



ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

335 MONTGOMERY STREET, FLOOR 2M, SYRACUSE, NY 13202
315.435.3770 • ECONOMICDEVELOPMENT@ONGOV.NET

Regular Meeting Agenda
July 18, 2024

8:35 AM Call to Order the Regular Meeting of the Agency

- A. Approval of Minutes: June 13, 2024
- B. Treasurer's Report
- C. Payment of Bills
- D. Conflict of Interest

Action Items:

1. Old Thompson Road, LLC (3101-24-04C) Second Meeting

Old Thompson Road, LLC is requesting an amendment to its existing straight lease transaction it entered into with the Agency in 2017 and modified in 2018 in connection with its proposal to design and construct an extension of approximately 82,320 SF at Feldmeier's existing facility in the Town of DeWitt. The applicant is requesting exemptions from certain sales and use taxes, real property taxes, and mortgage recording taxes.

Agency Action Requested:

- a. A resolution of the Board authorizing the financial assistance the Agency will provide and the execution and delivery of the documents related to the provision of the financial assistance. Agency benefits requested include exemptions from certain real property taxes, sales and use taxes and mortgage recording taxes.

Representatives: Kevin McAuliffe, Amy Lawler, Colby Clark

2. Clinton's Ditch Co-Operative Company, Inc. (3101-24-03A) Second Meeting

Clinton's Ditch Co-operative Company, Inc. is proposing to expand their current facility in the Town of Cicero with additions to its current facility including adding a truck repair facility, a building addition, and other ancillary interior and exterior amenities and sitework. 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 to authorize adoption of SEQRA determination.
- b. A resolution of the Board authorizing the financial assistance the Agency will provide. Agency benefits requested include exemptions from certain real property taxes, real estate transfer taxes, sales and use taxes and mortgage recording taxes.

Representatives: JonElle Baskin-Kelley and John Anthony Dunn

3. Active Project Review

Annual assessments of projects as required by General Municipal Law Section 874(12).

Representative: Alexis Rodriguez, Secretary

Adjourn

Onondaga County Industrial Development Agency
Regular Meeting Minutes
June 13, 2024

A regular meeting of the Onondaga County Industrial Development Agency was held on Thursday, June 13, 2024, 335 Montgomery Street, Floor 2M, Syracuse, New York.

Janice Herzog called the meeting to order at 8:32 AM with the following:

PRESENT:

Susan Stanczyk
Janice Herzog
Fanny Villarreal
Cydney Johnson

ABSENT:

Patrick Hogan
Kevin Ryan
Elizabeth Dreyfuss

ALSO PRESENT:

Robert M. Petrovich, Executive Director
Nathaniel Stevens, Treasurer
Alexis Rodriguez, Secretary
McKenna Moonan, Office of Economic Development
Jeff Davis, Barclay Damon LLP
Amanda Fitzgerald, Barclay Damon LLP
John Sidd, Hancock Estabrook

APPROVAL OF REGULAR MEETING MINUTES- May 9, 2024

Upon motion by Susan Stanczyk, seconded by Fanny Villarreal, the OCIDA Board approved the regular meeting minutes of May 9, 2024. Motion was carried.

TREASURER'S REPORT

Nate Stevens gave a brief overview of the Treasurer's Report for the month of May 2024.

Upon motion by Susan Stanczyk, seconded by Fanny Villarreal, the OCIDA Board approved the Treasurer's Report for the month of May 2024. Motion was carried.

PAYMENT OF BILLS

Nate Stevens gave a brief review of Payment of Bills.

Upon motion by Susan Stanczyk, seconded by Fanny Villarreal, the OCIDA Board approved the Payment of Bills. Motion was carried.

CONFLICT OF INTEREST DISCLOSURE

The conflict of interest was circulated and there were no conflicts.

ACTION ITEMS

1. NexGen Power Systems, Inc. (3101-18-01A) Terminating Project and Evaluating Recapture of Benefits: Robert Petrovich gave a brief overview of the NexGen Power Systems project. He stated that the company filed for Chapter 11 and are no longer operating and vacated the premises. He went on to explain that this project was brought forward by New York State, ESD, through Fort Schuyler. He also noted that they paid their most recent PILOT payment in February of 2024. Robert Petrovich stated that since they are no longer in business, he recommended that the Agency move forward in the termination process as well as evaluation of recapture possibilities. Janice Herzog reread the agency action requested of “A resolution of the Board evaluating the recapture of benefits and terminating a Project with NexGen Power Systems, Inc. and directing execution of termination documents with respect thereto.” A motion was made by Susan Stanczyk and seconded by Fanny Villarreal. Motion passed unanimously.
2. UR-Ban Villages PFA, LLC (3101-21-07A) Modification Meeting: Robert Petrovich explained that UR-Ban Villages is requesting that 2 acres be released to them, keeping the original PILOT agreement intact. He then explained that these 2 acres would become an indoor soccer field that will be part of the tax property base. Robert Petrovich explained the modification would not harm the community or the Agency, and Nate Stevens gave an update on the project status. Janice Herzog reread the Agency Action Requested “A resolution of the Board authorizing a release of a portion of the Agency’s

leasehold interest in the Project Facility.” A motion was made by Susan Stanczyk and seconded by Fanny Villarreal. Motion passed unanimously.

3. Public Relations/Marketing Services- Contract Authorization: Janice Herzog asked Robert Petrovich to explain how ABC Creative Marketing Group has benefited the Agency. Robert went on to explain that ABC Creative has provided a new website for the Economic Development Office, as well as marketing and videos that enhance the White Pine Science and Technology Park, which is adjacent to the Micron site. This is to help prepare the Agency for the welcoming of a Taiwanese delegation in hopes to secure supply chain relationships with the coming of Micron to Syracuse. Susan Stanczyk asked what the current contract amount is. Robert Petrovich explained that the original budget was \$75,000, which was increased to \$100,000, and will now be increased to help create more videos to enhance the projects the Agency is working on. Janice Herzog noted that through her “sneak peak” of one of the most recent videos that will be a great response to the opportunities coming to the area. Janich Herzog read the Agency Action Requested, “A resolution of the Board increasing the contract with ABC Creative Marketing Group in an amount not to exceed \$70,000 for public relations/marketing services for OCIDA to communicate the Agency’s objectives.” A motion was made by Susan Stanczyk and seconded by Fanny Villarreal. Motion passed unanimously.
4. Micron New York Semiconductor Manufacturing LLC- Eminent Domain Action: Janice Herzog read the Agency Action Requested. Robert Petrovich asked counsel (Jeff Davis and John Sidd) close to the matter to help give a better understanding of this situation. Jeff Davis compared this action to ones that have come before the Board previously as in the development of the White Pine Commerce Park as well as the OHB Application and redevelopment of Shoppingtown Mall. Jeff explained that there is a utility wastewater line that needs to run from the Micron site to Oak Orchard which will pass industrial wastewater as well as reclaimed processed water. Jeff stated that John has been working with Micron for obtaining the easements necessary for this line. Micron and John have obtained most of the easements necessary as of this meeting. Jeff stated that this action put before the Board is not one to take land but requesting the Board to take “necessary

procedural steps” to begin analysis of the land in question. Jeff asked John to give more detail. John explained that he and Micron have been working on this for a year now and have been unsuccessful in coming to a compromise with a portion of landowners where the line would run. John went into brief detail as to what the line carrying wastewater would do for the Applicant and the process of treating said wastewater. John described the troubles he and Micron have faced when trying to gain certain rights to specific properties along the line’s path. Robert Petrovich added that this will not take land from the landowners, but will require a line deep in the ground, and after the installation, a restoring the site to the point where no one will know it is there. He stated that OCIDA in partnership with the Applicant have exercised all options. Jeff Davis explained the Board’s role in this project and stated that the Applicant is in the environmental review stages. Jeff Davis stated “It is to do such things, perform such acts, and execute such documents that are necessary and appropriate to duly notice and conduct a public hearing as provided under the EDP Article 2 including but not limited to: retaining any professionals, consultants, and contractors necessary to provide materials required under the EDPL in connection with a public hearing and the possible acquisition of real estate interests in the Eminent Domain parcels. And to take all actions under the Eminent Domain Procedure Law Section 404 to allow for and facilitate Agency officers, Agency contractors to enter upon the Eminent Domain parcels for the purpose of making surveys, test pits, borings, or other investigations, and also for temporary occupancy during construction.” Janice Herzog then asked what the timeline of this next step, where Jeff Davis gave brief detail on steps and timelines. Janice Herzog reread the Agency Action Requested of “A resolution of the Board authorizing and directing Agency staff and counsel to take various actions pursuant to the Eminent Domain Procedure Law for the potential acquisition of lands and easement rights in support of the development of the White Pine Commerce Park.” A motion was made by Susan Stanczyk and seconded by Fanny Villarreal. Motion passed unanimously.

5. COR Van Rensselaer Street Company II, LLC & COR Van Rensselaer Company III, Inc. (3101-15-14A) Request for execution and delivery of lender documents in connection with a financing extension: Janice Herzog read the Agency Action Requested “A

resolution of the Board authorizing execution and delivery of lender documents."

Amanda Fitzgerald explained the request, stating that it has been seen before by the Board in the past. She also stated that this is a portion of the COR Inner Harbor project, where they are refinancing their building with their current lender, where she stated that the Agency is already a part of the lender documents, and that the Agency is being asked to join in the refinancing documents. She explained that the Agency is in title by the nature of the straight lease transaction. She informed the Board that there is no additional mortgage recording tax exemption, just authorizing the execution of the lender documents. A motion was made by Susan Stanczyk and seconded by Fanny Villarreal. Motion passed unanimously.

Motion to adjourn made by Susan Stanczyk and seconded by Fanny Villarreal at 9:04 AM.

Alexis Rodriguez, Secretary

ONONDAGA COUNTY
 INDUSTRIAL DEVELOPMENT AGENCY

June 30, 2024

Revenue / Expense / Income	Current Period	Current YTD
Operating/Non-Op Revenue	140,092	2,546,355
Administrative Expense	44,097	266,750
Operating/Program Expense	37,747	308,479
Net Ordinary Income	58,248	1,971,126

Current Assets	Current YTD	Prior YTD
Total Cash	6,729,488	5,501,302
Less Pass Through Received	-	613,131
Available Cash	6,729,488	4,888,171
Receivables	1,755,303	237,012
Total	8,484,791	5,125,183

Onondaga County Industrial Development Agency

Profit and Loss

June 2024

	TOTAL
Income	
500 Operating Revenue	
2116 Fees	
2116.1 Agency Fees	2,500.00
2116.3 WPCP Agency Fee	111,111.11
Total 2116 Fees	113,611.11
2410 Lease Income	1,224.30
Total 500 Operating Revenue	114,835.41
501 Non-Operating Revenue	
2401 Interest Income	25,256.10
Total 501 Non-Operating Revenue	25,256.10
527 Nat Grid Matching Grant	3,618.00
534 Pilot & Pass Thru Revenue	
528.003 OHB Redev LLC Funds Pass Thru	29,185.36
529 PILOT Income	229,155.00
Total 534 Pilot & Pass Thru Revenue	258,340.36
550 WPCP Pass Thru Revenue	306,565.66
Total Income	\$708,615.53
GROSS PROFIT	\$708,615.53
Expenses	
6400 Operating Expense	
6401 Insurance	1,614.19
6404 Audit	15,000.00
6405 General Accounting	48.60
6406 Other Professional Services	
6406.50 Consulting Services	3,000.00
Total 6406 Other Professional Services	3,000.00
6407 Administrative Expense	44,096.54
6408 Meeting Expenses	304.99
6409 Conference Attendance	1,533.20
6410 Office Expense	210.18
6414 Marketing	12,900.00
Total 6400 Operating Expense	78,707.70
6440 Legal Fees	
6450 Barclay Damon	
6460 IDA General Legal	874.36
Total 6450 Barclay Damon	874.36
Total 6440 Legal Fees	874.36

Onondaga County Industrial Development Agency

Profit and Loss

June 2024

	TOTAL
6500 Agency Program Expenses	
6510 White Pine Commerce Park	
6510.7 WPCP Marketing	2,261.50
Total 6510 White Pine Commerce Park	2,261.50
Total 6500 Agency Program Expenses	2,261.50
6600 Non-Operating Expenses	
6605 Pilot & Pass Thru Expenses	
6606 OHB Redev LLC Funds Pass Thru	29,185.36
Total 6605 Pilot & Pass Thru Expenses	29,185.36
Total 6600 Non-Operating Expenses	29,185.36
6610 WPCP Pass Thru Expenses	
6610.1 Barclay Damon	177,777.78
6610.2 JMT	128,787.88
Total 6610 WPCP Pass Thru Expenses	306,565.66
Total Expenses	\$417,594.58
NET OPERATING INCOME	\$291,020.95
NET INCOME	\$291,020.95

Onondaga County Industrial Development Agency

Balance Sheet As of June 30, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
200 Cash	0.00
200.1 Cash - M & T Checking	5,436,051.51
200.2 Cash - M & T Money Maker Savings	1,963,637.25
Total 200 Cash	7,399,688.76
Total Bank Accounts	\$7,399,688.76
Accounts Receivable	
380 Accounts Rec.	
380.6 A/R Fees, Lease & PILOT	3,124,523.10
Total 380 Accounts Rec.	3,124,523.10
Total Accounts Receivable	\$3,124,523.10
Other Current Assets	
480 Prepaid Expenses	
480.4 Credit Balance on Card	-650.00
Total 480 Prepaid Expenses	-650.00
Total Other Current Assets	\$ -650.00
Total Current Assets	\$10,523,561.86
Fixed Assets	
100 Land	
101 White Pines Commerce Park	4,262.00
101.3 Engineering Services	16,190.00
101.4 Environmental/Demo Services	110.00
Total 101.3 Engineering Services	16,300.00
101.6 WPCP Marketing	221.49
Total 101 White Pines Commerce Park	20,783.49
107 800 Hiawatha	604,840.42
108 White Pine Science & Technology Park	2,140,557.00
Total 100 Land	2,766,180.91
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	-5,042.00
250 Investment in Real Property	30,756,703.00
Total Fixed Assets	\$33,523,859.91

Onondaga County Industrial Development Agency

Balance Sheet As of June 30, 2024

	TOTAL
Other Assets	
240 Blue Sky Redevelopment	1,641.76
Total Other Assets	\$1,641.76
TOTAL ASSETS	\$44,049,063.53
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
300 WPCP Pass Thru Payable	1,028,952.58
Total Accounts Payable	\$1,028,952.58
Other Current Liabilities	
600 Accounts Payable	0.00
600.1 Due to Related Party - OED	266,750.11
600.204 OHB Redev LLC Funds	670,200.98
600.208 BlueRock Energy Agreement Deposit	25,000.00
600.209 Syracuse Rail Overpayment	500.00
600.3 Onondaga County Loan	28,079,656.77
600.31 Accrued Interest - OC Note Payable	1,823,051.00
Total 600.3 Onondaga County Loan	29,902,707.77
Total 600 Accounts Payable	30,865,158.86
601 PILOT and Pass Thru Payable	
603 PILOT Pass Thru	-6,834,755.90
Total 601 PILOT and Pass Thru Payable	-6,834,755.90
631 Due to Other Governments	
631.1 Towns	
631.155 Skaneateles	0.10
Total 631.1 Towns	0.10
Total 631 Due to Other Governments	0.10
Total Other Current Liabilities	\$24,030,403.06
Total Current Liabilities	\$25,059,355.64
Total Liabilities	\$25,059,355.64
Equity	
3900 Equity Unreserved	7,227,937.45
3901 Equity-Investment Fixed Assets	2,345,838.63
463 Reserve For Contracts	368,811.84
465 Equity - Unreserved	4,017.16
Net Income	9,043,102.81
Total Equity	\$18,989,707.89
TOTAL LIABILITIES AND EQUITY	\$44,049,063.53

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILLS - SCHEDULE #495
July 18, 2024

GENERAL EXPENSES

1.	<u>ADVANCE MEDIA NEW YORK*</u> Central Upstate MACNY Ad, Inv#1686952	\$	1,100.00
2.	<u>ABC CREATIVE GROUP, LLC*</u> Inv#'s 8193, 8245, 8307	\$	13,050.00
3.	<u>BARCLAY DAMON LLP</u> OHB Redev, Inv#'s 5295481, 5292904	\$	18,814.75
4.	<u>BARCLAY DAMON LLP</u> Parks v. OCIDA, Inv#5292740	\$	375.00
5.	<u>BARCLAY DAMON LLP</u> WPSTP, Inv#5292662	\$	464.55
6.	<u>ABC CREATIVE GROUP, LLC</u> Inv#'s 8248, 8284	\$	25,600.00
7.	<u>BARCLAY DAMON LLP</u> May 2024 Legal Costs	\$	177,777.78
8.	<u>JMT OF NEW YORK, INC.</u> May 2024 Engineering Costs	\$	128,787.88
9.	<u>BARTON & LOGUIDICE, D.P.C</u> Project Monitoring Costs	\$	3,420.00
10.	<u>GORICK CONSTRUCTION CO., INC.</u> Retainage/Soil Stabilization & Debris Removal	\$	105,835.60

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11. <u>BARCLAY DAMON LLP</u>	\$ 2,036.90
IDA Matters, Inv#5292902	
12. <u>BARCLAY DAMON LLP</u>	\$ 30.00
Roth Steel, Inv#5293142	
TOTAL	\$ 477,292.46

*Ratification of checks dated June 13, 2024

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILLS - SCHEDULE #495
July 18, 2024

PILOT Payments

1.	<u>ONONDAGA COUNTY</u>	\$	71,351.00
	Syracuse Apartments 2024 PILOT Payment		
2.	<u>CITY OF SYRACUSE</u>	\$	54,931.00
	Syracuse Apartments 2024 PILOT Payment		
3.	<u>SYRACUSE CITY SCHOOL DISTRICT</u>	\$	<u>102,873.00</u>
	Syracuse Apartments 2024 PILOT Payment		
TOTAL		\$	229,155.00

OCIDA
ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

5/3/2024

1. Project	Old Thompson Road, LLC	2. Project Number	3103-24-04C
3. Location	DeWitt	4. School District	East Syracuse-Minoa
		6. Project Type	Expansion
5. Tax Parcel(s)	022.-05-14.1	Village	-

7.Total Project Cost	\$	13,650,000		8. Total Jobs	166
Land Acquisition				8A. Job Retention	141
Site Work/Demo				8B: Job Creation	25
Building Construction & Renovation	\$	10,350,000		(Next 5 Years)	
Furniture & Fixtures					
Equipment	\$	3,300,000			
Project Soft Cost					

Community Investment /Abatement Old Thompson Road, LLC

Project Description

	Fiscal Impact (\$)
Abatement Summary	\$1,553,798
Sales Tax Abatement	\$640,000
Mortgage Tax Abatement	\$83,100
Property Tax Relief (PILOT)	\$830,698
Community Investment	\$132,374,246
PILOT Payments	\$3,423,046
Project Salaries and Benefits Estimated (10 yrs)	\$113,560,000
Construction Benefit Estimate	\$1,741,200
Total Project Cost	\$13,650,000

Old Thompson Road, LLC is proposing to design and construct an approximate 82,320 SF extension to their existing facility.

Investment:Abatement Ratio	85.19	:1
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Old Thompson Road, LLC

A) PILOTS Estimate Table Worksheet

for 10 years

OCIDA estimate of current market value					\$ 7,993,500
Projected investment					\$ 10,350,000
OCIDA estimate of increase in value					\$ 4,744,102
OCIDA estimated value after project is completed					\$ 12,737,602
Taxes that would have been collected if the project did not occur					\$ 2,697,178
Scheduled PILOT payments					\$ 3,423,046

PILOT YEAR	Year	Exemption %	County PILOT Amount	Town	School District	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
Existing PILOT	2024	Existing PILOT	\$ 21,963.00	\$ 20,143.00	\$ 104,908.00	\$ 147,014.00	\$ 247,971.15	\$ 100,956.33
Existing PILOT	2025	Existing PILOT	\$ 25,479.00	\$ 23,368.00	\$ 121,703.00	\$ 170,550.00	\$ 252,930.57	\$ 82,380.36
1	2026	100%	\$ 29,127.00	\$ 26,714.00	\$ 139,127.00	\$ 194,968.00	\$ 337,123.80	\$ 142,155.80
2	2027	90%	\$ 34,707.96	\$ 32,439.15	\$ 167,647.78	\$ 234,794.89	\$ 365,293.92	\$ 130,499.02
3	2028	80%	\$ 40,499.81	\$ 38,382.51	\$ 197,253.47	\$ 276,135.78	\$ 394,454.89	\$ 118,319.12
4	2029	70%	\$ 46,510.13	\$ 44,550.95	\$ 227,976.17	\$ 319,037.25	\$ 424,637.06	\$ 105,599.81
5	2030	60%	\$ 49,347.28	\$ 47,835.15	\$ 243,622.96	\$ 340,805.39	\$ 433,129.80	\$ 92,324.41
6	2031	50%	\$ 52,279.32	\$ 51,232.90	\$ 259,804.43	\$ 363,316.65	\$ 441,792.39	\$ 78,475.74
7	2032	40%	\$ 55,308.90	\$ 54,747.43	\$ 276,535.71	\$ 386,592.03	\$ 450,628.24	\$ 64,036.21
8	2033	30%	\$ 58,438.75	\$ 58,382.04	\$ 293,832.31	\$ 410,653.11	\$ 459,640.81	\$ 48,987.70
9	2034	20%	\$ 61,671.67	\$ 62,140.14	\$ 311,710.17	\$ 435,521.99	\$ 468,833.62	\$ 33,311.64
10	2035	10%	\$ 65,010.53	\$ 66,025.21	\$ 330,185.61	\$ 461,221.36	\$ 478,210.29	\$ 16,988.93
TOTAL			\$ 492,901.35	\$ 482,449.49	\$ 2,447,695.60	\$ 3,423,046.45	\$ 4,253,744.82	\$ 830,698.38

Year							
		0	1	2	3	4	5
Jobs							
Current/Actuals							
Creation Goals			10	15			
Total Employment Goals		141	151	166	166	166	166



**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
APPLICATION FOR FINANCIAL ASSISTANCE**

1. 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.
2. 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.
3. If the OCIDA Board approves benefits, it is the company’s responsibility to obtain and submit all necessary forms and documents.
4. All projects approved for benefits by the OCIDA Board will close with the Agency within 6-months of the OCIDA Board approval date. If this schedule cannot be met, the Applicant will need to submit a closing schedule modification written request to the Executive Director that will be presented to OCIDA Board for consideration.
5. 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 https://extapps.dec.ny.gov/docs/permits_ej_operations_pdf/feafpart1.pdf
6. Public Officers Law stipulates all records in the possession of the Agency (with certain limited exceptions) are open to public inspection and reproduction. Should the Applicant believe there are project elements which are trade secrets if publicly disclosed or otherwise widely disseminated, would cause substantial injury to the Applicant’s competitive position, the 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 Agency may also redact personal, private, and/or proprietary information from publicly disseminated documents.
7. The completed Application and associated fees MUST be received 10 business days prior to the upcoming OCIDA Board meeting in order to be placed on the agenda. A signed application may be submitted by mail, fax or electronically in PDF format to Nate Stevens at natestevens@ongov.net.
 - 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

This Application was adopted by the OCIDA Board on February 15, 2024.

Return completed application to:
Onondaga County Industrial Development Agency
335 Montgomery Street, Floor 2M Syracuse, NY 13202
Phone: 315-435-3770 | Fax: 315-435-3669
natestevens@ongov.net

Section I: Applicant Information

Submittal Date: April 26, 2024

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

1. Applicant/Project Operator: Old Thompson Road, LLC
Applicant/Project Operator Address: 6800 Townline Road, Syracuse, NY 13211
Phone: 315-454-8608 Fax: 315-454-3701
Website: www.feldmeier.com Email: colby@feldmeier.com
Federal ID#: 82-1321143 NAICS: 332420
State of Incorporation: New York
See link for your NYS incorporation information. <https://apps.dos.ny.gov/publicInquiry>

2. Owner (if different from Applicant/Project Operator): _____
Owner Address: _____
Federal ID#: _____
State of Incorporation: _____
List of stockholders, members, or partners of Owner: _____

B) Applicant Business Organization (check appropriate category):

- | | |
|--|---|
| ☐ Corporation | ☐ Partnership |
| ☐ Public Corporation | ☐ Joint Venture |
| ☐ Sole Proprietorship | ☒ Limited Liability Company |
| ☐ Other, explain | |

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

Name	% of ownership
*See Attached	

C) Applicant Business Description:

Estimated % of sales within Onondaga County: 1%

Estimated % of sales outside Onondaga County but within New York State: 10%

Estimated % of sales outside New York State but within the U.S.: 84%

Estimated % of sales outside the U.S.: (*Percentage to equal 100%) 5%

Applicant /Owner History:

1. Is the Owner and/or Applicant or any manager or owner of the Owner and/or Applicant now a plaintiff or defendant in any civil or criminal litigation? ☒ No ☐ Yes, explain
2. Has any owner or manager of the Owner and/or Applicant listed above ever been convicted of a criminal offense (other than a minor traffic violation)? ☒ No ☐ Yes, explain
3. Has any person listed in Section I ever been in receivership or declared bankruptcy?
☒ No ☐ Yes, explain

D) Has the Applicant/Owner received assistance from Onondaga County Industrial Development Agency (OCIDA, Syracuse Industrial Development Agency (SIDA), New York State or the Onondaga Civic Development Corporation (OCDC) in the past?

☐ No ☒ Yes, explain (Provide year, project name, benefit description, amounts, address)

*See Attached 2017 PILOT

E) Individual Completing Application:

Name: Amy Lawler Title: Chief Financial Officer

Address: 6715 Robert Feldmeier Parkway, Syracuse, NY 13211 Phone: 315-454-8608 x4020

Cell Phone: _____ E-mail: alawler@feldmeier.com

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

Name: Colby Clark Title: President & Chief Executive Officer

Address: 6715 Robert Feldmeier Parkway, Syracuse, NY 13211 Phone: 315-454-8608

Cell Phone: _____ Email: colby@feldmeier.com

G) Company Counsel:

Name of Attorney: Kevin R. McAuliffe, Esq.

Firm Name: Barclay Damon LLP

Address: 125 East Jefferson Street, Syracuse, NY 13202

Phone: 315-382-8703

Cell Phone: _____

Email: kmcauliffe@barclaydamon.com

Section II: Project and Site Information

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

Address: 6715 Robert Feldmeier Parkway

Legal Address (if different): _____

City: _____ Town: DeWitt Village: _____

Zip Code: 13211 School District: East Syracuse-Minoa

Tax Map Parcel ID(s): 022.-05-14.1

Full Market Value: \$ 7,993,500 Square Footage of Existing Building(s): 125,684

B) Project Activity (Check all that apply):

- | | |
|---|---|
| ☒ New construction | ☐ Acquisition of existing facility |
| ☒ Expansion to current facilities | ☐ Brownfield/Remediated Brownfield |
| ☐ Renovation of existing facility | ☐ Demolition and construction |
| | ☐ Purchase of machinery/equipment |

C) Select Project Type or Project End Use at site (you may check more than one):

- | | |
|--|--|
| ☒ Manufacturing | ☐ Mixed Use |
| ☐ Retail (see Section V) | ☐ Facility of Aging |
| ☐ Housing Project (see Section VII) | ☐ Distribution/Wholesale |
| ☐ Civic Facility (not for profit) | ☐ Commercial |
| ☐ Industrial | ☐ Renewable Energy Project (see Section VI) |
| ☐ Other, explain | |

D) Project Narrative: Please check one of the two boxes below and attach statement.

- ☒ A statement that the Project described in this application would not be undertaken but for the financial assistance provided by the Agency.
- ☐ If the Project is going to advance regardless of any financial assistance from the Agency, please provide a statement indicating why the project should be considered by the Agency for any financial assistance.

E) Description of Project: Please attach a detailed narrative of the proposed Project. Please attached 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;
- ☐ (v) describe your method for site control (Own, lease, other).

F) 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?

☐ No ☒ Yes *See Attached

G) Please describe any compelling circumstances the Agency should be aware of while reviewing this application.

H) Local Approvals (Site Plan and Environmental Review)

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

☐ No. When will the plans be submitted? _____ ☒ Yes, what is the status? Pending

Has the project received site plan approval from the town or local planning board?

☒ No, anticipated approval date. 6/2024 ☐ Yes, date _____

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.)**

1. Environmental Review Information

- a. Please attach the appropriate Environmental Impact Forms to your application. Here is a link to the SEQR forms: https://extapps.dec.ny.gov/docs/permits_ej_operations_pdf/feafpart1.pdf
- b. Has Lead Agency been established? ☐ No ☐ Yes, name of Lead Agency _____
- c. Have any environmental issues been identified on the property?
☐ No ☐ Yes, explain _____

Section III: FINANCIAL AND EMPLOYMENT INFORMATION

A) Project Costs and Finances

Description of Costs	Total Budget Amount
Land Acquisition	
Site Work/Demo	
Building Construction & Renovation	\$10,350,000
Furniture & Fixtures	
Equipment	\$3,300,000
Project Soft Cost	
Total Project Cost	\$13,650,000

Please have documentation available upon request. Do not include OCIDA fees, OCIDA application fees or OCIDA legal fees as part of the Total Project Cost.

Sources of Funds for Project Costs:

1. Bank Financing \$ 13,650,000.00
2. Equity \$
3. Tax Exempt Bond Issuance (if applicable) \$
4. Taxable Bond Issuance (if applicable) \$
5. Total Sources of Funds for Project Costs \$
6. Public Sources (Include sum total of all state and federal grants and tax credits) \$

-Identify each state and federal grant/credit:

	\$
	\$
	\$

B) Employment and Payroll Information

Full Time Equivalent (FTE) is defined as one employee working no less than 35 hours per week or two or more employees together working a total of 35 hours per week.

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

☐ No ☒ Yes, provide number of FTE jobs at the project site 117

If you are relocating, are all employees moving to new site? ☐ No, explain ☒ Yes

2. Complete the following:

Estimate the number of FTE jobs to be retained as a result of this Project:	141 (24 to move from Townline Rd. to Feldmeier Parkway facility)
Estimate the number of construction jobs to be created by this Project:	60
Estimate the average length of construction jobs to be created (months):	8-9 months
Current annual payroll including the benefit cost:	\$12,000,000
Average salary amount that is an employee benefit (%):	10%
Average annual growth salary/wage rate (%)	4%-5%
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:	25

C) New Employment Benefits

Complete the following chart indicating the number of FTE jobs currently employed by the Applicant, FTE jobs currently 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.

All employees both current and future will be employees of Feldmeier Equipment, the tenant and affiliate of the applicant.

Please use this chart to illustrate the current employment:

Job Title/Category	Current Annual Pay	Current Employment (FTE)
Production	\$62,000	112
Corporate/Administration	\$110,000	29

Please use this chart to illustrate the projected employment growth:

Job Title/Category	Projected Annual Pay	FTE Jobs Created Year 1	FTE Jobs Created Year 2	FTE Jobs Created Year 3	FTE Jobs Created Year 4	FTE Jobs Created Year 5
Production	\$52,000	10	15	0	0	0

D) Financial Assistance sought:

☒ Real Property Tax Abatement (PILOT): *Agency Staff will provide draft and final PILOT schedule:* _____

☒ Mortgage Recording Tax Exemption (.75% of mortgage): \$83,100

☒ Sales and Use Tax Exemption (4% Local, 4% State): \$640,000

☐ Tax Exempt Bond Financing (Amount Requested): _____

☐ Taxable Bond Financing (Amount Requested): _____

E) 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): \$ 11,080,000

Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage amount as indicated above, multiplied by .0075): \$ 83,100

F) 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: \$ 8,000,000

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure, above): \$ 640,000

Section IV: Estimate of Real Property Tax Abatement Benefits

This section of the Application will be: (i) completed by Agency 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

If yes, please answer, questions 2, 3 and/or 4 below.

If yes, please explain how much the project will exceed one-third of the total project cost.

2. Is the Project located in a distressed area? A distressed area is a census tract that has
a) A poverty rate of at 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

If yes, please provide the data and explain.

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

☐ Yes ☐ No

If yes, please provide a third party market study.

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

If yes, please provide data and explain.

SECTION VI: For Solar Projects Only

Please answer all the questions as an addendum to this application:

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, and village where the Project is located?
☐ Yes, please provide copy of the letter.
☐ 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 of the letter.
☐ No
6. Is the entire parcel being used for the solar project?
☐ Yes
☐ No, 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 Agency meeting agenda, proposed solar projects must provide the Agency with the following in advance of the Project's first OCIDA Board meeting:

1. Fully completed OCIDA application.
2. Copy of Environmental Assessment Form.
3. A SEQR resolution approved by a local municipality indicating the municipality that is 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 local town, village, city, and/or school district outlining the agreed upon cost per megawatt to be used as a basis for the PILOT. The Agency 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 Agency approval process. Agency staff are available to update these two documents as needed.

SECTION VII: For Housing Projects Only

Please answer all the questions as an addendum to this application:

Defined terms:

“Market Rate Housing”: Housing units priced at the current rental rate for the area.

“Workforce Housing”: Housing consisting of a specified percentage of units (at least 10-15% per the PILOT Exemption Scale) with rent rates designated to an 80% household AMI as identified in the Workforce Housing AMI chart located on the Agency’s website: ([Housing Exhibit A](#)) Income levels for individuals living in the specified Workforce Housing units shall not exceed 120% AMI.

“Senior Lifestyle Communities”: Housing communities for individuals 55 years or older. Communities may offer a variety of amenities, including but not limited to pools, community rooms, fitness centers, playgrounds, firepits, bocce/pickleball/tennis courts, picnic areas, spaces for relaxation and entertainment, safety amenities, on-site medical services, entertainment and dining, walkability, bike trails, and dog parks, playgrounds.

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. {Section II (D)}
2. Describe how the proposed housing project fulfills an unmet need in the community.
3. Please provide a market study documenting a need for the proposed project.
4. Describe how the proposed project aligns with the Plan Onondaga County comprehensive plan. ([Plan Onondaga](#))
5. Is the Project considered infill in a populated area? If yes, please explain.
6. Is there additional infrastructure necessary to service the project? If yes, please explain.
7. Is the project a part of a larger mixed-use development? If yes, please describe.

Please refer to the Housing Exhibit A ([Housing Exhibit A](#))

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.

In consideration of the extension of financial assistance by the Agency Old Thompson Rd LLC the Company understands the Local Access Policy and agrees to abide by it. 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 5/1/2024 (date).

If there are two applicants (Real Estate Holding and Operating Company) both need to complete this page.

Applicant(s) Company: Old Thompson Road LLC
Representative for Contract: Colby Clark
Address: 6800 Townline Rd City: Syracuse State: NY Zip: 13211
Phone: 315-451-8608 Email: Colby@oldmeier.com
Project Address: 6715 Robert Foldmeier City: Syracuse State: NY Zip: 13211
Signature: [Signature] PCW

General Contractor: _____
Contact Person: _____
Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Email: _____
Authorized Representative: _____ Title: _____
Signature: _____

At this time we have not selected contractor.

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 X .0125)	
4. Bond refinancing	.0025 X TPC (total X .015)	
Projects that exceed \$250,000,000 in Total Project Cost and/or create in excess of 500 new jobs, may be eligible to negotiate a non-standard Agency fee with the Executive Director.	TBD based on Executive Director determination	Due at closing
Agency Legal Fees		Due at closing
Fee for first \$20 million	.0025 X of the project cost or bond amount	
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.	\$2500 All Projects (except Solar Project) \$4500 Solar Projects 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 the Company: 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 (UTEP).

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.

If there are two applicants (Real Estate Holding and Operating Company) both need to complete this page.

Name of Applicant(s) Company

Feldmeier Equipment, Inc.

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Colby Clark

Date:

4/29/24

Section XI: Conflict of Interest

Agency Board Members

1. Patrick Hogan, Chairperson
2. Janice Herzog, Vice Chairperson
3. Sue Stanczyk, Director
4. Kevin Ryan, Director
5. Fanny Villarreal, Director
6. Cydney Johnson, Director
7. Elizabeth Dreyfuss, Director

Agency Officers/Staff

1. Robert M. Petrovich, Executive Director
2. Nathaniel Stevens, Treasurer
3. Karen Doster, Recording Secretary
4. Alexis Rodriguez, 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

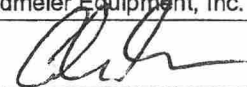
The Applicant(s) has received a list of members, officers and staff of the Agency. To the best of my knowledge, no member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

If there are two applicants (Real Estate Holding and Operating Company) both need to complete this page.

Name of Applicant(s) Company

Feldmeier Equipment, Inc.

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Colby Clark, President & Chief Executive Officer

Date:

4/29/24

Section XII: Representations, Certifications, and Indemnification

If there are two applicants (Real Estate Holding and Operating Company) both need to complete this page.

Colby Clark (Name of CEO or other authorized representative of Applicant)(s) confirms and says that he/she is the President & Chief Executive Officer (title) of Feldmeier Equipment, Inc. (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. 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. For additional information on NYS sales and use tax see [here](#).
- C. 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.
- D. 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 Project closing documents. Please see this page for [ST-340](#) form required in the above referenced employment report.

Name of Applicant Company:

Feldmeier Equipment, Inc.

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Colby Clark, President & Chief Executive Officer

Date:

4/29/24

STATE OF NEW YORK

)

COUNTY OF ONONDAGA

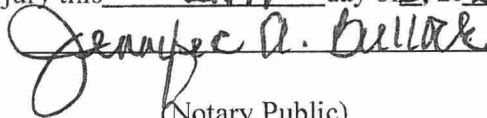
) ss.;

_____, being first duly sworn, deposes and says:

1. That I am the President & Chief Executive Officer (Corporate Officer) of Feldmeier Equipment, Inc. (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 April day of 29 20 24.



(Notary Public)

JENNIFER ANN BULLOCK
NOTARY PUBLIC-STATE OF NEW YORK
No. 01BU6427602
Qualified in Onondaga County
My Commission Expires 01-03-2026

End of Application

Rev 2.15.23

“Attachment A”

Feldmeier – 2024 Syracuse Expansion Project

Project Narrative

The applicant is an affiliated entity of Feldmeier Equipment, Inc. Feldmeier has undertaken multiple expansion projects in NY in an effort to expand its hi-tech facilities and address the challenges it faces with decreased supply of raw materials, increased costs of machinery and equipment, significant supply chain issues, increasing customer demand and the difficulty of attracting and retaining skilled workers in the current economic climate. As the company seeks to undertake another expansion to stabilize operations, meet its customer needs and expand its market share, the Project economics require assistance from the state and local municipalities to make the proposed project feasible. The applicant had considered moving its operations and expanding in Iowa, however they chose to keep their operations in New York State considering OCIDA’s financial incentives. In order to protect their competitive position in the local industry and foster efficient operations, consolidation of the company at one location is critical. Without the assistance of OCIDA, Feldmeier will be forced to proceed with its expansion in Iowa.

The PILOT requested through OCIDA is a critical component for this Project, and without the assistance, Feldmeier will not be able to proceed with its expansion project. The consolidation of Feldmeier’s main operation at the Robert Feldmeier Parkway, and the movement of the employees currently at Townline Road to the Robert Feldmeier Parkway facility is essential in meeting the goals defined above. Feldmeier will be adding the employees as we have outlined in the application.

Description of Project

Feldmeier was founded in 1952 with the development of the world’s first Triple Tube™ Heat Exchanger. From this revolutionary advancement grew a family inspiration to expand ingenuity and forward thinking to a variety of industries. Feldmeier has since become a respected supplier to some of the most elite companies worldwide in their respective trades. Feldmeier is the largest manufacturer of stainless steel in Northern America. From pharmaceutical, biotech, and cosmetic clients to brewers and food, dairy, and beverage processing facilities, the Feldmeier name has become a trusted resource for quality, dependable stainless steel processing equipment. As Feldmeier has grown from a single facility in Syracuse, NY to now seven manufacturing facilities in four states with global reach, there continues a constant theme that keeps us true to our original principles; The Feldmeier name and family which remains the backbone of the company today, now three generations strong. With a constant focus on researching and developing new products, innovation continues to be a family tradition.

Feldmeier’s product lines include tanks, vessels, agitators and specialty equipment, specifically suited for the dairy industry and pharmaceutical applications, with capabilities from 5 liter lab R&D vessels to production scale process vessels, reactors and WFI tanks up to 120,000 liters. Feldmeier designs agitators for demanding process variables and sanitation requirements. Specialty equipment includes everything from unique process tanks and vessels, adapters, carts, tubs and bins, to custom process solutions. Feldmeier’s standards for custom design and quality control are unparalleled.

To accomplish Feldmeier’s expansion plan, the Company will design and construct an approximately 82,320 SF extension of Feldmeier’s existing facility at 6715 Robert Feldmeier Parkway in DeWitt, where its Townline operations would also be consolidated. 10,000 square feet of space is for storage, and the remaining 71,320 square feet is for production in the one-story expansion.

Feldmeier needs to expand its manufacturing processes, including its automated equipment lines, in order to (1) meet the current demands for its existing products and (2) enable it to develop new component products currently being outsourced for production in other states. New product lines will focus on aseptic techniques and products, a new focus for many key providers in the dairy industry. The new facility will also be equipped to manufacture larger vessels than Feldmeier is currently able to produce, and necessary component parts, thereby increasing its product offerings. Expanding its automation capabilities and improving efficiencies are essential, as Feldmeier continues to face significant challenges in attracting and retaining skilled production workers in the Syracuse area. The combination of these requirements for maintaining competitive advantage are the factors which have led to the determination that operations must be moved from the Townline Road location to the new expanded facility.

The cost of the project is projected at **\$13.6 million**, with \$10.3 million in construction costs and \$3.3 million in new production equipment. The expansion will allow for increased production of its highly specialized tank and vessel product lines, with the consolidated facility and new equipment increasing efficiency and quality control. In addition, the Project will result in the creation by Feldmeier of **25 full-time jobs** in the first two years of the project, and will allow Feldmeier to retain its existing employment of approximately 290 full-time employees in New York, with more than half in the Syracuse area. Of equal importance, the location of this current expansion will lay the groundwork for future expansion and job growth.

With the DeWitt expansion, the Applicant anticipates that it would retain VIP under a Design/Build agreement to design and construct the new manufacturing facility that will house new automated manufacturing equipment. The existing building is owned by the applicant Old Thompson Road, LLC, and this entity will undertake the building expansion with Feldmeier equipping the facility and adding the employees. The combined investment by the two related entities will exceed \$13.6 million.

Currently Feldmeier has over 120 active customers in NY with annual revenue averaging \$8 million annually. Feldmeier is a key provider to the dairy industry meeting the critical requirements of major producers: Chobani, Fage, HP Hood, Belgioioso Cheese, Byrne Dairy, Cayuga Milk Ingredients, Steuben Foods and fairlife. Feldmeier's products are found at major pharmaceutical, food, beverage, and personal care industries across NY. With four manufacturing plants in Upstate, Feldmeier, is a key provider to the supply chain of these critical industries, allowing for lower freight costs and availability of key personnel to resolve issues. This market continues to grow in New York due to the affordability of real estate, low energy costs, available raw milk, and a large supply of quality water. If supported Feldmeier is poised to grow with this market but will require addition manufacturing space to participate.

Company Ownership

Old Thompson Road, LLC is 100% owned by FHC Holding Company, LLC:

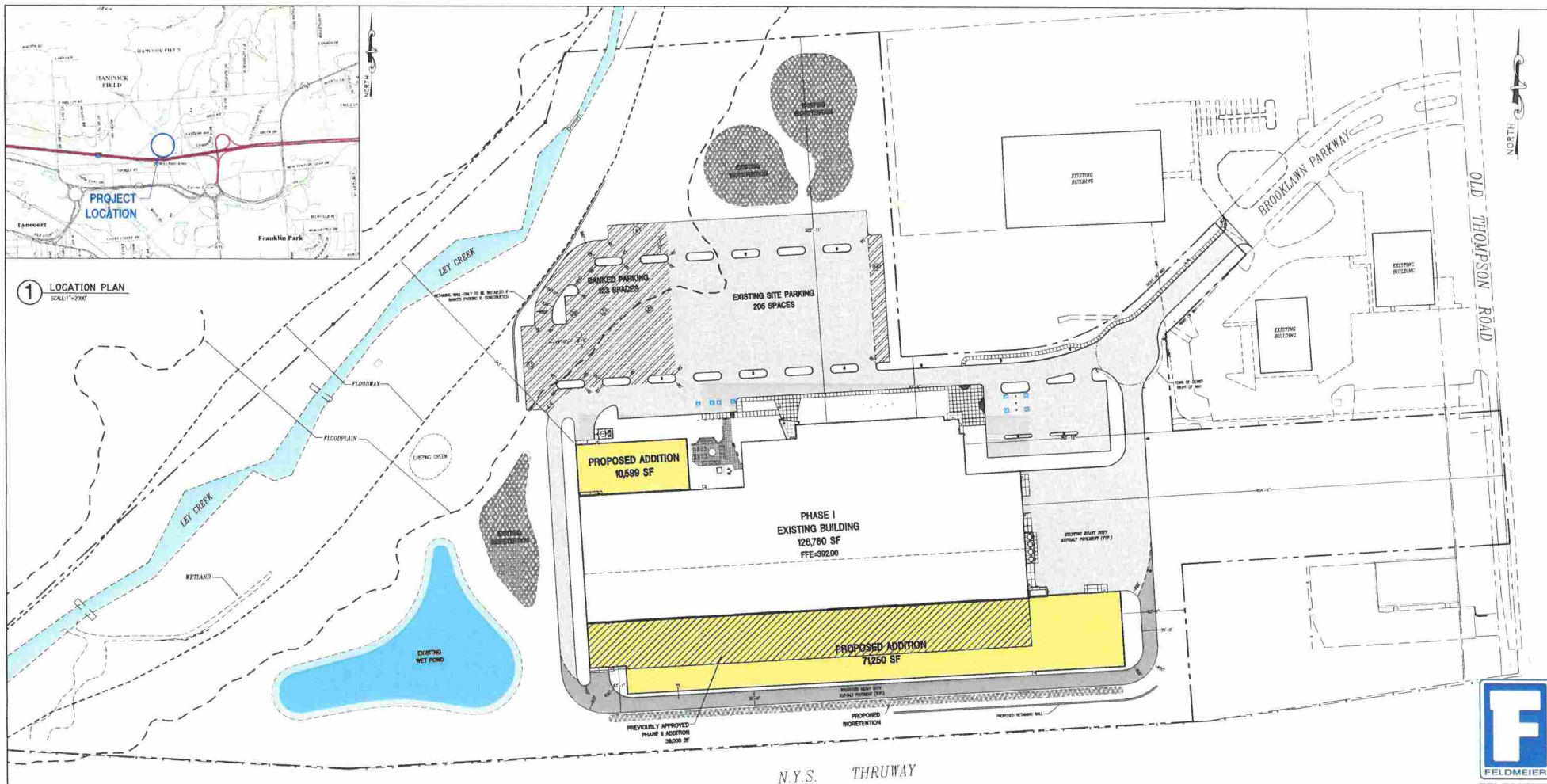
- Robert Feldmeier 1/3
- Lisa Clark 1/3
- Jeanne Jackson 1/3

Feldmeier stock ownership is as follows:

Name	Voting	Non-Voting
Longroad, LLC*	33 1/3	633 1/3
Robert Feldmeier	33 1/3	-0-

Lela Feldmeier	-0-	633 1/3
Jennifer Jackson Donahoe	33 1/3	633 1/3

* Owned 50% by the Colby Clark Family 2024 Irrevocable Trust and 50% by the Perrin Hickey 2024 Irrevocable Trust



1 LOCATION PLAN

SCALE: 1"=300'

CATEGORY	REQUIRED / ALLOWED	PHASE 1-EXISTING	PHASE 1-PREVIOUSLY APPROVED	PHASE 1-PROPOSED ADDITION
SITE ZONING	H-1 TECH	H-1 TECH	H-1 TECH	H-1 TECH
SITE AREA	N/A	26.1 ACRES	26.1 ACRES	26.1 ACRES
SITE WIDTH	N/A	753'	357'	357'
BUILDING HEIGHT	25% MAX.	105'	105'	105'
LOT COVERAGE	80% MAX.	28%	34%	34%
SETBACKS				
FRONT	50' MIN.	605'	455'	455'
SIDE	15' MIN. (25' BOTH SIDES)	83'	83'	83'
REAR	40' MIN.	420'	420'	347'
TOTAL PARKING SPACES	273 (PHASE 1) 113 (PHASE 2)	64 BAYED SPACES	173 BAYED SPACES	173 BAYED SPACES
	386 TOTAL	233 TOTAL	326 TOTAL	326 TOTAL

VARIANCES:

- PARKING REDUCTION 68 SPACES (PENDING)
- RESERVED PARKING PERCENTAGE (25% PREVIOUSLY APPROVED-REQUIRE 38%)

2 SITE PLAN

SCALE: 1"=40'



GENERAL NOTES

1. SITE LIGHTING SHALL BE CONTROLLED TO BE TURNED OFF AT 10:00PM (OR 30 MINUTES AFTER CLOSING IF LATER) TO
2. DAWN.
3. SURVEY HAS BEEN PROVIDED BY COTTELL LAND SURVEYORS, P.C., TAKEN ON 03.16.2017.
4. WETLAND BOUNDARIES ARE TAKEN FROM A DELINEATION PREPARED BY EDR, PC IN 2014.
5. FLOODPLAIN AND FLOODWAY LIMITS ARE TAKEN FROM THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF DEWITT, EFFECTIVE 11.04.2015.

DUNN & SGROMO ENGINEERS
5800 HURTHAM LANDING DRIVE
EAST SYRACUSE, NEW YORK 13057
T: (315) 439-3940 F: (315) 439-0931

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER A LICENSED, REGISTERED ENGINEER, TO ALTER AN ITEM ON THIS DOCUMENT IN ANY WAY.

DUNN & SGROMO ENGINEERS
2018 ALL RIGHTS RESERVED

TOWN OF DEWITT ONONDAGA COUNTY, NEW YORK		NO. DATE REVISION BY	
RHF HIGH TECH MANUFACTURING FACILITY			
SITE PLAN PHASE 2 OVERALL		SCALE: AS NOTED	FILE NO.: 1238.005
DESIGNED BY: JPB	DATE: 03.12.2024	DRAWN BY: JPB	CHECKED BY: GS
		C-11	



ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

5/9/2024

1. Project	Clinton's Ditch Co-Operative Company Inc.	2. Project Number	3101-24-03A
3. Location	Cicero	4. School District	North Syracuse
5. Tax Parcel(s)	090.-01-32.0, 090.-01-33.0, 090.-01-30.0, 090.-01-31.0, 090.-01-29.0	6. Project Type	Expansion
		Village	-

7.Total Project Cost	\$	40,786,706	8. Total Jobs	314
Land Acquisition	\$	-	8A. Job Retention	299
Site Work/Demo	\$	10,698,020	8B: Job Creation	15
Building Construction & Renovation	\$	24,744,740	(Next 5 Years)	
Furniture & Fixtures	\$	323,018		
Equipment	\$	972,087		
Project Soft Cost	\$	4,048,841		

Community Investment /Abatement Clinton's Ditch Co-Operative Comp

Project Description

	Fiscal Impact (\$)
Abatement Summary	\$3,873,758
Sales Tax Abatement	\$3,262,936
Mortgage Tax Abatement	\$229,213
Property Tax Relief (PILOT)	\$381,609
Community Investment	\$55,886,277
PILOT Payments	\$2,312,071
Project Salaries Estimated (10 yrs)	\$8,434,500
Construction Benefit Estimate	\$4,353,000
Total Project Cost	\$40,786,706

Clinton's Ditch is proposing to expand their existing 274,000 square foot facility with an addition of roughly 100,000 square feet. The company is also proposing to construct a new truck repair facility of approximately 20,000 square feet.

Investment:Abatement Ratio **14.43** **:1**

Clinton's Ditch Co-Operative Company Inc.

A) PILOTS Estimate Table Worksheet

for **10** years

OCIDA estimate of current market value					\$ 6,819,443
Projected investment					\$ 24,744,740
OCIDA estimate of increase in value					\$ 2,464,502
OCIDA estimated value after project is completed					\$ 9,283,945
Taxes that would have been collected if the project did not occur					\$ 1,978,619
Scheduled PILOT payments					\$ 2,312,071

PILOT YEAR	Exemption %	County PILOT Amount	Town	School District	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
0	0	\$ 24,848.05	\$ 26,327.42	\$ 125,981.87	-	\$ 177,157.34	-
1	100%	\$ 25,344.99	\$ 26,853.96	\$ 128,501.49	\$ 180,700.44	\$ 246,004.41	\$ 65,303.97
2	90%	\$ 26,786.16	\$ 28,380.94	\$ 135,808.35	\$ 190,975.45	\$ 250,924.49	\$ 59,949.04
3	80%	\$ 28,274.84	\$ 29,958.25	\$ 143,356.10	\$ 201,589.19	\$ 255,942.98	\$ 54,353.80
4	70%	\$ 29,812.35	\$ 31,587.30	\$ 151,151.43	\$ 212,551.08	\$ 261,061.84	\$ 48,510.76
5	60%	\$ 31,400.06	\$ 33,269.53	\$ 159,201.23	\$ 223,870.81	\$ 266,283.08	\$ 42,412.27
6	50%	\$ 33,039.34	\$ 35,006.41	\$ 167,512.56	\$ 235,558.31	\$ 271,608.74	\$ 36,050.43
7	40%	\$ 34,731.64	\$ 36,799.46	\$ 176,092.66	\$ 247,623.77	\$ 277,040.92	\$ 29,417.15
8	30%	\$ 36,478.41	\$ 38,650.24	\$ 184,948.97	\$ 260,077.62	\$ 282,581.73	\$ 22,504.12
9	20%	\$ 38,281.16	\$ 40,560.32	\$ 194,089.09	\$ 272,930.57	\$ 288,233.37	\$ 15,302.80
10	10%	\$ 40,141.43	\$ 42,531.34	\$ 203,520.83	\$ 286,193.61	\$ 293,998.04	\$ 7,804.43
TOTAL		\$ 324,290.40	\$ 343,597.75	\$ 1,644,182.70	\$ 2,312,070.85	\$ 2,693,679.61	\$ 381,608.76

	Year					
	0	1	2	3	4	5
Jobs						
Current/Actuals						
Creation Goals		2	6	7		
Total Employment Goals	299	301	307	314	314	314



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPLICATION FOR BENEFITS

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

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

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

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

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

Return to:

Onondaga County Industrial Development Agency
Attn: Nancy Lowery
335 Montgomery Street, 2nd Floor
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: 4/26/24/

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

Applicant/Project Operator: Click here to enter text Clinton's Ditch Co-Operative Company, Inc.

Applicant/ Project Operator Address: 8478 Pardee Road, Cicero, NY 13039

Phone: 315-699-2695 Fax: 315-699-4215

Website: www.clintonsditch.com E-mail: jkelley@clintonsditch.com

Federal ID#: 16-0926423 NAICS: 312111

State and Year of Incorporation/Organization: NY - 1967

Owner (if different from Applicant/Project Operator): N/A

Owner Address: N/A

Federal ID#: 16-0926423

State and Year of Incorporation/Organization: NY 1967

List of stockholders, members, or partners of Owner:

see attached list

B) Individual Completing Application:

Name: JonElle Baskin-Kelley

Title: CFO

Address: 8478 Pardee Road, Cicero, NY 13039

Phone: 315-698-2306 Fax: 315-699-4215

E-mail: jkelley@clintonsditch.com

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

Name: Noelle Meyer

Title: Accounting Manager

Address: 8478 Pardee Road, Cicero, NY 13039

Phone: 315-699-2695 x115

Cell Phone: _____

E-mail: nmeyer@clintonsditch.com

D) Company Counsel:

Name of Attorney: Matthew N. Wells

Firm Name: Bond Schoeneck & King

Address: PO Box 11607, Syracuse, NY 13202

Phone: (315) 218-8174

Cell Phone: 315-481-8236

E-mail: wellsm@bsk.com

E) Business Organization (check appropriate category):

☒ Corporation

☐ Partnership

☐ Public Corporation

☐ Joint Venture

☐ Sole Proprietorship

☐ Limited Liability Company

☐ Other (please specify): _____

Year Established: 1967

State in which Organization is established: NY

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

Name	% of ownership
<u>Pepsi Cola of the Hudson Valley</u>	<u>20</u>
<u>Geneva Club Beverages / Pepsico</u>	<u>20 / 20</u>
<u>Pepsi Cola Ogdensburg</u>	<u>20</u>
<u>Fitzgerald Brothers Beverages</u>	<u>20</u>

G) Applicant Business Description:

Estimated % of sales within Onondaga County: 10.5%

Estimated % of sales outside Onondaga County but within New York State: 61%

Estimated % of sales outside New York State but within the U.S.: 28.5%

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

(*Percentage to equal 100%)

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

1. Is the company or management of the Company now a plaintiff or defendant in any civil or criminal litigation? ☐ Yes ☒ No
2. Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)? ☐ Yes ☒ No
3. Has any person listed in Section I ever been in receivership or declared bankruptcy?
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: 8478 Pardee Road

Legal Address (if different): N/A

City: Cicero

Village/Town: Town of Cicero

Zip Code: 13039

School District: North Syracuse

Tax Map Parcel ID(s): 090.-01-32.0, 090.-01-33.0, 090.-01-30.0, 090.-01-31.0, 090.-01-29.0

Full Market Value: 5,709,303

Footage of Existing Building: 274,000 sq ft

Census Tract: 103.22

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?

Approval anticipated by 6/5/24

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? 6/5/2024
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	10,698,020	100%	
Building Construction & Renovation	24,744,740	100%	
Furniture & Fixtures	323,018	100%	
Equipment*	972,087	100%	
Engineering/Architect	1,284,764	100%	
Financial Charges			
Legal			
Other	950,000	100%	
Management/Developer Fees	1,814,077		
Total Project Cost	40,786,705	100%	

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

B) TOTAL Capital Costs \$ 40,786,705

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

Sources of Funds for Project Costs:

1. Bank Financing \$ 30,561,705
2. Equity (excluding equity that is attributed to grants/tax credits) \$ 7,500,000
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)

\$ 2,725,000

-Identify each state and federal grant/credit:

NYS CFA - Empire State Dev Grant Funds

\$ 2,725,000

\$

\$

6. Total Sources of Funds for Project Costs

\$ 40,786,705

C) Employment and Payroll Information

1. A full time, permanent, private sector employee on the Company's payroll, who has worked at the project location for a minimum of thirty hours per week for not less than four consecutive weeks and who is entitled to receive the usual and customary fringe benefits extended by Company to other employees with comparable rank, duties and hours; or

2. Up to three part time, permanent, private-sector employees on Company's payroll, who have worked at the project location for a combined minimum of thirty hours per week for not less than four consecutive weeks and who are entitled to receive the usual and customary fringe benefits extended by Company to other employees with comparable rank, duties and hours.

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:	299
Estimate the number of construction jobs to be created by this Project:	100
Estimate the average length of construction jobs to be created (months):	12
Current annual payroll at facility:	20,769,455
Please list, if any, benefits that will be available to either full and/or part time employees:	medical, dental, DBL, life insurances, FSA, 401k match & profit sharing
Average annual benefit paid by the company (\$ or % salary) per FTE job:	87.5%
Amount or percent of wage employees pay for benefits:	12.5%
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:	15

D) New Employment Benefits

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

Please use this chart to illustrate the current employment:

Job Title/Category	Current Annual Pay	Current Employment (FTE)
Steelworkers	50,200	190
Salaried Associates	79,900	52
Transportation	65,000	57

Please use this chart to illustrate the projected employment growth:

Job Title/Category	Current Annual Pay	Jobs Created Year 1	Jobs Created Year 2	Jobs Created Year 3
Building & Grounds Maint	90,500	1	1	
Transportation	65,000	1	3	3
Manufacturing	55,000		2	4

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): 229,213
- ☒ Sales and Use Tax Exemption (4% Local, 4% State): 3,262,936
- ☐ 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): \$ 30,561,705

Estimated Mortgage Recording Tax Exemption Benefit (product of
mortgage amount as indicated above, multiplied by .0075): \$ 229,213

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:

\$ 40,786,705

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):

\$ 3,262,936

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 Clinton's Ditch Cooperative Co Inc (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 4/26/24 (date).

Company: Clinton's Ditch Cooperative Company Inc

Representative for Contract: JonElle Baskin-Kelley

Address: 8478 Pardee Road City: Cicero State: NY Zip: 13039

Phone: (315) 699-2695 Email: jkelley@clintonsditch.com

Project Address: 8478 Pardee Road City: Cicero State: NY Zip: 13039

General Contractor: C&S Design Build Inc.

Contact Person: Tim Andersen

Address: 499 Col. Eileen Collins Blvd City: Syracuse State: NY Zip: 13212

Phone: 315-970-6281 Email: tandersen@cscos.com

Authorized Representative: Tim Andersen Title: Vice President

Signature: [Signature]

Section IX: Agency Fee Schedule

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

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

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

Section X: Recapture of Tax Abatement/Exemptions

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

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

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

Name of Applicant Company

Clinton's Ditch Cooperative Company, Inc.

Signature of Officer or Authorized Representative:

Jonelle Baskin-Kelley, CFO

Name & Title of Officer or Authorized Representative:

Jonelle Baskin-Kelley, CFO

Date: 4/26/2024

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. Alexis Rodriguez, Assistant Treasurer

Agency Legal Counsel & Auditor

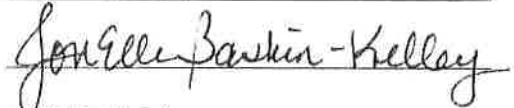
1. Jeffrey Davis, Esq., Barclay Damon LLP
2. Amanda Fitzgerald, Esq., Barclay Damon LLP
3. Michael G. Lisson, CPA, Grossman St. Amour Certified Public Accountants PLLC

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

Clinton's Ditch Cooperative Company, Inc.

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Jonelle Baskin-Kelley, CFO

Date: 4/26/24

Section XII: Representations, Certifications, and Indemnification

JonElle Baskin-Kelley (Name of CEO or other authorized representative of Applicant) confirms and says that he/she is the Chief Financial Officer (title) of Clinton's Ditch Cooperative Company Inc (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:

Clinton's Ditch Cooperative Co Inc

Signature of Officer or Authorized Representative:

Jonelle Baskin-Kelley

Name & Title of Officer or Authorized Representative:

Jonelle Baskin-Kelley, CFO

Date: 4/26/24

STATE OF NEW YORK)

COUNTY OF ONONDAGA) ss.;

John Dunn, being first duly sworn, deposes and says:

1. That I am the Secretary (Corporate Officer) of Clinton's Ditch Cooperative Co Inc (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

John Dunn

(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this 29th day of 4, 2024.

Melissa J. Moshier

(Notary Public)

MELISSA J. MOSHIER
Notary Public, State of New York
Qualified in Onondaga County
No. 01BR6015504
My Commission Expires November 02, 2026

End of Application

Rev 12.14.22

My Commission Expires December 05, 20
No. 00000000000000000000000000000000
County of Orange, State of New York
JESSICA L. ROSENBERG

Section II.

C) Project Narrative

The business growth at Clinton's Ditch is currently maximized and constrained by our existing building space. To accommodate increasing demand, our only option is to continue to expand our operations. If we remain at our current capacity, we face a risk of business relocating to an associated facility in Massachusetts, displacing our 250+ local workers and leaving a hole in the Central NY economy. For such a large expansion to happen in a short timeframe, Clinton's Ditch would require financial assistance from OCIDA. A phased approach is not viable, an efficient and full expansion is contingent upon all components being completed together in a sequence that allows current operations to continue. OCIDA assistance are critical to our ability to complete this expansion in a timely manner; to do otherwise will continue to constrain space and production ability. This will hinder our ability to grow and hire new employees, as well as increase the rapidly emerging risk of relocation out of Central NY. Financial assistance from OCIDA will allow us to expand strategically, eliminate offsite warehouse space, improve line layout resulting in greater production efficiency, and grow our capacity. Combined, these enhancements will allow us to remain cost competitive in the highly competitive beverage industry. Most importantly, the enhancements will allow us to retain over 250 high paying union jobs while allowing for at least 5 -10% capacity growth resulting in at least 15 new employees.

In essence, this project is critical as it will ultimately increase productivity, improve cost structure, and increase our market share, allowing our Central NY company to survive in an increasingly competitive market.

D) Description of Project

We began our history as an independent bottler of Pepsi Cola with our founding as a New York State Cooperative in 1967 and a ground-breaking in 1968 on the 150th Anniversary of the Erie Canal, hence the name "Clinton's Ditch". The Clinton's Ditch cooperative was founded by the individual investments of eighteen New York State Independent Pepsi-Cola bottlers, with the intent of producing Pepsi in aluminum cans. Over the years the business expanded to include not only filling aluminum cans but filling bottles as well. It has grown from its original 47,000 square feet to approximately 138,000 by adding production and warehouse additions totaling 91,000 square feet in 1970. Since then, the plant has expanded two more times and is currently comprised of 274,000 square feet of manufacturing and warehouse space. Clinton's Ditch as it stands today is a high-volume producer of various types of carbonated soft drinks, seltzer's, energy drinks and purified water.

Our business is structured as a Cooperative where our customers are our owners. We exist for the exclusive purpose of producing for our owners. Inherent in this structure is that all profits, excluding those needed to cover our debt covenants, are returned to our owners each year. We operate and exist separately from our owners – 4 of which are Independent Bottlers and are multi-generational family owned businesses. Our fifth owner is Pepsico, but we are completely independent from them and have no affiliation with the corporation, other than being one of their suppliers. They are not a potential source for assistance.

Our facility sits on 76.84-acres in the Town of Cicero. The location is owned and operated by Clinton's Ditch Co., ensuring we have full control over the site throughout the duration of the project. At our current location, on the North side of our property, we intend to build a new approximately 20,000 square foot truck repair facility to support our fleet of 44 tractors and 180 trailers, replacing our current undersized, in-efficient, and obsolete facility. This will include 15,220 square feet of maintenance space, 4,300 square feet of office space.

In preparation for the expansion described above we will need to do two things. First, relocate our current employee parking area from the North side to the South side of the current building. This portion of the project will enhance our employee experience by including a new employee entrance and new interior locker rooms for our employees. Second, we will add a new and separate road loop on the West side of the plant to accommodate the bulk receiving of plant raw materials. This will improve employee safety by physically isolating the receiving of bulk tractor trailers delivering raw materials to our plant operation from our employee population coming to and from work.

Finally, we intend to add approximately 100,000 square foot building addition to our existing plant in order to accommodate the efficient layout of our existing production line equipment and eliminate the need for outside warehouse space currently being sourced offsite. The addition will include a two-story office space, a chemical storage area and a small waste treatment building.

The timing of the phases of the project are:

- Phase 1 & 2 – Employee parking lot, locker room and delivery loop 8/24-1/25
- Phase 3 – Transportation Facility 11/24-8/25
- Phase 4 – Facility expansion 8/25 – 11/26

This expansion project will result in a great transformation of the existing Clinton's Ditch property as it resides adjacent to Interstate Route 81. It will result in efficient and cost competitive business operations, growth opportunities, and enhanced workplace safety and employee experience. Successful completion of this expansion will ensure that Clinton's Ditch remains viable for many years to come to the CNY community. We have been an important contributor to the CNY business community for over fifty years, and this expansion will allow for that history to continue while enhancing the overall economic vitality of our community.

The project site plan is attached with this application.

F) Not applicable

J) 5.b. Clinton's Ditch is working with the NYS DEC on a Notice of Violation (NOV) issue where a small portion of a 100-foot wetland buffer was inadvertently encroached upon while creating an area to accommodate trailer parking on the Northeast portion of the property in 2020. The issue was noted when we invited the NYS DEC on site to evaluate our expansion plans in late 2021. Clinton's Ditch has acknowledged the violation, and not contested it. Since then, we have engaged the environmental firm Ambient Environmental to work on our behalf and help us resolve the issue proactively with NYS DEC. That work is currently in progress in conjunction with our expansion plans.

SEAL:

OWNER:
 CLINTON'S DITCH COOPERATIVE CO., INC.
 8478 PARDEE ROAD
 CICERO, NY 13039

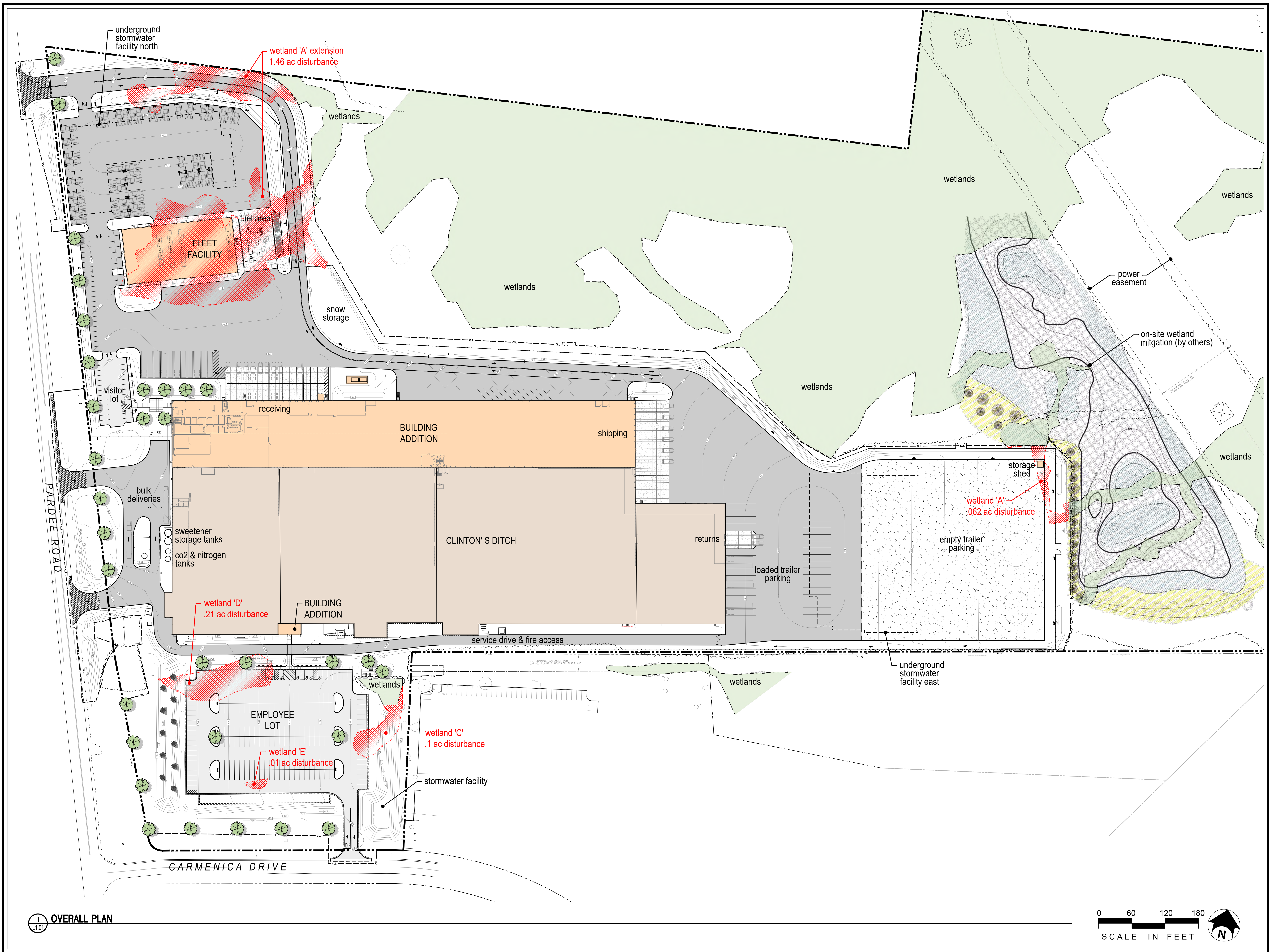
CLINTON'S DITCH COOPERATIVE CO. INC.
FACILITY EXPANSION
 CICERO, NY

REVISIONS		
1.	MUNICIPAL REVIEW	3-20-23
2.	MUNICIPAL REVIEW	5-03-23
3.	MUNICIPAL REVIEW	11-01-23
4.	90% CD's	2-02-24

Drawn By: NL
 Checked By: SLF
 KFA Proj. No.: 42025
 Date: JULY 13, 2023
 Scale: AS NOTED

OVERALL PLAN

L1.01



1 OVERALL PLAN
 L1.01

