



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

June 14, 2022

8:00 AM Call to Order the Meeting of the Agency

1. Approval of Minutes-May10, 2022 Regular Meeting
2. Treasurer's Report
3. Payment of Bills
4. Conflict of Interest

1. **J.W. Didado Electric, LLC(3101-02-A) Second Meeting**

J.W. Didado Electric, LLC is proposing to construct a 24,000 square foot building in the Town of Clay. The applicant is requesting exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes.

Agency Action Requested:

- a. A resolution of the Board authorizing the financial assistance by Agency and acknowledging the Town of Clay SEQRA resolution. Agency benefits requested include exemptions from certain real property taxes, real estate transfer taxes, sales and use taxes and mortgage recording taxes.

Representative: Genevieve Trigg, Company Counsel, Barclay Damon LLP

2. **Stewart Hancock Partners LLC/ Dunn Tire LLC (3101-21-12A) Meeting to Modify**
Stewart Hancock Partners, LLC and Dunn Tire, LLC are requesting an increase in the Sales and Use Tax Exemption from \$250,000 to \$500,000.

Agency Action Requested:

- a. A resolution of the Board authorizing a public hearing in connection with a request for an increase in the Sales and Use Tax Exemption.

Representative: Joseph Cattalani, Managing Member, Stewart Hancock Partner, LLC

3. **Armoured One, LLC (3101-18-06A) Meeting to Modify**
Armoured One, LLC is requesting an extension to their Sales and Use Tax Exemption

Agency Action Requested:

- a. A resolution of the Board authorizing an extension to the Sales and Use Tax Exemption.

Representative: Theresa Morgan, Chief Financial Officer, Armoured One

4. **Breckenridge Group Syracuse New York, LLC (3101-15-12A) Meeting to Modify Breckenridge Group Syracuse New York, LLC is requesting the Board consent to the sale of its interest in the Project Facility to Yugo Syracuse Southside LLC.**

Agency Action Requested:

- a. A resolution of the Board approving the assignment of the right, title and interest in a Project Facility to Yugo Syracuse Southside LLC.

Representative: Chris Andreucci, Legal Counsel, Harris Beach

5. **Active Project Review**
Annual assessments of projects as required by General Municipal Law Section 874(12).

Representative: Nancy Lowery, Secretary, OCIDA

6. **Appointment of Assistant Treasurer**
OCIDA Board to Appoint Alexis Rodriguez as Assistant Treasurer

Agency Action Requested:

- a. Resolution by the Board to appoint Alexis Rodriguez as Board Assistant Treasurer to the Onondaga County Industrial Development Agency.

Representative: Robert Petrovich, OCIDA, Executive Director

Executive Session

7. **Purchase Contract Execution**
Authorization to enter into purchase contracts for three parcels 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 purchase contracts and any related documents with respect to two parcels of property.

Representative: Robert Petrovich, Executive Director, OCIDA

8. **Authorization for Executive Director to Execute Land Options**

Agency Action Requested:

- a. A resolution of the Board authorizing the Executive Director to enter into Land Options.

Representative: Robert Petrovich, Executive Director, OCIDA

Adjourn

DRAFT
Onondaga County Industrial Development Agency
Regular Meeting Minutes
May 10, 2022

A regular meeting of the Onondaga County Industrial Development Agency was held on Tuesday, May 10, 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 8:14 am with the following:

PRESENT:

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

ABSENT:

Steve Morgan

ALSO PRESENT:

Robert M. Petrovich, Executive Director
Nate Stevens, Treasurer
Nancy Lowery, Secretary
Karen Doster, Recording Secretary
Jeff Davis, Barclay Damon Law Firm
Amanda Fitzgerald, Barclay Damon Law Firm
Samantha Podlas, Barclay Damon Law Firm
Rebecca Shiroff, Office of Economic Development
Kevin McAuliffe, Barclay Damon Law Firm
Christopher Andreucci, Harris Beach Law Firm
Sarah Stephens, SS Funding & Procurement Resources, LLC
Peter DiBlasio, Tracey Road Equipment, Inc.
Samantha Wilks, Immediate Mailing Services, Inc.
Christian Bianchi

APPROVAL OF REGULAR MEETING MINUTES – APRIL 12, 2022

Upon a motion by Victor Ianno, seconded by Fanny Villarreal, the OCIDA Board approved the regular meeting minutes of April 12, 2022. Motion was carried.

TREASURER'S REPORT

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

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

PAYMENT OF BILLS

Nate Stevens gave a brief review of the Payment of Bills Schedule #469

Upon a motion by Victor Ianno, seconded by Janice Herzog, the OCIDA Board approved the Payment of Bills Schedule #469 for \$2,215,371.77 and PILOT Payments to Onondaga County for \$9,428.91, City of Syracuse for \$8,493.64 and Syracuse City School District for \$14,547.90. Motion was carried.

CONFLICT OF INTEREST DISCLOSURE

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

TRACEY ROAD EQUIPMENT, INC./GERALD W. TRACEY PROJECT (3101-20-03B) INCREASE SALES AND USE TAX

Sarah Stephens stated Tracey Road Equipment came before the Board at the beginning of their project to get incentives to assist in the expansion project. She stated that was pre-Covid and unfortunately a couple things occurred; one is the increase in materials. She stated one of the significant materials Tracey Road is using is steel which is up over 30% from the original costs they budgeted before the project started. She stated they are self GC'ing and had to get a number of change orders for the project which increased the costs. She stated they are asking OCIDA for an increase to cover those budgetary increases that were unexpected so they can still access the incentives that they planned for in the beginning.

Nancy Lowery stated a public hearing was held and there were no comments.

Patrick Hogan stated he thinks everyone is well aware of the price of materials and what is happening in the whole world.

Upon a motion by Susan Stanczyk, seconded by Victor Ianno, the OCIDA Board approved a resolution authorizing additional financial assistance in the form of an increase in the sales and use tax exemption for the Tracey Road Equipment, Inc./Gerald W. Tracey Project. Motion was carried.

IMMEDIATE MAILING SERVICES, INC. (3101-18-02A) MEETING TO MODIFY

Sam Wilks stated back in 2019 Immediate Mailing Services reached out to OCIDA to help with the expansion of their 245 Commerce Boulevard building. She stated now that the project and expansion are complete, IMS would like to refinance the existing mortgage and get a second mortgage on the property to secure an evolving line of credit. She stated they are asking for OCIDA's consent because the Agency has a leasehold interest in the property from when they started the project in 2019.

Amanda Fitzgerald stated no additional benefits are being requested and this is simply authorization for the IDA to join in the lender documents.

Upon a motion by Janice Herzog, seconded by Victor Ianno, the OCIDA Board approved a resolution authorizing the execution and delivery of documents for the Immediate Mailing Services, Inc. Motion was carried.

ICM CORPORATION (3101-04-04B) MEETING TO MODIFY

Amanda Fitzgerald stated ICM Controls Corp goes back to the early 2000's when OCIDA was able to issue bonds to help finance projects. She stated in 2004 and 2007 the Board approved the issuance of bonds totaling a little under \$9,000,000 to support the ICM Project. She stated as of June 1 the company will be redeeming those bonds so in connection with the redemption, some of the original documents will be terminated. She stated one of those documents is the installment sale agreement which was a key factor in the 2009 PILOT that the company also enjoys. She stated in order to continue the PILOT which has benefits through 2026, the Board's authorization is needed to allow Robert Petrovich, Executive Director, to enter into a few additional documents mainly a leaseback agreement. She stated there is no change in benefits, just an administrative change in the underlying documents supporting the 2009 PILOT.

Jeff Davis asked if the PILOT runs through 2026. Amanda Fitzgerald stated yes.

Patrick Hogan asked why OCIDA stopped issuing bonds. Amanda Fitzgerald stated it was statutory.

Upon a motion by Janice Herzog, seconded by Victor Ianno, the OCIDA Board approved a resolution authorizing continuance of the existing PILOT Agreement and authorizing documentation to replace the Installment Sale Agreement being terminated for the ICM Corporation project. Motion was carried.

CRYOMECH, INC. (3101-19-02A)

Amanda Fitzgerald stated in December 2021 the Board approved authorization for Cryomech to sell the entire project to Kelvin Kool LLC and they decided not to go forward with that structure. She stated this is just administrative rescinding the authorization to sell to that company.

Patrick Hogan stated he likes the idea that the companies have to come back before the Board for any change in policy.

Upon a motion by Janice Herzog, seconded by Victor Ianno, the OCIDA Board approved a resolution rescinding approval of the sale of the company project facility by Quantum Cool, LLC to Kelvin Kool LLC. Motion was carried.

BALDWINSVILLE SENIOR HOUSING PRESERVATION (3101-19-07A)

Kevin McAuliffe stated the action before the Board today is to ratify two prior resolutions and slightly expand the bond amount. He stated it is the senior citizen housing project that has 199 units in Baldwinsville which has been stalled by Covid and the fact there were no federal inspectors to look at it. He stated they couldn't have undertaken the project anyhow during Covid because there was going to be a minimization of the impact on the seniors. He stated they couldn't bundle the residents together and take them anywhere during Covid so renovations could be completed. He stated it was not possible. He stated now they can go back and undertake the project. He stated before the Board is an increase in the bond amounts from

\$20,000,000 to \$20,500,000 and there have been slight increases in the cost of construction over the two years this has been pending. He stated it is ready to go now and everyone is signing off on the official statement and he thinks it is going to close within the next two weeks. He stated all approvals are in place. He stated today's resolution is to ratify the two prior resolutions and to increase the bond amount from \$20,000,000 to \$20,500,000.

Robert Petrovich stated it should be noted Kevin McAuliffe from Barclay Damon represents the applicant and conflict counsel representing the Agency is Chris Andreucci who is here.

Kevin McAuliffe stated it is subsidized federal housing program for seniors and must have an income level that does not exceed 60% of the median and there is an additional 40 units for people that are 50% or less of the median income. He stated the rent structure stays in place for the next 30 years. He stated the rent is locked in with a letter with HUD.

Patrick Hogan asked if this project has been through all the local boards. Kevin McAuliffe stated it is all approved and the original PILOT was approved with written resolutions from each of the impacted taxing jurisdictions.

Chris Andreucci stated they are ready to close on May 18. He stated if OCIDA approves the increase in authorized amount he will send an email to the deal team.

Upon a motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board approved a resolution ratifying certain prior resolutions and findings of the Issuer with respect to the undertaking of a project and (b) increasing the not to exceed amount of the Bonds to \$20,500,000. Motion was carried.

EXECUTIVE SESSION

Jeff Davis stated his recommendation is to vote to go into Executive Session to discuss proposed potential acquisition of real property.

Upon a motion by Janice Herzog, seconded by Susan Stanczyk, the OCIDA Board went into Executive Session at 8:18 am to discuss potential acquisition of real property. Motion was carried.

Upon a motion by Victor Ianno, seconded by Janice Herzog, the OCIDA Board adjourned Executive Session at 8:44 am. Motion was carried.

PURCHASE CONTRACTS AMENDMENTS EXECUTION

Jeff Davis stated the resolutions laid out are Type II SEQR actions and the review has already been done. He stated these are mirror amendments to the contract and the Agency is recognizing this is a Type II SEQR action.

Upon a motion by Janice Herzog, seconded by Susan Stanczyk, the OCIDA Board approved a resolution to enter into two amendments to purchase contracts and any related documents with respect to two parcels of property. Motion was carried.

PURCHASE CONTRACTS EXECUTION

Jeff Davis stated as discussed previously the IDA embarked on a project to expand the White Pine Commerce Park and conducted a full SEQR review Generic Environmental Impact Statement process on that. He stated the project and criteria were based on the investigation and environmental EAF etc. He stated that project included the acquisition of certain property and such acquisition was included in the Agency SEQR review of the project including the evaluation of relevant impacts, facts and conclusions associated with the expansion of the commerce park. He stated a draft supplement generic environmental impact statement, final supplemental generic environmental impact statement and findings statement adopted by the Agency evaluated the relevant impacts, facts and conclusions associated with the acquisition of additional acreage including the property subject to these resolutions to accommodate the expansion of the park. He stated the Agency determined the project among other reasonable alternatives is one which minimizes or avoids adverse environmental affects to the maximum extent practicable. He stated the acquisition of the property would be carried out in the accordance with the conditions and threshold established in the final supplement GEIS and or findings statements thus avoiding, minimizing or mitigating any reasonable practicable adverse environmental impacts. He stated that is the substantive part of the SEQR resolution that is before the Agency for these two property acquisitions. He stated these are properties that are under option and the action before the Board is authorizing execution of option to purchase the

property. He stated there are two resolutions; first is adoption of the SEQR resolution and the second is the authorization to execute the options.

Upon a motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board approved a resolution authorizing the adoption of SEQRA determination. Motion was carried.

Upon a motion by Fanny Villarreal, seconded by Janice Herzog, the OCIDA Board approved a resolution to enter into purchase contracts and any related documents with respect to two parcels of property. Motion was carried.

ADJOURN

Upon a motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board adjourned the meeting at 8:47 am. Motion was carried.

Nancy Lowery, Secretary



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

Revenue / Expense / Income	Current Period	Current YTD	2022 Budget Amount	Current YTD Change to Budget
Operating Revenue	596,027	1,684,066	1,444,000	240,066
Administrative Expense	59,400	237,283	800,000	(562,717)
Operating/Program Exp.	65,501	491,990	644,000	(152,010)
Net Ordinary Income	471,126	954,793	-	954,793

Current Assets	Current YTD	Prior YTD
Total Cash	4,306,346	2,962,811
Less Pass Through Received	2,236	4,010
Available Cash	4,304,110	2,958,801
Receivables (less pass through rec.)	6,750	604,770
Grant Reimbursements	-	-
Total	4,310,860	3,563,571

Reserve for Contracts	
County Operations 2022	562,717
333 W. Washington St 2022 Rent	47,496
OBG WPCP CO #4 Additional Studies	180,349
JMT 800 Hiawatha Engineering	6,657
Barclay Damon WPCP Options	-
Total	797,219

Receivables	
0-120 days	6,750
> 120 days	-
Total	6,750

Onondaga County Industrial Development Agency

Profit and Loss

May 2022

	TOTAL
Income	
500 Operating Revenue	
2116 Fees	
2116.1 Agency Fees	590,708.00
Total 2116 Fees	590,708.00
Total 500 Operating Revenue	590,708.00
501 Non-Operating Revenue	
2401 Interest Income	35.56
501.1 Subsidies Grants Donations	5,291.00
Total 501 Non-Operating Revenue	5,326.56
534 Pilot & Pass Thru Revenue	
529 PILOT Income	57,102.90
Total 534 Pilot & Pass Thru Revenue	57,102.90
Total Income	\$653,137.46
GROSS PROFIT	\$653,137.46
Expenses	
6400 Operating Expense	
6401 Insurance	
6401.1 D&O Insurance	5,978.00
Total 6401 Insurance	5,978.00
6405 General Accounting	583.20
6406 Other Professional Services	
6406.50 Consulting Services	2,500.00
Total 6406 Other Professional Services	2,500.00
6407 Administrative Expense	59,399.69
6408 Meeting Expenses	323.34
6409 Conference Attendance	140.00
6410 Office Expense	416.88
Total 6400 Operating Expense	69,341.11
6440 Legal Fees	
6450 Barclay Damon	
6460 IDA General Legal	7,129.85
Total 6450 Barclay Damon	7,129.85
Total 6440 Legal Fees	7,129.85

Onondaga County Industrial Development Agency

Profit and Loss

May 2022

	TOTAL
6500 Agency Program Expenses	
6510 White Pine Commerce Park	
6510.6 Taxes/SDC	7,624.57
6510.7 WPCP Marketing	7,041.83
6511 WPCP Closing Costs	32,363.50
Total 6510 White Pine Commerce Park	47,029.90
6520 North Salina Property Acquisition	
6520.1 435 N Salina Expenses	1,400.00
Total 6520 North Salina Property Acquisition	1,400.00
Total 6500 Agency Program Expenses	48,429.90
6600 Non-Operating Expenses	
6605 Pilot & Pass Thru Expenses	
6605.2 PILOT Expense	57,102.90
Total 6605 Pilot & Pass Thru Expenses	57,102.90
Total 6600 Non-Operating Expenses	57,102.90
Total Expenses	\$182,003.76
NET OPERATING INCOME	\$471,133.70
NET INCOME	\$471,133.70

Onondaga County Industrial Development Agency

Balance Sheet As of May 31, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
200 Cash	0.00
200.1 Cash - M & T Checking	3,424,814.73
200.2 Cash - M & T Money Maker Savings	890,447.14
200.4 Destiny USA Restricted Cash	-8,957.82
210 Petty Cash	50.00
Total 200 Cash	4,306,354.05
Total Bank Accounts	\$4,306,354.05
Accounts Receivable	
380 Accounts Rec.	
380.6 A/R Fees, Lease & PILOT	6,750.00
Total 380 Accounts Rec.	6,750.00
Total Accounts Receivable	\$6,750.00
Total Current Assets	\$4,313,104.05
Fixed Assets	
100 Land	
101 White Pines Commerce Park	10,038,401.50
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

Onondaga County Industrial Development Agency

Balance Sheet As of May 31, 2022

	TOTAL
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
Total 101 White Pines Commerce Park	11,845,146.03
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
Total 100 Land	13,101,491.53
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	\$19,186,419.53
Other Assets	
240 Blue Sky Redevelopment	1,641.76
Total Other Assets	\$1,641.76
TOTAL ASSETS	\$23,501,165.34

Onondaga County Industrial Development Agency

Balance Sheet As of May 31, 2022

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
600 Accounts Payable	0.00
600.1 Due to Related Party - OED	237,282.38
600.102 Due to BD WPCP	41,841.66
600.205 Exp Pay Prev Period	53,063.44
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	10,723,020.23
600.31 Accrued Interest - OC Note Payable	2,129.00
Total 600.3 Onondaga County Loan	10,725,149.23
Total 600 Accounts Payable	11,082,929.05
601 PILOT and Pass Thru Payable	
602 Pass Thru Payable	-32,470.46
603 PILOT Pass Thru	32,470.46
604 Other Pass Thrus	-0.30
Total 601 PILOT and Pass Thru Payable	-0.30
631 Due to Other Governments	
631.1 Towns	
631.12 Dewitt	12.82
631.145 Onondaga	2.61
Total 631.1 Towns	15.43
631.3 Schools	
631.325 Jamesville-Dewitt	83.89
631.356 Syracuse	0.01
Total 631.3 Schools	83.90
631.4 Onondaga County	836.24
631.5 City of Syracuse	1,300.58
Total 631 Due to Other Governments	2,236.15
Total Other Current Liabilities	\$11,085,164.90
Total Current Liabilities	\$11,085,164.90
Total Liabilities	\$11,085,164.90
Equity	
3900 Equity Unreserved	8,742,531.91
3901 Equity-Investment Fixed Assets	2,345,838.63
463 Reserve For Contracts	797,219.00
465 Equity - Unreserved	-424,390.00

Onondaga County Industrial Development Agency

Balance Sheet As of May 31, 2022

	TOTAL
Net Income	954,800.90
Total Equity	\$12,416,000.44
TOTAL LIABILITIES AND EQUITY	\$23,501,165.34

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILL - SCHEDULE #470
June 14, 2022

GENERAL EXPENSES

1.	<u>BARCLAY DAMON LLP*</u>	\$	64,586.90
	Purchase of Land		
2.	<u>KAREN DOSTER**</u>	\$	58.16
	Reimbursement for Meeting Expenses		
3.	<u>BARCLAY DAMON LLP***</u>	\$	153,044.60
	Purchase of Land		
4.	<u>BARCLAY DAMON LLP****</u>	\$	297,258.89
	Purchase of Land		
5.	<u>BARCLAY DAMON LLP****</u>	\$	575,190.00
	Purchase of Land		
6.	<u>BARCLAY DAMON LLP****</u>	\$	211,655.50
	Purchase of Land		
7.	<u>BARCLAY DAMON LLP****</u>	\$	629,065.51
	Purchase of Land		
8.	<u>BARCLAY DAMON LLP*****</u>	\$	201,936.67
	Purchase of Land		
9.	<u>CNY POMEROY APPRAISERS, INC.*****</u>	\$	1,400.00
	435 N Salina Appraisal Report		
10.	<u>PARK STRATEGIES, LLC</u>		\$5,000
	Inv#16586445, Inv# 16586588 May-June 2022 Consulting		
11.	<u>BARCLAY DAMON LLP</u>	\$	146,627.55
	Legal Fees WPCP Development		

12. <u>BARCLAY DAMON LLP</u>	\$	2,401.10
Inv#5173804, General legal		
13. <u>GROSSMAN ST. AMOUR PLLC</u>	\$	14,000.00
Inv#83269, 2021 Audit Final Billing		
14. <u>JMT OF NEW YORK, INC.</u>	\$	32,838.89
Inv#'s 25-102645, 26-102707, 29-102846, 30-102925 ROTH Engineering		
15. <u>NATIONWIDE</u>	\$	2,787.20
Commercial Liability Insurance Premium 1st Payment		
16. <u>ADVANCE MEDIA NEW YORK</u>	\$	171.44
Public Hearing Notice Tracey Road		
17. <u>FEDEX</u>	\$	81.51
Inv#'s 7-720-05455, 7-721-99848 & 7-756-70711, Shipping		
18. <u>CENTERSTATE CEO</u>	\$	110.00
Inv#0008232-IN, Annual Meeting		
19. <u>CRYSTAL ROCK</u>	\$	59.84
Inv#221960031 051522, Water		
20. <u>ROBERT PETROVICH</u>	\$	99.45
NYSEDC Annual Meeting		
21. <u>NATE STEVENS</u>	\$	144.70
NYSEDC Annual Meeting		
22. <u>NANCY LOWERY</u>	\$	122.07
NYSEDC Annual Meeting		

23. <u>LEN RAUCH</u>	\$ 144.70
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 NYSEDC Annual Meeting

TOTAL	\$ 2,338,103.92
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*Ratification of Check dated May 5, 2022

**Ratification of Check dated May 10, 2022

***Ratification of Check dated May 12, 2022

****Ratification of Checks dated May 19, 2022

*****Ratification of Check dated May 26, 2022

*****Ratification of Check dated May 27, 2022

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILL - SCHEDULE #470
June 14, 2022

PILOT Payments

1.	<u>ONONDAGA COUNTY*</u>	\$	7,913.78
	2022 Finger Lakes Railway PILOT Payment		
2.	<u>TOWN OF CAMILLUS*</u>	\$	5,640.87
	2022 Finger Lakes Railway PILOT Payment		
3.	<u>VILLAGE OF CAMILLUS*</u>	\$	975.52
	2022 Finger Lakes Railway PILOT Payment		
4.	<u>TOWN OF ELBRIDGE*</u>	\$	2,298.31
	2022 Finger Lakes Railway PILOT Payment		
5.	<u>TOWN OF GEDDES*</u>	\$	76.46
	2022 Finger Lakes Railway PILOT Payment		
6.	<u>VILLAGE OF SOLVAY*</u>	\$	611.15
	2022 Finger Lakes Railway PILOT Payment		
7.	<u>WEST GENESEE CSD*</u>	\$	13,701.23
	2022 Finger Lakes Railway PILOT Payment		
8.	<u>SOLVAY UNION FSD*</u>	\$	3,901.55
	2022 Finger Lakes Railway PILOT Payment		
9.	<u>JORDAN ELBRIDGE CSD*</u>	\$	19,456.66
	2022 Finger Lakes Railway PILOT Payment		
10.	<u>MARCELUS CSD*</u>	\$	291.23
	2022 Finger Lakes Railway PILOT Payment		
11.	<u>ONONDAGA COUNTY</u>	\$	836.24
	1st Quarter 2022 Syracuse Rail PILOT Payment		
12.	<u>CITY OF SYRACUSE</u>	\$	1,300.58
	1st Quarter 2022 Syracuse Rail PILOT Payment		

13. <u>TOWN OF ONONDAGA</u>	\$	2.61
1st Quarter 2022 Syracuse Rail PILOT Payment		
14. <u>TOWN OF DEWITT</u>	\$	12.82
1st Quarter 2022 Syracuse Rail PILOT Payment		
15. <u>JAMESVILLE DEWITT CSD</u>	\$	<u>83.89</u>
1st Quarter 2022 Syracuse Rail PILOT Payment		
TOTAL	\$	57,102.90

*Ratification of Checks dated May 9, 2022

**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
RESERVE FOR CONTRACTS
5/31/2022**

	CONTRACT	TOTAL	PORTION	BALANCE
DESCRIPTION	TERM	CONTRACT	PAID	OUTSTANDING
ONONDAGA COUNTY OED 2021	1-1-22-12-31-22	\$800,000.00	\$237,282.82	\$562,717.18
333 W. WASHINGTON ST 2022 RENT	1-1-22-12-31-22	\$60,000.00	\$12,504.00	\$47,496.00
OBG WPCP CO #4 ADDITIONAL STUDIES	1-30-18-12-31-22	\$800,000.00	\$619,651.25	\$180,348.75
JMT 800 HIAWATHA ENGINEERING	2/13/19-12-31-22	\$25,000.00	\$18,342.60	\$6,657.40
		\$1,685,000.00	\$887,780.67	\$797,219.33

**ACCOUNTS RECEIVABLE
5/31/2022**

AGENCY FEES RECEIVABLE		\$3,000.00
ACCOUNTS RECEIVABLE GENERAL		\$3,750.00
TOTAL		\$6,750.00

Onondaga County Industrial Development Agency



Project Summary DRAFT

2/24/2022

1. Project	J.W. Didado Electric, LLC	2. Project Number	3101-22-02A	
3. Location	Clay	4. School District	Liverpool School District	
		6. Project Type	New Construction	
5. Tax Parcel(s)	087.-01-01.1	Village	0	

7.Total Project Cost	\$	8,075,015.00	8. Total Jobs	18
Land	\$	360,000	8A. Job Retention	0
Site Work	\$	2,500,000	8B: Job Creation	18
Building	\$	4,600,000	(Next 5 Years)	
Furniture & Fixtures	\$	110,015		
Equipment	\$	335,000		
Equipment Subject to NYS Production Exemption	\$	-		
Engineering/Architecture Fees	\$	120,000		
Financial Charges	\$	-		
Legal Fees	\$	50,000		
Other	\$	-		

Cost Benefit Analysis

J.W. Didado Electric, LLC

Fiscal Impact (\$)

Estimated Abatement Cost \$624,089

Sales Tax Abatement \$323,000
Mortgage Recording Tax Abatement \$51,479

Real Property Tax Relief \$249,610

New Investment \$24,432,047

PILOT Payments \$290,909
Project Wages (10 years) \$12,365,000
Construction Wages \$1,741,200

Employee Benefits (10 years) \$2,473,000
Project Capital Investment \$7,460,000

Agency Fees \$101,938

Benefit:Cost Ratio

39 :1

Project Description

The applicant is constructing an approximate 24,000 sqft building on a 12.17-acres parcel in the Town of Clay. The building will house training space, tooling and de-tooling of trucks, climate controlled safety equipment storage, general storage and office space. JW Didado Electric is a full service electrical contractor that designs and builds electrical substations, maintains and repairs high voltage transmission lines and power restoration.

J.W. Didado Electric, LLC

6/13/2022

A) PILOTS Estimate Table Worksheet DRAFT

for 15 years

OCIDA estimate of current market value					\$	163,488
Projected investment					\$	4,600,000
OCIDA estimate of increase in value					\$	840,000
OCIDA estimated value after project is completed					\$	1,003,488
Taxes that would have been collected if the project did not occur					\$	96,867
Scheduled PILOT payments					\$	290,909

PILOT YEAR	Exemption %	Onondaga County	Clay	Liverpool School District	0	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100%	\$ 828	\$ 415	\$ 4,359	\$ -	\$ 5,601.36	\$ 34,381	\$ 28,780
2	100%	\$ 844	\$ 423	\$ 4,446	\$ -	\$ 5,713.39	\$ 35,069	\$ 29,355
3	90%	\$ 1,304	\$ 653	\$ 6,865	\$ -	\$ 8,821.90	\$ 35,770	\$ 26,948
4	90%	\$ 1,330	\$ 666	\$ 7,002	\$ -	\$ 8,998.34	\$ 36,486	\$ 27,487
5	80%	\$ 1,817	\$ 910	\$ 9,566	\$ -	\$ 12,293.52	\$ 37,215	\$ 24,922
6	80%	\$ 1,853	\$ 928	\$ 9,758	\$ -	\$ 12,539.39	\$ 37,960	\$ 25,420
7	70%	\$ 2,369	\$ 1,187	\$ 12,475	\$ -	\$ 16,031.24	\$ 38,719	\$ 22,687
8	70%	\$ 2,417	\$ 1,211	\$ 12,724	\$ -	\$ 16,351.87	\$ 39,493	\$ 23,141
9	60%	\$ 2,963	\$ 1,485	\$ 15,603	\$ -	\$ 20,050.91	\$ 40,283	\$ 20,232
10	60%	\$ 3,023	\$ 1,514	\$ 15,915	\$ -	\$ 20,451.93	\$ 41,089	\$ 20,637
11	50%	\$ 3,602	\$ 1,804	\$ 18,963	\$ -	\$ 24,369.20	\$ 41,910	\$ 17,541
12	40%	\$ 4,202	\$ 2,105	\$ 22,127	\$ -	\$ 28,434.99	\$ 42,749	\$ 14,314
13	30%	\$ 4,826	\$ 2,418	\$ 25,410	\$ -	\$ 32,653.65	\$ 43,604	\$ 10,950
14	20%	\$ 5,473	\$ 2,742	\$ 28,815	\$ -	\$ 37,029.69	\$ 44,476	\$ 7,446
15	10%	\$ 6,143	\$ 3,078	\$ 32,347	\$ -	\$ 41,567.72	\$ 45,365	\$ 3,797
TOTAL		\$ 42,993	\$ 21,540	\$ 226,376	\$ -	\$ 290,909	\$ 594,567	\$ 303,658

Year					
	0	1	2	3	Total
Jobs					
Current/Actuals					
Creation Goals					
Total Employment Goals	0	7	8	3	18



**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. 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.**
6. 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>.
7. 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.
8. 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.
9. A complete Application consists of the following 9 items:
 - This Application
 - Local Access Agreement
 - Employment Plan

AMENDED & RESTATED APPLICATION (06.13.2022)
(Removal of G & R Morgan Road)

- 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

10. 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: _____ Amended & Restated Date: 13 June 2022

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:	

*Additional optional/elective benefits include: Long & Short Term Disability/Life Insurance Employee Assistance Plan/LifeLock/Metlife Critical Illness/Hospital Indemnity Insurance Accident Insurance/Healthcare Flex Spending Account/Dependent Care Flex Spending Account

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: Not Applicable

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

Please use this chart to illustrate the projected employment growth: See attached chart.

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

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 ~~XXXXX~~ JWD (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 02.18.2022 (date).

Company: J.W. Didado Electric, LLC and G&R Morgan Road LLC

Representative for Contract: _____

Address: 1033 Kelly Avenue City: Akron State: OH Zip: 44306

Phone: _____ Email: _____

Project Address: Morgan Road City: Clay State: NY Zip: 13041

General Contractor: VIP Structures

Contact Person: Vince Raymond

Address: One Webster's Landing City: Syracuse State: NY Zip: 13202

Phone: 315.214.7643 Email: vraymond@vipstructures.com

Authorized Representative: _____ Title: VP of Client Relations

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.

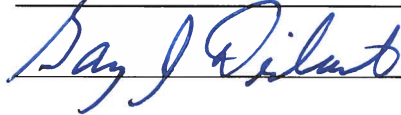
Please refer to the OCIDA Uniform Tax Exemption Policy. (add hyperlink)

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

J.W. Didado Electric, LLC ~~And G & R Morgan Road~~

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Gary J. Didado, President ~~And Member~~

Date: 2-18-2022

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

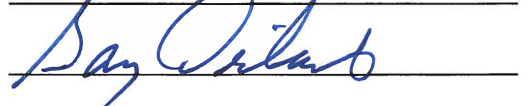
1. Jeffrey Davis, Esq., Barclay Damon LLP
2. Amanda Fitzgerald, Esq., Barclay Damon LLP
3. Michael G. Lisson, CPA, Grossman St. Amour Certified Public Accountants PLLC

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

J.W. Didado Electric, LLC ~~XXXXX Morgan Road XXX~~

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Gary J. Didado, President ~~XXXXX Morgan Road XXX~~

Date: 2-18-2022

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.

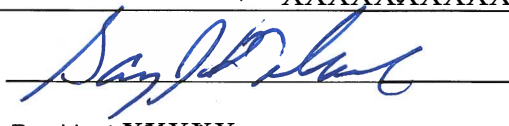
- F. Prevailing Wage:** The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant shall determine whether the Project is a “covered project” pursuant to Section 224-a of Article 8 of the New York Labor Law and, if applicable, the Applicant 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.

Name of Applicant Company:

J.W. Didado Electric, LLC and G & R Morgan Road, LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

President & Member

Date: 2-18-2022

STATE OF ~~NEW YORK~~ OHIO)

COUNTY OF ~~ONONDAGA~~ SUMMIT) ss.;

Gary J. Didado, President and Member, being first duly sworn, deposes and says:

1. That I am the President & Member (Corporate Officer) of J.W. Didado Electric, LLC and G & R Morgan Road, 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 18th day of Feb, 2022.



(Notary Public)



Maria Jacobozzi
Resident Summit County
Notary Public, State of Ohio
My Commission Expires: 2/10/2026

End of Application

**ATTACHMENT TO AMENDED AND RESTATED APPLICATION FOR BENEFITS
ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
J.W. DIDADO ELECTRIC, LLC**

SECTION II: Project and Site Information

C) Given all the uncertainties associated with this Project, including the expansion into a new state and the volatility of the overall economy caused by the pandemic and rising inflation, this Project needs the certainty of the financial assistance available from the Agency for the Project to be economically feasible.

D) Detailed information regarding J.W. Didado Electric, LLC (“JWD”) including JWD history, the executive team, operations, and experience is included with this Application. The Applicants include a brief summary of that detail here.

In 1958, JWD began as a one-man crew. Today, from the main headquarters are in Akron, Ohio, JWD, a full-service electrical contractor, serves customers in 23-states, and employs more than 700-people. JWD’s customers include commercial, industrial, institutional, and utility companies. JWD’s services include designing and building electrical substations, maintaining and repairing high voltage transmission lines, providing advanced technology solutions, undertaking electrical infrastructure repairs needed to restore severe storm damage. The core values of JWD are safety, quality, customer service, diversity, community service, and sustainability. JWD has a well-established train-to-hire program as well as a mentoring program.

JWD evaluated the need to better position the company’s resources to serve the company’s customer base in the northeastern United States for services including storm repair response and construction of infrastructure improvements, such as microgrids and utility scale renewable energy projects, and determined to expand in New York State. The Project site is JWD’s preferred location for the New York State expansion.

JWD has assumed the purchase contract for the Project site and, on satisfaction of all conditions precedent, JWD will acquire the Project site on which JWD will develop the Project. From the Project facility, JWD will serve customers both within and beyond New York State as shown in the maps included with this Application.

The Project will include construction of an approximately 24,000-square foot steel frame building on the approximately 12.17-acres Project site. The approximately 10,000-square foot, 2-story portion of the facility will serve as office and training space, and the remaining 14,000-square feet will include 9-pull-in truck bays to facilitate the tooling and de-tooling of trucks before and after use at on-site locations and the service and maintenance of the trucks; climate-controlled safety equipment storage area; general storage; employee onboarding area; and smaller office space. In addition to the building, there will be parking and infrastructure improvements to support JWD’s operations. Once operational at the Project site, JWD will introduce the “Live Classroom” concept used at JWD’s Ohio headquarters and discussed in more detail in the materials included with this Application.

SECTION II: PROJECT AND SITE INFORMATION

D (continued) and I

Our Executive Team at J.W. Didado Electric



Gary Didado
President of JWD



**Maria Jacobozzi
Didado**
Vice President of JWD



Michelle Molinet
Chief Financial Officer



Dan Sublett
Vice President of Operations



George Bare
Vice President of Fleet



Lindsay Gierhart
Vice President of Financial
Processes & Controls



Bill Paolillo
Vice President Strategic Allian-
ces & Advanced Technologies



Ed Zetts
Vice President of Substation
& Infrastructure

Gary Didado

President of JWD



Gary's father, John, founded J.W. Didado in 1958. Gary started his career in 1977 as an electrical contractor with J.W. Didado and was named President in 1981. Under Gary's leadership, J.W. Didado has grown into one of the nation's largest and most successful full-service electrical contracting firms and was acquired by Quanta Services in 2013.

He is responsible for the vision, mission and day-to-day operations of J.W. Didado, as well as strategic planning, sales and marketing, union and contract negotiations.

Gary is a graduate of Tallmadge High School and attended The University of Akron. He has held 36 individual electrical licenses in Ohio and surrounding states.

An active volunteer in the Akron community, Gary serves on the boards of Akron Children's Hospital Foundation and Walsh University. He has served and supports Catholic Charities Community Services of Summit County, Embrace Clinic & Care Center, Archbishop Hoban High School, St. Vincent-St. Mary High School, the Julie Billiard School for Autism, Boy Scouts of America, Halo Foundation, Summit County Department of Disabilities, St. Bernard's Hunger Center, Sister Annette's Flag Memorial and Challenger Ball Field.

Dan Sublett

Vice President of Operations



As Vice President of Operations for J.W. Didado Electric, Dan Sublett is responsible for execution of the company's growth strategies, new business development, corporate policies implementation, and all overhead construction operations.

He earned a Bachelor of Science degree in Civil and Construction Engineering from Youngstown State University in 2007 as well as a Master of Business Administration degree from Malone University in 2013. In addition to his formal education Dan also holds certifications as a Project Management Professional and E.I.T. In 2014, he completed the Civil Engineer Officer Course at Wright Patterson AFB, Dayton, Ohio.

Dan began his career working for a large investor-owned utility where he developed his foundational knowledge of electrical infrastructure design and construction. After five years working directly for a utility, he took on the role as a Lead Project Manager for a global EPC contractor.

He joined J.W. Didado in 2013 as a Project Manager, overseeing a portfolio of work in excess of \$200M annually. Throughout his career with J.W. Didado, he has provided leadership and support for the company's growth and success.

In addition to his professional responsibilities, he is a Captain in the Ohio Air National Guard. He has served in various leadership capacities for 19 years in the military as both an enlisted member and officer. During this time, he has been a part of numerous overseas missions in different capacities which has contributed to the development of his leadership skills and growth.

We are J.W. Didado Electric, one of the nation's foremost electrical contractors and the right choice for your home, business, or city.

At J.W. Didado we've been surpassing the expectations of our customers for more than 60 years.

John W. Didado likely never envisioned that the company he started as a one-man crew in 1958 would grow into the company that it is today.

Headquartered in Akron, Ohio, J.W. Didado is a full-service electrical contractor providing high performance solutions to residential, commercial, industrial, institutional, and large utility customers.

Serving customers in 23 states, we now employ more than 700 people. One of the largest and most successful electrical contractors in the U.S., our manpower and equipment enable us to handle projects of any size and type.

Though we've grown, we haven't forgotten where and how we started. We know that helping others is good business and we contribute significant financial support and volunteer hours to worthy civic, charitable, and cultural organizations in the cities and communities where we live and work.

COMPANY OVERVIEW

Our Mission

J.W. Didado is committed to safe operations and providing superior service to our customers whether we're working for the family down the street or for one of the country's largest utilities, hospitals, universities or Fortune 500 corporations. We stake our reputation on every job that we do and dedicate our daily work to providing you with a More Powerful Life.

Our Core Values



SAFETY

QUALITY

CUSTOMER
SERVICE

DIVERSITY

COMMUNITY
SERVICE

SUSTAINABILITY

At all levels of our organization, safety, quality, customer service, diversity, community outreach and sustainability are the core values that guide us in our daily operation. These values reflect the vision of our senior leadership and their engagement sets the example for others. Their hands-on approach demonstrates their commitment to excellence and the standards we expect every member of the J.W. Didado team to live up to.

OUR SERVICES



RESIDENTIAL



COMMERCIAL



INDUSTRIAL



TRANSMISSION



DISTRIBUTION



SUBSTATION



**EMERGENCY &
STORM RESTORATION**



SOLAR



RENEWABLES

BUSINESS DESCRIPTION

Our highly skilled and dedicated professionals can replace a single outlet in your home or wire new corporate buildings and hospitals.

We design and build electrical substations, maintain, and repair high voltage transmission lines, provide advanced technology solutions, and help restore power to cities ravaged by severe storms.

As a member of the Quanta Services family of companies, we have the financial strength, employees, equipment, and bonding capacity to handle the biggest and most complex projects.

J.W. Didado is an industry leader in storm restoration and disaster recovery services and has helped restore power after countless tornados, hurricanes, and ice and snowstorms throughout the Midwest, Atlantic and Gulf Coast regions. Our services include emergency overhead line repair up to 500kV, substation rebuild and repair, localized residential and commercial restoration, damage assessment services, generator installation and underground/network troubleshooting.

Our fully equipped fleet of vehicles and our ability to mobilize and transport experienced crews in hours rather than days sets us apart and is why we are a trusted storm restoration partner of many of the country's largest utilities.



As a full-service contractor, J.W. Didado offers a host of solar services related to utility scale and microgrids.

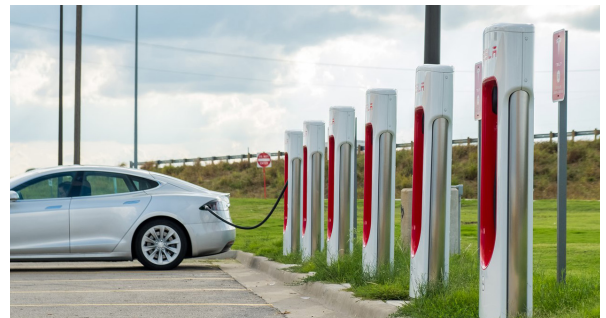
As a full-service contractor, J.W. Didado offers a host of solar services related to utility scale and microgrids. We offer a full menu of project management, planning, engineering, procurement, construction, commissioning, and maintenance as your turnkey Engineer/Procure/Construct (EPC) solution-based specialist. Benefits of these services allows our customers to optimize energy costs, gain access to stored power, ensure quality and security of supply and provide a positive environmental impact.



At J.W. Didado we walk you through the process to understand how your renewable generation will impact your profit, people, and the planet. When considering a renewable generation solution, you need to define the use case for resilience, reliability, and sustainability. J.W. Didado offers a full menu of planning, project management, engineering, procurement, construction, commissioning, and maintenance services.



J.W. Didado offers access to the deepest and broadest skills pool, in addition to the comprehensive portfolio of civil and outside electric capabilities in North America. We self-perform all electrical work, collaborating with our customers to provide high quality, cost certainty, and safety. With J.W. Didado, you have the flexibility of choosing a single service or full EPC solution for your renewable generation needs.



BUSINESS DESCRIPTION



A QUANTA SERVICES COMPANY

COMMUNITY OUTREACH AT JWD

VOLUNTEERISM • SUPPORTING LOCAL • TRAIN TO HIRE

At J.W. Didado, we know that a key component of being a good corporate citizen is giving back to the communities in which we live and work and we have a long and extensive history of community service. Our community outreach is broad and multifaceted and one of our core values. Helping the disadvantaged and less fortunate, financially supporting worthy charitable and nonprofit organizations and volunteering our time and efforts are key components of our community outreach programs.

We're proud of our contributions to the many worthy causes we support and of our participation in many major construction and reconstruction projects in Akron and throughout Northeast Ohio. The bottom line is that J.W. Didado is an active, responsible corporate citizen that believes in its communities and will continue to support and participate in projects that will help ensure their success.

Our "Live Classroom" program is designed to mentor students who desire to pursue careers in the fields of construction, engineering, or architecture by focusing on STEM related training. Our 12-week workforce development program, "Train to Hire", is aimed at transitioning young adults to fulltime, part-time, or project specific employment opportunities. The promotion of our "Brighter Future Program" helps to guide individuals who have previously been incarcerated providing them with second chance work opportunities.

J.W. Didado utilizes Competitive Edge for business development in addition to its existing diversity inclusion model. The company is moving to collectively mold a strong commitment to the enrichment of several areas such as economic stability, community outreach, education, and mentorship. Our ultimate goal is to become a beneficial resource for local communities, youth, residents, and our local businesses.

Through community involvement, the money allocated for J.W. Didado Electric's projects is invested back into the local surrounding communities. Subcontractors are required to utilize available local workforce, suppliers, and contractors. Competitive Edge enrichment plan allows economic improvement as a result of project dollars being reinvested back into local regions.



Live Classroom Program



Train to Hire Program



Competitive Edge

Areas Served in Target Region

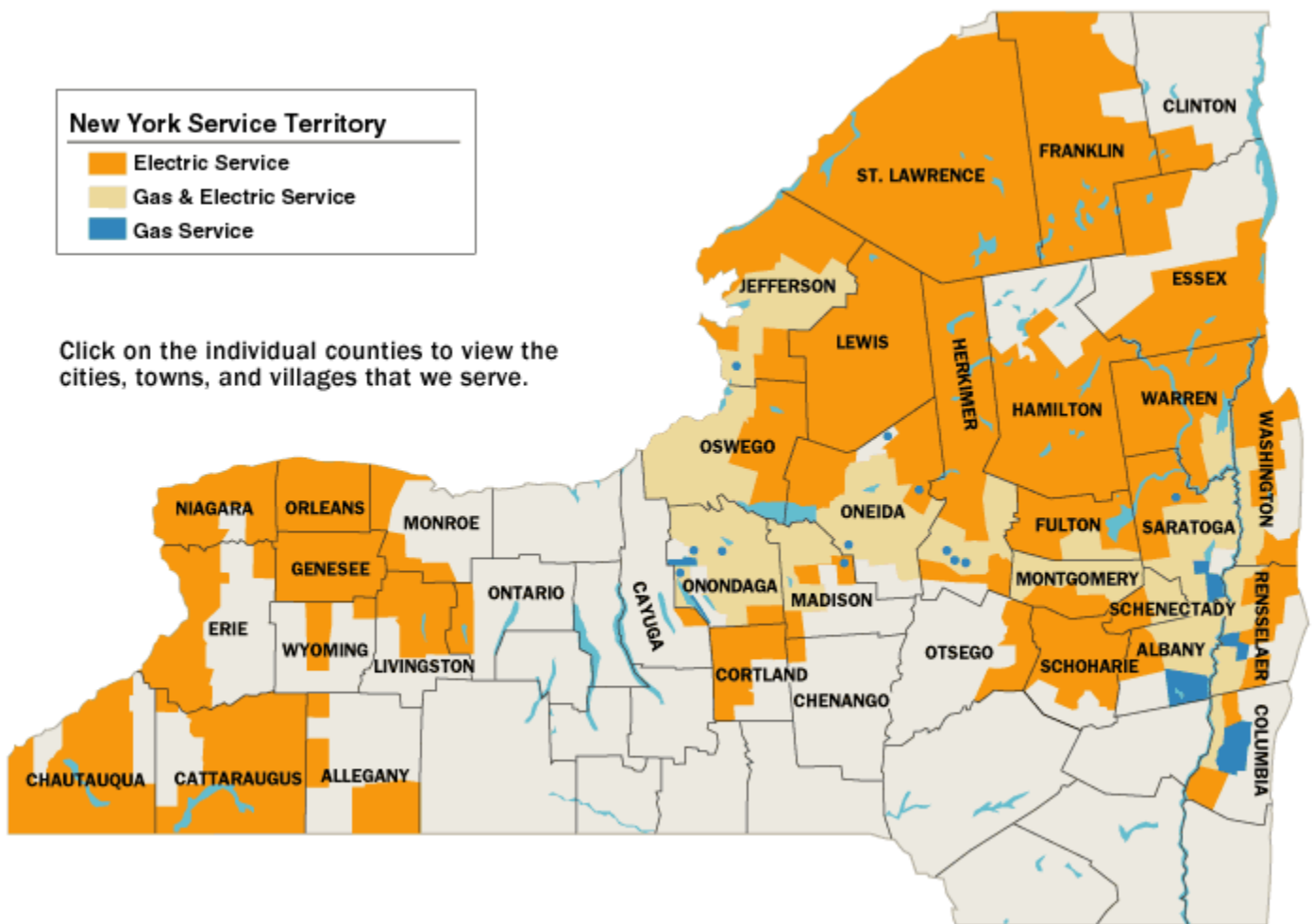
National Grid

nationalgrid

New York Service Territory

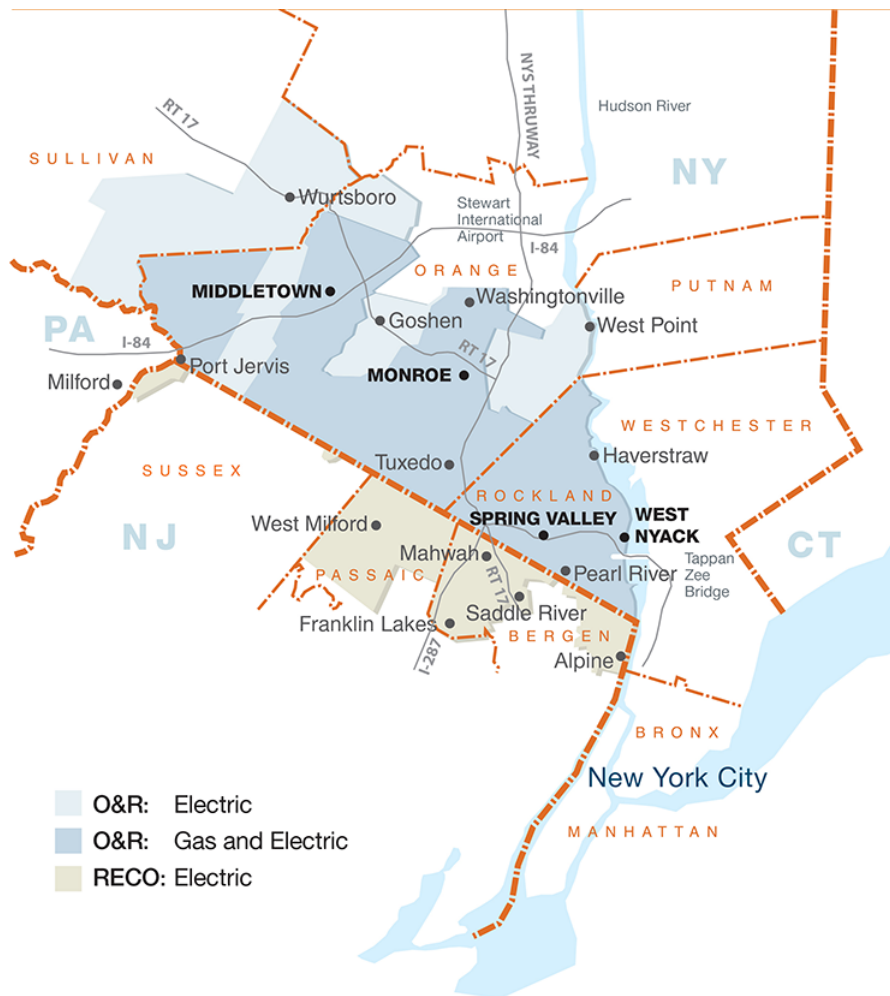
- Electric Service
- Gas & Electric Service
- Gas Service

Click on the individual counties to view the cities, towns, and villages that we serve.



Areas Served in Target Region

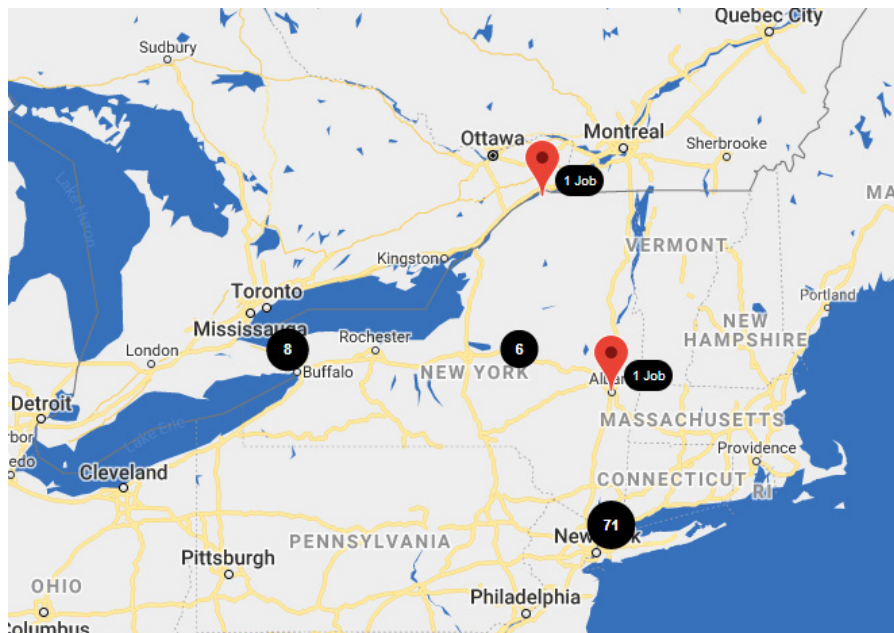
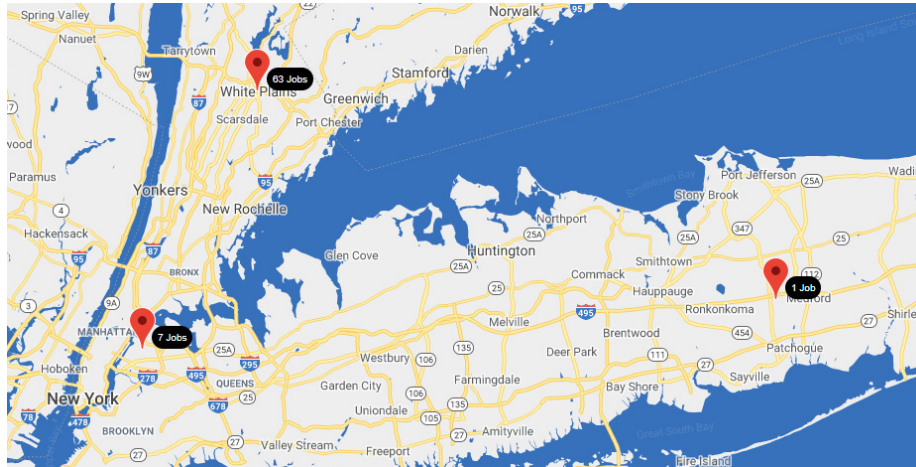
Orange & Rockland



REV: 01/20/20

Areas Served in Target Region

New York Power Authority

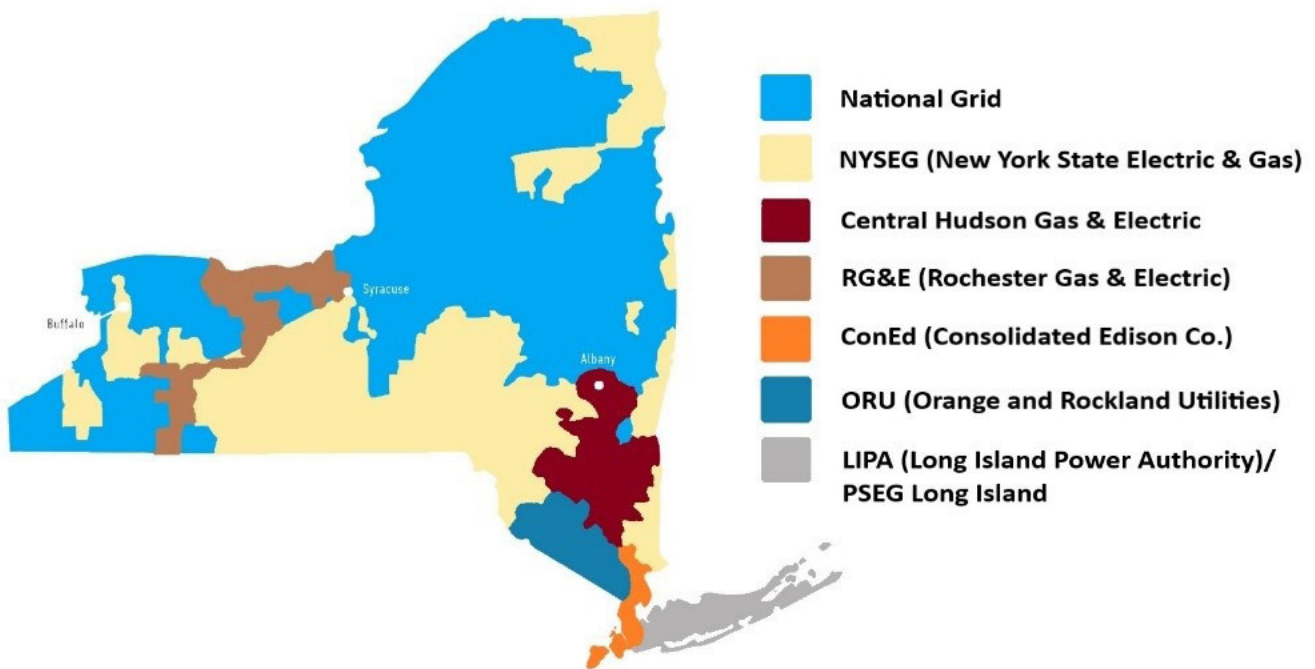


Areas Served in Target Region

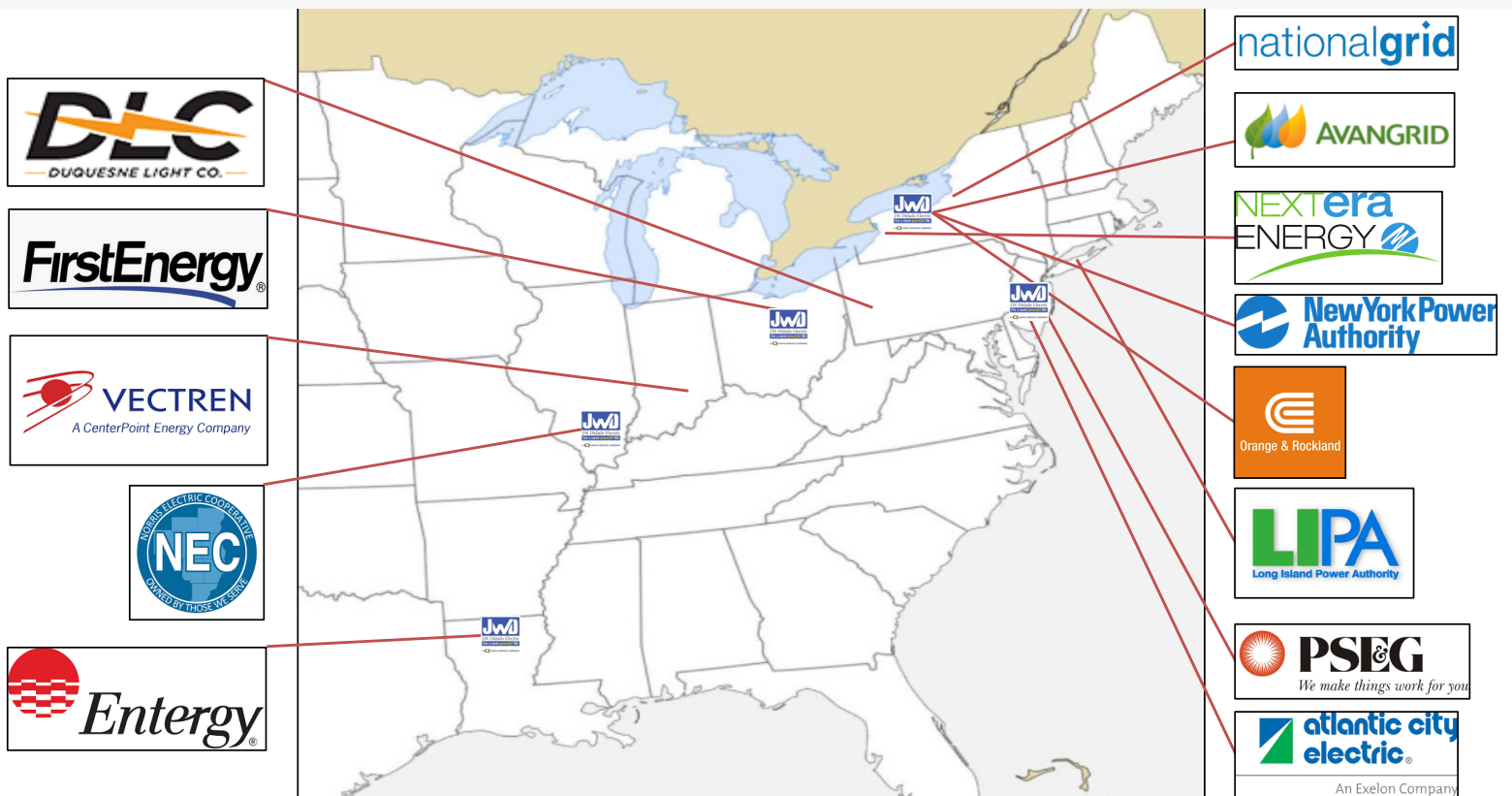
LIPA



New York Electric Utility Territory Map

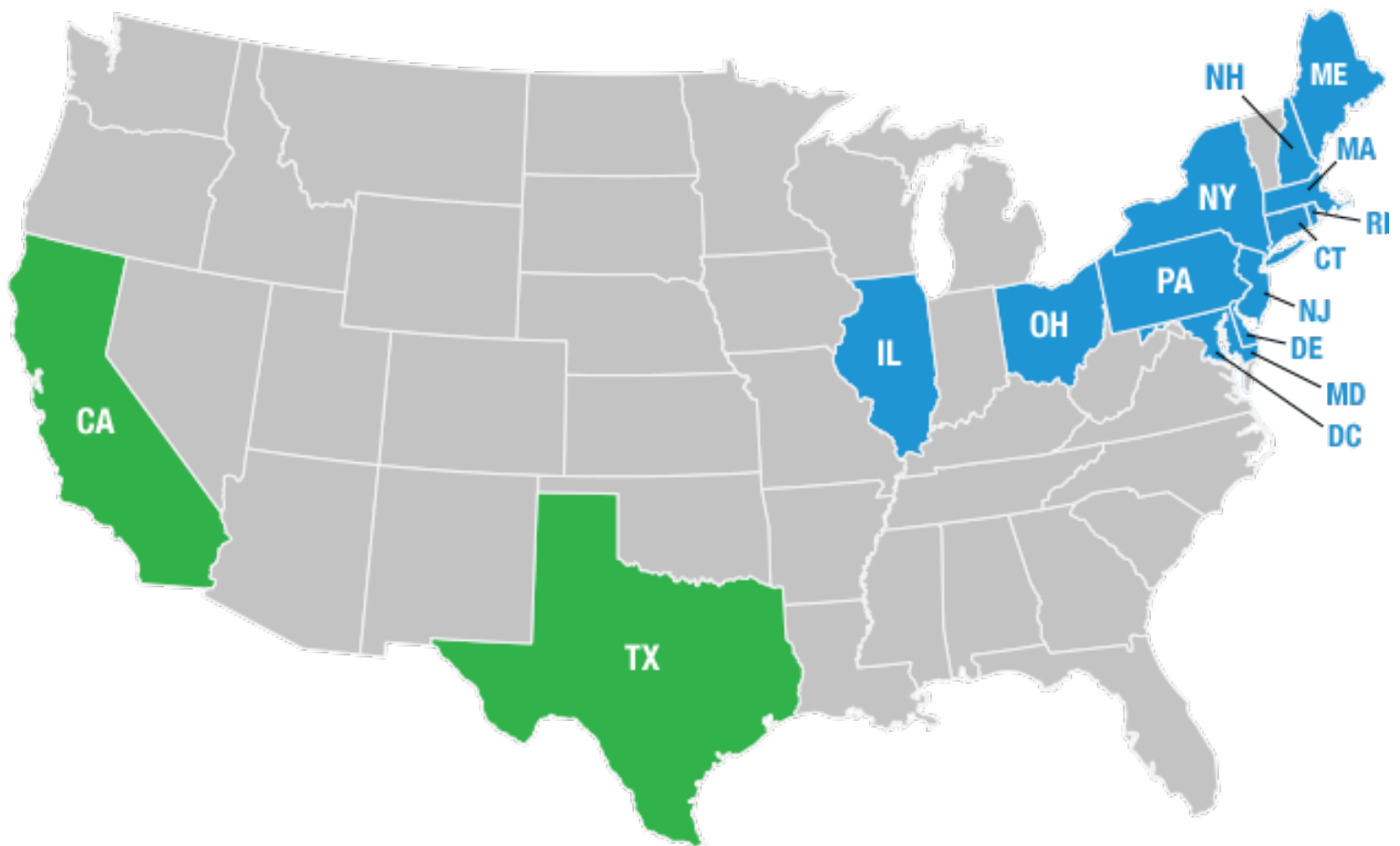


Customers Served



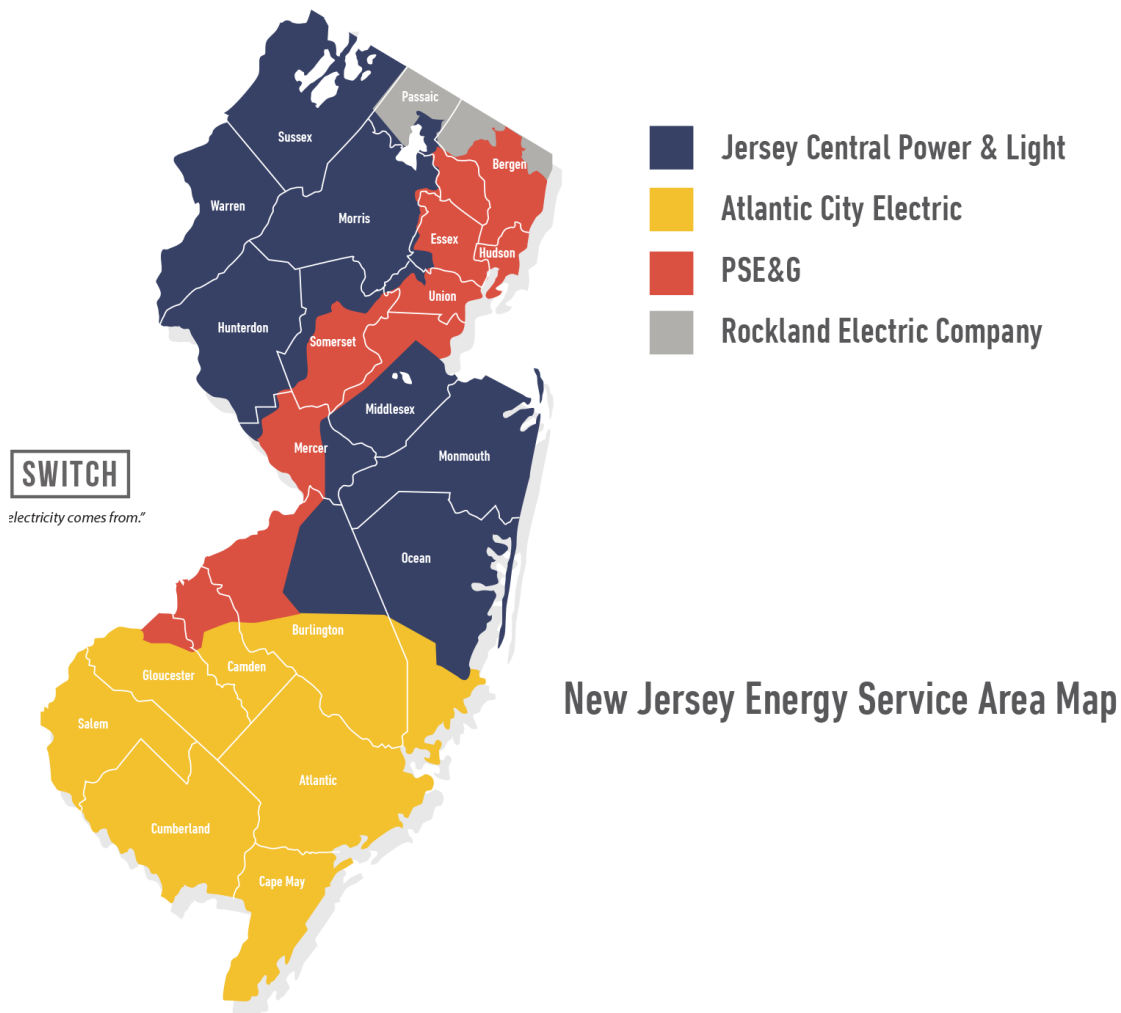
Areas Served in Target Region

NextEra Energy



Areas Served in Target Region

PSE&G

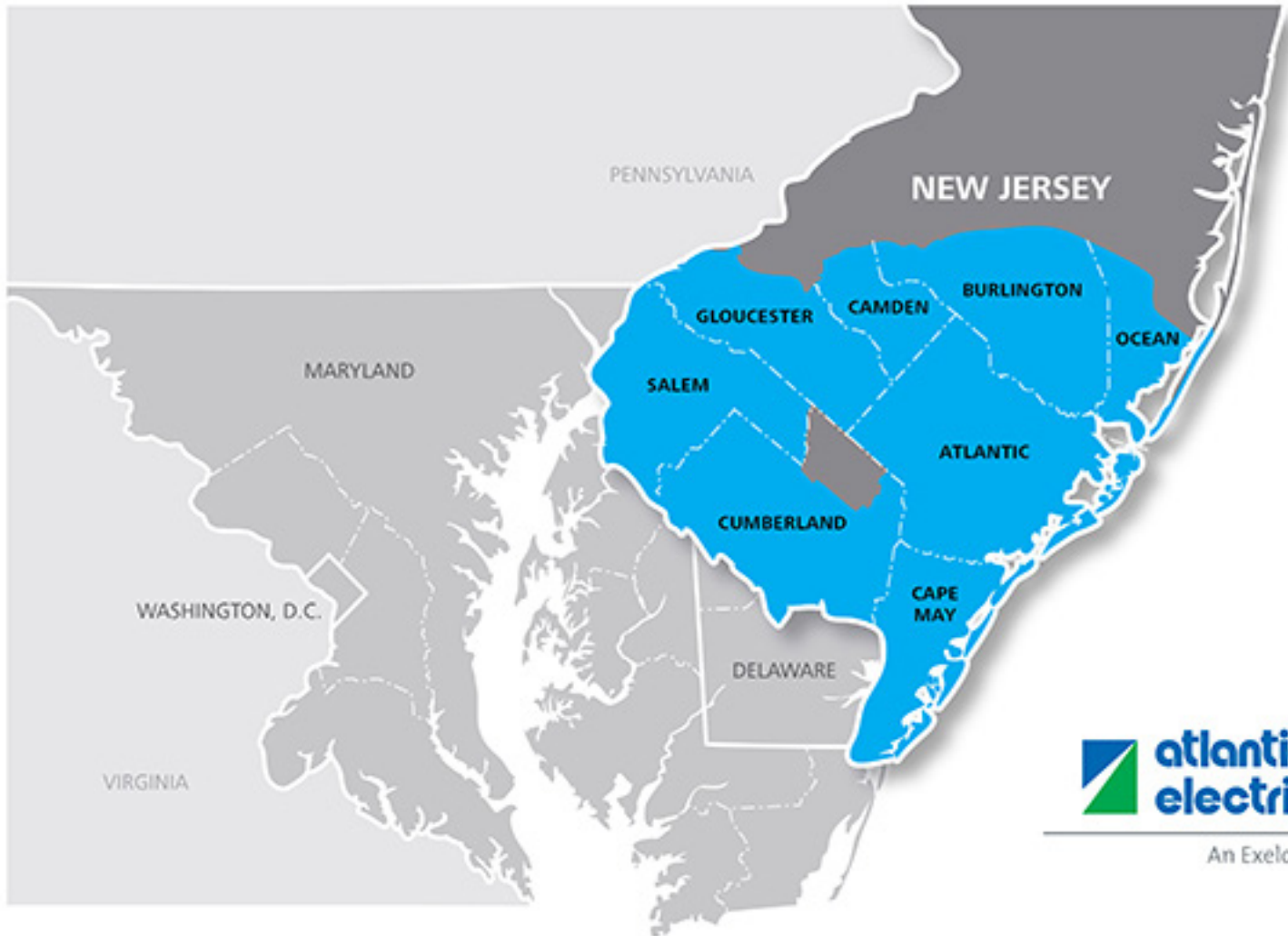


Areas Served in Target Region

Atlantic City Electric



An Exelon Company



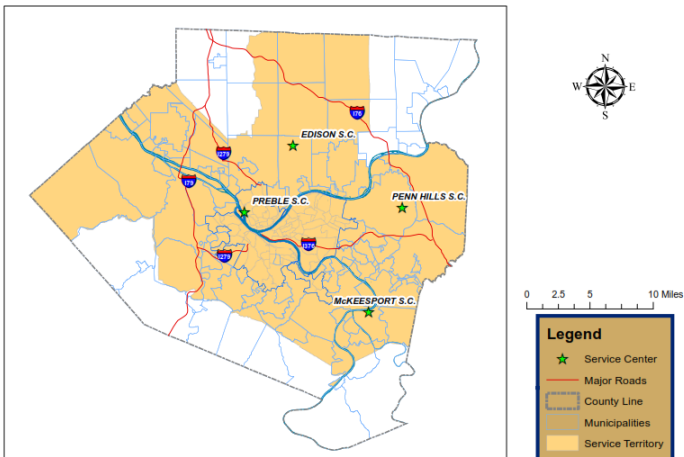
An Exelon Company

Areas Served in Target Region

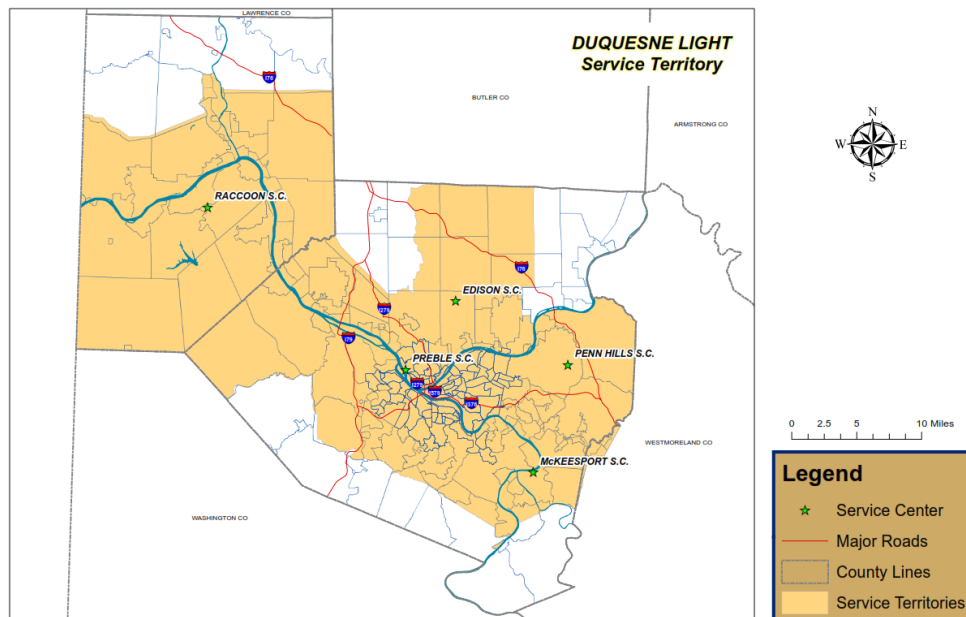
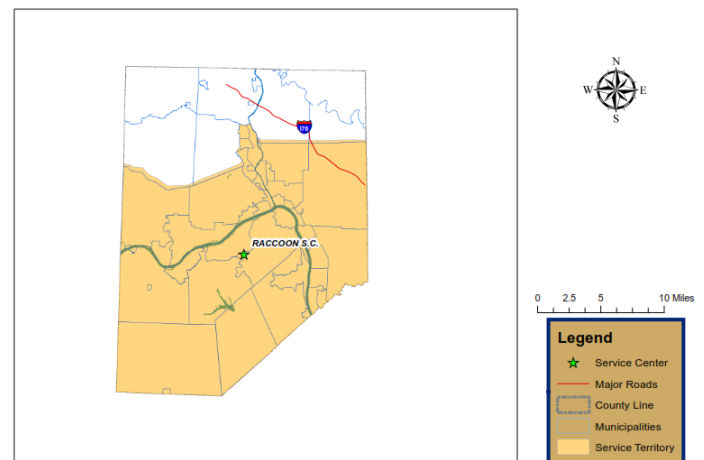
Duquesne Light Co.



ALLEGHENY COUNTY
Service Territory

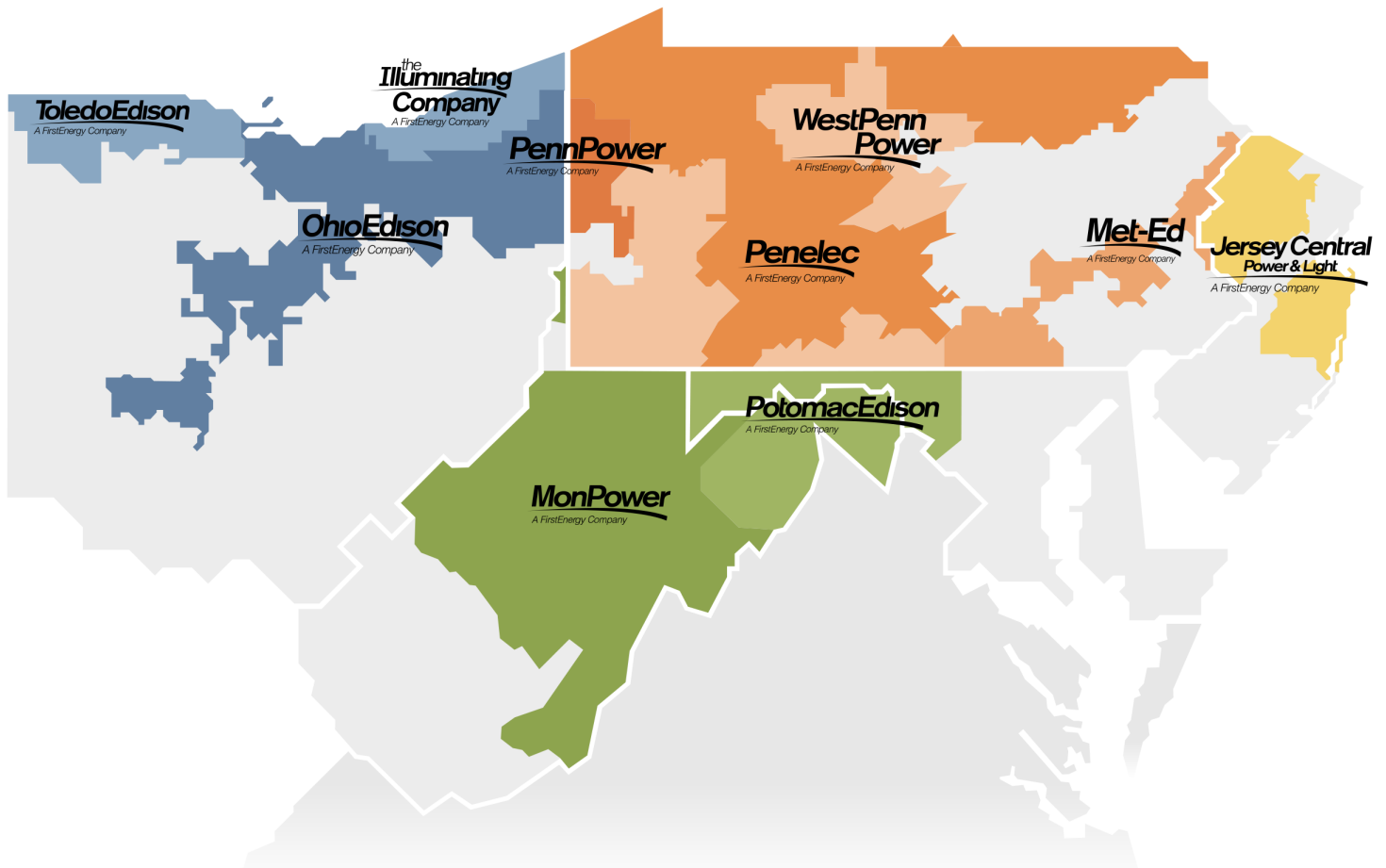


BEAVER COUNTY
Service Territory



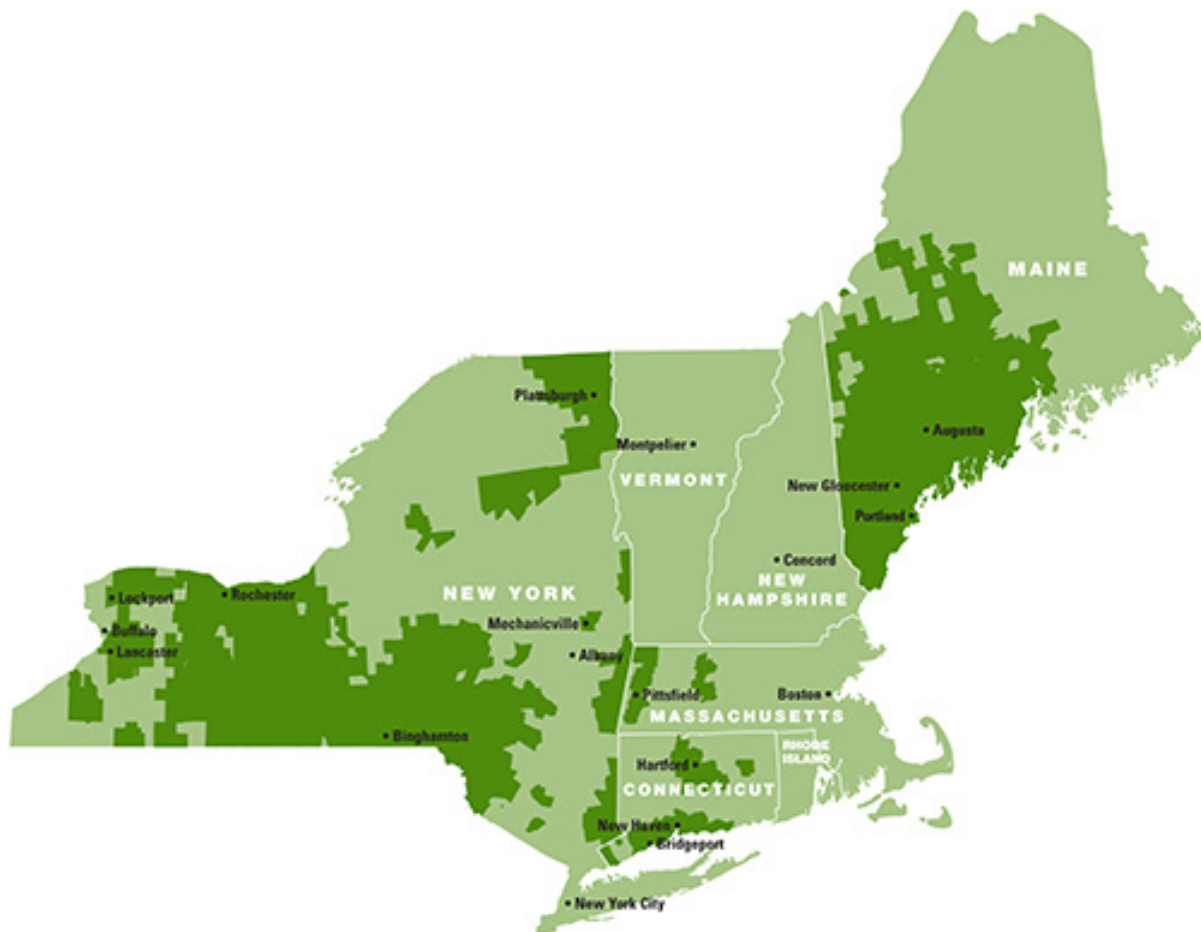
Areas Served in Target Region

FirstEnergy



Areas Served in Target Region

AvanGrid



SAFETY AND ESG

J.W. Didado's safety program sets us apart from our competition.

We believe that our investment in safety is paramount to the success of our employees and ultimately Quanta and the J.W. Didado operations.

We have invested in and developed an in-house Civil Division by hiring a full-time Safety and Environmental Manager to handle environmental compliance and restoration. This helps to ensure better oversight on our projects and communication with the stakeholders. It has also helped in responding to the enhanced challenges and regulations required of certain state requirements specific to New York and the surrounding areas related to erosion control, water run-off and sediment control.



2021 SAFETY RESULTS

0.93

0.00

0.27

0.95

TRIR

LTR

DART

EMR

J.W. Didado's Workers Compensation experience modification rate "EMR" is well below the national average for the Utility Construction Industry. This gives us the ability to bid difficult projects while providing utilities throughout the nation a sense of security that J.W. Didado will execute the project safely and effectively.

ESG AT JWD

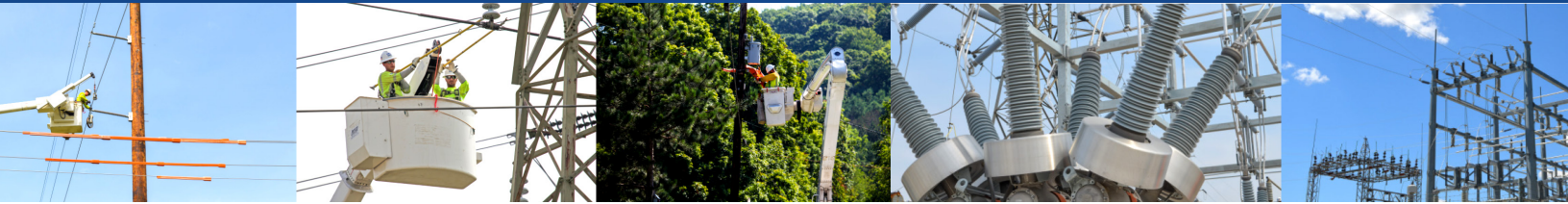
ENVIRONMENTAL • SOCIAL • GOVERNANCE



PEOPLE • PLANET • PRINCIPLES

- JWD Competitive Edge Program resourced two successful New Hires. One is a Project Manager Assistant on the jobsite; the other is working with the line crews and will be attending the Lazy Q's Accelerated Apprenticeship Line Workers Training program.
- Currently we have two entry level employees who are attending the Lazy Q's Accelerated Apprenticeship Line Workers Training program.
- JWD Competitive Edge Program's network of non-profits and faith-based organizations gave diverse communities' greater access job opportunities
- Installed New LED lighting in H.V. Building (100 LED Lights)
- Exploring feasibility of electric vehicles for fleet for service divisions and management in 2022
- Exploring installation of EV charging Stations at JWD Headquarters and High Voltage Buildings in 2022
- Executive Management members are encouraged to serve and participate on at least one charitable organization board or committee and encourage their Departments and/or teams to participate
- Initiated new recycling program at HV Building and Main office



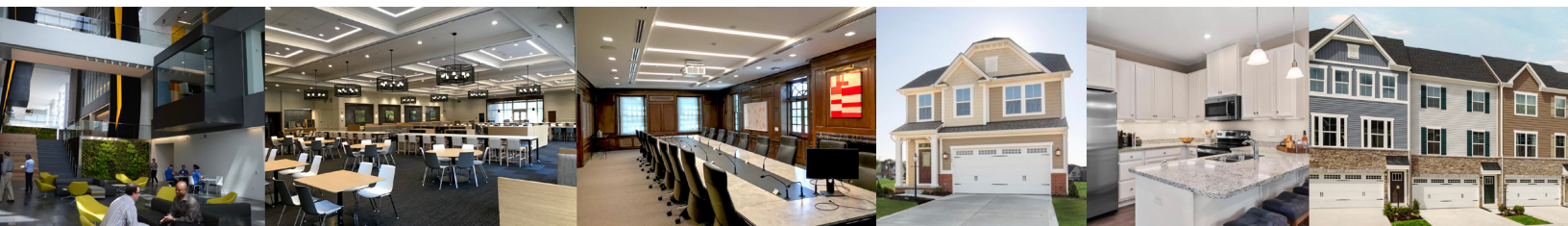


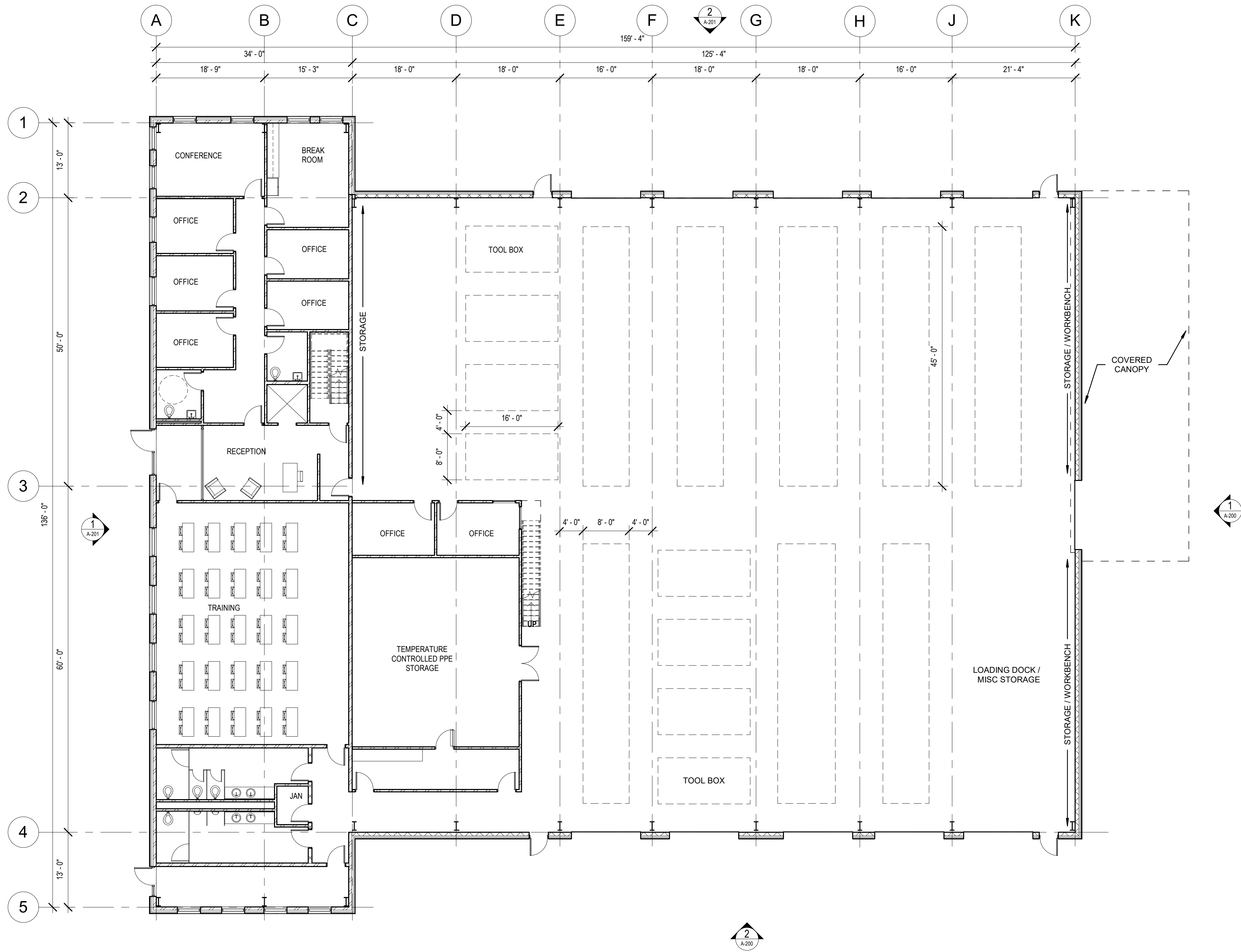
We look forward to partnering with the local community and surrounding areas of Onondaga County and the State of New York. With your support, we can provide opportunities to drive sales and impact additional employment for ourselves and local community partners. We are confident that we can meet the challenges ahead and stand ready to participate in delivering a growth solution and revenue for J.W. Didado and our partners.

Thank you for your consideration.



A  QUANTA SERVICES COMPANY





FLOOR PLAN LEGEND:

GENERAL FLOOR PLAN NOTES:

- DIMENSIONS ARE TO FACE OF FRAMING/CMU UNLESS NOTED OTHERWISE.
- RESILIENT CHANNEL INSTALLED TO STUDS ON SIDE OF WALL INDICATED BY WALL TAG.

FLOOR PLAN KEYNOTES:



STRUCTURES

ONE WEBSTERS LANDING
SYRACUSE, NEW YORK 13202
315.471.5338



ARCHITECTURE

NEW VEHICLE
MAINTENANCE
FACILITY

PROJECT VOLT

Morgan & Wetzel Road
Clay, New York

REV	DATE	DESCRIPTION
B	02.10.2022	REVISED BUILDING PLANS
A	01.19.2022	SITE PLAN APPROVAL
MK	DATE	DESCRIPTION
SHEET ISSUES		
VIP PROJECT NO.	21-3710	
FILE NAME	3710_ARCH_v2020.rvt	
DRAWN BY	LD	
CHECKED BY	MM	

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ARCHITECTURE SHEET TITLE

FIRST FLOOR
PLAN

SHEET NUMBER

A-101



ONE WEBSTERS LANDING
YRACUSE, NEW YORK 13202
315.471.5338



PROJECT VOLT

Morgan & Wetzel Road
Clay, New York

B	02.10.2022	REVISED BUILDING PLANS
A	01.19.2022	SITE PLAN APPROVAL
MK	DATE	DESCRIPTION
SHEET ISSUES		
VIP PROJECT NO.		21-3710
FILE NAME		3710_ARCH_v2020.rte
DRAWN BY		Author
CHECKED BY		MM

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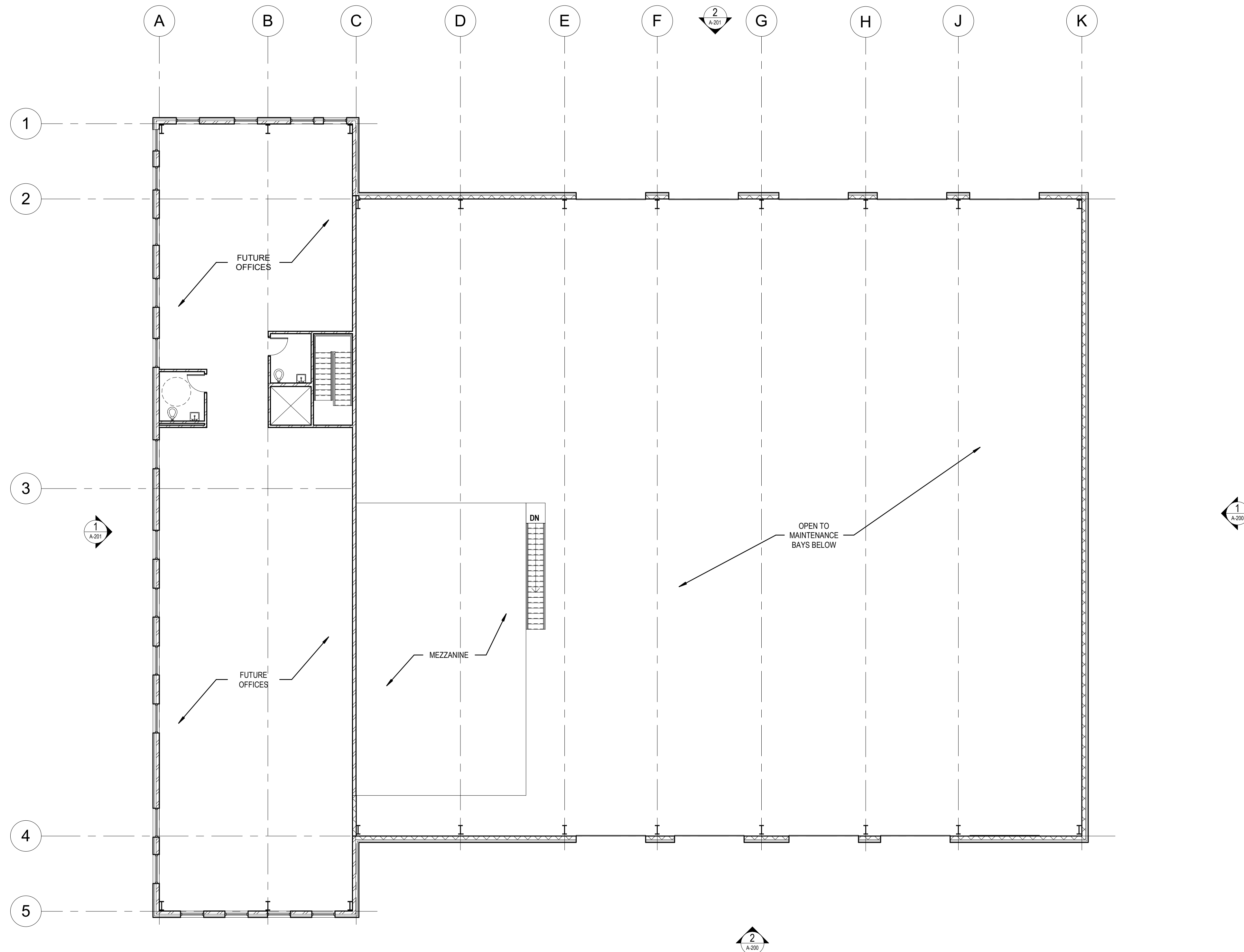
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ARCHITECTURE SHEET TITLE

SECOND FLOOR PLAN

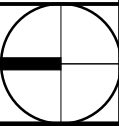
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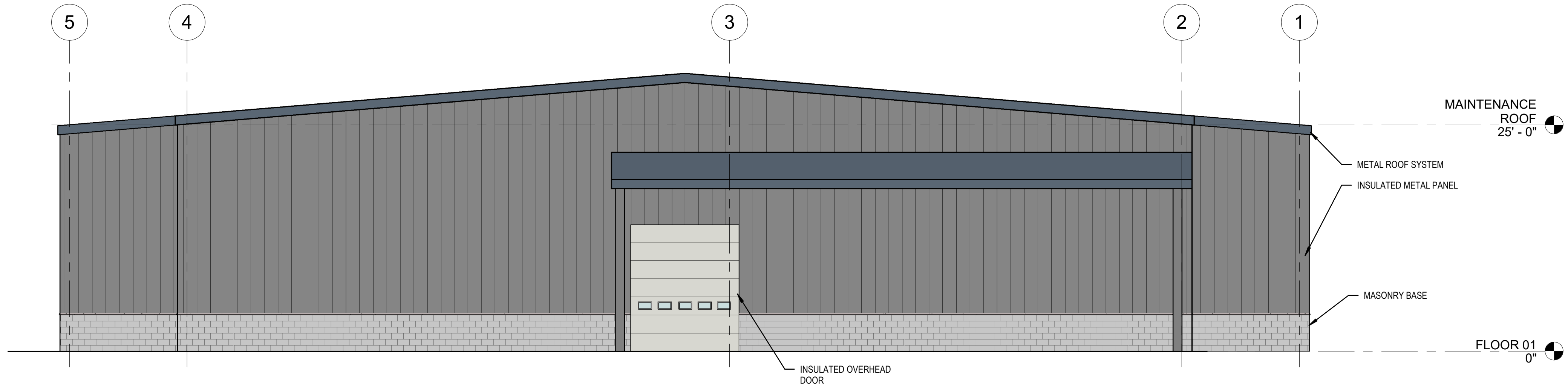
A-102



1 SECOND FLOOR PLAN (AT OFFICE)

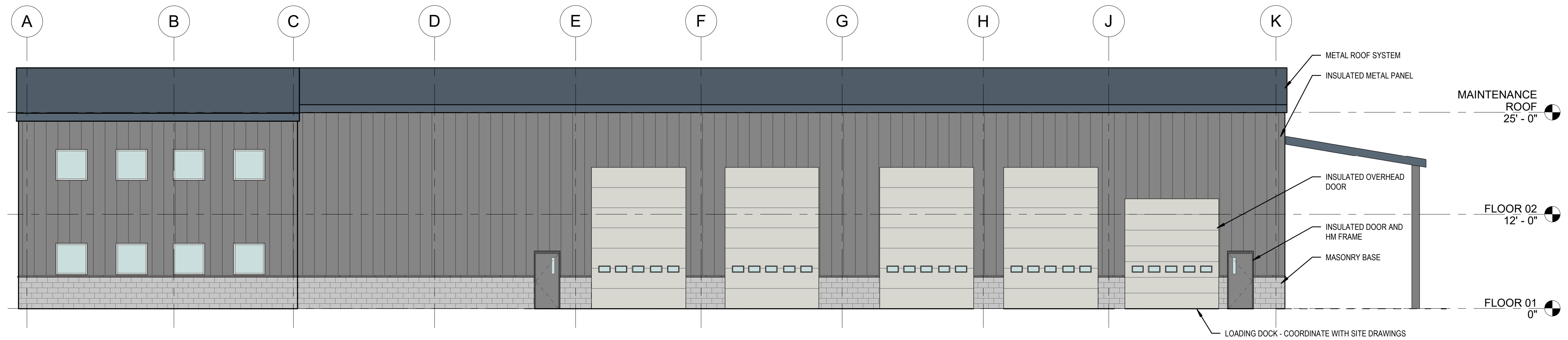
A-102 $3/32" = 1'-0"$





1 ELEVATION - SOUTH

A-200 $1/8" = 1'-0"$



2 ELEVATION - EAST

A-200 $1/8" = 1'-0"$



STRUCTURES

ONE WEBSTERS LANDING
SYRACUSE, NEW YORK 13202
315.471.5338



ARCHITECTURE

NEW VEHICLE MAINTENANCE FACILITY

PROJECT VOLT

Morgan & Wetzel Road
Clay, New York

B	02.10.2022	REVISED BUILDING PLANS
A	01.19.2022	SITE PLAN APPROVAL
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SHEET ISSUES		
VIP PROJECT NO.	21-3710	
FILE NAME	3710_ARCH_v2020.rte	
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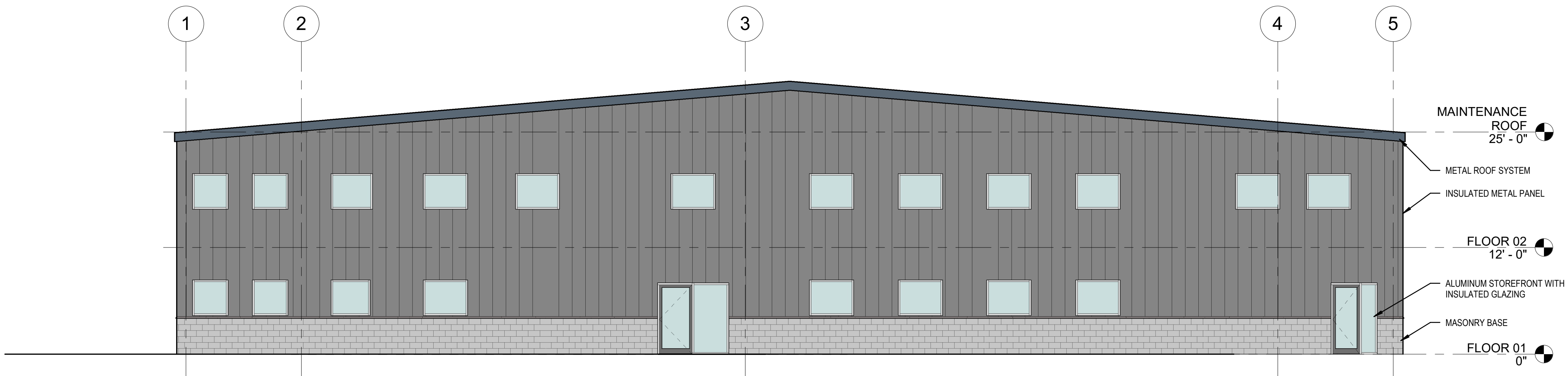
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ARCHITECTURE SHEET TITLE

EXTR ELEVS
SOUTH & EAST

SHEET NUMBER

A-200



1 ELEVATION - NORTH

A-201 1/8" = 1'-0"



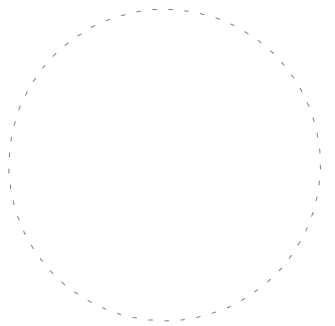
2 ELEVATION - WEST

A-201 1/8" = 1'-0"



STRUCTURES

ONE WEBSTERS LANDING
SYRACUSE, NEW YORK 13202
315.471.5338



ARCHITECTURE

NEW VEHICLE
MAINTENANCE
FACILITY

PROJECT VOLT

Morgan & Wetzel Road
Clay, New York

B	02.10.2022	REVISED BUILDING PLANS
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ARCHITECTURE SHEET TITLE

EXTR ELEVS
NORTH & WEST

SHEET NUMBER

A-201

ZONING DATA CHART			X-ZONING DATA
ZONING - INDUSTRIAL I	TOWN REQUIRED	PROPOSED	
LOT WIDTH	N/A	1,061'	
LOT AREA	N/A	11,886 AC.	
BUILDING COVERAGE	60% MAX.	3.65%	
LOT COVERAGE	80% MAX.	52%	
LOT DEPTH	N/A	460'	
FRONT YARD SETBACK	200' (ZBA-100' APPROVED)	130'	
SIDE YARD SETBACK	25'	126'	
REAR YARD SETBACK	25'	200'	
BUILDING HEIGHT	N/A	25'	

PARKING DATA CHART			X-PARKING DATA
- PARKING STALL SIZE	TOWN REQUIRED	NEEDS BASED /	
20'-0" x 9'-6"	PER TOWN REGS.	PROVIDED	
OFFICE / TRAINING AREA (9,826 SF)	30 SPACES	33 SPACES	
MAINTENANCE AREA (14,135 SF)	N/A	3 SPACES	
LONG TERM PARKING	N/A	26 SPACES	
TRUCK & TRAILER PARKING	N/A	205 SPACES	
	30 SPACES	261 SPACES	
- OFFICE PARKING REQUIREMENTS (3 SPACES PER 1,000 SQ. FT.)			



STRUCTURES

ONE WEBSTERS LANDING
SYRACUSE, NEW YORK 13202
315.471.5338



LANDSCAPE ARCHITECTURE & LAND PLANNING
6320 FLY ROAD, SUITE 109, EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981

RZ Engineering, PLLC
6320 FLY ROAD SUITE 109, EAST SYRACUSE, NY 13057

JW Didado
Syracuse Division

Morgan and Wetzel Rd.
Clay, NY 13088

PRELIMINARY		
	02.14.21	MUNICIPAL REVIEW
A	01.19.22	MUNICIPAL REVIEW
MK	DATE	DESCRIPTION
SHEET ISSUES		
VIP PROJECT NO.		
FILE NAME	41054	
DRAWN BY	NPL	
CHECKED BY	SLF	

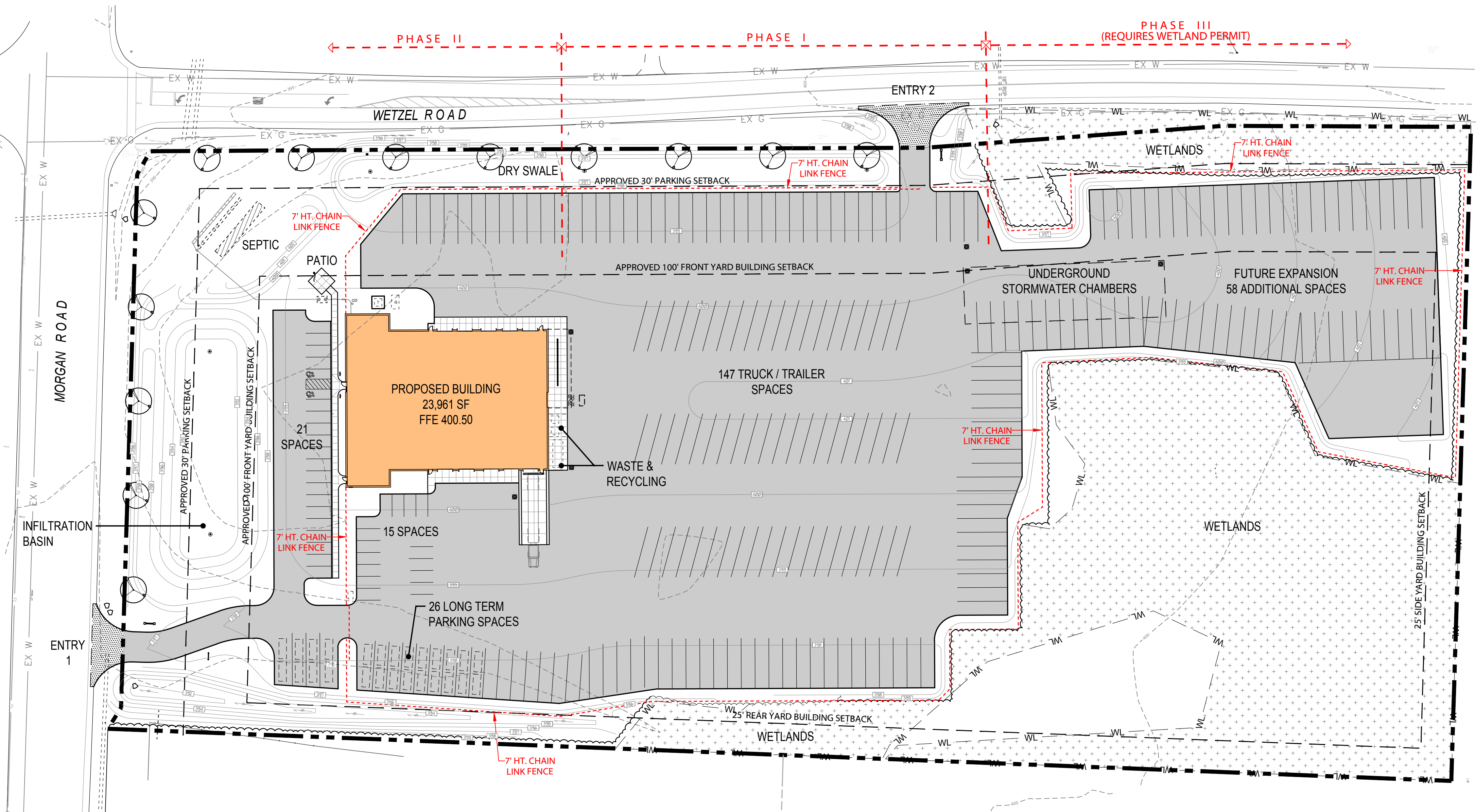
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SHEET TITLE

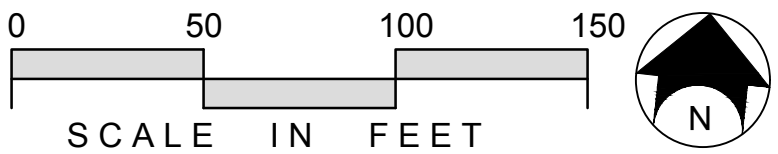
MASTER PLAN

SHEET NUMBER

L-000



1 MASTER PLAN
L-000



SECTION III: Construction

D) Projected Employment Growth

Job Title/Category	Anticipated Annual Pay	Jobs Created Year 1	Jobs Created Year 2	Jobs Created Year 3
REGIONAL MANAGER	\$140,000	1		
PROJECT MANAGER	\$120,000		2	
CONSTRUCTION MGR	\$150,000		1	
PROJECT ASSISTANT	\$50,000	1	1	
MECHANIC	\$50,000	1	1	
ESTIMATOR	\$85,000	1		1
SHOP SUPERVISOR	\$55,000		1	
GENERAL OFFICE MGR	\$60,000	1		
SAFETY PERSONNEL	\$100,000	1		
OFFICE ADMIN / CLERK	\$40,000	1		
SHOP SUPPORT	\$45,000		1	1
GROUNDMAN TRUCK DRIVER	\$45,000		1	1
TOTAL		7	15	18

AMENDED & RESTATED APPLICATION (06.13.2022)
Full Environmental Assessment Form
 (Removal of G & R Morgan Road)
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: JW Didado Syracuse Division		
Project Location (describe, and attach a general location map): Corner of Morgan and Wetzel Rd, Town of Clay, NY		
Brief Description of Proposed Action (include purpose or need): Construction of a new 24,000 s.f. commercial building. Site amenities include approximately 62 passenger vehicle parking spaces and approximately 205 truck/trailer parking spaces. NYSDEC compliant storm water management facilities will be constructed to treat storm water.		
Name of Applicant/Sponsor: VIP Structures, Inc (Vince Raymond)		Telephone: 315-471-5338
		E-Mail: vraymond@vipstructures.com
Address: One Webster's Landing		
City/PO: Syracuse	State: NY	Zip Code: 13202
Project Contact (if not same as sponsor; give name and title/role): Keplinger Freeman Associates (Scott Freeman) - Landscape Architect		Telephone: 31-445-7980
		E-Mail: sf@keplingerfreeman.com
Address: 6320 Fly Road (Suite 109)		
City/PO: East Syracuse	State: NY	Zip Code: 13057
Property Owner (if not same as sponsor): Lamjak Realty Co Inc		Telephone:
		E-Mail:
Address: 3550 Burnet Ave		
City/PO: East Syracuse	State: NY	Zip Code: 13057

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	Town of Clay Site Plan Approval	1-19-22
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☐ No		
d. Other local agencies ☒ Yes ☐ No	OCIDA	2-18-22
e. County agencies ☒ Yes ☐ No	OCWA, OCHD	TBD
f. Regional agencies ☐ Yes ☐ No		
g. State agencies ☒ Yes ☐ No	NYS DEC SPEDEs Permit	TBD
h. Federal agencies ☐ Yes ☐ No		
i. Coastal Resources. <i>i.</i> Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐ Yes ☒ No <i>ii.</i> Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☒ Yes ☐ No <i>iii.</i> 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

(Removal of G & R Morgan Road)

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?

Industrial

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? Liverpool CSD

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

Onondaga County Sheriffs Department

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

Moyer's Corners Fire Department

d. What parks serve the project site?

None

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)? Industrial / Commercial

b. a. Total acreage of the site of the proposed action? 11.886+/- acres

b. Total acreage to be physically disturbed? 8.5+/- acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 11.886+/- 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 3

• Anticipated commencement date of phase 1 (including demolition) 4 month 22 year

• Anticipated completion date of final phase TBD 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: _____

Phase III as identified on the site plan is dependent on wetland permitting and future parking needs.

f. Does the project include new residential uses?

(Removal of G & R Morgan Road)

☐ 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 1
- ii. Dimensions (in feet) of largest proposed structure: 25' height; 120 width; and 180 length
- iii. Approximate extent of building space to be heated or cooled: 21,000 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? (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): Freshwater Emergent Wetland

- 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:

Wetland disturbance encompasses around .5 acres and will include excavation and filling.

- 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: _____

None. Disturbed area will be paved.

- 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: _____ 1000 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: CWR40 - County Water
- 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: _____ 330 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: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

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

If Yes:

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

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

If Yes:

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

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

On-site septic system is proposed with 1,000 gallon minimum holding tank.

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

On-site septic system is proposed with 1,000 gallon minimum holding tank.

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

If Yes:

- i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 6.6+/- acres (impervious surface)

_____ Square feet or 11.88 acres (parcel size)

- ii. Describe types of new point sources. pipe ends and swales

- 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)?

Storm water will be directed to on-site storm water management facilities.

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

- Will stormwater runoff flow to adjacent properties? ☐ Yes ☒ No

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

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

If Yes, identify:

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

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

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

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

If Yes:

- 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) ☐ Yes ☐ No

- 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)

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 0 Proposed 220 Net increase/decrease 220

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:
Creation of (2) new entry roads. One off Wetzel Rd and one off Morgan Rd.

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: _____
TBD

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
National Grid

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☒ No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7:00 am - 5:00 pm
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: All hours of the day
- Saturday: _____
- Sunday: _____
- Holidays: _____

(Removal of G & R Morgan Road)

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: _____ _____	
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 pole and building mounted lighting directed away from adjacent roadways. Locations and heights TBD.</u> _____	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☒ Yes ☐ No Describe: <u>Existing vegetation will be removed for proposed construction. New trees will be planted to provide screening.</u> _____	
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	0	6.6+/-	6.6+/-
• Forested	8.98+/-	2.53+/- (within wetlands)	6.45+/-
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)	2.9+/-	2.4+/-	.5+/-
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: <u>lawn</u>	0	1.65+/-	1.65+/-

c. Is the project site presently used by members of the community for public recreation? <i>i. If Yes: explain:</i> _____	☐ Yes ☒ No
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? If Yes, <i>i. Identify Facilities:</i> _____ _____	☒ Yes ☐ No
e. Does the project site contain an existing dam? If Yes: <i>i. Dimensions of the dam and impoundment:</i> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <i>ii. Dam's existing hazard classification:</i> _____ <i>iii. Provide date and summarize results of last inspection:</i> _____ _____	☐ Yes ☒ No
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? If Yes: <i>i. Has the facility been formally closed?</i> • If yes, cite sources/documentation: _____ <i>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:</i> _____ _____ <i>iii. Describe any development constraints due to the prior solid waste activities:</i> _____ _____	☐ Yes ☒ No ☐ Yes ☐ No
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? If Yes: <i>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</i> _____ _____	☐ Yes ☒ No
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? If Yes: <i>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</i> ☐ Yes – Spills Incidents database ☐ Yes – Environmental Site Remediation database ☐ Neither database Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ <i>ii. If site has been subject of RCRA corrective activities, describe control measures:</i> _____ _____ _____ <i>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</i> If yes, provide DEC ID number(s): _____ <i>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):</i> _____ _____	☐ Yes ☒ No ☐ Yes ☐ No ☐ Yes ☒ No

v. Is the project site subject to an institutional control limiting property uses? (Removal of S & R Morgan Road)		☐ 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																																														
b. Are there bedrock outcroppings on the project site? If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %		☐ Yes ☒ No																																												
c. Predominant soil type(s) present on project site: <table style="width:100%; border-collapse: collapse;"> <tr> <td style="border-bottom: 1px solid black;">Colonie loamy fine sand</td> <td style="border-bottom: 1px solid black; text-align: right;">37 %</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Lockport & brockport silty clay loam</td> <td style="border-bottom: 1px solid black; text-align: right;">15 %</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Minoa fine sandy loam</td> <td style="border-bottom: 1px solid black; text-align: right;">40 %</td> </tr> </table>			Colonie loamy fine sand	37 %	Lockport & brockport silty clay loam	15 %	Minoa fine sandy loam	40 %																																						
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e. Drainage status of project site soils: <table style="width:100%; border-collapse: collapse;"> <tr> <td>☐ Well Drained:</td> <td style="text-align: right;">37 % of site</td> </tr> <tr> <td>☐ Moderately Well Drained:</td> <td style="text-align: right;">8 % of site</td> </tr> <tr> <td>☐ Poorly Drained</td> <td style="text-align: right;">55 % of site</td> </tr> </table>			☐ Well Drained:	37 % of site	☐ Moderately Well Drained:	8 % of site	☐ Poorly Drained	55 % of site																																						
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h. Surface water features. <table style="width:100%; border-collapse: collapse;"> <tr> <td>i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?</td> <td align="right">☒ Yes ☐ No</td> </tr> <tr> <td>ii. Do any wetlands or other waterbodies adjoin the project site?</td> <td align="right">☒ Yes ☐ No</td> </tr> <tr> <td colspan="2">If Yes to either <i>i</i> or <i>ii</i>, continue. If No, skip to E.2.i.</td> </tr> <tr> <td>iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?</td> <td align="right">☒ Yes ☐ No</td> </tr> <tr> <td colspan="2">iv. For each identified regulated wetland and waterbody on the project site, provide the following information:</td> </tr> <tr> <td> <table style="width:100%; border-collapse: collapse;"> <tr> <td>• Streams:</td> <td>Name 899-10</td> <td>Classification C</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name Federal Waters, Federal Waters, Federal Waters,...</td> <td>Approximate Size _____</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table> </td> <td></td> </tr> <tr> <td colspan="2"> v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? </td> <td align="right"> ☐ Yes ☒ No </td> </tr> <tr> <td colspan="3"> If yes, name of impaired water body/bodies and basis for listing as impaired: _____ _____ </td> </tr> <tr> <td colspan="2"> i. Is the project site in a designated Floodway? </td> <td align="right"> ☐ Yes ☒ No </td> </tr> <tr> <td colspan="2"> j. Is the project site in the 100-year Floodplain? </td> <td align="right"> ☐ Yes ☒ No </td> </tr> <tr> <td colspan="2"> k. Is the project site in the 500-year Floodplain? </td> <td align="right"> ☐ Yes ☒ No </td> </tr> <tr> <td colspan="2"> l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? If Yes: <table style="width:100%; border-collapse: collapse;"> <tr> <td>i. Name of aquifer:</td> <td>Principal Aquifer, Primary Aquifer</td> </tr> </table> </td> <td align="right"> ☒ Yes ☐ No </td> </tr> </table>			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:		<table style="width:100%; border-collapse: collapse;"> <tr> <td>• Streams:</td> <td>Name 899-10</td> <td>Classification C</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name Federal Waters, Federal Waters, Federal Waters,...</td> <td>Approximate Size _____</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table>	• Streams:	Name 899-10	Classification C	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name Federal Waters, Federal Waters, Federal Waters,...	Approximate Size _____	• Wetland No. (if regulated by DEC)	_____			v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?		☐ Yes ☒ No	If yes, name of impaired water body/bodies and basis for listing as impaired: _____ _____			i. Is the project site in a designated Floodway?		☐ Yes ☒ No	j. Is the project site in the 100-year Floodplain?		☐ Yes ☒ No	k. Is the project site in the 500-year Floodplain?		☐ Yes ☒ No	l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? If Yes: <table style="width:100%; border-collapse: collapse;"> <tr> <td>i. Name of aquifer:</td> <td>Principal Aquifer, Primary Aquifer</td> </tr> </table>		i. Name of aquifer:	Principal Aquifer, Primary Aquifer	☒ Yes ☐ No
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m. Identify the predominant wildlife species that occupy or use the project site: insects, birds, mammals _____ _____	_____
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): _____ Indiana 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: Hamlin Marsh

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

iii. Distance between project and resource: 1.5 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 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

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

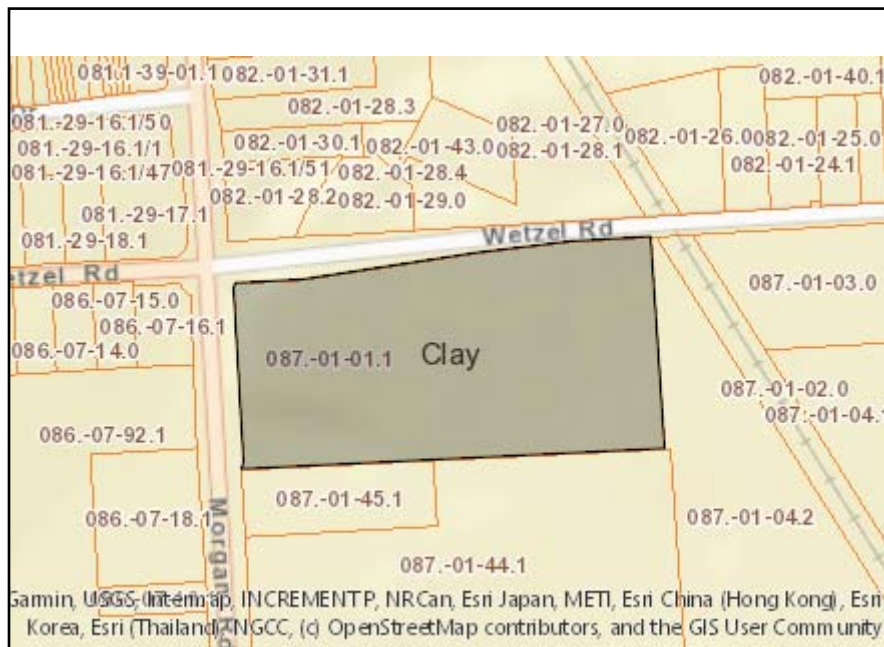
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name Keplinger Freeman Associates - Scott Freeman Date 2-18-22

Signature  Title Landscape Architect



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]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	899-10
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No

E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	AMENDED & RESTATED APPLICATION (06.13.2022) (Principal Aquifer, Primary Aquifer)
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Indiana 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

WHEREAS, JW Didado, Syracuse Division (the “Applicant”) is proposing the construction of a new 21,000 square foot commercial building with associated amenities on an approximately 11.886-acre parcel identified as Tax Map # 87.-01-01.1 (the “Project”) in the Town of Clay, Onondaga County, New York; and

WHEREAS, the Project is located in an Industrial-1 zoning district; and

WHEREAS, the Applicant has submitted an application to the Town of Clay Planning Board for site plan approval; and

WHEREAS, the Applicant has prepared Part 1 of the Full Environmental Assessment Form (“FEAF”) for the Project; and

WHEREAS, the Planning Board desires to comply with the requirements of SEQRA and its implementing regulations set forth at 6 NYCRR Part 617 (the “Regulations”) with respect to the Project; and

WHEREAS, at its meeting on April 13, 2022, 2022, the Planning Board declared the Project to be a Type 1 action and declared its intent to act as the lead agency for purposes of the SEQRA review and no other involved agency objected to the Planning Board acting as the lead agency; and

WHEREAS, the Planning Board has considered all the comments and submissions submitted to date concerning the Project; and

WHEREAS, the Planning Board is mindful of the criteria set forth in 6 NYCRR § 617.7 of the Regulations for determining the environmental significance of an action, and

WHEREAS, pursuant to the Regulations, the Planning Board has considered the significance of the potential adverse environmental impacts of the Project by (a) using the criteria specified in 6 NYCRR § 617.7 of the Regulations, and (b) examining the EAF for the Project, including the facts and conclusions in Part 1 of the EAF and its attachments, and completing Parts 2 and 3 of the EAF, together with all other available supporting information, to identify the relevant areas of environmental concern, and (c) thoroughly analyzing the identified areas of relevant environmental concern.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Project is subject to SEQRA.
2. The Planning Board is the lead agency and has undertaken a coordinated review with respect to the Project.
3. The Planning Board classified the Project as a Type I Action under SEQRA.

4. The Planning Board has compared the impacts that may reasonably be expected to result from the Project to the criteria for determining significance identified in Section 617.7(c)(1) of the Regulations and evaluated the issues of causation and significance in light of the standards under the same Section of the Regulations.

5. The Planning Board has not identified any potential significant adverse environmental impacts associated with the Project and none are known to the Board. Based upon its review, and for the reasons set forth in the FEAF and its supporting documentation, the Planning Board hereby determines that the Project will not present a potential significant adverse impact on the environment, and therefore, a Negative Declaration is warranted pursuant to SEQRA and an environmental impact statement need not be prepared.

6. The Planning Board reaches the following further conclusions:

- (A) The Project will not result in substantial adverse change in existing air quality; ground or surface water quality or quantity, traffic, or noise levels; a substantial increase in solid waste production; or a substantial increase in potential for erosion, flooding, leaching or drainage problems.

The Planning Board has considered potential impacts to wetlands. Potential impacts to wetlands have been avoided to the maximum extent practicable and the Applicant will mitigate the minimal impacts in accordance with the terms of the Nationwide Permit(s) to be issued by the Army Corps of Engineers.

Potential impacts to surface water quality, existing drainage patterns and the potential for increased erosion and turbidity will be avoided through compliance with SPDES General Permit for Construction Activity, GP-0-20-001, and the Town of Clay stormwater management regulations.

No significant potential adverse traffic impacts are anticipated as a result of the Project and any potential impacts with respect to site access have been addressed by modifying the egress onto Morgan Rd such that the exit is right out only and also will be mitigated in accordance with the terms of the permit to be issued by the Onondaga County Department of Transportation.

- (B) The Project site is located in an area known for Indiana bats. However, the Project site has already been cleared. There are no other rare, threatened, or endangered species associated with the Project. As a result, the Project shall not present a potential significant adverse impact on rare, threatened, or endangered species.

- (C) The Project will not result in other significant adverse impacts to natural resources.
- (D) The Project will not affect a critical environmental area as designated pursuant to 6 NYCRR § 617.14(g).
- (E) The Project will not conflict with the community's current plans or goals as officially approved or adopted.
- (F) The Project will not result in the impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community character. The Project is adjacent to a residential property. However, the Applicant has agreed to provide landscaping and screening to minimize potential impacts to the neighboring residential property. Such mitigation has been incorporated into the Applicant's site plan.
- (G) The Project will not result in a major change in the use of either the quantity or type of energy.
- (H) The Project will not result in the creation of a hazard to human health.
- (I) The Project will not result in a substantial change in the use, or intensity of use, of land including architectural, open space or recreational resources, or in its capacity to support existing uses.
- (J) The Project will not result in encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action.
- (K) The Project will not result in the creation of a material demand for other actions that would result in one or more of the above consequences.
- (L) The Project will not result in changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; and
- (M) The Project will not result in two or more related actions undertaken, funded, or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in 6 NYCRR § 617.7(c).

7. The information available concerning the Project was sufficient for the Planning Board to make its determination and issue a Negative Declaration for the Project.

8. The Planning Board hereby adopts Parts 1, 2 and 3 of the FEAF, including the supporting written elaboration.

9. The Planning Board hereby directs the Chairperson of the Planning Board to execute the FEAF and to make any filing(s) and publications for the Project in compliance with the Regulations.

10. The Planning Board hereby authorizes the Town Planning Department to take such other steps as may be necessary to carry out this Resolution.

11. This resolution shall take effect immediately.

Stewart Hancock Partners LLC

649 Park Avenue, Rochester, NY 14607 * 585-329-4600

June 7, 2022

Onondaga County Industrial Development Agency
Attn: Robert M/ Petrovich, Executive Director
333 W. Washington Street, Suite 130
Syracuse, NY 13202
Re: Increase of Sales and Use Benefits

Dear Mr. Petrovich,

Please accept this as our formal request to increase the OCIDA sales and use tax benefits received for the construction of the Stewart Hancock, LLC-Dunn Tire, LLC project located at Stewart Drive in the Town of Cicero, NY.

In Decemebr 2021 the OCIDA Board had approved the Stewart Hancock, LLC -Dunn Tire, LLC for a PILOT, Sales and Use Tax and Mortgage Recording Tax abatement. Unfortunaley, our project budget has been impacted by unexpected cost to property clean-up and preparation, several change orders that were not anticipated, coupled with the increased cost of materials that in some cases has increased by over 30% or more.

As a result, we are anticipating our total project cost will be adjusted to \$ 6,446,330. We would therefore like to request an increase in our sales and use exemption from 250,000 \$to \$500,000.

We appreciate the assistance that OCIDA has provided and look forward to continuing to work with OCIDA.

Please feel free to reach out with any questions.

Yours truly,



Joe Cattalani
Managing Member

theresa@armouredone.com

Tue 6/7/2022 12:56 PM

To:

- Nancy Lowery;
- Nathaniel Stevens

Cc:

- 'Tino Amodei' <tino@armouredone.com>

+1 other **NOTICE:** This email originated from outside of Onondaga County's email system. **Use caution** with links and attachments.

Dear OCIDA Board of Directors,

Armoured One LLC is asking for an extension of our sales tax exemption period through the end of 2022 as we are now in the midst of approximately \$650,000 worth of building renovations that we had hoped to complete by the end of 2021. Being a business founded on the sales of school security training services, installation of attack resistant film on school glass and life openings, and the sales of attack resistant glass, COVID has had a tremendous impact on our ability to sustain projected levels of revenue growth and expansion of business operations. It has caused us to struggle with deadlines. Since the pandemic hit in 2020, we have been endeavoring to bolster existing product sales and services, while creating new business products and partnerships with our new and innovative inner-layer security glass technology. This is a time consuming process which includes obtaining patents and of course testing procedures.

The above factors have caused a delay in the timeframe for the expansion of our building as we didn't want to embark upon spending funds to renovate the building without the corresponding need for its expansion with prudent sales revenue. In addition it took time to refinance our current mortgage with Pathfinder Bank, which we have secured. We are pleased to report that the funds are in place for the \$650,000 spending for much needed roof repairs and creation of an additional clean-room with necessary walls, ceilings, epoxy floor, and HVAC system. Also included in the spending of the aforementioned funds is insulation work in the roof and walls for our new shipping and receiving building. We anticipate the completion of the planned renovations by the end of 2022.

We are grateful to the board and OCIDA for the exemptions we have been given and for the opportunity to ask for a time extension of the sales tax exemption period through December of 2022.

Thank you for your time and attention to this matter,
Armoured One, LLC

Theresa Morgan, CPA
Chief Financial Officer

p: (315) 374-3733 / e: theresa@armouredone.com



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This communication, including attachments, is for the exclusive use of the addressee and may contain proprietary, confidential and/or privileged information. If you are not the intended recipient, any use, copying, disclosure, dissemination or distribution is strictly prohibited. If you are not the intended recipient, please notify the sender immediately by return e-mail, delete this communication and destroy all copies.

Breckenridge Group Syracuse New York, LLC
1301 S. Capital of Texas Highway
Austin, TX 78746

June 3, 2022

Robert M. Petrovich
Onondaga County Industrial Development Agency
333 W. Washington Street, Suite 130
Syracuse, New York 13202

Dear Mr. Petrovich:

Pursuant to Section 9.2 of the Lease and Leaseback Agreement, dated as of December 1, 2015 (the "Lease Agreement"), by and between the Onondaga County Industrial Development Agency (the "Agency") and Breckenridge Group Syracuse New York, LLC (the "Company"), as successor in interest to Syracuse Apartments, LLC (the "Original Company"), we write to seek the Agency's consent in connection with the "Transaction", which consists of the sale of the Project Facility (as defined in the Lease Agreement) and the transfer of the remaining benefits to the Purchaser (as hereinafter defined). The Company is selling the Project Facility to PPF/GSA SH Venture, LLC, who will form a single purpose entity which will own and operate the Project Facility (the "Purchaser").

The Company became the successor in interest to pursuant to that certain Assignment and Assumption of Payment in Lieu of Tax Agreement, Agent Agreement & Lease and Leaseback Agreement, dated as of January 29, 2016 (the "Assignment and Assumption Agreement"), by and between the Company and the Original Company. The Assignment and Assumption Agreement was executed pursuant to Section 9.1 of the Lease Agreement, which authorized the assignment of the Lease Agreement to a "Qualified Transferee", which such definition expressly included the Company in Section 3.2(B)(vi) of the Payment in Lieu of Tax Agreement, dated as of December 29, 2015 (the "PILOT Agreement"), by and between the Original Company and the Agency.

Please find enclosed a document summarizing information regarding the Purchaser. As this is proprietary, we respectfully request that this be kept confidential and is being transmitted solely for the purposes of establishing that the Purchaser is a Qualified Transferee, as such term is defined in the Lease Agreement. You will see that the Purchaser will be a subsidiary and wholly controlled by an entity that has assets well in excess of \$5,000,000 under its control, is regularly engaged in the business of operating commercial properties and the purchase will not cause the Project to fail to qualify as a "project" under the General Municipal Law, satisfying the "Eligibility Requirements" set forth in the PILOT Agreement.

It is our hope that the Agency considers this matter at its regularly scheduled meeting in June. Should you need additional information or have any questions, do not hesitate to contact us.

Very truly yours,

A handwritten signature in black ink, appearing to read 'S. Gordon', written in a cursive style.

Stephen Gordon
Authorized Signatory