	\$ 263,851	\$ 63,691
9	20%	\$ 32,881	\$ 32,282	\$ 160,655	\$ -	\$ 225,818.31	\$ 269,128	\$ 43,310
10	10%	\$ 36,755	\$ 36,085	\$ 179,582	\$ -	\$ 252,422.77	\$ 274,511	\$ 22,088
TOTAL		\$ 208,965	\$ 205,157	\$ 1,020,982	\$ -	\$ 1,435,104	\$ 2,515,133	\$ 1,080,029

	Year					
	0	1	2	3	4	5
Jobs						
Current/Actuals	0					
Creation Goals	40	30	10			
Total Employment Goals	40	30	10			



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPLICATION FOR BENEFITS

1. In accordance with Section 224-a(8)(d) of Article 8 of the New York Labor Law, the Agency has identified that any "financial assistance" (within the meaning of Section 858 of the General Municipal Law) granted by the Agency to the Applicant consisting of sales and use tax exemption benefits, mortgage recording tax exemption benefits and real property tax exemption benefits, constitutes "public funds" within the meaning of Section 224-a(2)(b) of Article 8 of the New York Labor Law and such funds are not excluded under Section 224-a(3) of Article 8 of the New York Labor Law. The Agency hereby notifies the Applicant of the Applicant's obligations under Section 224-a (8)(a) of Article 8 of the New York Labor Law.
2. Fill in all blanks using "none", "not applicable" or "not available". If you have any questions about the way to respond, please call the Onondaga County Industrial Development Agency (the "Agency" or "OCIDA") at 315-435-3770.
3. If providing an estimate put "(est.)" after the figure or answer. If more space is needed to answer any specific question, attach a separate sheet.
4. If the OCIDA Board approves benefits, it is the company's responsibility to obtain and submit all necessary forms and documents.
5. All projects approved for benefits by the OCIDA Board will close with the Agency within 6-months of the inducement date. If this schedule cannot be met, the applicant will need to submit a closing schedule modification written request to the Executive Director that will be presented to OCIDA Board for consideration.
6. When completed, return this Application by mail or fax to the Agency at the address indicated below. A signed application may also be submitted electronically in PDF format to Nancy Lowery at nancylowery@ongov.net. **An Application will not be considered by the Agency until the Application fee has been received.**
7. The Agency will not give final approval for this Application until the Agency receives a completed NYS Full Environmental Assessment Form concerning the project which is the subject of this Application. The form is available at <http://www.dec.ny.gov/permits/6191.html>.
8. Please note the Public Officers Law declares all records in the possession of the OCIDA (with certain limited exceptions) are open to public inspection and copying. If the Applicant is of the opinion that there are elements of the project which are in the nature of trade secrets which, if disclosed to the public or otherwise widely disseminated, would cause substantial injury to the Applicant's competitive position, this Applicant must identify such elements in writing and request that such elements be kept confidential. In accordance with Article 6 of the Public Officer's Law, the OCIDA may also redact personal, private, and/or proprietary information from publicly disseminated documents.
9. The Applicant will be required to pay the Agency Application fee and, if accepted as a project of the Agency, all administrative and legal fees as stated in Section VI of the Application.

10. A complete Application consists of the following 9 items:

- This Application
- Local Access Agreement
- Employment Plan
- Conflict of Interest
- A feasibility statement indicating the need for the requested benefits
- Description of Project, Site Plans/Sketches, and Maps
- NYS Full Environmental Assessment Form
- A check payable to the Agency in the amount of \$1,000
- A check payable to Barclay Damon LLP in the amount of \$2,500

11. This Application was adopted by the OCIDA Board on January 18, 2022.

It is the policy of the Agency that any project receiving benefits from the Onondaga County Industrial Development Agency will utilize 100% local contractors and local labor for the construction period of the project unless a waiver is granted in writing by the Agency.

Return to:

Onondaga County Industrial Development Agency
Attn: Nancy Lowery
333 W. Washington Street, Suite 130
Syracuse, NY 13202
Phone: 315-435-3770 | Fax: 315-435-3669
nancylowery@ongov.net

Section I: Applicant Information

Please answer all questions. Use "None", "Not Applicable" and "See Attached" where necessary.

Submittal Date: September 23, 2022

A) Applicant/Project Operator information (company receiving benefits):

Applicant/Project Operator: Click here to enter text. Peregrine Holdings LLC as Applicant and Operator and Owner

Applicant/ Project Operator Address: 217 Montgomery Street, 6th Floor, Syracuse NY 13202

Phone: 315-476-5610

Fax: 315-479-8729

Website: www.peregrineseniorliving.com

E-mail: sbowman@peregrine-companies.com

Federal ID#: 46-4531116

NAICS: 531110

State and Year of Incorporation/Organization: NY/2014

Owner (if different from Applicant/Project Operator): _____

Owner Address: _____

Federal ID#: _____

State and Year of Incorporation/Organization: _____

List of stockholders, members, or partners of Owner:

B) Individual Completing Application:

Name: Stephen Bowman

Title: President

Address: 217 Montgomery Street, 6th Floor, Syracuse NY 13202

Phone: 315-476-5610

Fax: 315-479-8729

E-mail: sbowman@peregrine-companies.com

C) Company Contact (if different from individual completing application):

Name: _____

Title: _____

Address: _____

Phone: _____ Cell Phone: _____

E-mail: _____

D) Company Counsel:

Name of Attorney: A. Joseph Scott III

Firm Name: Hodgson Russ

Address: 677 Broadway, Albany NY 12207

Phone: 518-433-2419 Cell Phone: 518-424-7749

E-mail: ascott@hodgsonruss.com

E) Business Organization (check appropriate category):

☐ Corporation

☐ Partnership

☐ Public Corporation

☐ Joint Venture

☐ Sole Proprietorship

☒ Limited Liability Company

☐ Other (please specify): _____

Year Established: 2014

State in which Organization is established: NY

F) List all stockholders, members, or partners with % of ownership greater than 5%:

Name	% of ownership
<u>Stephen Bowman</u>	<u>50</u>
<u>Mark Farchione</u>	<u>50</u>
_____	_____
_____	_____

G) Applicant Business Description:

Estimated % of sales within Onondaga County: 80%

Estimated % of sales outside Onondaga County but within New York State: 20%

Estimated % of sales outside New York State but within the U.S.: 0%

Estimated % of sales outside the U.S.: 0%

(*Percentage to equal 100%)

H) Applicant History: If the answer to any of the following is "Yes", please explain below. If necessary, attach additional information.

1. Is the company or management of the Company now a plaintiff or defendant in any civil or criminal litigation? ☐ Yes ☒ No
2. Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)? ☐ Yes ☒ No
3. Has any person listed in Section I ever been in receivership or declared bankruptcy? ☐ Yes ☒ No
Please attach any explanations.

I) Has the Project Beneficiary received assistance from OCIDA, Syracuse Industrial Development Agency (SIDA), New York State or the Onondaga Civic Development Corporation (OCDC) in the past? If yes please attach an explanation and please give year, project name, and description of benefits and address of project.

☐ Yes ☒ No

Section II: Project and Site Information

A) Project Location: Location where the investment will take place. If Company is moving, the new location should be entered here and the current location should be in Section I.

Address: 3965 Medical Center Drive

Legal Address (if different): _____

City: _____

Village/Town: Manlius

Zip Code: 13066

School District: Fayetteville-Manlius

Tax Map Parcel ID(s): 086.-01-03.7

Full Market Value: \$880,000.00

Footage of Existing Building: 0.00

Census Tract: _____

B) Type (Check all that apply):

☒ New construction

☐ Expansion/Addition to current facilities

☐ Renovation of existing facility

☐ Housing Project

☐ Renewable Energy Project

☐ Retail

☐ Purchase of machinery and/or equipment

☐ Brownfield/Remediated Brownfield

☐ LEED Certification

☐ Demolition and Construction

☐ Acquisition of existing facility/property

☐ Other:

C) Project Narrative: A statement that there is a likelihood that the project would not be undertaken but for the financial assistance provided by the Agency or, if the project could be undertaken without financial assistance provided by the Agency, a statement indicating why the project should be undertaken by the agency.

* For a Retail Project (also see page 14)

* For a Renewable Energy Project (also see page 15)

* For a Housing Project (also see page 17)

D) Description of Project: Please provide a detailed narrative of the proposed Project. Please separately attach the description and any copies of site plans, sketches or maps. This narrative should include, but is not limited to:

☒ i) a description of your Company's background, customers, goods and services and the principal products to be produced and/or the principal activities that will occur on the Project site;

☒ (ii) the size of the Project in square feet and a breakdown of square footage per each intended use;

☒ (iii) the size of the lot upon which the Project sits or is to be constructed;

☒ (iv) the current use of the site and the intended use of the site upon completion of the Project;

☒ (vi) describe your method for site control (Own, lease, other).

E) Select Project type for all end users at Project site (you may check more than one):

**Please check any and all end users as identified below

- | | |
|--|--|
| ☐ Industrial | ☐ Bank Office |
| ☐ Acquisition of Existing Facility | ☐ Retail (see page 14) |
| ☐ Housing Project (see page 17) | ☐ Mixed Use |
| ☐ Equipment Purchase | ☐ Facility for Aging |
| ☐ Multi-Use Tenant | ☐ Civic Facility (not for profit) |
| ☐ Renewable Energy Project (see page 15) | ☐ Other _____ |
| ☒ Commercial | |

F) If applicant will not occupy 100% of the building in a real estate transaction, provide information on tenant(s) that includes name, present address, and percentage of project to be leased, type of business organization, relationship to applicant, date and term of lease.

G) For the Agency to consider this Project, please provide the following information:

1. Does the Project consist of new construction or expansion or substantial renovation of an existing facility?
☒ Yes ☐ No
2. Will the Project create new employment opportunities or retain existing jobs that may otherwise be lost?
☒ Yes ☐ No
3. Does the Project beneficiary serve a customer base primarily outside of Onondaga County?
☐ Yes ☒ No

H) Will the completion of the Project result in the removal of an industrial or manufacturing plant of the company 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 company located within the state? Please explain if you answer "Yes" by attaching a response.

☐ Yes ☒ No

I) Please attach a description of any compelling circumstances the Agency should be aware of while reviewing this application.

J) Local Approvals (Site Plan and Environmental Review)

1. Have site plans been submitted to the appropriate town or local planning department?

☒ Yes. What is the status? ☐ No. When will the plans be submitted?

Public Hearing Oct. 24th.

2. Has the project received site plan approval from the town or local planning board?
☒Yes ☐No
3. If no, what is the anticipated approval date? October 24, 2022
4. If yes, provide the Agency with a copy of the Planning Board's approval resolution along with the related SEQR determination. (NOTE: SEQR determination is required for final approval and sales tax agency appointment.)
5. Environmental Information
- a. Please attach the appropriate Environmental Impact Forms to your application. Here is a link to the SEQR forms: <http://www.dec.ny.gov/permits/6191.html>
- b. Have any environmental issues been identified on the property?
☐Yes ☒No
If yes, please attach an explanation.

Section III: Construction

A) Project Costs and Finances

Description of Costs	Total Budget Amount	% of Total Budget to be Procured in Onondaga County	Total Private Expenditure (should be less than or equal to total budget amount)
Land Acquisition	\$1,300,000.00	100%	100%
Site Work/Demo	\$1,297,000.00	100%	100%
Building Construction & Renovation	\$8,774,364	100%	100%
Furniture & Fixtures	\$1,151,000.00	50%	100%
Equipment*	\$80,000.00	100%	100%
Engineering/Architect	\$285,000.00	25%	100%
Financial Charges	\$307,000.00	50%	100%
Legal	\$105,000.00	75%	100%
Other	\$4,675,277.00	75%	100%
Management/Developer Fees	\$964,000.00	100%	100%
Total Project Cost	\$18,938,641.00	90%	100%

Note: Do not include OCIDA fees, OCIDA application fees or OCIDA legal fees as part of the Total Project Cost. You may attach a separate chart if needed.

B) TOTAL Capital Costs

\$ \$18,938,641.00

Project refinancing: estimated amount
(For refinancing of existing debt only)

\$ 0.00

Sources of Funds for Project Costs:

- | | |
|---|---------------------------|
| 1. Bank Financing | \$ <u>\$12,310,117.00</u> |
| 2. Equity (excluding equity that is attributed to grants/tax credits) | \$ <u>\$6,628,524.00</u> |
| 3. Tax Exempt Bond Issuance (if applicable) | \$ <u>0.00</u> |
| 4. Taxable Bond Issuance (if applicable) | \$ <u>0.00</u> |

5. Public Sources (Include sum total of all state and federal grants and tax credits)

\$ 0.0

-Identify each state and federal grant/credit:

\$ _____
\$ _____
\$ _____

6. Total Sources of Funds for Project Costs

\$ 18,938,641.00

C) Employment and Payroll Information

*Full Time Equivalent (FTE) is defined as one employee working no less than 40 hours per week or two or more employees together working a total of 40 hours per week.

1. Are there people currently employed at the project site?

☐ Yes ☒ No If yes, provide number of FTE jobs at the facility: _____

2. Complete the following:

Estimate the number of FTE jobs to be retained as a result of this Project:	0
Estimate the number of construction jobs to be created by this Project:	125
Estimate the average length of construction jobs to be created (months):	9 months
Current annual payroll at facility:	\$0.0
Please list, if any, benefits that will be available to either full and/or part time employees:	See Attachment
Average annual benefit paid by the company (\$ or % salary) per FTE job:	80-85%
Amount or percent of wage employees pay for benefits:	15-20%
Provide an estimate of the number of residents in the Economic Development Region (Onondaga, Madison, Cayuga, Oneida, Oswego, and Cortland Counties) to fill new FTE jobs:	40

D) New Employment Benefits

- i. Complete the following chart indicating the number of FTE jobs presently employed at the Project and the number of FTE jobs that will be created at the Project site at the end of the first, second, and third, years after the Project is completed. Jobs should be listed by title of category (see below), including FTE independent contractors or employees of independent contractors that work at the Project location. Do not include construction workers.
- ii. Feel free to include additional information or a substitute chart if you think additional material would add clarity.

Please use this chart to illustrate the current employment:

Job Title/Category	Current Annual Pay	Current Employment (FTE)
See attachment		

Please use this chart to illustrate the projected employment growth:

Job Title/Category	Current Annual Pay	Jobs Created Year 1	Jobs Created Year 2	Jobs Created Year 3
See Attachment				

If you prefer, you may attach a job chart of your own that outlines the job growth projections regarding the Project.

E) Financial Assistance sought (estimated values):

- ☒ Real Property Tax Abatement (PILOT): _____
- ☒ Mortgage Recording Tax Exemption (.75% of amount mortgaged): \$92,326.00
- ☒ Sales and Use Tax Exemption (4% Local, 4% State): \$350,000.00
- ☐ Tax Exempt Bond Financing (Amount Requested): _____
- ☐ Taxable Bond Financing (Amount Requested): _____

F) Mortgage Recording Tax Exemption Benefit Calculator: Amount of mortgage that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent/
bridge financing): \$ 12,310,117.00

Estimated Mortgage Recording Tax Exemption Benefit (product of
mortgage amount as indicated above, multiplied by .0075): \$ 92,326.00

G) Sales and Use Tax Benefit Calculator: Gross amount of costs for goods and services that are subject to State and local Sales and Use Tax – said amount to benefit from the Agency's Sales and Use Tax exemption benefit:

\$ 4,375,000.00

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure, above) (This should match the amount in section "E" on page 9, this calculation only exists to help you with your estimate):

\$ 350,000.00

Section IV: Estimate of Real Property Tax Abatement Benefits

Section IV of this Application will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application prior to the completed application being provided to the OCIDA Board.

A) PILOTS Estimate Table Worksheet

OCIDA estimate of current value	
New construction and renovation costs	
OCIDA estimate of increase in value	
OCIDA estimated value of completed project	
OCIDA estimate of taxes that would have been collected if the project did not occur	
Scheduled PILOT payments	

PILOT Year	Exemption %	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100						
2	90						
3	80						
4	70						
5	60						
6	50						
7	40						
8	30						
9	20						
10	10						
TOTAL							

Estimates provided are based on current property tax rates and assessment value (current as of date of application submission) and have been calculated by IDA staff.

SECTION: V For Retail Projects Only

1. Will the cost of the retail portion of the Project exceed one-third of the total project cost?

☒ Yes ☐ No

Not over 1/3 of cost
11/2/22

2. Is the Project located in a distressed area? A distressed area is a census tract that has
a) a poverty rate of a least 20% or at least 20% of households receiving public
assistance, and (b) an unemployment rate of least 1.25 times the statewide
unemployment rate for the year to which the date relates.

☐ Yes ☒ No

3. Is the Project likely to attract a significant number of visitors from outside of the
economic development region?

☐ Yes ☒ No

4. Is the predominate 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
Town, City, County or Village of where the Project will be located.

☒ Yes ☐ No

SECTION VI: For Solar Projects Only

Please complete the following as an addendum:

1. Describe the reasons why the Agency's financial assistance is necessary. Describe how the Project would be affected if these benefits were not provided. [see Section II (C)]
2. Is the applicant leasing the property?
☐ Yes, please provide a copy of the lease
☐ No, purchased the property. Please provide documentation.
3. Has the applicant provided written communication to the affected taxing jurisdictions notifying them of its intent to construct a renewable energy project?
☐ Yes
☐ No
4. Has the applicant received a letter of support for the megawatt cost to be used as a basis for the PILOT from the town, city or village where the Project is located?
☐ Yes. Please provide copy.
☐ No
5. Has the applicant received a letter of support for the megawatt cost to be used as a basis for PILOT from the school district?
☐ Yes. Please provide copy.
☐ No
6. Is the entire parcel being used for the solar project?
☐ Yes
☐ No, if not, have you reached out to the town assessor to discuss a subdivision or slash parcel? Explain: _____
7. Will the applicant enter into a decommissioning plan with the host community, including financial assurance the plan can be executed?
☐ Yes, explain.
☐ No

**PLEASE SEE FOLLOWING PAGE FOR OCIDA SOLAR GUIDANCE & BEST PRACTICE*

OCIDA SOLAR PILOTs GUIDANCE AND BEST PRACTICE

To be placed on the OCIDA meeting agenda, proposed solar projects must provide OCIDA with the following in advance of the Project's first OCIDA meeting:

1. Fully completed OCIDA application.
2. Copy of Environmental Assessment Form.
3. A SEQR resolution approved by a local municipality indicating municipality will be lead agency, the type of action (I, II, or unlisted) and, if completed, the SEQR determination made by the municipality.
4. Copies of your zoning applications submitted to the local municipality.
5. Verification of parcel subdivision process with the town (if the entire parcel will not be used for the solar project).
6. A statement clarifying whether the applicant will lease or purchase the real property on which the Project is situated. If leased, provide a copy of the proposed or executed lease. If lease parcel is less than entire parcel then see 5 above.
7. A supporting document from the School District and the Town Board outlining the agreed upon cost per megawatt to be used as a basis for the PILOT. OCIDA cannot create the PILOT schedule without this information.
8. Absent a showing otherwise by the Company, deemed acceptable by the Agency in the sole and absolute discretion, the Company must close with the Agency on a project prior to consideration of any requested organizational structure or project entity ownership changes.

You will receive a draft Cost Benefit Analysis and a Draft PILOT schedule from this office. You may use these documents as your Project progresses through the OCIDA approval process. OCIDA staff are available to update these two documents as needed.

SECTION VII: For Housing Projects Only

Please complete the following as an addendum:

1. Describe the reasons why the Agency's financial assistance is necessary. Describe how the project would be impacted if these benefits were not provided. [see Section II (C)]
2. Is the Project being built in a blighted area? Please describe.
3. Is the Project fulfilling an unmet need in the area? Please explain.
4. Please provide a market study documenting a need for such housing.
5. Is there support from local government officials for the Project and for the financial assistance being requested from the Agency? Please provide written documentation.
6. Is the Project considered infill in a populated area? Please explain.
7. Does the Project provide walkability?
8. Is there additional county infrastructure necessary to service the Project? If, yes, please explain.
9. Is the Project part of a larger mixed-use development? Please describe.

Section VIII: Local Access Policy Agreement

In absence of a waiver permitting otherwise, every project seeking the assistance of the Onondaga County Industrial Development Agency (Agency) must use local general contractors, sub-contractors, and labor for one-hundred percent (100%) of the construction of new, expanded, or renovated facilities. The project's construction or project manager need not be a local company.

Noncompliance may result in the revocation and/or recapture of all benefits extended to the project by the Agency. Local Labor is defined as laborers permanently residing in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins, and Wayne. Local (General/Sub) Contractor is defined as a contractor operating a permanent office in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins and Wayne. The Agency may determine on a case-by-case basis to waive the Local Access Policy for a project or for a portion of a project where consideration of warranty issues, necessity of specialized skills, significant cost differentials between local and non-local services or other compelling circumstances exist. The procedure to address a local labor waiver can be found in the OCIDA handbook, which is available upon request.

Prior to issuance of any NYS Tax & Finance ST-60 forms, the Applicant must submit a **Contractor Status Report to the Agency.**

In consideration of the extension of financial assistance by the Agency Peregrine Holdings LLC (the Company) understands the Local Access Policy and agrees to complete Appendix C of the Agency's application at the time of the application to the Agency and as part of a request to extend the valid date of the Agency's tax-exempt certificate for the Project. The Company understands that an Agency tax-exempt certificate is typically valid for 12 months from the effective date of the project inducement and extended thereafter upon request by the Company. The Company further understands that any request for a waiver to this policy must be submitted in writing and approved by the Agency.

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of October 28, 2022 (date).

Company: Peregrine Holdings LLC

Representative for Contract: Stephen Bowman

Address: 217 Montgomery Street, 6th Floor City: Syracuse State: NY Zip: 13202

Phone: 315-476-5610 Email: sbowman@peregrine-companies.com

Project Address: 3965 Medical Center Drive City: Manlius State: NY Zip: 13066

General Contractor: TBD

Contact Person: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Authorized Representative: _____ Title: _____

Signature: _____

Section IX: Agency Fee Schedule

- * Minimum Fee to be applied to all project receiving OCIDA benefits is 1% of the Total Project Cost (TPC)

ACTIVITY	FEES	COMMENTS
Non- refundable Application Fee (All projects except Solar Projects)	\$1,000	Due at time of application
Non-refundable Application Fee (Solar Projects Only)	\$10,000	
Legal Deposit (All projects except Solar Projects)	\$2,500	Due at time of application
Legal Deposit (Solar Projects Only)	\$5,000	
Minimum Fee of 1% of TPC		
1. Sales and Use Tax Exemption	.01 X TPC	Due at closing
2. Mortgage Recording Tax		
3. PILOT is an additional fee	.0025 X TPC (total .0125)	
Bonds		Due at closing
Bond refinancing and refunding	.0025 of TPC	
Agency Legal Fees		
Fee for first \$20 million	.0025 X of the project cost or bond amount	Due at closing
Fee for expenses above \$20 million	.00125 X of project cost or bond amount	
Amendment or Modification of IDA documents, including but not limited to name or organization change, refinancing, etc. Consent to the amendment or modification of IDA documents prior to closing on the project shall be given at OCIDA's sole and absolute discretion.	Up to but not to exceed 5% of Agency Fee as noted on the Cost Benefit Analysis at time of project approval. Attorney fees determined by OCIDA Legal Representative.	Due at time of Request

OCIDA reserves the right to modify this schedule at any time and assess fees and charges in connection with other transactions such as grants of easement or lease or sale of OCIDA-owned property.

Section X: Recapture of Tax Abatement/Exemptions

Information to be Provided by Companies: Each Company agrees that to receive benefits from the Agency it must, whenever requested by the Agency or required under applicable statutes or project documents, provide and certify or cause to be provided and certified such information concerning the Company, its finances, its employees and other topics which shall, from time to time, be necessary or appropriate, including but not limited to, such information as to enable the Agency to make any reports required by law or governmental regulation.

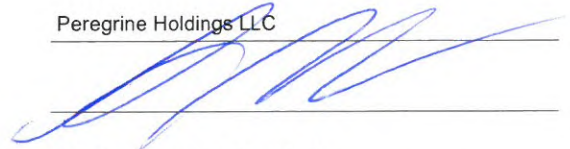
Please refer to the OCIDA Uniform Tax Exemption Policy. (add hyperlink)

I have read the foregoing and agree to comply with all the terms and conditions contained therein as well as policies of the Onondaga County Industrial Agency.

Name of Applicant Company

Peregrine Holdings LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Stephen Bowman, President

Date: October 28, 2022

Section XI: Conflict of Interest

Agency Board Members

1. Patrick Hogan, Chairperson
2. Janice Herzog, Vice Chairperson
3. Steve Morgan, Director
4. Victor Ianno, Director
5. Sue Stanczyk, Director
6. Kevin Ryan, Director
7. Fanny Villarreal, Director

Agency Officers/Staff

1. Robert M. Petrovich, Executive Director
2. Nathaniel Stevens, Treasurer
3. Nancy Lowery, Secretary
4. Karen Doster, Recording Secretary
5. Christopher Cox, Assistant Treasurer

Agency Legal Counsel & Auditor

1. Jeffrey Davis, Esq., Barclay Damon LLP
2. Amanda Fitzgerald, Esq., Barclay Damon LLP
3. Michael G. Lisson, CPA, Grossman St. Amour Certified Public Accountants PLLC

The Applicant has received from the Agency a list of members, officers and staff of the Agency. To the best of my knowledge, no member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

Name of Applicant Company

Peregrine Holdings LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative:

Stephen Bowman, President

Date: October 28, 2022

Section XII: Representations, Certifications, and Indemnification

Stephen Bowman (Name of CEO or other authorized representative of Applicant) confirms and says that he/she is the President (title) of Peregrine Holdings LLC (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

- A. First Consideration for Employment:** In accordance with §858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in WIA programs who shall be referred by the CNY Works for new employment opportunities created as a result of the Project.
- B. Other NYS Facilities:** In accordance with §862 (1) of the New York General Municipal Law, the Applicant understands and agrees that projects which will 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 within the state is ineligible for Agency Financial Assistance, unless otherwise approved by the Agency as reasonably necessary to preserve the competitive position of the project in its respective industry or is reasonably necessary.
- C. Annual Sales Tax Filings:** In accordance with §874(8) 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, 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.
- D. Outstanding Bonds:** The Applicant understands and agrees to provide on an annual basis any information regarding bonds, if any, issued by the Agency for the project that is requested by the Comptroller of the State of New York.
- E. Employment Reports:** The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant agrees to file with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, "Employment Reports") that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an Event of Default under the PILOT Agreement between the Agency and Applicant and, if applicable, an Event of Default under the Agent Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Employment Report may be reported to Agency board members, with said report being an agenda item subject to the open meetings law.

F. Prevailing Wage: The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant shall determine whether the Project is a "covered project" pursuant to Section 224-a of Article 8 of the New York Labor Law and, if applicable, the Applicant shall comply with Section 224-a of Article 8 of the New York Labor Law; and the Applicant further covenants that the Applicant shall provide such evidence of the foregoing as requested by the Agency.

G. Absence of Conflicts of Interest: The Applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officer or employee of the Agency has an interest, whether direct or indirect in any transaction contemplated by this Application, except as hereinafter described in Section X.

H. Compliance: The Applicant understands and agrees that it is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.

I. 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.

J. 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.

K. 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 in the Project.

L. 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.

- M. The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents 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 statement contained herein not misleading.
- N. The OCIDA has the right to request and inspect supporting documentation regarding attestations made on this application.
- O. **Hold Harmless Agreement:** Applicant hereby releases Onondaga County Industrial Development Agency and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for, and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax-exemptions and other assistance requested therein are favorably acted upon by the Agency; (B) the Agency's acquisition, construction, and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project, including without limiting the generality of the foregoing, all cause of action and attorney's fees and any other expenses incurred in defending any suits or action 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 process of the Application, including attorney's fees, if any.

Name of Applicant Company:

Peregrine Holdings LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative:

Stephen Bowman - President

Date: October 28, 2022

STATE OF NEW YORK)

COUNTY OF ONONDAGA) ss.;

Stephen Bowman, being first duly sworn, deposes and says:

1. That I am the President (Corporate Officer) of Peregrine Holdings LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read and 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 28th day of Oct, 2022.

[Signature]

(Notary Public)

MICHELE M. WOOD
Notary Public in the State of New York
No. 01WO4822066
Qualified in Onondaga County
Commission Expires December 31, 2022

End of Application

Rev 1.18.22

Peregrine Senior Living
OCIDA Application
Fayetteville Staffing

#	Title	FT/PT	Year Hired*	Salary/Hourly Wage/Benefits
1	Executive Director	FT	1	\$120,000.00
1	Business Office Director	FT	1	\$61,000.00
2	Reception	FT/PT	1	\$19.00/Hour
1	Director of Nursing	FT	1	\$69,000.00
1	Memory Care Case Manager	FT	1	\$64,000.00
1	Community Relations Director	FT	1	\$62,000.00
2	LPN	FT/PT	1	\$25.00/Hour
3	Team Leaders	FT/PT	1 year 1 2 year 2	\$17.00/Hour
3	Med Aide Staffing	FT/PT	2 year 1 1 year 2	\$16.50/17.50Hour
15	Resident Care Aides	FT/PT	10 year 1 5 year 2	\$16.00-\$17.50/Hour
1	Dining Services Director	FT	1	\$60,000.00
2	Cooks	FT/PT	1	\$16.00/Hour
2	Dietary Aides	FT/PT	1 year 1 1 year 2	\$14.25/Hour
1	Activity Director	FT	1	\$54,000.00
1	Activity Director Assistant	PT	2	\$15.50/Hour
1	Maintenance Director	FT	1	\$54,000.00
2	Housekeepers	FT/PT	1	\$15.50/Hour
40				\$2,214,000.00 Annually



Memory Care Project Overview

Medical Center Drive,
Fayetteville, New York



September 2022

Stephen Bowman, President Peregrine
Senior Living
217 Montgomery Street, 6th Floor
Syracuse, NY 13202
(315) 476-5610



Memory Care Project Overview
Fayetteville, New York
September 2022

Peregrine Senior Living at Fayetteville, New York A Licensed Memory Care Community

I. Executive Summary

Peregrine Senior Living of Syracuse proposes to develop and operate Peregrine Senior Living Memory Care Residence (the Project) on 3.85 unimproved acres at 3965 Medical Center Drive in Fayetteville, New York 13066, on the east side of Syracuse New York. The Project will be a 64-unit, 68 bed facility of 35,759 square feet. Current zoning permits residential, medical, professional offices, private schools, places of worship, and with a special permit, hospitals, hospices, and convalescent homes. Subdivision and site plan approval is currently in place for a single-story memory care facility. First class shopping, a major medical facility, and luxury residential communities are nearby.

Total development cost will be approximately \$16,600,000 which includes construction, fixed equipment, construction interest, and operating deficits until the community reaches stabilization.

The need for the senior living community and memory care services is supported by a Market Feasibility Analysis prepared by MDS Research Company, which confirms notes a 99% occupancy rate in the existing assisted living and memory care facilities in the primary market area. That study also indicates that there is an unmet need for an additional 56 memory care beds annually for income qualified individuals.

The facility architect is MWT Architects, who designed Peregrine's Landing of Onondaga Hill, located approximately 11 miles from the Fayetteville locations.

II. Program and Building Description

Programmatically, each of the programs will operate largely separately but strictly adhere to the unique principles of the award winning "Peregrine Way" developed by Peregrine over the past 15 years sets forth unique principles to offer comfort and gentle stimulation thru the embrace of long-term memories. Programming will include gardening, cooking, and religious services to stimulate cultural diversity and participation and honor each resident's contributions to their communities. Community connections and intergenerational relationships will be sought to discover meaningful new connections. Some of our signature memory care services include:

- **Peregrine University:** Interesting and entertaining lectures are frequently presented on topics familiar to the residents.
- **Time Capsules:** Residents are encouraged to create a safe-box of keepsakes to calm, stimulate and lift residents' spirits.
- **Around the World:** Monthly, different cultures of the world are explored through dining, cultural clothing, and music.



Memory Care Project Overview
Fayetteville, New York
September 2022

- **Family support groups** that remind us that memory loss affects the entire family. Our monthly meetings provide a place of support for family members.
- **Outdoor courtyards** for residents to enjoy the beauty of the outdoors.

Peregrine is an experienced senior care company operating in New York prior to 2000. Its principals and corporate operations team have lengthy roots in senior care.

The project features magnificent common areas as noted in select photos below of Onondaga Hill Memory Care project.



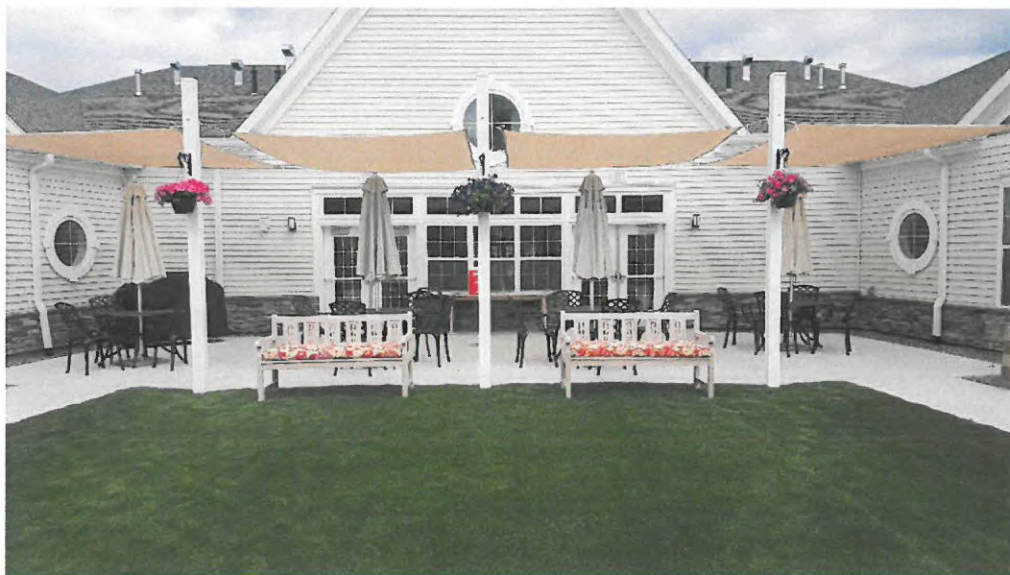
The Chapel.



Memory Care Project Overview
Fayetteville, New York
September 2022



Dining Room



Center Courtyard.



Memory Care Project Overview
Fayetteville, New York
September 2022



Family Lounge.



Private Resident Apartment.



Memory Care Project Overview
Fayetteville, New York
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Private Resident bath with walk-in shower.

Peregrine unit configuration is set forth in the table below.

<u>Memory Care:</u>		<u>Units</u>	<u>Beds</u>
Private:	Studio	60	60
Companion:	Studio	4	8
Total MC Units		64	68

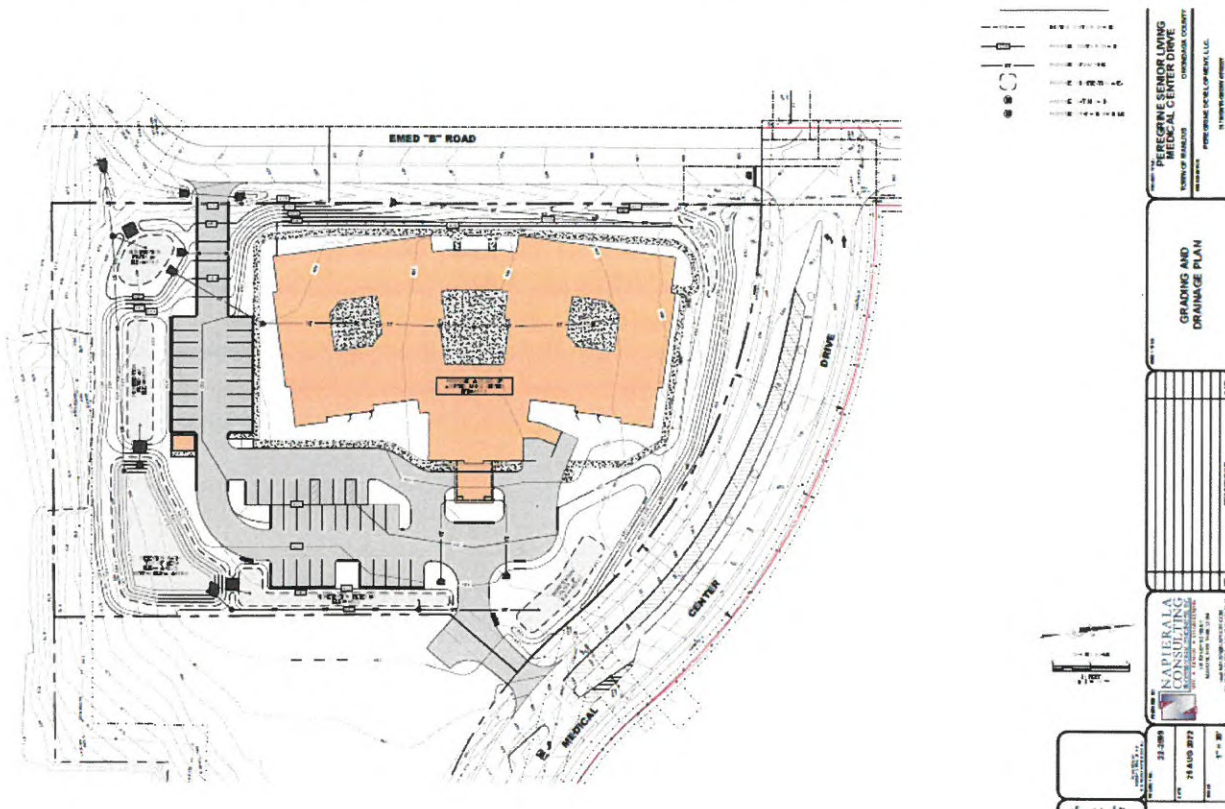
The program offers three levels of care based on regular assessments to determine the level of services required to meet the service needs of residents. Basic services include medication management, three meals and three snacks per day, daily programs of activities and recreational opportunities in the community, personal care services and housekeeping. Peregrine Fayetteville will also be obtaining a New York State Enhanced Assisted Living Residence (EALR) license that will allow significantly more aging in place options than many of Peregrine's competitors.



Memory Care Project Overview
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III. Site Plan, Floor Plans and Unit Plans

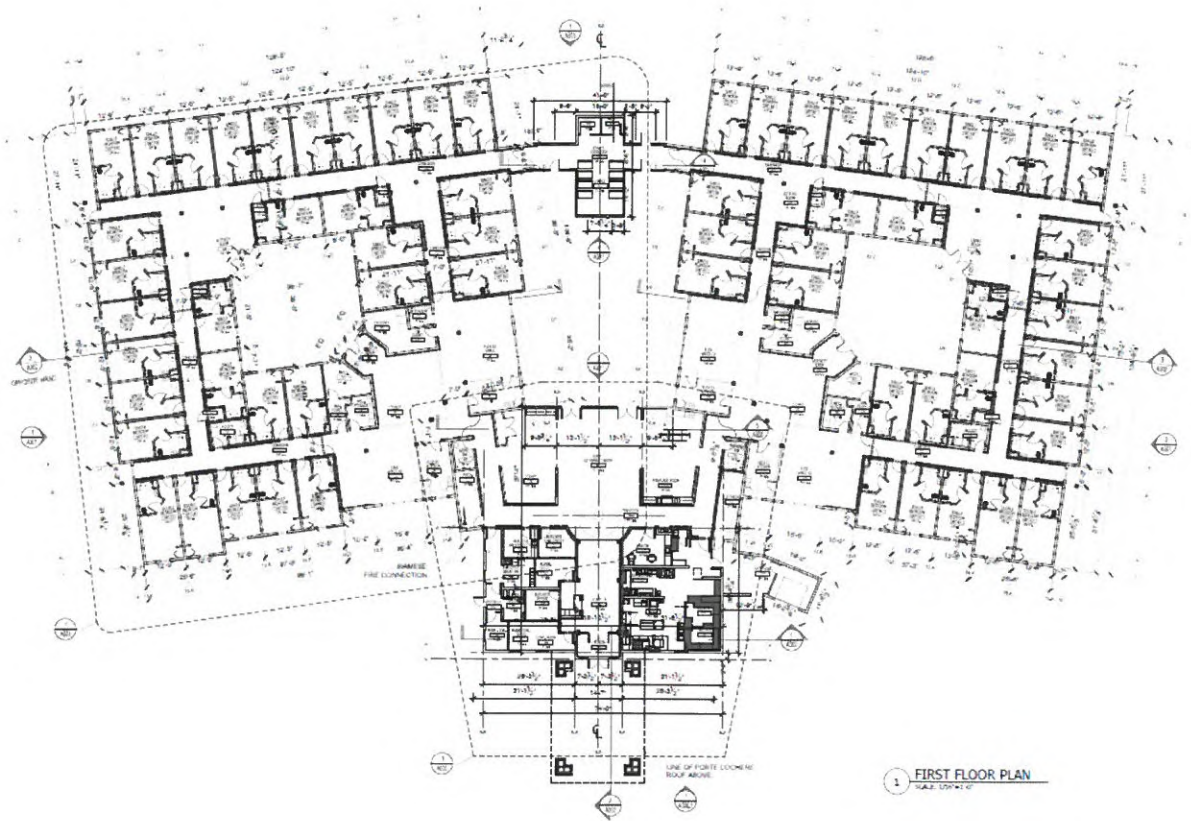
Below is a conceptual architectural site plan of the proposed project building.





Memory Care Project Overview
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The Floor Plan below shows two resident neighborhoods, each with their own dining room, courtyard, living room and activity area, and a central common area for planned activities adjacent to the central courtyard. The architect for the project will manage the contract bid process, once financing and town approvals are in place.

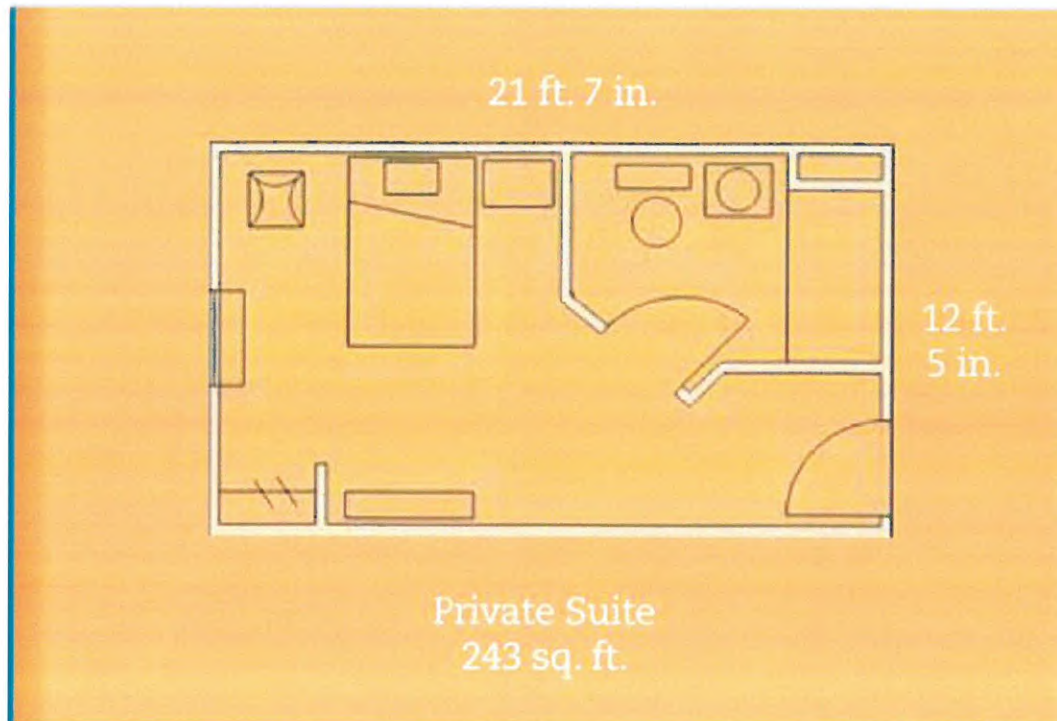




Memory Care Project Overview
Fayetteville, New York
September 2022

There are two private studio plans depending on location at the neighborhood courtyards. There is also a companion suite unit plan. Below are drawings of one of the private floor plans and the shared plans along with a description of unit accommodations and amenities.

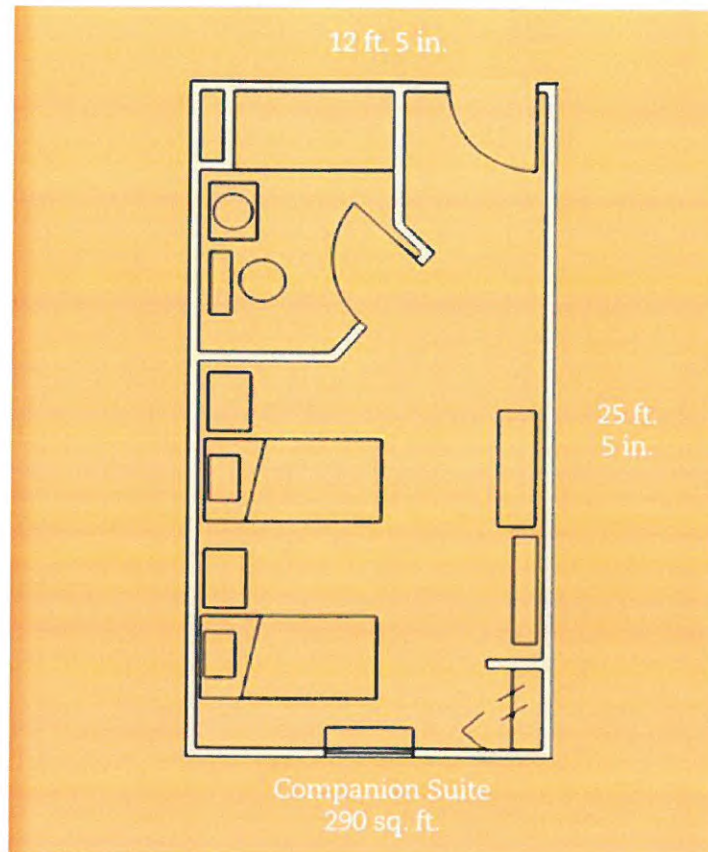
1) Private Studio.





Memory Care Project Overview
Fayetteville, New York
September 2022

2) Companion suite:



3) A description of apartment amenities follows.

Apartment Features

- All utilities except cable TV and phone
- 24-hour emergency response pendant system
- Private bathrooms equipped with grab bars
- Wheelchair-accessible private shower rooms
- Individually controlled heating and air conditioning
- Pets welcome!
- Units range from a 243 sq. ft. private suite to a 290 sq. ft. companion suite



Memory Care Project Overview
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IV. The Market

Peregrine Senior Living has been based in Syracuse since 2000 and is Central New York's most prominent memory care operator, as well as owning and operating other facilities in the Northwest.

Fayetteville is in Onondaga County, which encompasses the Towns of Manlius and Minoa, which is located in the eastern portion of the Syracuse market in one of the most affluent and desirable living areas in Central New York. Fayetteville also boasts one of the most desirable school systems in the state. The market contains some of the best retail and medical care resources in the area.

The Average Household Income in a 3-mile radius exceed \$113,000.00, over 80% of residents own their homes and over 50% of the population is over 45. The market is home to many well performing national and regional retail brands including Target, TJ Maxx, LL Bean, Wegmans and Tops and Kohl's.

MDS Research Company, Inc. performed a market study of competing projects in the Fayetteville market area. Exhibit 1 below demonstrates occupancy approaching 100% for all competitors with one exception. And it is worth noting that the existing inventory of assisted living and particularly memory care facilities is mostly outdated and not reflective of the current designs and needs of the clients.

The site is adjacent to a \$33,000,000.00, 100% occupied, high end, 128-unit, market rate senior Independent Living facility owned by Resort Lifestyle Communities out of Lincoln Nebraska. Built in 2017 it is a testament to the quality and needs of the residents in the market.

Also adjacent to the site is the Northeast Medical Center, a 167,000 square foot medical facility which is home to the regional branch of St. Joe's Health. The facility offers all types of medical services including primary care as well as several specialty surgery options. The center is 96% leased.

Overall commercial building occupancy rates including retail and office exceed the local average with many facilities being 100% occupied and in high demand



Memory Care Project Overview
 Fayetteville, New York
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EXHIBIT 1

MAJOR COMPETING ALZHEIMER'S/MEMORY CARE COMMUNITIES

IN THE MARKET AREA

Ref. No.	Name of Community	Date Opened	Current Occupancy %	# of Licensed Beds/Units	# of Existing Beds/Units	# of Planned Beds/Units	# of Occupied Beds/Units	# of Vacant Beds/Units
1	Brookdale Fayetteville	1999	88.5%	52	52	0	46	6
2	Keepsake Village at Greenpoint	1994	100.0%	57	55	0	55	0
3	McHarrie Point - Sage Court	1978	38.5%	27	26	0	10	16
	* They are only accepting 10 memory care residents now due to staffing shortage. Will re-evaluate in a few weeks.							
4	The Nottingham Memory Care - Borer	1992	100.0%	24	22	0	22	0
5	Park Terrace at Radisson	2006	100.0%	13	13	0	13	0
MARKET AREA TOTAL			86.9%	173	168	0	146	22



Memory Care Project Overview
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Exhibit II of the Secret Shop report prepared by MDS Research Company shows compelling statistics for proceeding with the Peregrine Senior Living Memory Care project at Fayetteville.

EXHIBIT 2

DETAILED CHARACTERISTICS OF ALZHEIMER'S/MEMORY CARE COMMUNITIES

PRIMARY MARKET AREA COMMUNITIES	Brookdale Fayetteville	Keepsake Village at Greenpoint	McHarrie Point Sage Court
Address & Phone:	5125 Highbridge Street Fayetteville NY 13066 315-637-2000	138 Old Liverpool Liverpool NY 13088 315-565-2706	7740 Meigs Road Baldwinsville NY 13027 315-638-2521
Reference No.	1	2	3
Opening Date	1999	1994	1978
Owner/Management:	Brookdale Senior Living	Hearth Management, LLC	Syracuse Home Association
Number of Units/Beds:			
Alzheimer's/Memory Care	52	55	26
Assisted Living	0	0	19
Independent Living	0	0	111
Nursing Beds	0	0	0
Planned Units	0	0	0
Occupancy Rates:			
Alzheimer's/Memory Care	88.5%	100.0%	38.5%
Assisted Living	-	-	-
Independent Living	-	-	-
Nursing Beds	-	-	-
Community Fee/Security Deposit	\$4,500	1 Month's Rent Plus \$500 processing fee	1 Month's Rent
Base Monthly Service Fees:			
Studios/Alcove	\$7,395	\$7,392	\$4,955 - \$5,280
One Bedroom	-	-	-
Companion Suite	\$5,825	\$5,910	-
Second Person Fee	-	-	-
Unit Size in S. F.:			
Studios/Alcove	Bedroom	Bedroom	200 - 331
One Bedroom	-	-	-
Companion Suite	Bedroom	Bedroom	-
All Inclusive Pricing:	Yes	Yes	Yes
Levels of Care:			
Level I	-	-	-
Level II	-	-	-
Level III	-	-	-
Level IV	-	-	-
Extra Charge For:			
Medication Management	-	-	-
Incontinence Care	-	-	-

- = Not offered at community; N/A = Information not available during survey.

Source: MDS Field Survey - April, 2022



Memory Care Project Overview
 Fayetteville, New York
 September 2022

Exhibit 2
Detailed Characteristics of
Alzheimer's/Memory Care Communities

PRIMARY MARKET AREA COMMUNITIES	The Nottingham Memory Care Residence - Borer		Park Terrace at Radisson	
Address & Phone:	1307 Nottingham Road Jamesville NY 13078 315-445-9242		2981 Town Center Rd Baldwinsville NY 13027 315-638-8207	
Reference No.	4		5	
Opening Date	1992		2006	
Owner/Management:	Loretto		Premiere Senior Living, LLC	
Number of Units/Beds:				
Alzheimer's/Memory Care	22		13	
Assisted Living	48		51	
Independent Living	186		0	
Nursing Beds	0		0	
Planned Units	0		0	
Occupancy Rates:				
Alzheimer's/Memory Care	100.0%		100.0%	
Assisted Living	-		-	
Independent Living	-		-	
Nursing Beds	-		-	
Community Fee/Security Deposit	\$3,900		\$3,000	
Base Monthly Service Fees:				
Studios/Alcove	\$8,300	\$8,500	\$5,910	
One Bedroom	-		-	
Companion Suite	-		-	
Second Person Fee	-		-	
Unit Size in S. F.:				
Studios/Alcove	350	503	N/A	
One Bedroom	-		-	
Companion Suite	-		-	
All Inclusive Pricing:	Yes		Yes	
Levels of Care:				
Level I	-		-	
Level II	-		-	
Level III	-		-	
Level IV	-		-	
Extra Charge For:				
Medication Management	-		-	
Incontinence Care	-		-	

- = Not offered at community; N/A = Information not available during survey.

Source: MDS Field Survey - April, 2022



Memory Care Project Overview
Fayetteville, New York
September 2022

V. Peregrine Development Highlights

Below is a partial list of Peregrine Senior Living projects, past and present.

Peregrine Senior Living at Colonie Memory Care; and Peregrine Senior Living at Onondaga Hill Memory Care. These two projects of the same footprint were completed in fall of 2018 at different parts of the state and quickly reached operating stability, delighting investors and residents alike.



The Athenaeum, and Peregrine Home Care Strategies - Skaneateles, NY



The Athenaeum of Skaneateles is a fully-occupied 16-bed Assisted Living Community affiliated with Peregrine Homecare Strategies; a NYS licensed Homecare Agency located at the facility providing homecare services to both residents and the community. The Athenaeum produces a 20% return on assets and a 28% operating margin. Its renovation incorporated the wishes of the Historical Preservation Society of Skaneateles, and it has become a

landmark of the community.

Crimson Ridge Memory Care and Assisted Living Communities at Greece, New York; Peregrine Senior Living Memory Care at Orchard Park, NY; Peregrine Senior Living Memory Care at Clifton Park, New York. Peregrine was engaged as Operator of these Upstate New York communities when they were losing a total of \$1.4 million annually. Under Peregrine management, these communities generate positive cash flow of \$4 million annually at a 38% NOI, adding over \$27 million of value to the portfolio. In June 2018, Peregrine Development orchestrated the acquisition of Peregrine Clifton Park and Orchard Park with an





Memory Care Project Overview
Fayetteville, New York
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ambitious plan to renovate and expand the projects from 52 units to 64 units, to offer greater care and living options in their markets.

Peregrine's Landing at Cheektowaga - Buffalo, New York

Peregrine developed this 100-unit assisted living and memory care community facility at a cost of \$6.9 million, financed through a HUD loan. This community has been in stable operations with occupancy of 95% for over 15 years. The property, now valued at over \$18 million, is currently being refinanced.

Symphony Manor – Baltimore, Maryland

Development in 2010 of a 69-bed assisted living and memory care community in the Baltimore neighborhood of Roland Park. Peregrine and partners designed and built the community, and Peregrine managed it until sale in 2012. Symphony Manor was brought to stabilization at an all-in cost of approximately \$12.4 million and was sold for \$22.4 million or \$325,000 per unit.

Woodholme Gardens – Baltimore, Maryland

Development in 2010 of an 80 bed assisted living, memory care and senior behavior medicine community in the Baltimore neighborhood of Pikesville. Peregrine and partners designed and built the project and Peregrine managed it until sale in 2012. Woodholme Gardens was brought to stabilization at an all-in cost of \$9.6 million and sold at \$12.4 million or \$155,000 per unit.

Curry House – Cadillac, Michigan; Brookridge – Marquette, Michigan

Peregrine was engaged to turn around these underperforming communities, which were struggling to complete and incorporate substantial expansion projects. In Cadillac, Peregrine oversaw the expansion of a 20-unit Adult Foster Care Home to a 76-bed assisted living program including memory care. In Marquette, Peregrine expanded a 46-bed assisted living community to a 75-bed program with memory care. In both operations, Peregrine quickly achieved 100% census with a waiting list. Peregrine managed completion and operated the communities until sale in 2012 for \$32.3 million or \$214,000 per unit.

Peregrine's Landing at Holcomb Bridge, Norcross, GA



A 78-bed underperforming memory care community in suburban Atlanta with a substantial near-term upside to be achieved through re-branding, renovation/expansion and re-positioning of the facility. Peregrine is changing the use from Assisted Living to 100% Memory Care



Memory Care Project Overview
Fayetteville, New York
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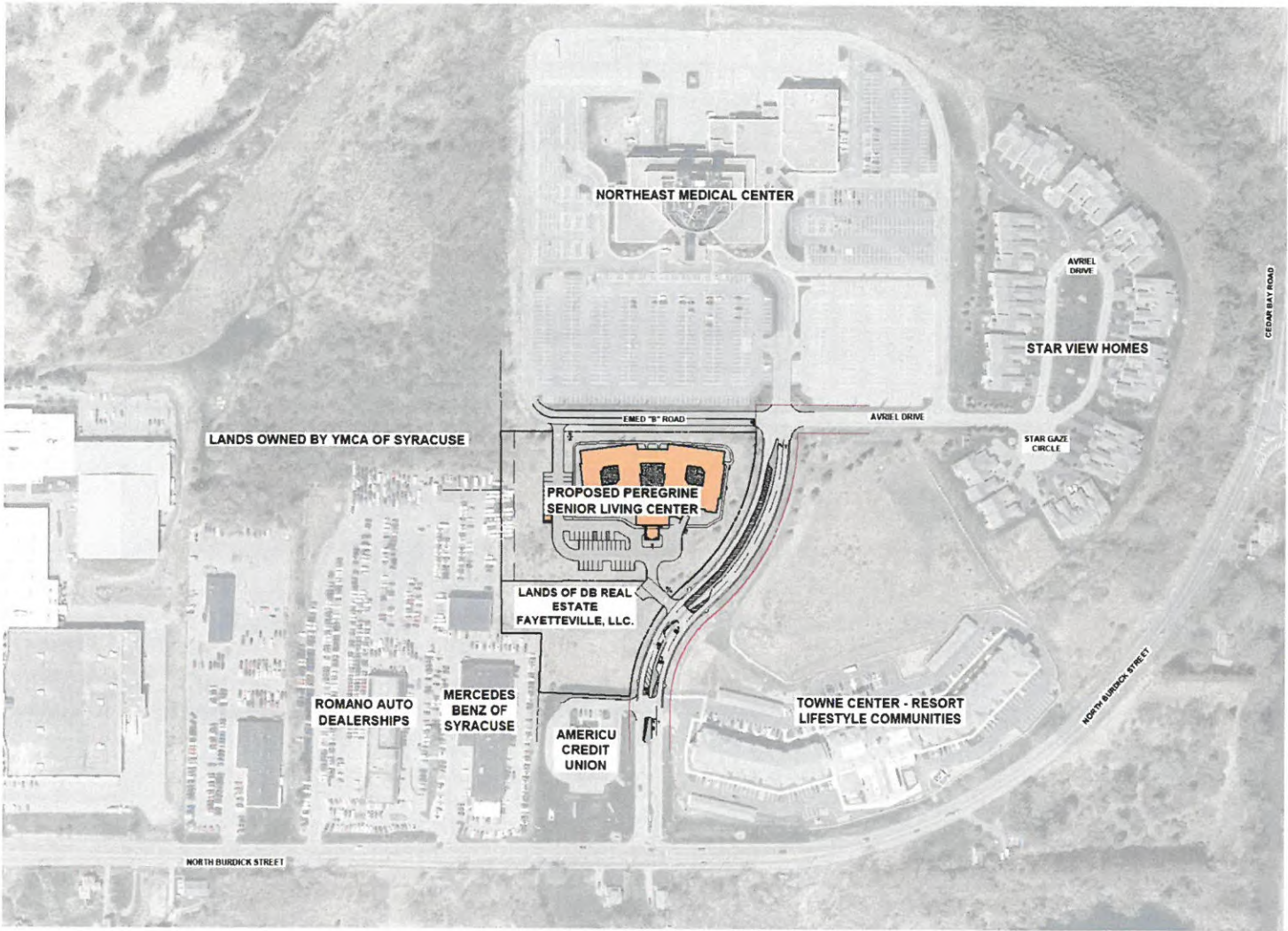
VI. Conclusion

Peregrine Senior Living offers a successful and proven roadmap to quickly bringing assisted living and memory care operations to sustainable goals. It continues to be creative in expanding its programming to help brand The Peregrine Way signature programs and operational standards to allow greater age in place options to the market that are second to none. Operations focus on satisfying its customers to generate a reliable word of mouth referral base. Peregrine offers a quality product that will achieve long-term success and profitability.

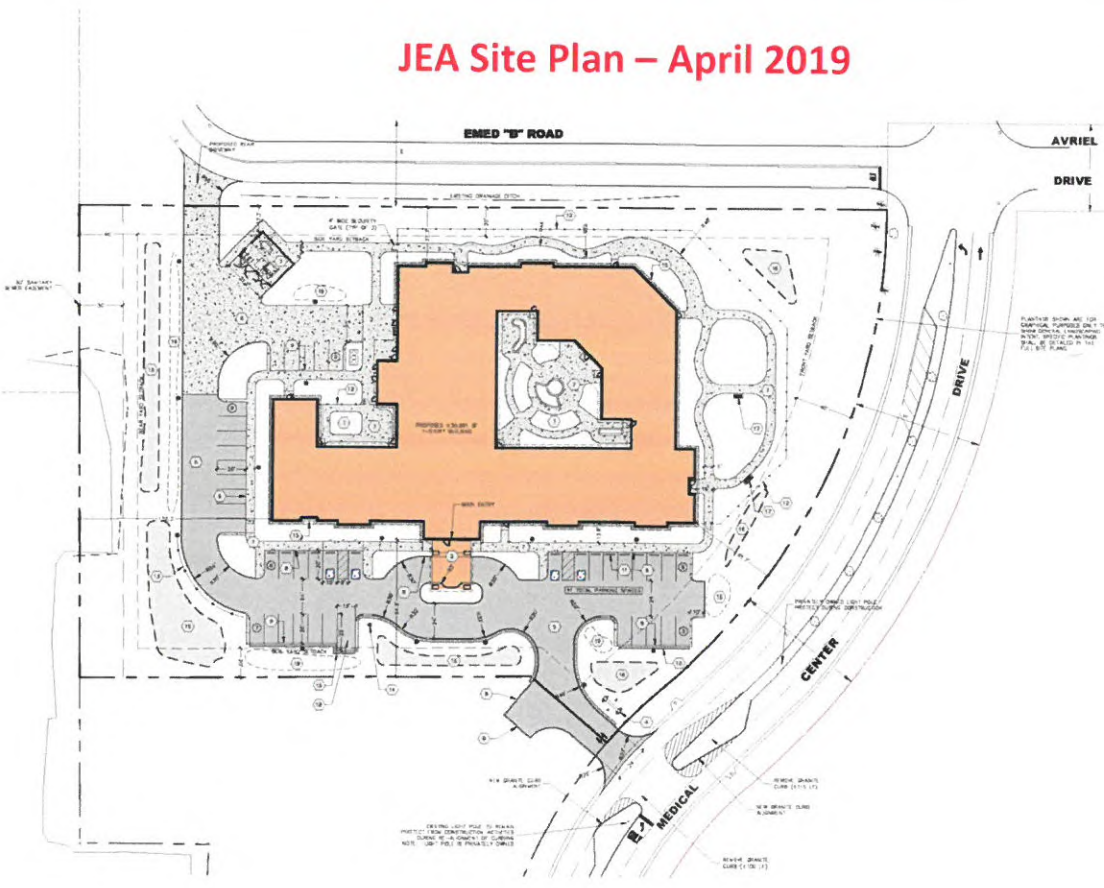


Medical Center Drive
Town of Manlius





JEA Site Plan – April 2019



SITE CRITERIA CHECKLIST

CRITERIA	COMMENTS
1. SITE LOCATION	1.1. SITE LOCATION IS APPROPRIATE FOR THE PROJECT.
2. SITE ACCESS	2.1. SITE ACCESS IS APPROPRIATE FOR THE PROJECT.
3. SITE UTILITIES	3.1. SITE UTILITIES ARE APPROPRIATE FOR THE PROJECT.
4. SITE DRAINAGE	4.1. SITE DRAINAGE IS APPROPRIATE FOR THE PROJECT.
5. SITE SOILS	5.1. SITE SOILS ARE APPROPRIATE FOR THE PROJECT.
6. SITE VEGETATION	6.1. SITE VEGETATION IS APPROPRIATE FOR THE PROJECT.
7. SITE HISTORIC RESOURCES	7.1. SITE HISTORIC RESOURCES ARE APPROPRIATE FOR THE PROJECT.
8. SITE CULTURAL RESOURCES	8.1. SITE CULTURAL RESOURCES ARE APPROPRIATE FOR THE PROJECT.
9. SITE ARCHITECTURAL RESOURCES	9.1. SITE ARCHITECTURAL RESOURCES ARE APPROPRIATE FOR THE PROJECT.
10. SITE SCULPTURAL RESOURCES	10.1. SITE SCULPTURAL RESOURCES ARE APPROPRIATE FOR THE PROJECT.
11. SITE LANDSCAPE RESOURCES	11.1. SITE LANDSCAPE RESOURCES ARE APPROPRIATE FOR THE PROJECT.
12. SITE AIR QUALITY	12.1. SITE AIR QUALITY IS APPROPRIATE FOR THE PROJECT.
13. SITE NOISE	13.1. SITE NOISE IS APPROPRIATE FOR THE PROJECT.
14. SITE VIBRATION	14.1. SITE VIBRATION IS APPROPRIATE FOR THE PROJECT.
15. SITE CLIMATE	15.1. SITE CLIMATE IS APPROPRIATE FOR THE PROJECT.
16. SITE SEISMICITY	16.1. SITE SEISMICITY IS APPROPRIATE FOR THE PROJECT.
17. SITE FLOODING	17.1. SITE FLOODING IS APPROPRIATE FOR THE PROJECT.
18. SITE WIND	18.1. SITE WIND IS APPROPRIATE FOR THE PROJECT.
19. SITE HAIL	19.1. SITE HAIL IS APPROPRIATE FOR THE PROJECT.
20. SITE LIGHTNING	20.1. SITE LIGHTNING IS APPROPRIATE FOR THE PROJECT.
21. SITE TORNADOES	21.1. SITE TORNADOES ARE APPROPRIATE FOR THE PROJECT.
22. SITE OTHER HAZARDS	22.1. SITE OTHER HAZARDS ARE APPROPRIATE FOR THE PROJECT.

- LEGEND**
- 1. EXISTING ROAD
 - 2. PROPOSED ROAD
 - 3. EXISTING DRIVEWAY
 - 4. PROPOSED DRIVEWAY
 - 5. EXISTING SIDEWALK
 - 6. PROPOSED SIDEWALK
 - 7. EXISTING CURB
 - 8. PROPOSED CURB
 - 9. EXISTING PAVEMENT
 - 10. PROPOSED PAVEMENT
 - 11. EXISTING GRAVEL
 - 12. PROPOSED GRAVEL
 - 13. EXISTING ASPHALT
 - 14. PROPOSED ASPHALT
 - 15. EXISTING CONCRETE
 - 16. PROPOSED CONCRETE
 - 17. EXISTING BRICK
 - 18. PROPOSED BRICK
 - 19. EXISTING STONE
 - 20. PROPOSED STONE
 - 21. EXISTING METAL
 - 22. PROPOSED METAL
 - 23. EXISTING WOOD
 - 24. PROPOSED WOOD
 - 25. EXISTING PLASTER
 - 26. PROPOSED PLASTER
 - 27. EXISTING GYPSUM
 - 28. PROPOSED GYPSUM
 - 29. EXISTING STUCCO
 - 30. PROPOSED STUCCO
 - 31. EXISTING TERRAZZO
 - 32. PROPOSED TERRAZZO
 - 33. EXISTING MARBLE
 - 34. PROPOSED MARBLE
 - 35. EXISTING GRANITE
 - 36. PROPOSED GRANITE
 - 37. EXISTING SLATE
 - 38. PROPOSED SLATE
 - 39. EXISTING SCHIST
 - 40. PROPOSED SCHIST
 - 41. EXISTING GNEISS
 - 42. PROPOSED GNEISS
 - 43. EXISTING QUARTZITE
 - 44. PROPOSED QUARTZITE
 - 45. EXISTING SOAPSTONE
 - 46. PROPOSED SOAPSTONE
 - 47. EXISTING JEWELRY
 - 48. PROPOSED JEWELRY
 - 49. EXISTING GLASS
 - 50. PROPOSED GLASS
 - 51. EXISTING CERAMIC
 - 52. PROPOSED CERAMIC
 - 53. EXISTING PORCELAIN
 - 54. PROPOSED PORCELAIN
 - 55. EXISTING ENAMEL
 - 56. PROPOSED ENAMEL
 - 57. EXISTING LACQUER
 - 58. PROPOSED LACQUER
 - 59. EXISTING VARNISH
 - 60. PROPOSED VARNISH
 - 61. EXISTING OIL
 - 62. PROPOSED OIL
 - 63. EXISTING WATER
 - 64. PROPOSED WATER
 - 65. EXISTING AIR
 - 66. PROPOSED AIR
 - 67. EXISTING SOIL
 - 68. PROPOSED SOIL
 - 69. EXISTING ROCK
 - 70. PROPOSED ROCK
 - 71. EXISTING VEGETATION
 - 72. PROPOSED VEGETATION
 - 73. EXISTING ANIMALS
 - 74. PROPOSED ANIMALS
 - 75. EXISTING PLANTS
 - 76. PROPOSED PLANTS
 - 77. EXISTING TREES
 - 78. PROPOSED TREES
 - 79. EXISTING SHRUBS
 - 80. PROPOSED SHRUBS
 - 81. EXISTING HERBS
 - 82. PROPOSED HERBS
 - 83. EXISTING FLOWERS
 - 84. PROPOSED FLOWERS
 - 85. EXISTING FRUITS
 - 86. PROPOSED FRUITS
 - 87. EXISTING SEEDS
 - 88. PROPOSED SEEDS
 - 89. EXISTING BARK
 - 90. PROPOSED BARK
 - 91. EXISTING LEAVES
 - 92. PROPOSED LEAVES
 - 93. EXISTING TWIGS
 - 94. PROPOSED TWIGS
 - 95. EXISTING BRANCHES
 - 96. PROPOSED BRANCHES
 - 97. EXISTING ROOTS
 - 98. PROPOSED ROOTS
 - 99. EXISTING STEMS
 - 100. PROPOSED STEMS

JEA SENIOR LIVING MEDICAL CENTER DRIVE

15-1600

MARCH 28, 2019

1" = 30'

C-6

LAYOUT PLAN

1. EXISTING ROAD

2. PROPOSED ROAD

3. EXISTING DRIVEWAY

4. PROPOSED DRIVEWAY

5. EXISTING SIDEWALK

6. PROPOSED SIDEWALK

7. EXISTING CURB

8. PROPOSED CURB

9. EXISTING PAVEMENT

10. PROPOSED PAVEMENT

11. EXISTING GRAVEL

12. PROPOSED GRAVEL

13. EXISTING ASPHALT

14. PROPOSED ASPHALT

15. EXISTING CONCRETE

16. PROPOSED CONCRETE

17. EXISTING BRICK

18. PROPOSED BRICK

19. EXISTING STONE

20. PROPOSED STONE

21. EXISTING METAL

22. PROPOSED METAL

23. EXISTING WOOD

24. PROPOSED WOOD

25. EXISTING PLASTER

26. PROPOSED PLASTER

27. EXISTING GYPSUM

28. PROPOSED GYPSUM

29. EXISTING STUCCO

30. PROPOSED STUCCO

31. EXISTING TERRAZZO

32. PROPOSED TERRAZZO

33. EXISTING MARBLE

34. PROPOSED MARBLE

35. EXISTING GRANITE

36. PROPOSED GRANITE

37. EXISTING SLATE

38. PROPOSED SLATE

39. EXISTING SCHIST

40. PROPOSED SCHIST

41. EXISTING GNEISS

42. PROPOSED GNEISS

43. EXISTING QUARTZITE

44. PROPOSED QUARTZITE

45. EXISTING SOAPSTONE

46. PROPOSED SOAPSTONE

47. EXISTING JEWELRY

48. PROPOSED JEWELRY

49. EXISTING GLASS

50. PROPOSED GLASS

51. EXISTING CERAMIC

52. PROPOSED CERAMIC

53. EXISTING PORCELAIN

54. PROPOSED PORCELAIN

55. EXISTING ENAMEL

56. PROPOSED ENAMEL

57. EXISTING LACQUER

58. PROPOSED LACQUER

59. EXISTING VARNISH

60. PROPOSED VARNISH

61. EXISTING OIL

62. PROPOSED OIL

63. EXISTING WATER

64. PROPOSED WATER

65. EXISTING AIR

66. PROPOSED AIR

67. EXISTING SOIL

68. PROPOSED SOIL

69. EXISTING ROCK

70. PROPOSED ROCK

71. EXISTING VEGETATION

72. PROPOSED VEGETATION

73. EXISTING ANIMALS

74. PROPOSED ANIMALS

75. EXISTING PLANTS

76. PROPOSED PLANTS

77. EXISTING TREES

78. PROPOSED TREES

79. EXISTING SHRUBS

80. PROPOSED SHRUBS

81. EXISTING HERBS

82. PROPOSED HERBS

83. EXISTING FLOWERS

84. PROPOSED FLOWERS

85. EXISTING FRUITS

86. PROPOSED FRUITS

87. EXISTING SEEDS

88. PROPOSED SEEDS

89. EXISTING BARK

90. PROPOSED BARK

91. EXISTING LEAVES

92. PROPOSED LEAVES

93. EXISTING TWIGS

94. PROPOSED TWIGS

95. EXISTING BRANCHES

96. PROPOSED BRANCHES

97. EXISTING ROOTS

98. PROPOSED ROOTS

99. EXISTING STEMS

100. PROPOSED STEMS

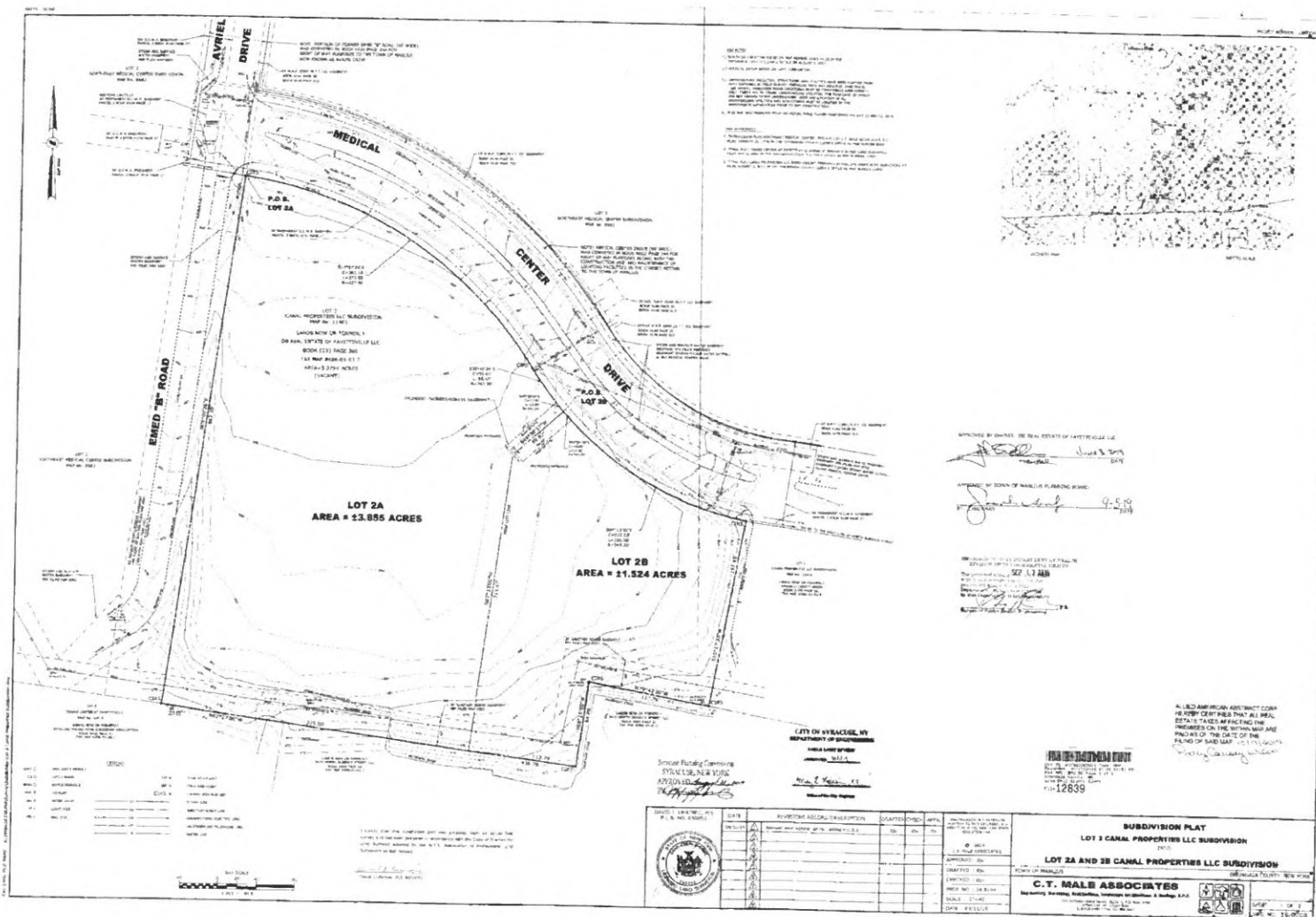
NAPIER CONSULTING

15-1600

MARCH 28, 2019

1" = 30'

C-6

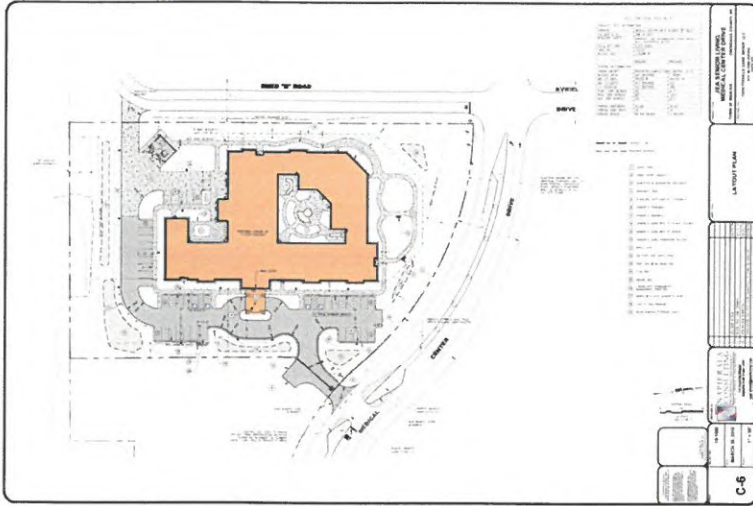


Small Planning Commission
DYNALIS, NEW YORK
APPROVED: [Signature]
[Date]

CITY OF SYRACUSE, NY
DEPARTMENT OF ENGINEERING
FILED: [Signature]
[Date]

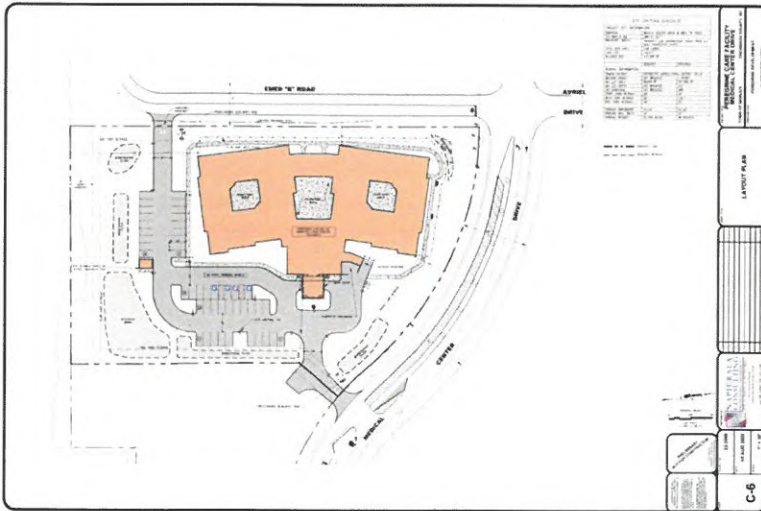
LOT	AREA (ACRES)	OWNER
LOT 1	1.000	...
LOT 2	1.000	...
LOT 3	1.000	...
LOT 4	1.000	...
LOT 5	1.000	...
LOT 6	1.000	...
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LOT 50	1.000	...

SUBDIVISION PLAT
LOT 2 CANAL PROPERTIES LLC SUBDIVISION
LOT 2A AND 2B CANAL PROPERTIES LLC SUBDIVISION
C.T. MALE ASSOCIATES
[Signature]
[Date]



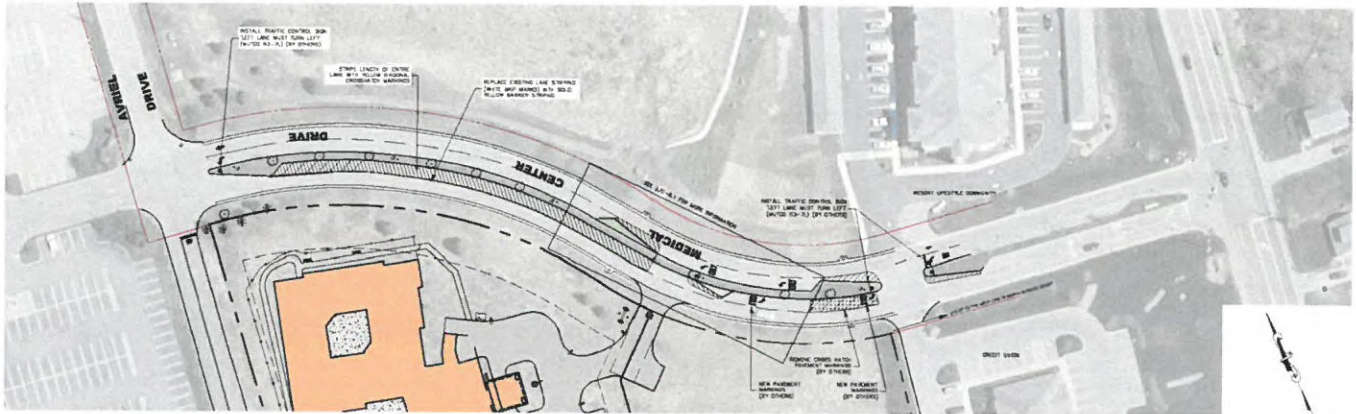
JEA Site Plan April 2019

1. 35,101 SF 1-Story Building
2. 84,103 SF of Impervious Area
3. 50% Impervious Area Lot Coverage
4. 46 Parking Spaces

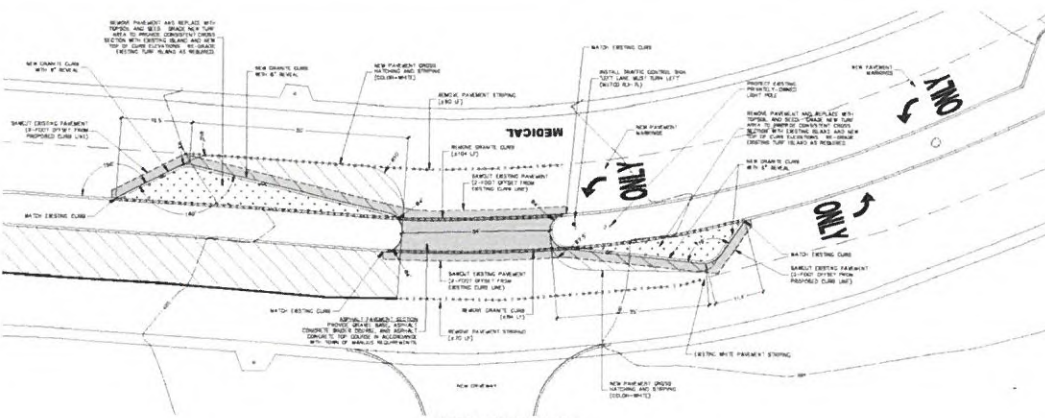


Peregrine Senior Living Site Plan August 2022

1. 37,300 SF 1-Story Building
2. 83,884 SF of Impervious Area
3. 50% Impervious Area Lot Coverage
4. 46 Parking Spaces



**MEDICAL CENTER DRIVE
IMPROVEMENTS PLAN**
C-6 SCALE: 1"=40'

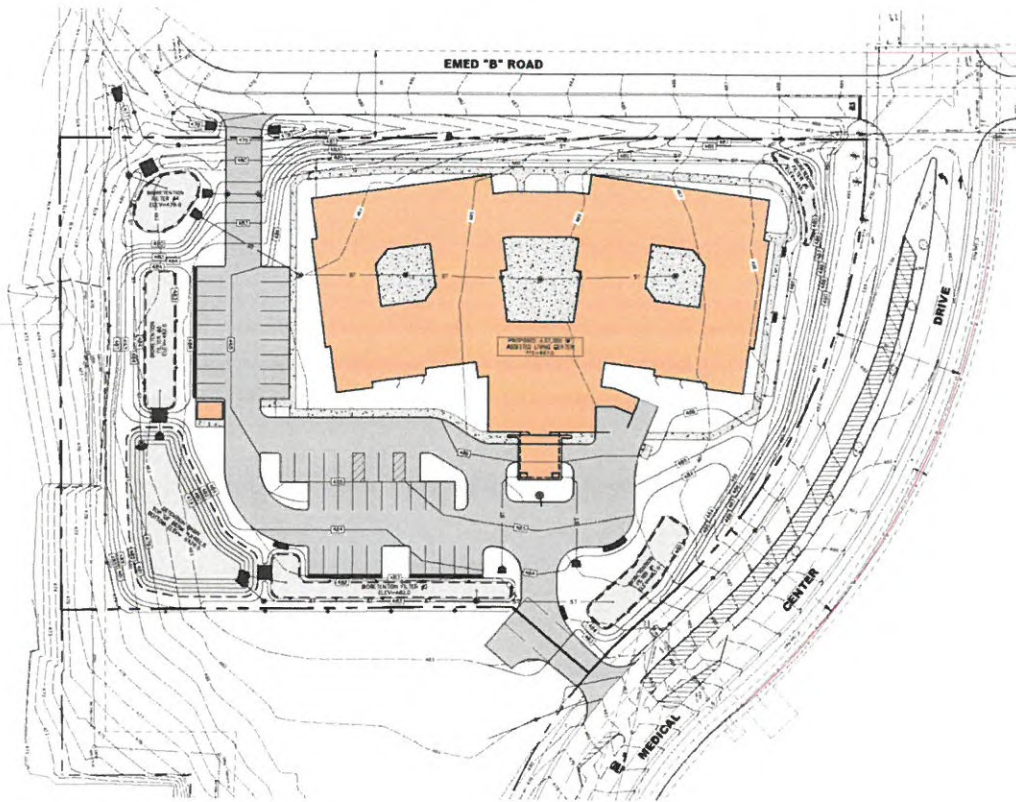


**MEDICAL CENTER DRIVE
IMPROVEMENTS PLAN DETAIL**
C-6.1 SCALE: 1"=10'

**LEFT LANE
MUST
TURN LEFT**
R3-7

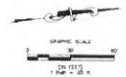


PIERRE SENIOR LIVING MEDICAL CENTER DRIVE OFFSITE IMPROVEMENT PLAN PREPARED BY: NAPIERALA CONSULTING, LLC 28 AUG 2022 AS SHOWN C-6.1		PREPARED BY: NAPIERALA CONSULTING, LLC 28 AUG 2022 AS SHOWN C-6.1
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GRADING LEGEND

- EXISTING CONTOUR SPACES
- PROPOSED CONTOUR SPACES
- PROPOSED ELEVATION
- PROPOSED STREET
- PROPOSED BARRIERS OR WALLS
- PROPOSED CATCH BASIN
- PROPOSED DRAINAGE MANHOLE



PREPARED BY
 DATE
 27-1098
 28 AUG 2022
 1" = 30'
 C-7

PEREGRINE SENIOR LIVING MEDICAL CENTER DRIVE TOWN OF BAKULUS PEREGRINE DEVELOPMENT, LLC 771 BENTLEY STREET BAKULUS, WI 53001	
GRADING AND DRAINAGE PLAN	
PROJECT NO. 27-1098	SHEET NO. C-7
DATE 28 AUG 2022	SCALE 1" = 30'
PREPARED BY DATE 27-1098	
CHECKED BY DATE 28 AUG 2022	
DESIGNED BY DATE 27-1098	
DRAWN BY DATE 28 AUG 2022	
PROJECT NO. 27-1098	
SHEET NO. C-7	





**Peregrine Senior Living
OCIDA Application
Fayetteville Project Narrative**

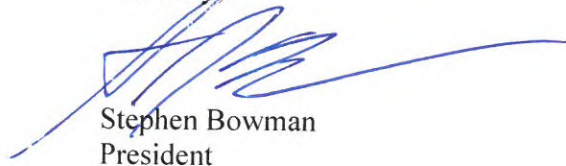
Peregrine Senior Living is interested in developing a new Memory Care Facility in the Town of Manlius on Medical Center Drive @ Avriel Drive. Peregrine has successfully built and/or remodeled several facilities within and outside New York State in the past 15 years. The demand for Assisted Living projects, and particularly Memory Care projects such as that proposed by Peregrine has increased notably over the past several years and will continue to increase in the future due to the aging population.

The site we have chosen was originally to be built by an out -of-town developer for the same use. However once Covid became a pandemic, the memory care segment was hard hit due to the susceptibility of the residents to be adversely affected by Covid, causing significant discharges because of needing higher level of care services or to pass away. Additionally, significant admission restrictions and visitation limited admissions levied by the New York State Department of Health (NYSDOH) resulting in rapidly decreasing occupancy and unsustainable operating losses for operators. Combined with the increase in supply and construction costs of upwards of 50% and increased labor/benefits at 25%, the developer decided to put the site up for sale.

The market study indicates that the Fayetteville market needs memory care beds and demand is returning to pre-Covid levels. However, with all previously stated cost increases, combined with increased utility costs of 40% and debt costs, the ability to build and staff it at an acceptable price point becomes significantly more challenging. Peregrine, a local operator, is confident it can leverage its market knowledge and operational skills to manage costs better, but admittedly over a longer ramp-up period, which requires other mitigating cost- saving measures.

The IDA benefits we are requesting are essential for us to build the project and to secure the necessary equity and debt financing to make the project a reality. Without these additional benefits, the project is not feasible. We request your assistance in providing the IDA benefits to allow us to build the project and serve the residents who need our services.

Sincerely,



Stephen Bowman
President

PEREGRINE PERKS

As of 9/1/2021



Benefits

- PTO Accrual – First year for Full Time – 96 hours – equal to 2.5 weeks
- PTO Accrual – First year for Part Time – ~2 weeks
- 6 Paid Holidays Plus.....
- 3 Floating Holidays (Personal Holidays, Birthday, etc.)
- Excellus Health Plans, Guardian Dental, VSP Vision
- Child Care Reimbursement – Up to \$50 / day
- Compassionate PTO Donation Program - to support a team member
- COVID-19 Vaccinated Workplace
- Flexible Scheduling
- Employer Paid Life Insurance – (up to 1 times annual salary)
- Employee Assistance Program
- PTO Cash Out Program
- Pet Insurance

Employee Appreciation

- Peregrine Proud: Public Acknowledgment of Exceptional Employee Performance
- Monthly All Staff Gift Card Drawings
- Periodic All Staff Appreciation Community Events
- Annual Longevity Rewards: Anniversary Bonus and Celebration

Future Planning:

- Retirement Plan – 401(k)

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Peregrine Senior Living		
Project Location (describe, and attach a general location map): Medical Center Drive @ Avriel Drive, Town of Manlius, Onondaga County (Tax Parcel 086.-01-03.7)		
Brief Description of Proposed Action (include purpose or need): Proposed construction of a single-story 37,300 sf assisted senior living center for patients with Alzheimer's Disease and other memory-related health concerns. Facility will have associated asphalt parking for 46 vehicles, concrete walks, dumpster enclosure, landscaping, and site lighting. Facility will connect to all available utilities (public water and sanitary sewer, National Grid electric and gas). Stormwater management practices will be constructed to meet NYSDEC SPDES requirements. Project will require a special permit as well as site plan approval.		
Name of Applicant/Sponsor: <i>Peregrine Holdings LLC</i> Peregrine Development, LLC (Stephen Bowman, President)		Telephone: (315) 476-5610
		E-Mail: sbowman@peregrine-companies.com
Address: 217 Montgomery Street, #6		
City/PO: Syracuse	State: NY	Zip Code: 13202
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Fayetteville Care Group, LLC		Telephone:
		E-Mail:
Address: 5101 NE 82nd Ave, Suite 200		
City/PO: Vancouver	State: WA	Zip Code: 98662

B. Government Approvals**B. Government Approvals, Funding, or Sponsorship.** ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, ☐ Yes ☒ No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission ☒ Yes ☐ No	Special Permit and Site Plan Approval	August 25, 2022
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☒ No		
d. Other local agencies ☐ Yes ☐ No		
e. County agencies ☒ Yes ☐ No	Onondaga County Water Authority Onondaga County Water Environment Protection	projected 01/2023 projected 01/2023
f. Regional agencies ☐ Yes ☐ No		
g. State agencies ☒ Yes ☐ No	NYSDEC Stormwater General Permit	projected 03/2023
h. Federal agencies ☐ Yes ☐ No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		☐ Yes ☒ No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		☐ Yes ☒ No
iii. Is the project site within a Coastal Erosion Hazard Area?		☐ Yes ☒ No

C. Planning and Zoning**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☒ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☒ No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning

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

Restricted Agricultural - RA

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

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Fayetteville - Manlius Central School District

b. What police or other public protection forces serve the project site?
Village of Manlius

c. Which fire protection and emergency medical services serve the project site?
Village of Fayetteville

d. What parks serve the project site?
Erie Canal State Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Senior Assisted Living

b. a. Total acreage of the site of the proposed action? 3.85 acres

b. Total acreage to be physically disturbed? 3.68 acres

c. Total acreage (project site and any contiguous properties) owned
or controlled by the applicant or project sponsor? 3.85 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____

- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year

- Anticipated completion date of final phase _____ month _____ year

- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☒ No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☒ Yes ☐ No If Yes,	
i. Total number of structures <u>1</u> ii. Dimensions (in feet) of largest proposed structure: _____ height; <u>317 ft</u> width; and <u>179 ft</u> length iii. Approximate extent of building space to be heated or cooled: <u>37,245</u> square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☒ Yes ☐ No If Yes,	
i. Purpose of the impoundment: <u>temporary storage/management of stormwater runoff</u> ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☒ Other specify: <u>stormwater runoff</u> iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: <u>0.18</u> million gallons; surface area: <u>0.18</u> acres v. Dimensions of the proposed dam or impounding structure: <u>4 ft</u> height; <u>189 ft</u> length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): <u>Earth fill</u>	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☒ No If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No If yes, describe. _____ _____ _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? ☐ Yes ☐ No ix. Summarize site reclamation goals and plan: _____ _____ _____ _____	

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

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

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

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

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

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

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

i. Total anticipated water usage/demand per day: _____ 2,000 gallons/day

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

- Name of district or service area: Manlius Consolidated Water District
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

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

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

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

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

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

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

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

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

- Name of wastewater treatment plant to be used: Meadowbrook Limestone WWTP
- Name of district: Onondaga County Sanitary Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

• Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____	☒ Yes ☐ No ☐ Yes ☒ No	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	☐ Yes ☒ No	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____ _____		
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____ _____		
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or 1.926 acres (impervious surface) _____ Square feet or 3.855 acres (parcel size) ii. Describe types of new point sources. <u>Discharges from roof downspouts, bioretention filters, and detention basin</u> iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? <u>road-side ditch on adjacent property</u> • If to surface waters, identify receiving water bodies or wetlands: _____ • Will stormwater runoff flow to adjacent properties? _____	☒ Yes ☐ No ☒ Yes ☐ No	
f. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) <u>delivery vehicles, solid waste trucks</u> ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) <u>generators for equipments</u> iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) <u>emergency back-up generator</u>		☒ Yes ☐ No ☒ Yes ☐ No
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)		☐ Yes ☒ No ☐ Yes ☐ No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No			
If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No			
If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No			
If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☒ Yes ☐ No			
If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): <u>Existing electric grid/local utility</u> iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☒ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ 7:00am-5:00pm • Saturday: _____ 8:00am-12:00pm • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ 24 hrs/day • Saturday: _____ 24 hrs/day • Sunday: _____ 24 hrs/day • Holidays: _____ 24 hrs/day </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ 7:00am-5:00pm • Saturday: _____ 8:00am-12:00pm • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ 24 hrs/day • Saturday: _____ 24 hrs/day • Sunday: _____ 24 hrs/day • Holidays: _____ 24 hrs/day
i. During Construction: • Monday - Friday: _____ 7:00am-5:00pm • Saturday: _____ 8:00am-12:00pm • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ 24 hrs/day • Saturday: _____ 24 hrs/day • Sunday: _____ 24 hrs/day • Holidays: _____ 24 hrs/day		

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: <u>During construction, typically from 7:00am to 5:00pm</u>	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No Describe: _____	
n. Will the proposed action have outdoor lighting? ☒ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: <u>Around the parking lot mounted at a 22-ft height aimed down at the parking</u>	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No Describe: _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No If Yes: i. Describe proposed treatment(s): _____ _____	
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☒ Yes ☐ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation : <u>2 - 2 yard dumpsters</u> tons per <u>3 - 5x per week</u> (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: _____ • Operation: _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ • Operation: _____	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

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

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

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

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- ☐ Urban ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)
- ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Coverture	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	1.926	+1.926
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	3.855	1.929	-1.926
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

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

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☒ Yes ☐ No
If Yes,
i. Identify Facilities:
Town Center Retirement Community (multi-family residential for the elderly), Northeast Medical Center, YMCA

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

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

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

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☒ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
☐ Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☒ No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No	
• If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No • Explain: _____	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____	☐ < 6 feet Bedrock not encountered at boring depths of 6 ft
b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No	
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site:	
Ontario loam _____	70 %
Ontario gravelly loam _____	30 %
_____	%
d. What is the average depth to the water table on the project site? Average: _____	
☐ < 6 feet Groundwater not encountered at boring depths of 6 ft	
e. Drainage status of project site soils: ☐ Well Drained: _____ % of site	
☒ Moderately Well Drained: _____ 100 % of site	
☐ Poorly Drained _____ % of site	
f. Approximate proportion of proposed action site with slopes:	
☒ 0-10%: _____	70 % of site
☒ 10-15%: _____	20 % of site
☐ 15% or greater: _____	% of site
g. Are there any unique geologic features on the project site? ☐ Yes ☒ No	
If Yes, describe: _____	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☒ No	
ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☒ No	
If Yes to either i or ii, continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☒ No	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
• Streams: Name _____	Classification _____
• Lakes or Ponds: Name _____	Classification _____
• Wetlands: Name _____	Approximate Size _____
• Wetland No. (if regulated by DEC) _____	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No	
If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway? ☐ Yes ☒ No	
j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No	
k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☒ No	
If Yes:	
i. Name of aquifer: _____	

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

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☒ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☒ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☒ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☒ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☒ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6 NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

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

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

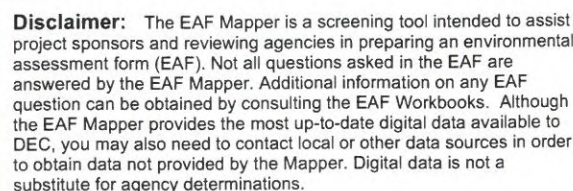
G. Verification

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

Applicant/Sponsor Name Stephen Bowman Date 9/23/22

Signature [Signature] Title President

PRINT FORM



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Northern Long-eared Bat

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

Town of Manlius

John Deer, Town Supervisor



10/3/2022

From: John Deer
Manlius Town Supervisor
Town of Manlius
301 Brooklea Dr
Fayetteville, NY 13066

To: Onondaga County Industrial Development Agency
Onondaga County Office of Economic Development
333 W. Washington Street, Suite 130
Syracuse, NY 13202

To Whom It May Concern:

The Town of Manlius would like to demonstrate its support for the proposed Peregrine Senior Living Facility to be located on Medical Drive in Fayetteville. Through our Comprehensive Planning process, we have heard from many residents that access to quality senior care is in demand and the proposed facility would directly address that need. The project is ideally located to best serve our residents and will add to the existing area. The Town is in full support of a PILOT agreement to make this project possible. Knowing this will be a facility run by a company with local experience is a bonus as they already know this market and our residents.

Sincerely,

John Deer
Manlius Town Supervisor

John Deer, Supervisor

Town Board - Sara Bollinger, Elaine Denton, Alissa Italiano, Katelyn Kriesel, Heather Allison Waters, William Nicholson

**MEMORY CARE MARKET
ANALYSIS FOR A SITE IN
FAYETTEVILLE, NEW YORK**

Phase I Market Analysis Report

Prepared For:

PEREGRINE SENIOR LIVING

August, 2022

MDS RESEARCH COMPANY, INC.

P.O Box 100578 Fort Worth, TX 76185

817-731-4266 817-738-2031 fax

www.m-d-s.com mdsresearch@m-d-s.com

MDS RESEARCH COMPANY, INC.

**P.O Box 100578 Fort Worth, TX 76185
817-731-4266 817-738-2031 fax
www.m-d-s.com mdsresearch@m-d-s.com**

TO: Stephen Bowman

DATE: August 10, 2022

FROM: Lynne Moore

SUBJECT: **Phase I Market Feasibility Analysis For Fayetteville, New York**

Contained herein are the results of a Phase I market analysis evaluating the size and depth of the market and potential demand for the development of new memory care units being considered for a site location in Fayetteville, New York. The site location is 3965 Medical Center Drive, Fayetteville, New York, 13066.

This work product does not represent the full market feasibility work scope and it may not contain the appropriate and comprehensive level of detail typically required by lenders, financial institutions, investors, joint venture partners, etc. for financial purposes. It does, however, provide sufficient cost-effective detail for initial internal review and due diligence decision-making purposes.

The work scope implemented for this Phase I basically included the following tasks:

1. Review all information requested from and provided by the Client Team.
2. Define a preliminary Primary Market Area (PMA) for the subject site location.
3. Acquire demographics for age and income qualified Seniors and adult children in the defined PMA:
 - For the PMA, in aggregate
 - By individual zip code in the PMA
4. Identify and conduct quick-reaction survey of existing (and planned/announced) memory care communities in the defined PMA. Preliminary data to be collected will include:
 - Age of community and contact information
 - Number of units/beds
 - Current occupancy
 - Basic price ranges

MDS would also review our in-house data base and access other resources in order to identify other potential new Senior housing communities being planned for the defined market area.

5. Implement capture rate analysis to quantify potential future demand for proposed new memory care units giving consideration to the following:

- Levels of incidence for Alzheimer's/dementia.
 - Level of affordability/minimum cash flow income criteria.
 - Potential monthly service fee pricing for the proposed memory care units.
6. Express overall professional opinion of market feasibility for potential new memory care units in the defined market area.

The end results of this preliminary Phase I market analysis have been summarized in this Executive Summary report supported by generally self-explanatory technical data exhibits.

Primary Market Area (PMA) Definition

The Primary Market Area that has been preliminarily defined and evaluated for the proposed new memory care community is a mosaic of contiguous zip code areas/communities representing a 5- to 8-mile radius of the subject site location in the Fayetteville area. Exhibit 1 presents a list of the zip codes/communities that comprise this PMA. Figure 1 presents a zip code map depicting the approximate boundaries of this PMA. For this analysis, MDS has assumed that 65% to 75% of new memory care units will be absorbed (or occupied) by Senior households residing in this PMA. In the demand models, a factor of 70% was utilized for the PMA absorption assumption.

The remaining 25% to 35% is expected to come from Secondary and Tertiary Market Areas - including other areas in Onondaga County, the remainder of the state of New York and in-migration from outside the state. This in-migration will be primarily driven by the actions of the adult children/decision influencers attempting to bring their aging parents closer to them in the later stages of their life.

Professional Market Feasibility Opinion

Based upon the preliminary quantitative results of this Phase I market analysis and MDS' significant national experience in evaluating successful Senior housing communities, it is our specific opinion that there appears to be sufficient size and depth of the age and income qualified market to support the prudent introduction of new memory care units into the Fayetteville market area – from a quantitative perspective and based on the affordability levels evaluated herein. This opinion considers both existing and planned/announced assisted living and memory care competition as well as unit turnover - the re-filling of existing occupied units due to natural resident attrition that will occur at mature competitive communities in the market area.

Following is a discussion of the demand analysis for market rate memory care units and the conservative factors and assumptions utilized herein.

Senior Housing Capture Rates - Trends and Benchmarks

Project "capture rate" is defined as the percentage of the age and income qualified prospects an individual Senior housing community will have to attract or capture in order to achieve 93% occupancy. The required capture rate for a Senior housing community is

calculated by dividing the number of units to be absorbed from within the PMA by the number of net potential age-, income- and health-qualified prospects residing in that market area.

While there have been various industry standards for acceptable capture rates, the following represents the typical maximum acceptable capture rates for each of the residential Senior living arrangements in the continuum of care:

- **Independent Living** **5% to 10%**
- **Assisted Living** **15% to 20%**
- **Alzheimer's/Memory Care** **15% to 20%**

These capture rates are based on pragmatic age and income screening – age 75+ households that can afford to private pay the market rate rents in perpetuity out of their cash flow income. They also give consideration to existing and planned/announced new competition and unit turnover.

Summary of Age 75+ Demand for New Memory Care Units in an Assisted Living Setting

MDS has evaluated the potential for the development of memory care units in an assisted living/residential care setting. These units would offer similar services and amenities as would be provided for traditional assisted living residents; however, the personal care services would be more frequent and intensive and the physical space would be specially designed to be secure and to effectively care for the special needs and requirements of these residents.

MDS has conducted a significant amount of internal research and development and has developed a demand methodology for projecting the need for memory care units in a market area. The memory care demand model is conservative, realistic and gives consideration to all of the relevant key factors and assumptions with regard to this very specialized type of living arrangement.

There are no firm industry standards for maximum acceptable capture rates for memory care assisted living units in a specific market area. However, in our evaluation of these project capture rates, MDS has made comparisons to other similar, but more traditional type, living arrangements - primarily assisted living/residential care. Based on our national experience, we are observing 20% as an assisted living ceiling capture rate benchmark based on age, income and need-driven qualifying criteria.

It is the opinion of MDS that the memory care assisted living capture rates should be reasonably consistent with traditional assisted living capture rates; however, they could be higher - depending on market conditions. The needs of this particular target market are highly specialized and, as a result, they do not have as many options available to them as Seniors who are not afflicted with Alzheimer's/other dementia. Therefore, we could expect a higher percent of capture of this particular target market. MDS has, however, utilized the 20% benchmark in the evaluation of these memory care units.

Exhibits 2 through 4 present the detailed demand models that calculate the total number of memory care units that can be supported in this PMA – assuming a maximum capture rate of

20%. These models have considered three minimum qualifying cash flow income screens and also assume 70% of the unit absorption by qualified prospects residing in the PMA and a 93% project occupancy rate. The memory care demand is summarized as follows:

Minimum Qualifying Cash Flow Income Screen	Base Monthly Service Fees Supported	2024		2027		Refer to Exhibit
		Total Units Supported	Capture Rate	Total Units Supported	Capture Rate	
@ \$95,000 +	\$6,055	86	20.0%	103	20.0%	2
@ \$105,000+	\$6,695	69	20.0%	84	20.0%	3
@ \$115,000 +	\$7,330	57	20.0%	71	20.0%	4

The memory care monthly service fees supported by the various qualifying income criteria assume that 85% of the Senior's disposable cash flow income can be allocated for the memory care pricing. They also assume an average 10% income tax factor.

Exhibit 5 shows the calculation for computing the weighted average level of incidence for age 75+ households in the PMA in 2024 and 2027. MDS has conservatively assumed that all of the potential residents will be age 75+ and has given the appropriate (heavier) weighting to the age 85+ cohort using the levels of incidence. It is MDS opinion that these levels of incidence include Seniors with mild levels of Alzheimer's/dementia that could be accommodated in assisted living and could be included in the levels of incidence for the need for ADLs. It has been reported that approximately 20% of residents in assisted living have mild levels of Alzheimer's and do not require the secured environment of a special care unit; therefore, MDS has reduced the number of prospects for Alzheimer's/memory care (demand) by 20% to eliminate this potential overlap with assisted living prospects.

Impact of Home Equity

Exhibits 6a through 7 outline a home equity analysis in which the minimum qualifying income criteria could be reduced (for those Seniors selling their homes) due to annual cash flow that would result from the sale of a home in the Primary Market Area and the prudent reinvestment of the net, after-tax sales proceeds. This analysis estimates the number of additional households (whose actual incomes are below \$95,000) who would be qualified at this level, assuming they could sell their home and conservatively invest the net equity proceeds at 4%. This would allow these Seniors to supplement their income with the interest earnings, while leaving the principal from the sale of their home intact and in their portfolio of assets for their estate.

It should be noted that MDS recognizes that Senior investments may not be realizing 4% interest rates at this time, which is the assumption for the analysis in Exhibits 6a and 6b. If one was to alternatively consider this as a modest spend down strategy, this would allow for a 25 year spend down – assuming no interest earning at all on the investment of this home equity. It is MDS' opinion that it is not prudent to rely heavily on spend down in evaluating affordability for Senior housing, however, this analysis illustrates that spend down of the home equity can be a prudent financial strategy under the right conditions. Spend down of other assets/investments and

financial assistance from family are more difficult to quantify and, therefore, are primarily considered forecasting safety margin when evaluating the demand for new Senior living.

Other Financial Resources – It should be noted that there are other resources for Seniors that are difficult to quantify, but can aid in the reduction of actual cash flow income. For example:

- Many Seniors have a long-term care insurance policy that may have an assisted living benefit. Each policy may be different in terms of coverage, but many do have assisted living coverage.
- Another example is the Aid-In-Attendance benefit available to U.S. veterans. Nationally, it is estimated that approximately one-third of all Seniors can qualify for additional income through the pension – under the right financial conditions. This benefit could allow additional Seniors, who have not been considered in the demand model, to afford the living arrangement to be offered at the subject new community.
- There is also a growing body of empirical evidence that some Senior's incomes are being supplemented by adult children or other family members. Most operators are not able to quantify this support and there is no direct correlation between the number of adult children in a market area and whether their parents live in or outside of a PMA. There is also no direct correlation between the affordability of the adult child versus their parent.

Because the potential impacts of these various other financial resources are difficult to accurately predict and quantify, they are typically considered as forecasting safety margin in evaluating the demand for new Senior housing products in a market area.

Primary Market Area Demographics

Appendix A to this report summarizes the projected growth of Senior households in the age 65 to 74 and age 75+ cohorts in the zip codes located within the Fayetteville PMA. Appendix A also considers the growth in income qualified age 75+ households (specifically the \$95,000+ through the \$120,000+ cohorts).

There were an estimated 7,656 age 75+ households in the PMA in 2022. These households are projected to increase by approximately 8% from 2022 through 2027 - there are projected to be 610 new age 75+ households over the five-year time frame from 2022 through 2027. In 2027, there are projected to be 8,266 age 75+ households in this PMA.

Appendix A presents similar statistics for the 65 to 74 age cohort. As can be seen by Exhibit A-1, the 65 to 74 age cohort is approximately 31% larger than the age 75+ cohort in 2022 and it will be experiencing more significant growth. The age 65 to 74 households are projected to grow by 23% over the five-year time frame - from an estimated 10,014 households in 2022 to a projected 12,275 households in 2027.

When considering income qualified age 75+ Senior households, approximately 18% of the estimated age 75+ households in the PMA (or 1,368 households) are projected to have annual cash flow incomes of \$95,000 or more in 2022. These income qualified households are projected

to increase by 26% from 2022 to approximately 1,727 income-qualified households in 2027. Appendix A provides similar information for the \$100,000+ through \$120,000+ cohorts – there is projected to be a 28% to 30% growth in income-qualified senior households over the next five years – depending on the affordability level.

Exhibits 8 through 10 summarize the demographics for age 75+ senior households and adult children households (age 55 to 64) by zip code area in the Primary Market Area for the 2022, 2024 and 2027 time frames. Approximately 13% of the total households in 2022 are age 75+ senior households and 20% are adult children/decision influencer households. This is compared to 12% and 19%, respectively, for the United States overall.

As can be seen by Exhibits 9 and 10, approximately 70% of the age and income qualified Senior households and 62% of the adult children/decision influencer households will reside in five of the twelve total zip code areas that contain the PMA demographics in the 2024 time frame:

Age and Income Qualified Senior Households	Adult Children/Decision Influencer Households
• 13066 Fayetteville • 13104 Manlius • 13078 Jamesville • 13057 East Syracuse • 13214 Syracuse	• 13208 Syracuse • 13104 Manlius • 13206 Syracuse • 13057 East Syracuse • 13066 Fayetteville

Three of the zip codes falls on both top five lists:

- **13066 Fayetteville**
- **13104 Manlius**
- **13057 East Syracuse**

The subject site location is in Fayetteville zip code area 13066 and it is highlighted on each of the zip code exhibits. Summary senior demographics by each of the income cohorts are included as Appendix A to this report. The detailed demographic reports acquired from Environics Analytics - by individual zip code area as well as the aggregated PMA - are included as Appendix C.

Competitive Memory Care Units in an Assisted Living Setting

MDS identified and surveyed two existing memory care communities in an assisted living setting in this Primary Market Area. These two communities, combined, operate a total of 74 memory care units. Exhibits 11 and 12 summarize the occupancy and pricing characteristics of each of these communities. These two communities, combined, operate 74 living units that were reported to be 91.9% occupied at the time of the field survey. All of the vacant beds are located at **Brookdale Fayetteville** and are shared occupancy beds. They indicate that there is a waiting list for private occupancy units.

MDS also surveyed three additional memory care communities in the surrounding Secondary Market Area. These three communities, combined, operate 94 living units that were reported to be 83.0% occupied at the time of the field survey. All of these vacant beds are located within **Sage Court at McHarrie Place**. The vacant beds are due to the fact that they are only accepting ten residents (out of a capacity of 26 residents) at this time due to a staffing shortage. They indicated that they will be re-evaluating this situation in the next few weeks.

If I can answer any questions or provide additional information regarding this Phase I market analysis, please do not hesitate to call me. We stand ready to support you in any way that we can with your project.

Lynne Moore

Lynne Moore
President
MDS RESEARCH COMPANY, INC.

EXHIBIT 1

PRELIMINARY PRIMARY MARKET AREA

DEFINITION FOR A NEW MEMORY CARE

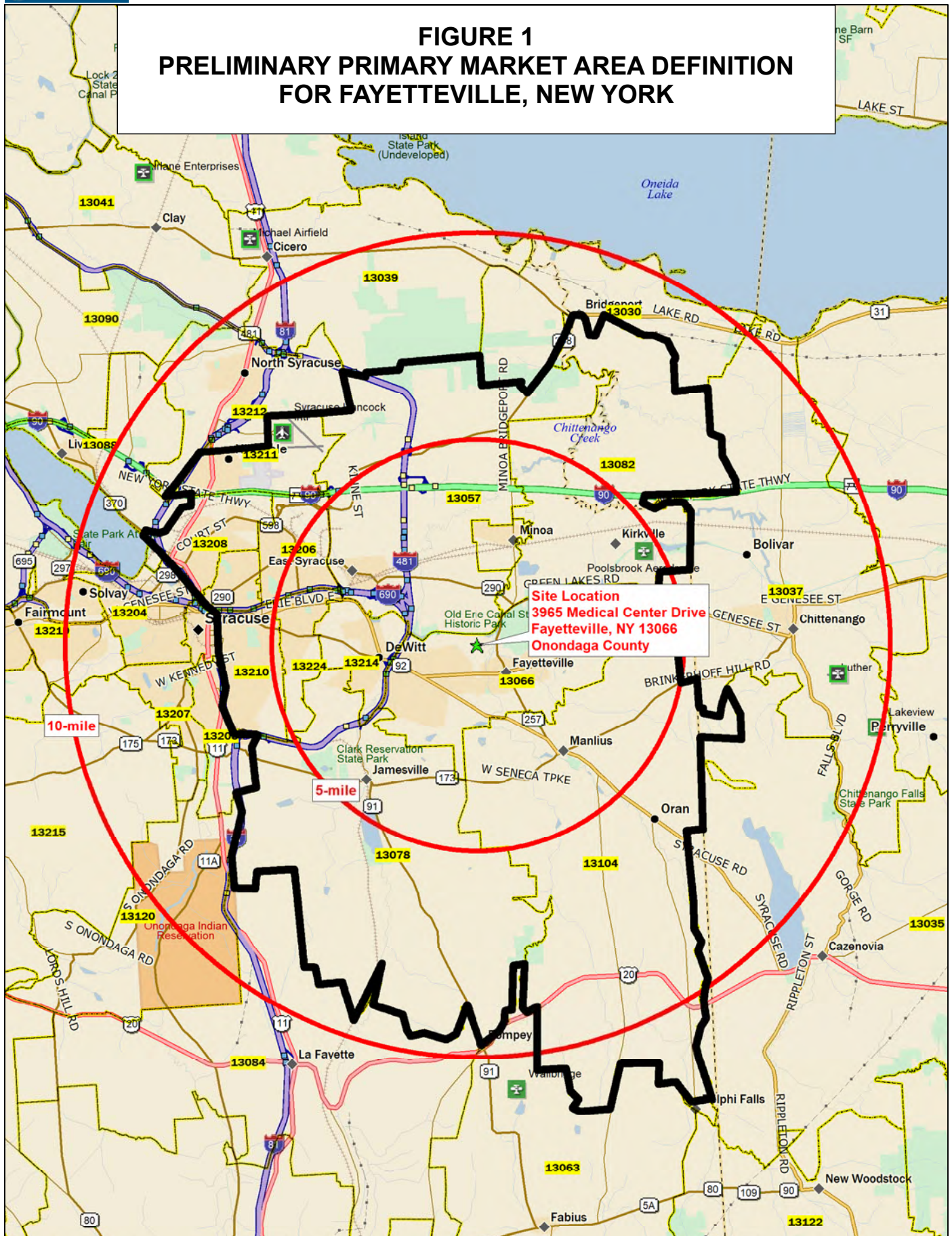
COMMUNITY IN FAYETTEVILLE, NEW YORK

- 13057 East Syracuse
- **13066 Fayetteville ***
- 13078 Jamesville
- 13082 Kirkville
- 13104 Manlius
- 13116 Minoa
- 13206 Syracuse
- 13208 Syracuse
- 13210 Syracuse
- 13211 Syracuse
- 13214 Syracuse
- 13224 Syracuse

*** Zip Code for subject site location**

Figure 1 presents a map depicting the approximate boundaries of this PMA. MDS has assumed that 65% to 75% of the new unit absorption will come from age and income qualified households residing in this PMA.

FIGURE 1
PRELIMINARY PRIMARY MARKET AREA DEFINITION
FOR FAYETTEVILLE, NEW YORK



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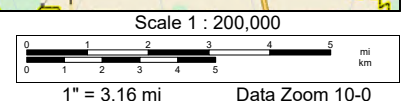
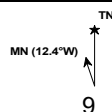


EXHIBIT 2

SUMMARY OF RESULTING AGE 75+ CAPTURE RATES FOR NEW ALZHEIMER'S/MEMORY CARE

UNITS IN AN ASSISTED LIVING SETTING

Fayetteville, NY

<u>Pragmatic Sequential Screening Process</u>	\$95,000 + Income 70% PMA Absorption Impact	
	Year: 2024	2027
Total (Gross) Estimated Non-Institutionalized Age 75+ Households ¹	7,894	8,266
Less Existing and Planned/Announced Assisted Living Units:	(298)	(298)
Subtotal	7,596	7,968
Estimated level of Incidence of Dementia ²	0.227	0.226
Subtotal - Dementia Level of Incidence	1,723	1,803
Apply Minimum Qualifying (Private Pay)		
Income Screen @: \$95,000 + ³	0.190	0.209
Subtotal Age/Income Qualified Households Who Are Estimated to Have Dementia	328	377
Additional Qualified Households Available		
Due to Impact of Home Sale/Equity ⁴	20	24
Subtotal Equity Adjusted Households	348	401
Less Competitive Memory Care Units ⁵		
- Existing Occupied Memory Care Units	(46)	(46)
- Vacant and Planned Memory Care Units @ 93% Occupancy	0	0
- Unit Turnover @ 45% of Occupied Units	(21)	(21)
Net Age / Income Qualified Available Prospects	281	334
Number of Subject Memory Care Units to be Absorbed in the PMA ⁶	56	67
Net Age/Income Qualified Prospects in the PMA	281	334
Resulting Age 75+ Capture Rates	20.0%	20.0%

¹ These are non-institutionalized households - does not include persons in nursing homes or institutionalized group quarters. (Refer to Exhibit A-1 in Appendix A.)

² Information provided by The Alzheimer's Disease and Related Disorders Association, Inc.

Assumed 80% have moderate to severe dementia and would be prospects for a dedicated memory care community.

³ Refer to Exhibit A-2 for the calculation of age 75+ households who meet the minimum qualifying income criteria of \$95,000 or more.

⁴ Refer to Exhibits 6a and 6b - applied level of incidence and assumed that only 50% of these residents would be coming directly from their own home - see calculation below:

$$140 \times 28.4\% \times 50.0\% = 20 \text{ for year 2024;}$$

$$172 \times 28.3\% \times 50.0\% = 24 \text{ for year 2027.}$$

⁵ Refer to Exhibit B-1 in Appendix B for a list of competitive units factored into the demand analysis.

⁶

86	units	x	93% occupancy	x	70%	absorption from PMA =	56
103	units	x	93% occupancy	x	70%	absorption from PMA =	67

units to be filled from the PMA.

EXHIBIT 3

SUMMARY OF RESULTING AGE 75+ CAPTURE RATES FOR NEW ALZHEIMER'S/MEMORY CARE

UNITS IN AN ASSISTED LIVING SETTING

Fayetteville, NY

Pragmatic Sequential Screening Process	\$105,000 + Income 70% PMA Absorption Impact		
	Year:	2024	2027
Total (Gross) Estimated Non-Institutionalized Age 75+ Households ¹		7,894	8,266
Less Existing and Planned/Announced Assisted Living Units:		(298)	(298)
Subtotal		7,596	7,968
Estimated level of Incidence of Dementia ²		0.227	0.226
Subtotal - Dementia Level of Incidence		1,723	1,803
Apply Minimum Qualifying (Private Pay)			
Income Screen @: \$105,000 + ³		0.161	0.179
Subtotal Age/Income Qualified Households Who Are Estimated to Have Dementia		278	323
Additional Qualified Households Available			
Due to Impact of Home Sale/Equity ⁴		12	17
Subtotal Equity Adjusted Households		290	340
Less Competitive Memory Care Units ⁵			
- Existing Occupied Memory Care Units		(46)	(46)
- Vacant and Planned Memory Care Units @ 93% Occupancy		0	0
- Unit Turnover @ 45% of Occupied Units		(21)	(21)
Net Age / Income Qualified Available Prospects		223	273
Number of Subject Memory Care Units to be Absorbed in the PMA ⁶		45	55
Net Age/Income Qualified Prospects in the PMA		223	273
Resulting Age 75+ Capture Rates		20.0%	20.0%

¹ These are non-institutionalized households - does not include persons in nursing homes or institutionalized group quarters. (Refer to Exhibit A-1 in Appendix A.)

² Information provided by The Alzheimer's Disease and Related Disorders Association, Inc. Assumed 80% have moderate to severe dementia and would be prospects for a dedicated memory care community.

³ Refer to Exhibit A-4 for the calculation of age 75+ households who meet the minimum qualifying income criteria of \$105,000 or more.

⁴ Refer to Exhibits 6a and 6b - applied level of incidence and assumed that only 50% of these residents would be coming directly from their own home - see calculation below:

$$88 \times 28.4\% \times 50.0\% = 12 \text{ for year 2024;}$$

$$119 \times 28.3\% \times 50.0\% = 17 \text{ for year 2027.}$$

⁵ Refer to Exhibit B-1 in Appendix B for a list of competitive units factored into the demand analysis.

⁶

69	units	x	93% occupancy	x	70% absorption from PMA	=	45
84	units	x	93% occupancy	x	70% absorption from PMA	=	55

units to be filled from the PMA.

EXHIBIT 4

SUMMARY OF RESULTING AGE 75+ CAPTURE RATES FOR NEW ALZHEIMER'S/MEMORY CARE

UNITS IN AN ASSISTED LIVING SETTING

Fayetteville, NY

Pragmatic Sequential Screening Process	\$115,000 + Income 70% PMA Absorption Impact		
	Year:	2024	2027
Total (Gross) Estimated Non-Institutionalized Age 75+ Households ¹		7,894	8,266
Less Existing and Planned/Announced Assisted Living Units:		(298)	(298)
Subtotal		7,596	7,968
Estimated level of Incidence of Dementia ²		0.227	0.226
Subtotal - Dementia Level of Incidence		1,723	1,803
Apply Minimum Qualifying (Private Pay)			
Income Screen @: \$115,000 + ³		0.141	0.158
Subtotal Age/Income Qualified Households Who Are Estimated to Have Dementia		244	284
Additional Qualified Households Available			
Due to Impact of Home Sale/Equity ⁴		10	14
Subtotal Equity Adjusted Households		254	298
Less Competitive Memory Care Units ⁵			
- Existing Occupied Memory Care Units		(46)	(46)
- Vacant and Planned Memory Care Units @ 93% Occupancy		0	0
- Unit Turnover @ 45% of Occupied Units		(21)	(21)
Net Age / Income Qualified Available Prospects		187	231
Number of Subject Memory Care Units to be Absorbed in the PMA ⁶		37	46
Net Age/Income Qualified Prospects in the PMA		187	231
Resulting Age 75+ Capture Rates		20.0%	20.0%

¹ These are non-institutionalized households - does not include persons in nursing homes or institutionalized group quarters. (Refer to Exhibit A-1 in Appendix A.)

² Information provided by The Alzheimer's Disease and Related Disorders Association, Inc. Assumed 80% have moderate to severe dementia and would be prospects for a dedicated memory care community.

³ Refer to Exhibit A-6 for the calculation of age 75+ households who meet the minimum qualifying income criteria of \$115,000 or more.

⁴ Refer to Exhibits 6a and 6b - applied level of incidence and assumed that only 50% of these residents would be coming directly from their own home - see calculation below:

$$72 \times 28.4\% \times 50.0\% = 10 \text{ for year 2024;}$$

$$96 \times 28.3\% \times 50.0\% = 14 \text{ for year 2027.}$$

⁵ Refer to Exhibit B-1 in Appendix B for a list of competitive units factored into the demand analysis.

⁶

57	units	x	93% occupancy	x	70% absorption from PMA	=	37
71	units	x	93% occupancy	x	70% absorption from PMA	=	46

units to be filled from the PMA.

EXHIBIT 5

CALCULATION OF WEIGHTED AVERAGE LEVEL OF INCIDENCE FOR ALZHEIMER'S DISEASE/RELATED DEMENTIA IN THE PRIMARY MARKET AREA Fayetteville, NY

<u>Age Cohort</u>	<u>2022</u>	<u>Estimated Level of Incidence for Alzheimer's Disease/Related Dementia</u>	<u>2022 Age 75+ Seniors Estimated With Alzheimer's/Dementia</u>
	<u>Age 75+ Population</u>		
75 to 84	7,570	18.7%	1,416
85+	3,912	47.2%	1,846
Total	11,482		3,262
Weighted Average		28.4%	

<u>Age Cohort</u>	<u>2024</u>	<u>Estimated Level of Incidence for Alzheimer's Disease/Related Dementia</u>	<u>2024 Age 75+ Seniors Estimated With Alzheimer's/Dementia</u>
	<u>Age 75+ Population</u>		
75 to 84	7,837	18.7%	1,465
85+	4,016	47.2%	1,895
Total	11,852		3,361
Weighted Average		28.4%	

<u>Age Cohort</u>	<u>2027</u>	<u>Estimated Level of Incidence for Alzheimer's Disease/Related Dementia</u>	<u>2027 Age 75+ Seniors Estimated With Alzheimer's/Dementia</u>
	<u>Age 75+ Population</u>		
75 to 84	8,237	18.7%	1,540
85+	4,171	47.2%	1,969
Total	12,408		3,509
Weighted Average		28.3%	

This exhibit summarizes the calculation of the weighted average incidence level for Alzheimer's Disease or other related dementia in this PMA. This weighted average level of incidence is utilized in the Alzheimer's capture rate models outlined in Exhibits 2 through 4.

Sources: Alzheimer's Association
Enviroics Analytics
MDS Analysis

EXHIBIT 6a

HOME EQUITY ANALYSIS - 2024 TIME FRAME

**How the Sale of a Senior's Home in the Primary Market Area Increases the Number of Age and Income Qualified Households
Fayetteville, NY**

I.	2024 Estimated Median Home Value ¹	\$	181,325				
II.	Assume Net Home Equity Proceeds Upon Sale @ 90%	\$	163,193				
III.	Assume Equity Proceeds Can Be Invested @ 4% ²	\$6,528 /Year					
	- Pre-Tax Increase in Investment Income						
IV.	Required Qualifying CASH FLOW Income Criteria (Before Home Equity Conversion)	\$95,000	\$100,000	\$105,000	\$110,000	\$115,000	\$120,000
	- Less Increase in Equity Investment Income	\$6,528	\$6,528	\$6,528	\$6,528	\$6,528	\$6,528
V.	Home Equity Cash Flow Lowers Qualifying Income Criteria to:	\$88,472	\$93,472	\$98,472	\$103,472	\$108,472	\$113,472
		Age 75+ / Income Screens					
		\$95,000	\$100,000	\$105,000	\$110,000	\$115,000	\$120,000
VI.	NET Age 75+ Qualified Households ³	1,501	1,352	1,274	1,195	1,116	1,037
VII.	ADDITIONAL Age Qualified Households that Become Income Qualified	186	186	116	95	95	95
VIII.	Percent of Age 75+ HOMEOWNERS in the PMA @ 75.4%						
	Net Increase in AGE/INCOME QUALIFIED Homeowners	140	140	88	72	72	72
	Due to Home Equity Conversion Impact ⁴						Additional Households

*Converting (Selling) home equity results in increased savings, portfolio value and investment income.
This increases the number of age/income qualified households*

Refer to Exhibit 7 for a more detailed explanation of this analysis.

Source: Moore Diversified Services, Inc. Analysis

¹ Based on Census Data for Seniors and an analysis of residential home sales statistics.

² Average over a three (3) to four (4) year period.

³ See Exhibit A-1 for Net Age Qualified Households

⁴ Refer to Appendix C to this report. This factor represents the percent of age 75+ households who live in owner occupied units in the PMA - based on available census data.

EXHIBIT 6b

HOME EQUITY ANALYSIS - 2027 TIME FRAME

**How the Sale of a Senior's Home in the Primary Market Area Increases the Number of Age and Income Qualified Households
Fayetteville, NY**

I.	2027 Estimated Median Home Value ¹	\$	199,808				
II.	Assume Net Home Equity Proceeds Upon Sale @ 90%	\$	179,827				
III.	Assume Equity Proceeds Can Be Invested @ 4% ²	\$7,193 /Year					
	- Pre-Tax Increase in Investment Income						
IV.	Required Qualifying CASH FLOW Income Criteria (Before Home Equity Conversion)	\$95,000	\$100,000	\$105,000	\$110,000	\$115,000	\$120,000
	- Less Increase in Equity Investment Income	\$7,193	\$7,193	\$7,193	\$7,193	\$7,193	\$7,193
V.	Home Equity Cash Flow Lowers Qualifying Income Criteria to:	\$87,807	\$92,807	\$97,807	\$102,807	\$107,807	\$112,807
		Age 75+ / Income Screens					
		\$95,000	\$100,000	\$105,000	\$110,000	\$115,000	\$120,000
VI.	NET Age 75+ Qualified Households ³	1,727	1,569	1,481	1,393	1,304	1,216
VII.	ADDITIONAL Age Qualified Households that Become Income Qualified	228	228	158	127	127	127
VIII.	Percent of Age 75+ HOMEOWNERS in the PMA @ 75.4%						
	Net Increase in AGE/INCOME QUALIFIED Homeowners Due to Home Equity Conversion Impact ⁴	172	172	119	96	96	96
				Additional Households			

*Converting (Selling) home equity results in increased savings, portfolio value and investment income.
This increases the number of age/income qualified households*

Source: Moore Diversified Services, Inc. Analysis

¹ Based on Census Data for Seniors and an analysis of residential home sales statistics.

² Average over a three (3) to four (4) year period.

³ See Exhibit A-1 for Net Age Qualified Households

⁴ Refer to Appendix C to this report. This factor represents the percent of age 75+ households who live in owner occupied units in the PMA - based on available census data.

EXHIBIT 7

EXPLANATION OF CALCULATION/QUANTIFICATION

OF POTENTIAL IMPACT OF HOME EQUITY

MDS has conducted an analysis giving consideration to the impact of home equity potential on Senior household incomes in the Primary Market Area (refer to Exhibits 6a and 6b). **This analysis assumes that the minimum cash flow income threshold could be reduced (for those Seniors selling their homes) due to the additional annual cash flow that would result from the sale of a home and the reinvestment of the net after-tax sales proceeds.** This analysis was accomplished as follows:

1. MDS assumed that the net equity (after closing costs) earned from the sale of these Seniors' homes would be equal to 90% of the sales value and that this equity could be invested at 4% (average over a three to four year period), which would generate an additional annual cash flow of \$6,528 in 2024 and \$7,193 in 2027.
2. MDS then reduced the minimum income criteria of \$95,000 by the amount of the additional cash flow that would be generated from the sale of the home and calculated the percentage of new additional age qualified households that would now qualify at the new reduced income level.
3. MDS again reduced the new age and income qualified households to reflect only that percentage that are estimated to be homeowners (versus renters) in the Primary Market Area. Based on census data, it is estimated that approximately 75% of Seniors live in owner-occupied units.

As can be seen from Exhibit 6a, approximately 140 additional age 75+ households (whose income is below \$95,000) would be qualified at this level, providing they could sell their home and invest the net equity at 4%, thereby supplementing their existing annual cash flow income.

EXHIBIT 8

ANALYSIS OF AGE QUALIFIED SENIOR

HOUSEHOLDS BY ZIP CODE IN THE PRIMARY MARKET AREA

Before Income Screen

Zip Code / Community		Total 2022 Households	Age 75+ Senior Households			Absolute Increase 2022-2027	Average Annual % Change
			2022	2024	2027		
13208	Syracuse	8,989	847	876	921	74	1.7%
13210	Syracuse	8,594	549	592	662	113	3.8%
13206	Syracuse	7,862	777	808	856	79	2.0%
13057	East Syracuse	6,631	1,062	1,084	1,117	55	1.0%
13104	Manlius	6,510	836	868	919	83	1.9%
13066	Fayetteville *	5,660	1,008	1,030	1,064	56	1.1%
13078	Jamesville	3,903	672	692	722	50	1.4%
13224	Syracuse	3,787	499	512	533	34	1.3%
13214	Syracuse	3,154	593	598	606	13	0.4%
13211	Syracuse	2,740	305	315	331	26	1.6%
13082	Kirkville	2,046	303	309	317	14	0.9%
13116	Minoa	1,467	205	210	218	13	1.2%
Total		61,343	7,656	7,894	8,266	610	1.5%

*** Zip Code for subject site location**

Source: Environics Analytics
MDS Analysis

EXHIBIT 9

SUMMARY OF INCOME QUALIFIED AGE 75+

HOUSEHOLDS BY ZIP CODE IN THE PRIMARY MARKET AREA

After Income Screen

Zip Code / Community			Total 2022 Age 75+ Households	\$95,000 + Qualifying Income Screen			Absolute 2022-2027	Average Annual % Change
				2022	2024	2027		
*	13057	East Syracuse	1,062	147	164	193	46	5.6%
*	13066	Fayetteville **	1,008	272	292	325	53	3.6%
	13208	Syracuse	847	52	60	75	23	7.6%
*	13104	Manlius	836	213	233	268	55	4.7%
	13206	Syracuse	777	50	54	61	11	4.1%
*	13078	Jamesville	672	186	205	238	52	5.1%
*	13214	Syracuse	593	151	164	187	36	4.4%
	13210	Syracuse	549	69	79	96	27	6.8%
	13224	Syracuse	499	116	124	136	20	3.2%
	13211	Syracuse	305	28	32	40	12	7.4%
	13082	Kirkville	303	53	59	69	16	5.4%
	13116	Minoa	205	30	33	39	9	5.4%
Total			7,656	1,367	1,501	1,727	360	4.8%

** The highlighted zip codes contain approximately 70% of the age and income qualified Senior households (age 75+, \$95,000+) in the PMA in 2024.*

*** Zip Code for subject site location*

Source: Environics Analytics
MDS Analysis

EXHIBIT 10

ANALYSIS OF AGE QUALIFIED DECISION INFLUENCER

HOUSEHOLDS BY ZIP CODE IN THE PRIMARY MARKET AREA

Before Income Screen

			Total 2022 Households	Age 55 to 64 Adult Children Households				Average Annual % Change
Zip Code / Community				2022	2024	2027	Absolute 2022-2027	
*	13208	Syracuse	8,989	1,658	1,637	1,607	(51)	-0.6%
	13210	Syracuse	8,594	1,048	1,017	972	(76)	-1.5%
*	13206	Syracuse	7,862	1,464	1,440	1,404	(60)	-0.8%
*	13057	East Syracuse	6,631	1,423	1,390	1,343	(80)	-1.2%
*	13104	Manlius	6,510	1,627	1,604	1,570	(57)	-0.7%
*	13066	Fayetteville **	5,660	1,297	1,291	1,281	(16)	-0.2%
	13078	Jamesville	3,903	901	901	900	(1)	0.0%
	13224	Syracuse	3,787	726	711	690	(36)	-1.0%
	13214	Syracuse	3,154	649	634	612	(37)	-1.2%
	13211	Syracuse	2,740	565	554	537	(28)	-1.0%
	13082	Kirkville	2,046	503	502	501	(2)	-0.1%
	13116	Minoa	1,467	275	266	252	(23)	-1.7%
Total			61,343	12,136	11,947	11,669	(467)	-0.8%

** The highlighted zip codes contain approximately 62% of the adult children/ decision influencer households (age 55 to 64) in the PMA in 2024.*

*** Zip Code for subject site location*

Source: Environics Analytics
MDS Analysis

EXHIBIT 11

MAJOR COMPETING ALZHEIMER'S/MEMORY CARE COMMUNITIES

IN THE MARKET AREA

Ref. No.	Name of Community	Date Opened	Current Occupancy %	# of Licensed Beds/Units	# of Existing Beds/Units	# of Planned Beds/Units	# of Occupied Beds/Units	# of Vacant Beds/Units
<u>Primary Market Area</u>								
1	Brookdale Fayetteville	1999	88.5%	52	52	0	46	6
2	The Nottingham Memory Care - Borer	1992	100.0%	24	22	0	22	0
PMA TOTAL			91.9%	76	74	0	68	6
<u>Secondary Market Area</u>								
3	Keepsake Village at Greenpoint	1994	100.0%	57	55	0	55	0
4	McHarrie Point - Sage Court	1978	38.5%	27	26	0	10	16
	* They are only accepting 10 memory care residents now due to staffing shortage. Will re-evaluate in a few weeks.							
5	Park Terrace at Radisson	2006	100.0%	13	13	0	13	0
SMA TOTAL			83.0%	97	94	0	78	16
PMA & SMA TOTAL			86.9%	173	168	0	146	22

EXHIBIT 12

DETAILED CHARACTERISTICS OF ALZHEIMER'S/MEMORY CARE COMMUNITIES

PRIMARY MARKET AREA COMMUNITIES	Brookdale Fayetteville	The Nottingham Memory Care Residence - Borer
Address & Phone:	5125 Highbridge Street Fayetteville NY 13066 315-637-2000	1307 Nottingham Road Jamesville NY 13078 315-445-9242
Reference No.	1	2
Opening Date	1999	1992
Owner/Management:	Brookdale Senior Living	Loretto
Number of Units/Beds:		
Alzheimer's/Memory Care	52	22
Assisted Living	0	48
Independent Living	0	186
Nursing Beds	0	0
Planned Units	0	0
Occupancy Rates:		
Alzheimer's/Memory Care	88.5%	100.0%
Assisted Living	-	-
Independent Living	-	-
Nursing Beds	-	-
Community Fee/Security Deposit	\$4,500	\$3,900
Base Monthly Service Fees:		
Studios/Alcove	\$7,395	\$8,300 - \$8,500
One Bedroom	-	-
Companion Suite	\$5,825	-
Second Person Fee	-	-
Unit Size in S. F.:		
Studios/Alcove	Bedroom	350 503
One Bedroom	-	-
Companion Suite	Bedroom	-
All Inclusive Pricing:	Yes	Yes
Levels of Care:		
Level I	-	-
Level II	-	-
Level III	-	-
Level IV	-	-
Extra Charge For:		
Medication Management	-	-
Incontinence Care	-	-

- = Not offered at community; N/A = Information not available during survey.

Source: MDS Field Survey - April, 2022

Exhibit 12
Detailed Characteristics of
Alzheimer's/Memory Care Communities

SECONDARY MARKET AREA COMMUNITIES	Keepsake Village at Greenpoint	McHarrie Point Sage Court	Park Terrace at Radisson
Address & Phone:	138 Old Liverpool Liverpool NY 13088 315-565-2706	7740 Meigs Road Baldwinsville NY 13027 315-638-2521	2981 Town Center Rd Baldwinsville NY 13027 315-638-9207
Reference No.	3	4	5
Opening Date	1994	1978	2006
Owner/Management:	Hearth Management, LLC	Syracuse Home Association	Premiere Senior Living, LLC
Number of Units/Beds:			
Alzheimer's/Memory Care	55	26	13
Assisted Living	0	19	51
Independent Living	0	111	0
Nursing Beds	0	0	0
Planned Units	0	0	0
Occupancy Rates:			
Alzheimer's/Memory Care	100.0%	38.5%	100.0%
Assisted Living	-	-	-
Independent Living	-	-	-
Nursing Beds	-	-	-
Community Fee/Security Deposit	1 Month's Rent Plus \$500 processing fee	1 Month's Rent	\$3,000
Base Monthly Service Fees:			
Studios/Alcove	\$7,392	\$4,955 - \$5,260	\$5,910
One Bedroom	-	-	-
Companion Suite	\$5,910	-	-
Second Person Fee	-	-	-
Unit Size in S. F.:			
Studios/Alcove	Bedroom	200 - 331	N/A
One Bedroom	-	-	-
Companion Suite	Bedroom	-	-
All Inclusive Pricing:	Yes	Yes	Yes
Levels of Care:			
Level I	-	-	-
Level II	-	-	-
Level III	-	-	-
Level IV	-	-	-
Extra Charge For:			
Medication Management	-	-	-
Incontinence Care	-	-	-

- = Not offered at community; N/A = Information not available during survey.

Source: MDS Field Survey - April, 2022

APPENDIX A

SUMMARY SENIOR DEMOGRAPHICS FOR THE PRIMARY MARKET AREA

MDS RESEARCH COMPANY, INC.

**P O Box 100578 • Fort Worth, TX 76185 • 817-731-4266 • 817-738-2031 Fax
www.m-d-s.com • mdsresearch@m-d-s.com**

EXHIBIT A-1

AGE 65+ AND AGE 75+ HOUSEHOLD GROWTH IN THE PRIMARY MARKET AREA

Fayetteville, NY

	<u>Year</u>	<u>Number of Households</u>	
		<u>65-74</u>	<u>75 +</u>
	2000	6,721	7,143
	2022	10,014	7,656
	2024	10,864	7,894
	2027	12,275	8,266
Change in Households	2022 - 2027		
- Absolute		2,261	610
- Percentage		22.58%	7.97%
Average Annual % Change	2022 - 2027	4.16%	1.55%

See Figure 1 of this report for details on specific market area definitions.

Figures pulled from detailed demographic runs acquired from Environics Analytics and included in Appendix C.

Sources: Environics Analytics
Moore Diversified Services, Inc.

EXHIBIT A-2

CALCULATION FOR INCOME QUALIFYING CRITERIA IN THE PRIMARY MARKET AREA

Fayetteville, NY

Income Qualification Level:	\$95,000
------------------------------------	-----------------

				Number of Households	
		Year		65-74	75 +
		2000 ¹		755	452
		2022 ¹		3,278	1,368
		2024		3,723	1,501
		2027 ¹		4,505	1,727
Change in Income					
Qualified Households	2022 -	2027			
- Absolute				1,227	360
- Percentage				37.42%	26.29%
Average Annual % Change				6.56%	4.78%
Qualified Households -	2022			3,278	1,368
Total Households -	2022 ²			10,014	7,656
% Income Qualified @ \$95,000 + in 2022				32.7%	17.9%
Qualified Households -	2024			3,723	1,501
Total Households -	2024 ²			10,864	7,894
% Income Qualified @ \$95,000 + in 2024				34.3%	19.0%
Qualified Households -	2027			4,505	1,727
Total Households -	2027 ²			12,275	8,266
% Income Qualified @ \$95,000 + in 2027				36.7%	20.9%

Sources: Environics Analytics
MDS Analysis

¹ Figures pulled from detailed demographic runs acquired from Environics Analytics and included in Appendix C.

² The denominator in this calculation (total 2022 households) is provided on Exhibit A-1.

EXHIBIT A-3

CALCULATION FOR INCOME QUALIFYING CRITERIA IN THE PRIMARY MARKET AREA

Fayetteville, NY

Income Qualification Level:	\$100,000
------------------------------------	------------------

				Number of Households		
				Year	65-74	75 +
				2000 ¹	676	398
				2022 ¹	3,021	1,225
				2024	3,445	1,352
				2027 ¹	4,195	1,569
Change in Income						
Qualified Households				2022 -	2027	
- Absolute					1,174	344
- Percentage					38.86%	28.08%
Average Annual % Change					6.79%	5.07%
Qualified Households -				2022	3,021	1,225
Total Households -				2022 ²	10,014	7,656
% Income Qualified @ \$100,000 + in				2022	30.2%	16.0%
Qualified Households -				2024	3,445	1,352
Total Households -				2024 ²	10,864	7,894
% Income Qualified @ \$100,000 + in				2024	31.7%	17.1%
Qualified Households -				2027	4,195	1,569
Total Households -				2027 ²	12,275	8,266
% Income Qualified @ \$100,000 + in				2027	34.2%	19.0%

Sources: Environics Analytics
 MDS Analysis

¹ Figures pulled from detailed demographic runs acquired from Environics Analytics and included in Appendix C.

² The denominator in this calculation (total 2022 households) is provided on Exhibit A-1.

EXHIBIT A-4

CALCULATION FOR INCOME QUALIFYING CRITERIA IN THE PRIMARY MARKET AREA

Fayetteville, NY

Income Qualification Level:	\$105,000
------------------------------------	------------------

				Number of Households	
				65-74	75 +
Year					
2000 ¹				625	370
2022 ¹				2,865	1,152
2024				3,273	1,274
2027 ¹				3,995	1,481
Change in Income					
Qualified Households		2022 -	2027		
-	Absolute			1,130	329
-	Percentage			39.44%	28.54%
Average Annual % Change				6.87%	5.15%
Qualified Households - 2022				2,865	1,152
Total Households - 2022 ²				10,014	7,656
% Income Qualified @ \$105,000 + in 2022				28.6%	15.0%
Qualified Households - 2024				3,273	1,274
Total Households - 2024 ²				10,864	7,894
% Income Qualified @ \$105,000 + in 2024				30.1%	16.1%
Qualified Households - 2027				3,995	1,481
Total Households - 2027 ²				12,275	8,266
% Income Qualified @ \$105,000 + in 2027				32.5%	17.9%

Sources: Environics Analytics
MDS Analysis

¹ Figures pulled from detailed demographic runs acquired from Environics Analytics and included in Appendix C.

² The denominator in this calculation (total 2022 households) is provided on Exhibit A-1.

EXHIBIT A-5

CALCULATION FOR INCOME QUALIFYING CRITERIA IN THE PRIMARY MARKET AREA

Fayetteville, NY

Income Qualification Level:	\$110,000
------------------------------------	------------------

			Number of Households	
			65-74	75 +
Year				
2000 ¹			574	341
2022 ¹			2,710	1,079
2024			3,101	1,195
2027 ¹			3,796	1,393
Change in Income				
Qualified Households	2022 -	2027		
- Absolute			1,086	314
- Percentage			40.08%	29.06%
Average Annual % Change			6.97%	5.24%
Qualified Households -	2022		2,710	1,079
Total Households -	2022 ²		10,014	7,656
% Income Qualified @ \$110,000 + in 2022			27.1%	14.1%
Qualified Households -	2024		3,101	1,195
Total Households -	2024 ²		10,864	7,894
% Income Qualified @ \$110,000 + in 2024			28.5%	15.1%
Qualified Households -	2027		3,796	1,393
Total Households -	2027 ²		12,275	8,266
% Income Qualified @ \$110,000 + in 2027			30.9%	16.8%

Sources: Environics Analytics
MDS Analysis

¹ Figures pulled from detailed demographic runs acquired from Environics Analytics and included in Appendix C.

² The denominator in this calculation (total 2022 households) is provided on Exhibit A-1.

EXHIBIT A-6

CALCULATION FOR INCOME QUALIFYING CRITERIA IN THE PRIMARY MARKET AREA

Fayetteville, NY

Income Qualification Level:	\$115,000
------------------------------------	------------------

				Number of Households		
				Year	65-74	75 +
				2000 ¹	523	313
				2022 ¹	2,554	1,006
				2024	2,929	1,116
				2027 ¹	3,596	1,304
Change in Income						
Qualified Households		2022 -	2027			
-	Absolute			1,042	298	
-	Percentage			40.80%	29.66%	
Average Annual % Change				7.08%	5.33%	
Qualified Households -		2022				
Total Households -		2022 ²	2,554	1,006		
			10,014	7,656		
% Income Qualified @		\$115,000 +	in 2022	25.5%	13.1%	
Qualified Households -		2024				
Total Households -		2024 ²	2,929	1,116		
			10,864	7,894		
% Income Qualified @		\$115,000 +	in 2024	27.0%	14.1%	
Qualified Households -		2027				
Total Households -		2027 ²	3,596	1,304		
			12,275	8,266		
% Income Qualified @		\$115,000 +	in 2027	29.3%	15.8%	

Sources: Environics Analytics
MDS Analysis

¹ Figures pulled from detailed demographic runs acquired from Environics Analytics and included in Appendix C.

² The denominator in this calculation (total 2022 households) is provided on Exhibit A-1.

EXHIBIT A-7

CALCULATION FOR INCOME QUALIFYING CRITERIA IN THE PRIMARY MARKET AREA

Fayetteville, NY

Income Qualification Level:	\$120,000
------------------------------------	------------------

				Number of Households	
				65-74	75 +
Year					
2000 ¹				472	284
2022 ¹				2,399	933
2024				2,757	1,037
2027 ¹				3,397	1,216
Change in Income					
Qualified Households	2022 -	2027			
- Absolute				998	283
- Percentage				41.61%	30.35%
Average Annual % Change				7.21%	5.44%
Qualified Households - 2022				2,399	933
Total Households	-	2022 ²		10,014	7,656
% Income Qualified @ \$120,000 + in 2000				24.0%	12.2%
Qualified Households - 2024				2,757	1,037
Total Households	-	2024 ²		10,864	7,894
% Income Qualified @ \$120,000 + in 2024				25.4%	13.1%
Qualified Households - 2027				3,397	1,216
Total Households	-	2027 ²		12,275	8,266
% Income Qualified @ \$120,000 + in 2027				27.7%	14.7%

Sources: Environics Analytics
MDS Analysis

¹ Figures pulled from detailed demographic runs acquired from Environics Analytics and included in Appendix C.

² The denominator in this calculation (total 2022 households) is provided on Exhibit A-1.

APPENDIX B

SUMMARY OF COMPETITIVE

ALZHEIMER'S/MEMORY CARE UNITS

FACTORED INTO THE

CAPTURE RATE/DEMAND MODELS

MDS RESEARCH COMPANY, INC.
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EXHIBIT B-1

SUMMARY OF COMPETITIVE ALZHEIMER'S UNITS

FACTORED INTO THE CAPTURE RATE / DEMAND MODELS

Fayetteville, NY Primary Market Area

<u>Project Name</u>	<u>Total Units</u>	<u>Percent Weight ¹</u>	<u>Occupied</u>	<u>Vacant</u>	<u>Planned/ Announced</u>
Units With Pricing That Is Lower Than Subject Community ²					
None	0	70 %	0	0	0
Total Units Requiring Qualifying Incomes Lower Than the Minimum Threshold Assumed Herein ²	0		0	0	0
Units With Pricing That Is Comparable To Or Higher Than The Subject Community ³			Number of Units Factored Into the Capture Rate/Demand Model		
Brookdale Fayetteville	46	70 %	32	0	0
The Nottingham - Borer	20	70	14	0	0
Total Units Backed Out (Subtracted) <u>After</u> the Income Screen ³	66		46	0	0
				↓	↙
				0 Vacant/Planned Units @ 93% Occupancy = 0 Units X 70% absorption from the PMA = 0 Units	

¹ Percent of units estimated to be filled with households residing in the Primary Market Area.

² It is assumed that these households have already been excluded from the pool of prospects through the income screening.

³ The minimum cash flow income required to pay the monthly service fees is \$95,000 or more.

EXHIBIT B-2

SUMMARY OF COMPETITIVE ASSISTED LIVING UNITS

FACTORED INTO THE CAPTURE RATE / DEMAND MODELS

**Fayetteville, NY
Primary Market Area**

<u>Project Name</u>	<u>Total Units</u>	<u>Percent Weight ¹</u>	<u>Occupied</u>	<u>Vacant</u>	<u>Planned/ Announced</u>
Units With Pricing That Is Lower Than Subject Community ²					
None	0	70 %	0	0	0
Total Units Requiring Qualifying Incomes Lower Than the Minimum Threshold Assumed Herein ²	0		0	0	0
Units With Pricing That Is Comparable To Or Higher Than The Subject Community ³					
			Number of Units Factored Into the Capture Rate/Demand Model		
Brookdale East Side	79	70 %	55	0	0
Brookdale Manlius	79	70	55	0	0
Manlius Home for Adults	40	70	28	0	0
The Inn at Menorah Park	52	70	36	0	0
The Nottingham	48	70	34	0	0
Total Units Backed Out (Subtracted) After the Income Screen ³	298		209	0	0

0 Vacant/Planned Units @
 93% Occupancy = 0 Units X
 70% absorption from the PMA =
 0 Units

¹ Percent of units estimated to be filled with households residing in the Primary Market Area.

² It is assumed that these households have already been excluded from the pool of prospects through the income screening.

³ The minimum cash flow income required to pay the monthly service fees is \$95,000 or more.

APPENDIX C

DETAILED DEMOGRAPHIC REPORTS

ACQUIRED FROM CLARITAS

MDS RESEARCH COMPANY, INC.

P O Box 100578 • Fort Worth, TX 76185 • 817-731-4266 • 817-738-2031 Fax
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Pop-Facts: Household Income by Age of Householder	Study Area: Fayetteville NY - PMA								
	Age 15-24	Age 25-34	Age 35-44	Age 45-54	Age 55-64	Age 65-74	Age 75-84	Age 85+	Total
2000 Census Age/Income Household Totals	4,037	9,106	12,377	11,327	7,388	6,721	5,451	1,692	58,099
% Of Total Households	6.95%	15.67%	21.30%	19.50%	12.72%	11.57%	9.38%	2.91%	100.00%
Income Less than \$15,000	1,843	1,709	1,390	1,299	1,105	1,348	1,579	585	10,858
% Across Age Ranges	16.97%	15.74%	12.80%	11.96%	10.18%	12.41%	14.54%	5.39%	100.00%
% Within Age Ranges	45.65%	18.77%	11.23%	11.47%	14.96%	20.06%	28.97%	34.57%	18.69%
Income \$15,000 to \$24,999	1,033	1,481	1,365	860	839	1,391	1,249	359	8,577
% Across Age Ranges	12.04%	17.27%	15.91%	10.03%	9.78%	16.22%	14.56%	4.19%	100.00%
% Within Age Ranges	25.59%	16.26%	11.03%	7.59%	11.36%	20.70%	22.91%	21.22%	14.76%
Income \$25,000 to \$34,999	456	1,413	1,460	994	706	992	882	221	7,124
% Across Age Ranges	6.40%	19.83%	20.49%	13.95%	9.91%	13.92%	12.38%	3.10%	100.00%
% Within Age Ranges	11.30%	15.52%	11.80%	8.78%	9.56%	14.76%	16.18%	13.06%	12.26%
Income \$35,000 to \$49,999	301	1,687	2,248	1,526	1,063	1,079	764	174	8,842
% Across Age Ranges	3.40%	19.08%	25.42%	17.26%	12.02%	12.20%	8.64%	1.97%	100.00%
% Within Age Ranges	7.46%	18.53%	18.16%	13.47%	14.39%	16.05%	14.02%	10.28%	15.22%
Income \$50,000 to \$74,999	181	1,576	2,895	2,232	1,308	1,095	527	109	9,923
% Across Age Ranges	1.82%	15.88%	29.17%	22.49%	13.18%	11.03%	5.31%	1.10%	100.00%
% Within Age Ranges	4.48%	17.31%	23.39%	19.71%	17.70%	16.29%	9.67%	6.44%	17.08%
Income \$75,000 to \$99,999	24	709	1,470	1,531	776	394	226	43	5,173
Income \$75,000 to \$99,999	0.46%	13.71%	28.42%	29.60%	15.00%	7.62%	4.37%	0.83%	100.00%
% Within Age Ranges	0.59%	7.79%	11.88%	13.52%	10.50%	5.86%	4.15%	2.54%	8.90%
Income \$100,000 to \$124,999	4	335	734	1,067	500	255	121	21	3,037
% Across Age Ranges	0.13%	11.03%	24.17%	35.13%	16.46%	8.40%	3.98%	0.69%	100.00%
% Within Age Ranges	0.10%	3.68%	5.93%	9.42%	6.77%	3.79%	2.22%	1.24%	5.23%
Income \$125,000 to \$149,999	12	104	323	548	269	174	76	24	1,530
% Across Age Ranges	0.78%	6.80%	21.11%	35.82%	17.58%	11.37%	4.97%	1.57%	100.00%
% Within Age Ranges	0.30%	1.14%	2.61%	4.84%	3.64%	2.59%	1.39%	1.42%	2.63%
Income \$150,000 to \$199,999	-	78	379	484	285	150	36	8	1,420
% Across Age Ranges	0.00%	5.49%	26.69%	34.08%	20.07%	10.56%	2.54%	0.56%	100.00%
% Within Age Ranges	0.00%	0.86%	3.06%	4.27%	3.86%	2.23%	0.66%	0.47%	2.44%
Income \$200,000 or more	-	53	287	539	371	97	98	14	1,459
% Across Age Ranges	0.00%	3.63%	19.67%	36.94%	25.43%	6.65%	6.72%	0.96%	100.00%
% Within Age Ranges	0.00%	0.58%	2.32%	4.76%	5.02%	1.44%	1.80%	0.83%	2.51%
Median Household Income*	\$ 15,721	\$ 34,769	\$ 48,678	\$ 58,974	\$ 48,461	\$ 32,271	\$ 24,567	\$ 20,105	\$ 38,744
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Pop-Facts: Household Income by Age of Householder	Study Area: Fayetteville NY - PMA								
	Age 15-24	Age 25-34	Age 35-44	Age 45-54	Age 55-64	Age 65-74	Age 75-84	Age 85+	Total
2022 Estimate Age/Income Household Totals	3,397	8,578	10,046	9,516	12,136	10,014	5,031	2,625	61,343
% Of Total Households	5.54%	13.98%	16.38%	15.51%	19.78%	16.32%	8.20%	4.28%	100.00%
Income Less than \$15,000	1,200	965	975	643	1,247	999	678	502	7,209
% Across Age Ranges	16.65%	13.39%	13.52%	8.92%	17.30%	13.86%	9.40%	6.96%	100.00%
% Within Age Ranges	35.33%	11.25%	9.71%	6.76%	10.28%	9.98%	13.48%	19.12%	11.75%
Income \$15,000 to \$24,999	657	708	772	485	810	896	725	519	5,572
% Across Age Ranges	11.79%	12.71%	13.85%	8.70%	14.54%	16.08%	13.01%	9.31%	100.00%
% Within Age Ranges	19.34%	8.25%	7.68%	5.10%	6.67%	8.95%	14.41%	19.77%	9.08%
Income \$25,000 to \$34,999	425	633	564	455	613	864	628	353	4,535
% Across Age Ranges	9.37%	13.96%	12.44%	10.03%	13.52%	19.05%	13.85%	7.78%	100.00%
% Within Age Ranges	12.51%	7.38%	5.61%	4.78%	5.05%	8.63%	12.48%	13.45%	7.39%
Income \$35,000 to \$49,999	404	1,129	1,142	1,057	1,466	1,235	735	358	7,526
% Across Age Ranges	5.37%	15.00%	15.17%	14.04%	19.48%	16.41%	9.77%	4.76%	100.00%
% Within Age Ranges	11.89%	13.16%	11.37%	11.11%	12.08%	12.33%	14.61%	13.64%	12.27%
Income \$50,000 to \$74,999	530	1,841	1,758	1,465	1,808	1,713	853	367	10,335
% Across Age Ranges	5.13%	17.81%	17.01%	14.18%	17.49%	16.57%	8.25%	3.55%	100.00%
% Within Age Ranges	15.60%	21.46%	17.50%	15.40%	14.90%	17.11%	16.95%	13.98%	16.85%
Income \$75,000 to \$99,999	114	1,251	1,486	1,161	1,367	1,286	476	237	7,378
% Across Age Ranges	1.55%	16.96%	20.14%	15.74%	18.53%	17.43%	6.45%	3.21%	100.00%
% Within Age Ranges	3.36%	14.58%	14.79%	12.20%	11.26%	12.84%	9.46%	9.03%	12.03%
Income \$100,000 to \$124,999	34	731	1,075	1,125	1,157	778	280	85	5,265
% Across Age Ranges	0.65%	13.88%	20.42%	21.37%	21.98%	14.78%	5.32%	1.61%	100.00%
% Within Age Ranges	1.00%	8.52%	10.70%	11.82%	9.53%	7.77%	5.57%	3.24%	8.58%
Income \$125,000 to \$149,999	19	526	790	799	931	385	145	45	3,640
% Across Age Ranges	0.52%	14.45%	21.70%	21.95%	25.58%	10.58%	3.98%	1.24%	100.00%
% Within Age Ranges	0.56%	6.13%	7.86%	8.40%	7.67%	3.84%	2.88%	1.71%	5.93%
Income \$150,000 to \$199,999	4	332	547	896	1,001	917	264	79	4,040
% Across Age Ranges	0.10%	8.22%	13.54%	22.18%	24.78%	22.70%	6.53%	1.96%	100.00%
% Within Age Ranges	0.12%	3.87%	5.44%	9.42%	8.25%	9.16%	5.25%	3.01%	6.59%
Income \$200,000 or more	10	462	937	1,430	1,736	941	247	80	5,843
% Across Age Ranges	0.17%	7.91%	16.04%	24.47%	29.71%	16.10%	4.23%	1.37%	100.00%
% Within Age Ranges	0.29%	5.39%	9.33%	15.03%	14.30%	9.40%	4.91%	3.05%	9.53%
Median Household Income*	22,293	61,087	72,148	88,649	77,017	64,013	44,418	33,005	63,236

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Pop-Facts® Senior Life Demographics | Summary

Study Area: Fayetteville NY - PMA

Population	
2000 Census	144,676
2010 Census	147,532
2022 Estimate	149,666
2027 Projection	156,366
Population Change (%)	
Growth 2000 - 2010	1.97
Growth 2010 - 2022	1.45
Growth 2022 - 2027	4.48

Benchmark: Fayetteville NY - PMA

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Pop-Facts® Senior Life Demographics | Population & Race

ENVIRONICS
ANALYTICS

Study Area: Fayetteville NY - PMA

	2000*/2010** Census	%	2022 Estimate	%	2027 Projection	%
Total Population**						
Total Population	147,532	100.00	149,666	100.00	156,366	100.00
Age 45 - 54	21,579	14.63	16,254	10.86	16,407	10.49
Age 55 - 64	17,276	11.71	19,929	13.32	19,262	12.32
Age 65 - 74	9,727	6.59	15,739	10.52	19,360	12.38
Age 75 - 84	7,187	4.87	7,570	5.06	8,237	5.27
Age 85 and over	3,558	2.41	3,912	2.61	4,171	2.67
Age 65 and over	20,472	13.88	27,221	18.19	31,768	20.32
Age 80 and over	6,955	4.71	7,020	4.69	7,394	4.73
Population by Single - Classification Race**						
White Alone	115,304	78.16	109,867	73.41	111,731	71.45
White Alone: Age 65 and over	18,642	16.17	23,997	21.84	27,563	24.67
Black/African American Alone	17,034	11.55	19,633	13.12	21,468	13.73
Black/African American Alone: Age 65 and over	1,137	6.67	1,807	9.20	2,247	10.47
American Indian/Alaskan Native Alone	991	0.67	1,066	0.71	1,137	0.73
American Indian/Alaskan Native Alone: Age 65 and over	86	8.68	116	10.88	141	12.40
Asian Alone	7,876	5.34	10,358	6.92	11,871	7.59
Asian Alone: Age 65 and over	432	5.49	922	8.90	1,273	10.72
Native Hawaiian/Pacific Islander Alone	45	0.03	61	0.04	74	0.05
Native Hawaiian/Pacific Islander Alone: Age 65 and over	5	11.11	11	18.03	10	13.51
Some Other Race Alone	1,633	1.11	2,341	1.56	2,757	1.76
Some Other Race Alone: Age 65 and over	44	2.69	95	4.06	149	5.40
Two or More Races	4,649	3.15	6,340	4.24	7,328	4.69
Two or More Races: Age 65 and over	122	2.62	265	4.18	378	5.16
Population by Hispanic or Latino**						
Hispanic/Latino	5,861	3.97	8,519	5.69	10,027	6.41
Hispanic/Latino: Age 65 and over	196	3.34	415	4.87	640	6.38
Not Hispanic/Latino	141,671	96.03	141,147	94.31	146,339	93.59
Total Population, Male**						
Total Population, Male	70,956	48.09	72,129	48.19	75,512	48.29
Male: Age 45 - 54	10,427	14.70	7,777	10.78	7,884	10.44
Male: Age 55 - 64	8,267	11.65	9,481	13.14	9,076	12.02
Male: Age 65 - 74	4,350	6.13	7,310	10.13	9,018	11.94
Male: Age 75 - 84	2,901	4.09	3,213	4.46	3,543	4.69
Male: Age 85 and over	1,188	1.67	1,376	1.91	1,505	1.99
Male: Age 65 and over	8,439	11.89	11,899	16.50	14,066	18.63
Male: Age 80 and over	2,485	1.68	2,648	1.77	2,839	1.82
Total Population, Female**						
Total Population, Female	76,576	51.91	77,537	51.81	80,854	51.71
Female: Age 45 - 54	11,152	14.56	8,477	10.93	8,523	10.54
Female: Age 55 - 64	9,009	11.77	10,448	13.47	10,186	12.60
Female: Age 65 - 74	5,377	7.02	8,429	10.87	10,342	12.79
Female: Age 75 - 84	4,286	5.60	4,357	5.62	4,694	5.81
Female: Age 85 and over	2,370	3.10	2,536	3.27	2,666	3.30
Female: Age 65 and over	12,033	15.71	15,322	19.76	17,702	21.89
Female: Age 80 and over	4,470	3.03	4,372	2.92	4,555	2.91

Benchmark: Fayetteville NY - PMA

*2000 Census generated data/**2010 Census generated data

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Pop-Facts® Senior Life Demographics | Household Income

ENVIRONICS
ANALYTICS

Study Area: Fayetteville NY - PMA

	2000*/2010**		2022		2027	
	Census	%	Estimate	%	Projection	%
Householder Age 45 - 54*						
Householder Age 45 - 54	11,080	23.53	9,516	15.51	9,681	15.01
Income Less than \$15,000	1,299	11.72	643	6.76	569	5.88
Income \$15,000 - \$24,999	860	7.76	485	5.10	442	4.57
Income \$25,000 - \$34,999	994	8.97	455	4.78	432	4.46
Income \$35,000 - \$49,999	1,526	13.77	1,057	11.11	931	9.62
Income \$50,000 - \$74,999	2,232	20.14	1,465	15.39	1,386	14.32
Income \$75,000 - \$99,999	1,531	13.82	1,161	12.20	1,169	12.07
Income \$100,000 - \$124,999	1,067	9.63	1,125	11.82	1,204	12.44
Income \$125,000 - \$149,999	548	4.95	799	8.40	918	9.48
Income \$150,000 - \$199,999	484	4.37	896	9.42	990	10.23
Income \$200,000 or more	539	4.87	1,430	15.03	1,640	16.94
Median Household Income	-	58,973.89	-	88,649.44	-	98,082.86
Householder Age 55 - 64*						
Householder Age 55 - 64	7,222	15.34	12,136	19.78	11,669	18.09
Income Less than \$15,000	1,105	15.30	1,247	10.28	999	8.56
Income \$15,000 - \$24,999	839	11.62	810	6.67	683	5.85
Income \$25,000 - \$34,999	706	9.78	613	5.05	512	4.39
Income \$35,000 - \$49,999	1,063	14.72	1,466	12.08	1,279	10.96
Income \$50,000 - \$74,999	1,308	18.11	1,808	14.90	1,649	14.13
Income \$75,000 - \$99,999	776	10.74	1,367	11.26	1,298	11.12
Income \$100,000 - \$124,999	500	6.92	1,157	9.53	1,156	9.91
Income \$125,000 - \$149,999	269	3.73	931	7.67	991	8.49
Income \$150,000 - \$199,999	285	3.95	1,001	8.25	1,036	8.88
Income \$200,000 or more	371	5.14	1,736	14.30	2,066	17.70
Median Household Income	-	48,461.28	-	77,016.60	-	88,155.13
Householder Age 65 - 74*						
Householder Age 65 - 74	6,975	14.81	10,014	16.32	12,275	19.02
Income Less than \$15,000	1,348	19.33	999	9.98	1,113	9.07
Income \$15,000 - \$24,999	1,391	19.94	896	8.95	994	8.10
Income \$25,000 - \$34,999	992	14.22	864	8.63	1,002	8.16
Income \$35,000 - \$49,999	1,079	15.47	1,235	12.33	1,444	11.76
Income \$50,000 - \$74,999	1,095	15.70	1,713	17.11	1,978	16.11
Income \$75,000 - \$99,999	394	5.65	1,286	12.84	1,549	12.62
Income \$100,000 - \$124,999	255	3.66	778	7.77	998	8.13
Income \$125,000 - \$149,999	174	2.50	385	3.85	503	4.10
Income \$150,000 - \$199,999	150	2.15	917	9.16	1,223	9.96
Income \$200,000 or more	97	1.39	941	9.40	1,471	11.98
Median Household Income	-	32,271.27	-	64,012.97	-	69,529.54
Householder Age 75 - 84*						
Householder Age 75 - 84	5,558	11.80	5,031	8.20	5,476	8.49
Income Less than \$15,000	1,579	28.41	678	13.48	700	12.78
Income \$15,000 - \$24,999	1,249	22.47	725	14.41	740	13.51
Income \$25,000 - \$34,999	882	15.87	628	12.48	662	12.09
Income \$35,000 - \$49,999	764	13.75	735	14.61	760	13.88
Income \$50,000 - \$74,999	527	9.48	853	16.95	907	16.56
Income \$75,000 - \$99,999	226	4.07	476	9.46	528	9.64
Income \$100,000 - \$124,999	121	2.18	280	5.57	332	6.06
Income \$125,000 - \$149,999	76	1.37	145	2.88	175	3.20
Income \$150,000 - \$199,999	36	0.65	264	5.25	315	5.75
Income \$200,000 or more	98	1.76	247	4.91	357	6.52
Median Household Income	-	24,567.46	-	44,418.22	-	47,267.26
Householder Age 85 and over*						
Householder Age 85+	1,558	3.31	2,625	4.28	2,790	4.32
Income Less than \$15,000	585	37.55	502	19.12	506	18.14
Income \$15,000 - \$24,999	359	23.04	519	19.77	535	19.18
Income \$25,000 - \$34,999	221	14.19	353	13.45	363	13.01
Income \$35,000 - \$49,999	174	11.17	358	13.64	367	13.15
Income \$50,000 - \$74,999	109	7.00	367	13.98	366	13.12
Income \$75,000 - \$99,999	43	2.76	237	9.03	263	9.43
Income \$100,000 - \$124,999	21	1.35	85	3.24	109	3.91
Income \$125,000 - \$149,999	24	1.54	45	1.71	64	2.29
Income \$150,000 - \$199,999	8	0.51	79	3.01	97	3.48
Income \$200,000 or more	14	0.90	80	3.05	120	4.30
Median Household Income	-	20,104.76	-	33,004.90	-	34,708.57

Benchmark: Fayetteville NY - PMA

*2000 Census generated data/**2010 Census generated data

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Pop-Facts® Senior Life Demographics | Housing & Households

ENVIRONICS
ANALYTICS

Study Area: Fayetteville NY - PMA

	2000*/2010**		2022		2027	
	Census	%	Estimate	%	Projection	%
Households by Household Income*						
Total Households	58,099	100.00	61,343	100.00	64,519	100.00
Income Less Than \$15,000	10,858	18.69	7,209	11.75	6,871	10.65
Income \$15,000 - \$24,999	8,577	14.76	5,572	9.08	5,377	8.33
Income \$25,000 - \$34,999	7,124	12.26	4,535	7.39	4,521	7.01
Income \$35,000 - \$49,999	8,842	15.22	7,526	12.27	7,282	11.29
Income \$50,000 - \$74,999	9,923	17.08	10,335	16.85	10,406	16.13
Income \$75,000 - \$99,999	5,173	8.90	7,378	12.03	7,697	11.93
Income \$100,000 - \$124,999	3,037	5.23	5,265	8.58	5,819	9.02
Income \$125,000 - \$149,999	1,530	2.63	3,640	5.93	4,217	6.54
Income \$150,000 - \$199,999	1,420	2.44	4,040	6.59	4,754	7.37
Income \$200,000 - \$249,999	680	1.17	2,062	3.36	2,682	4.16
Income \$250,000 - \$499,999	544	0.94	2,473	4.03	3,071	4.76
Income \$500,000 or more	235	0.40	1,308	2.13	1,822	2.82
Average Household Income	—	55,028.35	—	93,862.30	—	103,489.02
Median Household Income	—	38,743.84	—	63,236.26	—	69,173.55
Age 55+ Median Household Income	—	32,624.38	—	60,904.62	—	66,749.87
Age 65+ Median Household Income	—	27,224.38	—	52,500.60	—	57,424.50
Owner-Occupied Housing Units by Value*						
Value Less Than \$20,000	406	1.14	511	1.36	492	1.24
Value \$20,000 - \$39,999	1,111	3.11	321	0.85	314	0.79
Value \$40,000 - \$59,999	4,606	12.90	532	1.42	468	1.18
Value \$60,000 - \$79,999	10,311	28.88	1,821	4.84	1,359	3.43
Value \$80,000 - \$99,999	6,900	19.32	3,499	9.30	2,887	7.29
Value \$100,000 - \$149,999	6,691	18.74	7,866	20.92	7,949	20.07
Value \$150,000 - \$199,999	2,921	8.18	6,507	17.30	6,354	16.05
Value \$200,000 - \$299,999	1,780	4.99	8,312	22.11	9,248	23.35
Value \$300,000 - \$399,999	512	1.43	3,766	10.02	4,526	11.43
Value \$400,000 - \$499,999	218	0.61	1,971	5.24	2,516	6.35
Value \$500,000 - \$749,999	138	0.39	1,420	3.78	1,977	4.99
Value \$750,000 - \$999,999	58	0.16	541	1.44	762	1.92
Value \$1,000,000+	9	0.03	—	—	—	—
Value \$1,000,000 - \$1,499,999	—	0.00	320	0.85	444	1.12
Value \$1,500,000 - \$1,999,999	—	0.00	82	0.22	142	0.36
Value \$2,000,000+	—	0.00	133	0.35	164	0.41
Median All Owner-Occupied Housing Unit Value	—	83,420.16	—	181,325.14	—	199,808.02
Group Quarters by Population Type**						
Group Quarters Population	7,596	5.15	7,439	4.97	7,372	4.71
Correctional Facilities	474	6.24	470	6.32	466	6.32
Nursing Homes	774	10.19	750	10.08	742	10.06
Other Facilities	134	1.76	129	1.73	127	1.72
Juvenile Facilities	102	1.34	101	1.36	99	1.34
College Dormitories	5,408	71.19	5,295	71.18	5,246	71.16
Military Quarters	0	0.00	0	0.00	0	0.00
Other Noninstitutional Quarters	704	9.27	694	9.33	692	9.39
Occupied Housing Units by Tenure*						
Owner-Occupied	35,661	57.01	37,602	61.30	39,602	61.38
Renter-Occupied	22,390	35.80	23,741	38.70	24,917	38.62

	2000*/2010**		2022		2027	
	Census	%	Estimate	%	Projection	%
Households by Tenure by Age of Householder**						
Total Households	59,407	100.00	61,343	100.00	64,519	100.00
Owner-Occupied	36,253	61.02	37,602	57.23	39,602	57.44
Householder Age 55 - 64	8,062	22.24	9,030	24.02	8,676	21.91
Householder Age 65 - 74	4,904	13.53	7,764	20.65	9,500	23.99
Householder Age 75 - 84	3,810	10.51	3,912	10.40	4,232	10.69
Householder Age 85 and over	1,678	4.63	1,710	4.55	1,811	4.57
Renter-Occupied	23,154	38.98	23,741	38.70	24,917	38.62
Householder Age 55 - 64	2,615	11.29	3,106	13.08	2,993	12.01
Householder Age 65 - 74	1,371	5.92	2,250	9.48	2,775	11.14
Householder Age 75 - 84	1,029	4.44	1,119	4.71	1,244	4.99
Householder Age 85 and over	758	3.27	915	3.85	979	3.93

Benchmark: Fayetteville NY - PMA

*2000 Census generated data/**2010 Census generated data

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Report Details

Name: Fayetteville NY - PMA Demographics - 7-26-2022
Date / Time: 7/26/2022 1:24:36 PM
Workspace: 2022 Demographic Reporting
Workspace Vintage: 2022

Study Area

Name	Level	Geographies
Fayetteville NY - PMA	ZIP Code	13057 (East Syracuse, NY); 13066 (Fayetteville, NY); 13078 (Jamesville, NY); 13082 (Kirkville, NY); 13104 (Manlius, NY); 13116 (Minoa, NY); 13206 (Syracuse, NY); 13208 (Syracuse, NY); 13210 (Syracuse, NY); 13211 (Syracuse, NY); 13214 (Syracuse, NY); 13224 (Syracuse, NY)

Benchmark

Name	Level	Geographies
Fayetteville NY - PMA	ZIP Code	13057 (East Syracuse, NY); 13066 (Fayetteville, NY); 13078 (Jamesville, NY); 13082 (Kirkville, NY); 13104 (Manlius, NY); 13116 (Minoa, NY); 13206 (Syracuse, NY); 13208 (Syracuse, NY); 13210 (Syracuse, NY); 13211 (Syracuse, NY); 13214 (Syracuse, NY); 13224 (Syracuse, NY)

DataSource

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SPOTLIGHT Pop-Facts® Premier 2022, including 2000 and 2010 US Census, 2022 estimates and 2027 projections	Claritas	©Claritas, LLC 2022 (https://en.environicsanalytics.ca/Envision/About)

PAUL W. REICHEL
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P: 315.218.8135
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October 24, 2022

VIA E-MAIL

Onondaga County Industrial Development Agency
333 West Washington Street
Suite 130
Syracuse, New York 13202
Attn: Robert M. Petrovich, Executive Director

G.A. Braun, Inc.
79 General Irwin Boulevard
P.O. Box 3029
Syracuse, New York 13220
Attn: James B. Werner, Chief Executive Officer

Re: Consent to Dual Representation

Dear Bob and J.B.:

The purpose of this letter is to request that both Onondaga County Industrial Development Agency ("OCIDA") and G.A. Braun, Inc. (the "Company") consent to our representation of OCIDA, as bond counsel, and as counsel to G.A. Braun in connection with certain modifications to OCIDA's \$2,847,000 original principal amount Revenue Bonds (G.A. Braun, Inc. Project) Series 2015A (Tax-Exempt) and its \$2,797,670 original principal amount Revenue Bonds (G.A. Braun, Inc. Project), Series 2015B (Taxable) (the "Bonds"). OCIDA issued the Bonds on December 15, 2015 to finance the construction and equipping of an approximately 100,000 sq. ft. addition to the Company's existing corporate headquarters and manufacturing facility located at 79 General Irwin Boulevard in the Town of Cicero (the "Project") and related financing costs. The Bonds were originally purchased, and are currently held, by M&T Bank (the "Bank").

The Bank has notified the Company that the Bonds need to be amended to change the interest rate provisions. The Bonds currently bear interest at a variable rate based on the LIBOR index. Commencing June 30, 2023, LIBOR will no longer be available as a valid interest rate index, so the Bonds and related financing documents must be amended to implement a new interest rate index known as the Secured Overnight Financing Rate, or "SOFR". Additional amendments are also needed in order to extend the period during which the Bank will commit to hold the Bonds.

Bond, Schoeneck & King, PLLC ("BS&K") has served as legal counsel to the Company for many years. BS&K has also served as bond counsel to OCIDA from time to time. BS&K served as OCIDA's bond counsel, and as Company counsel, in connection with the original issuance of the

Bonds in 2015. BS&K also served as OCIDA bond counsel and Company counsel in connection with the 2007 issuance of OCIDA's \$9,995,000 Variable Rate Demand Industrial Development Revenue Bonds (G.A. Braun, Inc. Project), Series 2007, which OCIDA issued to finance the original construction of the Company's manufacturing facility. The Company has requested that BS&K serve as bond counsel and Company counsel in connection with the Bond modifications described above.

As counsel to the Company in connection with proposed Bond modifications, our services will include, among other things, preparation of board of directors resolutions authorizing the modifications, review of transaction terms proposed by the Bank, and related documents, advising the Company regarding legal and tax questions, performing due diligence reviews and other work necessary to support any legal opinion, as the Company's counsel, that the Bank may require.

Our legal services as bond counsel in connection with the proposed Bond modifications will include preparing the OCIDA resolutions, legal notices (if required), and other proceedings necessary to properly authorize the Bond modifications, preparing the documents necessary to implement the Bond modifications agreed upon by the Company and the Bank, reviewing specific details regarding the Bond modifications to confirm that interest on the Bonds and remain tax-exempt under applicable law, and rendering our legal opinion regarding the Bond modifications and their impact on the tax-exempt status of interest on the Bonds.

In accordance with our obligations under the New York Rules of Professional Conduct for attorneys, we advise you of the following:

In our capacity as bond counsel to OCIDA, we will not be involved in negotiating the terms of the Bond modifications or in other aspects of the financing where the interests of the Company and OCIDA are expected to be in conflict or adverse to each other. Moreover, the standard indemnification provisions in the Bond documents, running from the Company to OCIDA, lessen any potentially differing interests among the parties. Therefore, we believe that our firm can adequately represent the interests of both the Company and OCIDA, and that such representation will not adversely affect our independent judgment on behalf of the Company or OCIDA.

If at any time in the future it appears to us that the interests of the Company and OCIDA are, or could become, adverse, we will advise the Company and OCIDA accordingly. In that instance, we may have to withdraw from the representation of both the Company and OCIDA in the Bond modification transaction. Examples of situations where the interests of the Company and OCIDA may become adverse include (1) disputes regarding the scope of the Company's duty to defend and indemnify OCIDA with respect to claims that may arise as a result of OCIDA's issuance or modification of the Bonds, and (2) issues regarding the payment and collection of OCIDA fees and expenses relating to the Bonds. In our experience, the likelihood of these or any other conflicting situations arising is remote.

Onondaga County Industrial Development Agency
G.A. Braun, Inc.
October 24, 2022
Page 3

We further advise you that any information gained by us from the Company or OCIDA, in our capacity as counsel, may have to be shared with the other party in the event that information is material to the other client as it relates to this transaction. Again, in our experience, that likelihood is remote. Should either the Company or OCIDA prohibit us from making such disclosures, we may have to withdraw as counsel for both parties.

If our dual representation is acceptable to you, please indicate your consent in the space provided below, and return a signed original to my attention. You should consider seeking independent counsel prior to signing.

If you require any additional information or would like to discuss this matter further, please call.

Very truly yours,

BOND, SCHOENECK & KING, PLLC



Paul W. Reichel

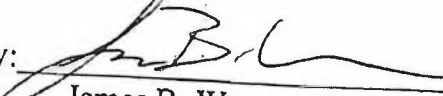
AGREED TO THIS ____ DAY OF OCTOBER, 2022

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

By: _____
Robert M. Petrovich, Executive Director

AGREED TO THIS 25th DAY OF OCTOBER, 2022

G.A. BRAUN, INC.

By:  _____
James B. Werner, Chief Executive Officer

From: Noah Siegel

Sent: Tuesday, October 25, 2022 5:27 PM

To: nancylowery@ongov.net; natestevens@ongov.net; jdavis@barclaydamon.com; robertpetrovich@ongov.net; Podlas, Samantha R. <spodlas@barclaydamon.com>; mbennett@barclaydamon.com

Cc: Bo Wiegand <BWiegand@truegreencapital.com>; Matthew DeSorbo (MDeSorbo@truegreencapital.com) <MDeSorbo@truegreencapital.com>; Susan Amble <SAmble@truegreencapital.com>; Connor Medland <CMedland@truegreencapital.com>

Subject: Elbridge Solar - Tax Equity Request and Lease Update

Dear Robert, Nancy, Jeffrey, and OCIDA,

I hope this message finds you all well. We are approaching energization at the Town of Elbridge Landfill Solar Project and we're please to share that the farm is almost entirely allocated to local residents of Elbridge to receive the 10% energy savings discounts (once the site is turned on!). It's a very exciting milestone for the community.

At this time, we are nearing the final stages of construction and have finalized our **tax equity provider**, which is an affiliate of GAF Energy. This is the same entity that OCIDA reviewed for the Skaneateles project, which was approved by OCIDA. Given OCIDA's familiarity with the transaction and parties, we hope this will make it an easy process for all.

Additionally, it is our understanding that we must request an update to the PILOT document exhibits which include the legal description lease lines of the solar project. As part of the final engineering of the project, there were very slight variations to the system location, so we are updating the lease between the Company and the Town of Elbridge – the area was actually reduced by about an acre. We are hoping that this is not too tricky of a process and we are happy to get on a call to go over any details.

We may be ready as soon as end of November to energize, so we are kindly requesting that we work together to obtain any resolution approval in two weeks at the 11/8 meeting. Thank you for your attention here and please do reach out!

Thank you,

Noah

Noah Siegel

Associate

True Green Capital Management LLC

315 Post Road West, Westport, Connecticut 06880

United States