
Application for Financial Assistance

County of Clinton Industrial Development Agency (CCIDA)
190 Banker Road, Suite 500
Plattsburgh, NY 12901
infoatIDAs@gmail.com

*A nonrefundable administrative application fee of \$1500 must be submitted at the time of the application, of which, \$750 will be applied to the project's closing cost. Checks may be made payable to: **The County of Clinton IDA.***

Please submit one (1) electronic copy and two (2) hard copies of the application (and any attachments) and SEQR (if applicable) to the address above. Include the check with the hard copies.

***ALL APPLICATIONS MUST BE SUBMITTED TWO WEEKS PRIOR TO THE
REGULAR SCHEDULED CCIDA MEETING***

*For a copy of the meeting schedule as well as the Uniform Tax Exempt Policy (UTEP) go to
www.clintoncountyida.com*

Application Updated: 9/2013

Note to Applicant:

The information requested by this application is necessary to determine the eligibility of your project for Clinton County Industrial Development Agency (CCIDA) benefits. Please answer all questions, inserting "none" or "not applicable" where appropriate. If you are providing an estimate, please indicate by inserting "est." after the figure. Attach additional sheets if more space is needed for a response than provided.

Please submit two (2) hard copies of the application (and any attachments) and SEQR (if applicable) to **CCIDA, 190 Banker Road, Suite 500, Plattsburgh, NY 12901 ATTN: Executive Director**. In addition, please send an electronic version of the entire application and SEQR (if applicable) as well as all attachments to infoatIDAs@gmail.com. Include within the hardcopy, a check made payable to the County of Clinton Industrial Development Agency in the amount of \$1500. **Submissions must be made two (2) weeks prior to the regular scheduled meetings of the CCIDA (2nd Monday of each month unless otherwise noted).**

Upon submission of this application to the CCIDA, the application becomes a public document. Be advised that any action brought before the CCIDA is public information. All agendas are issued and posted on the CCIDA's website seven (7) days prior to Board meetings. If there is information that the applicant feels is of a proprietary nature, please identify as such, and that information will be treated confidentially to the extent permitted by the law.

By signing and submitting this application, the Applicant acknowledges that it received a copy of the Uniformed Tax Exempt Policy (UTEP) and all other policies mentioned. Policies can be obtained at www.clintoncountyida.com.

A project financed through the CCIDA involves the preparation and execution of significant legal documents. These documents not only comply with New York State law but also conform to CCIDA policies in effect at time of closing (all policies are posted on the website). Please consult with an attorney before signing any documents in connection with the proposed project.

The applicant will receive an engagement letter from the CCIDA's legal counsel. The applicant will then be asked to sign the engagement letter acknowledging it understands that the project is responsible for **all** CCIDA legal costs related to the project, including when the project is re-conveyed. In addition, should the project not close and legal services have been rendered by the CCIDA legal counsel, the applicant will still be responsible for those costs.

If the project requires a public hearing, a representative from the applicant's organization is required to be present. A date will be coordinated by the CCIDA's legal counsel and/or Executive Director. If you have any questions regarding the application or the process, feel free to contact the CCIDA's Executive Director at (518) 563-3100 or inforatIDAs@gamil.com.

PART I: Project Information

PROJECT'S CCIDA APPLICATION # _____ (Official Use)

Section A: Assistance

Type of Financial Assistance Requested - [Check One]

Straight Lease - ☒] Bond Financing - ☐ Both - ☐ Other - ☐

If "Other," Explain: _____

Type of Benefits Project is Seeking - [Check All that Apply]

Real Estate Mortgage
Exemption/ Sales Tax Exemption - Recording Tax Tax-Exempt Other - ☐
PILOT - ☒] ☒ Exemption- ☒ Bonds - ☐

**Note: If applicant is seeking bonds, a PILOT and/or exemption from sales and/or mortgage recording tax additional information will be required in Part II of this application.*

If Other, Explain: _____

Section B: Background

1.)

Company Name: Northstar 41 LLC
Company Point of Contact: Victor or Stephen Podd
Address: 1 Lincoln Boulevard, Rouses Point, New York 12979
Phone Number: (518) 297-4000
Point of Contact's e-mail: victor@northstarllc.net ; stephen@northstarllc.net
Company Website: -
Company NAICS Code: 531120
Employer Identification Number (EIN): 46-2371277 Member - Northstar Private Capital LLC

2.) Business Type [Check One]:

☐ Private or Public Corporation

If Public, on what exchange is it listed? _____

☐ Subchapter S

☐ Sole Proprietorship

☐ General Partnership

☐ Limited Partnership

☒ Limited Liability Corporation/Partnership

☐ DISC

☐ Not-for-profit

☐ Other: _____

State of Incorporation (if applicable): _____ New York _____

3.) Describe the nature of your business and its principal products and/or services:

Owner of a commercial state-of-the-art office and R&D complex tasked with fully utilizing the space for maximum ability, best use, highest employment rate and profitability. Conversion of the facility to become a multi-tenant facility and looking at all possible avenues to become 100% utilized.

3a.) Will the project move its facility from another location in New York to Clinton County? Yes ☐ or No ☒

3b.) Will the project result in the abandonment of an existing facility in New York? Yes ☐ or No ☒

3c.) If "Yes" to 3a and/or 3b, is the reason for moving to another location in the state to remain competitive in your industry or the state? Yes ☐ or No ☐

If "Yes," please explain

4.) Applicant's Stockholders, Directors and Officers (or Partners):

Stockholders/Directors/Officers	Name	Address	Business Affiliation/Percentage Ownership
Director	Stephen Podd	Rouses Point, NY	50% Northstar Private
Director	Victor Podd	Plattsburgh, NY	50% Northstar Private

4a.) Has anyone on this list been convicted of a Felony? Yes ☐ or No ☒

If "Yes," Explain:

4b.) Has anyone on this list filed Bankruptcy? Yes ☐ or No ☒

If "Yes," Explain:

5.) Applicant's Counsel, Accountant and Bank References:

Applicant's Counsel
Name: William Favreau Firm: O'Connell & Aronowitz Address: 206 West Bay Plaza, Plattsburgh, NY 12901 Phone: 518-562-0600 E-mail: waf@plattsburghlaw.com
Applicant's Accountant
Name: Jerald F. Bowin Firm: McSoley McCoy & Company Address 118 Tilley Drive, Suite 202, South Burlington, VT 05403 Phone: 802-658-1808 E-mail: jbowin@cpavt.com
Applicant's Bank Reference(s)
Bank Name: People's United Bank Address: 2 Burlington Square, Burlington, VT 05401 Phone: 802-652-6117 Website: www.peoples.com

6.) Project Type [Check All that Apply]:

- | | | | |
|---|--|---|---|
| <input checked="" type="checkbox"/> Manufacturing | <input checked="" type="checkbox"/> Warehousing | <input checked="" type="checkbox"/> R & D | <input type="checkbox"/> Tax-Exempt |
| <input type="checkbox"/> Wind Farm | <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> Retail | <input type="checkbox"/> Medical |
| <input type="checkbox"/> Residential | <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Adaptive Reuse | <input checked="" type="checkbox"/> Other |
| <input type="checkbox"/> Small Alternative Energy | <input checked="" type="checkbox"/> Distributive Service | <input type="checkbox"/> Tourism Destination Facility | <input checked="" type="checkbox"/> Industrial (includes pollution control) |

**See CCIDA Eligible Project Policy for definitions www.clintoncountyiida.com*

If "Other," please explain:

*For Retail and Tourism Projects **ONLY** – All others Skip to Question 7*

6a.) Retail Projects:

- Will the project's facility be used in making retail sales of physical goods to customers who visit the proposed facility? Yes ☐ or No ☐
- Will the project's facility be used in providing services to customers who physically visit the facility? Yes ☐ or No ☐
 - If "Yes" to either of the above, how much of the project's facility will be devoted to said use?
- Is the project a critical part of a larger, planned development in the community? Yes ☐ or ☐ No
- Has the project been endorsed by the local municipal chief executive officer or the local municipal governing body? Yes ☐ or No ☐
- Is the project located in a former Empire Zone? Yes ☐ or No ☐
- Is the project located in a Distressed Census track (based on the latest decennial Census)? Yes ☐ or No ☐

(*Census Track Data Available at www.census.gov)

6b.) Tourism Destination Facility Projects:

- Will the project attract and/or service a significant number of Tourists that come from outside the economic development region (ED Region Includes: Clinton, Essex, Franklin, Hamilton, St. Lawrence, Jefferson and Lewis Counties)? Yes ☐ or No ☐
 - If Yes, attach market analysis that demonstrates said attraction
- Is the project linked to other Tourism Facility Destinations in Clinton County? Yes ☐ or No ☐
- Will the project agree to pay sales tax and occupancy taxes related to the operation of the facility? Yes ☐ or No ☐

- If not operated by a not-for-profit, will the project agree to pay real estate taxes and/or PILOT payments on said facility? Yes ☐ or No ☐

7.) Scope of Project [Check All that Apply]:

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

7a.) Have you filled out any environmental assessment forms with other government entities? Yes ☐ or No ☒ (If "yes," attach)

7b.) Has SEQR already been commenced by a lead government agency? Yes ☐ or No ☒ (If yes, please attach) Not applicable, no change

**Note: All projects involving construction, expansion or modification of an existing site must fill out Part III - SEQR of this application. If SEQR has already been determined and approved by the municipality please attached to Part III of this application.*

8.) Explain your proposed project in detail. This description should include explanation of all of the activities/operations which will occur due to this project; the location (address) and tax map data of the site; the dimensions of new/modifications building(s) & type of construction. Also attach photo of the site, preliminary plans, sketches and/or floor plans of proposed project:

Location: 641 Ridge Road, Chazy, NY 12921, Tax map # 78.-1-13.1

Proposed project will be the modification of current facility that will include segregation of the current square footage to accommodate any potential tenant requirements. We are looking to fully utilize the entire 386,000 square footage of this facility with multi-use tenants for long term leases. As we come to lease agreements with tenants on space they require, we will modify to suit their needs including but not limited to internal modifications, HVAC, partitioning walls, electric segregation, gas requirements and lighting needs and common area renovations.

Additional Information:

(8a) Estimated Start Date: December 2013 and ongoing

(8b) Estimated Completion Date: On Going as needed for Tenant requirements

(8c) Zoning Classification of the Project: Commercial/Industrial

(8d) Legal owner of the site or building: Northstar 41 LLC

(8e) Most Recent use of the site and/or building: was research facility

8(f) Municipality Project is located in: Chazy, New York

8(g) School District Project is located in: Chazy Central School District

8(h) Is there an existing or proposed lease for this project? Yes [] or No [X]

(If yes, attach a copy)

8(i) Is there a purchase option or other legal or common control in the project? Yes [] or No [X]

If yes, attach copy or describe participation:

8(j) List the major equipment to be acquired as part of the project. Please provide a detailed inventory of said equipment when one becomes available.

New energy efficient right sized boilers, air conditioning systems, compressors.

Plus capital improvements to electrical systems, HVAC, security segregation, common area conversion, alternate entrances, additional loading docks areas, and new satellite parking areas.

8(k) Is there now or does the applicant believe there will be significant opposition to the proposed project? Yes [] or No [X]

If "Yes," Explain:

9.) On-site Utilities and Providers:

Type:	Provider:
Water	On-site
Sewer	On-site
Electric	NYSEG
Gas	NYSEG
Broadband	Primelink, Chazy Westport, and Time Warner

Section C : Project Costs

10.) What is the estimated Total Project Cost? (*Note: More in-depth information will be required in Part II of this application*)

Category	Costs
Land	\$ 250,000
Building	\$ 500,000
Equipment	\$ 500,000
Other – operating costs	\$ 1,000,000
Total:	\$ 2,250,000

If citing "Other," Explain: Projecting operating costs of 1,000,000 over 2-3 years

10a.) Both Clinton County and the CCIDA have policies that encourage the use of local labor. Is the applicant willing to consider the use of local labor? Yes [X] or No []

11.) Financing Needs:

Bank Financing

Total Bank Financing Required and Term	\$ 2,000,000
What amount, if any, of the costs of the project will be financed by the Company – other than from the proposed mortgage note/ bank financing?	\$ Remainder as required, approximately \$ 1,000,000
At what time or times and in what amount is it estimated that funds will be required?	2014 - \$1,500,000, 2015 - \$1,000,000, 2016 - \$500,000 if more to complete

**Note: Attach an outline of the financing package that is expected to be utilized for this project including dollar amounts and funding sources.*

-and/or-

Bond Financing

Total Bond Amount Required	\$ N/A
What amount, if any, of the costs of the project will be financed by the Company – other than from the proposed bond issue?	\$ N/A
Has the company made any arrangements for the marketing or the purchase of the bond or bond? Please describe:	N/A
At what time or times and in what amount it is estimated that funds will be required?	N/A

**Note: Attach an outline of the financing package that is expected to be utilized for this project including dollar amounts and funding sources*

Section D: Employment Information

12.) Please Fill In:

Note: More in-depth employment information will be required in Part II of this application

What is the average number of Construction Jobs during the construction period?	Average of 8
What is the estimated number of permanent FTE Jobs to be created by the project?	25-200, looking at 25 - 125 immediately
What is the anticipated annual payroll of FTE Jobs?	**
What is the applicants current level of employment in Clinton County at the time of application (in FTE)?	-0-
Does this project represent an Increase, Decrease or Retention of current job levels?	Increase

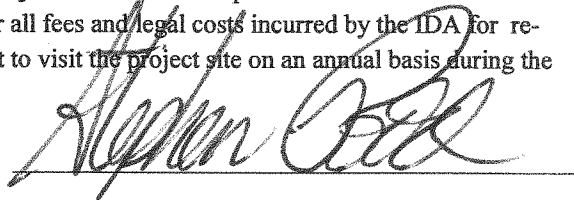
** This all depends on our tenants and their intended use and our requested entity needs. We currently are working with two tenants for approximately 50,000 square feet of space, that would bring an estimated 25 - 125 jobs to the area and facility. With this taken into consideration, the average annual salary of these jobs would most likely be in the \$40,000 range for an annual payroll thru the tenants totaling \$1,000,000 - 5,000,000 respectively for 2014.

Section E: Representations and Certification by Applicant

Stephen Podd (name of Director submitting application) deposes and says that he/she is Director (Title) of Northstar 41 LLC, the corporation named in the Petition; that he/she has read the foregoing Application and knows the content thereof, that the same is true to his/her knowledge.

Despondent further says that the reason this verification is made by the despondent and not by Northstar 41 LLC (company name) is because the said company is a corporation. The grounds of the despondent's belief relative to all matters in said application, which are not upon his/her own personal knowledge are investigations which despondent has caused to be made concerning the subject matter of the application as well as acquired by the despondent in the course of his/her duties, as an officer and from the books and papers of the corporation.

As an officer of said corporation (hereinafter referred to as the "applicant" deponent acknowledges and agrees that the applicant shall be and is responsible for all costs incurred by the nonprofit County of Clinton Industrial Development Agency (hereinafter referred to as the "Agency") acting on behalf of the attached application whether or not the application, the project it describes, the attendant negotiations and financial assistance is carried to successful conclusion. If, for any reason whatsoever, the applicant fails to conclude or consummate necessary negotiations or fails to act within a reasonable or specified period of time to take reasonable, proper, or re-question action or withdraws, abandons, cancels, or neglects that application or if the Agency or in cases of bonds the applicant is unable to find buyers willing, upon presentation of invoice, applicant shall pay to the Agency, its agents or assigns all actual costs involved in conduct of the application, up to that date and time, including fees of Agency counsel. A non-refundable filing fee of \$1,500 is required with this application, of which, \$750 will be applied to the project closing costs (Make check payable to: County of Clinton IDA). Upon successful conclusion and sale of the required bond issue the applicant shall pay to the Agency an administrative fee set by the Agency not to exceed an amount equal to .75% of the total benefited transaction. The cost incurred by the Agency and paid by the applicant, including the Agency's counsel and the administrative fee, may be considered as a cost of the project and included as part of the resultant transaction. The applicant should also be aware that they are responsible for all fees and legal costs incurred by the IDA for re-conveyance of titles at projects end. The IDA reserves the right to visit the project site on an annual basis during the benefit period.



(Director of Northstar 41 LLC)

NOTARY

Sworn to before me this 9th day of November, 2013



(seal)

ANN M. THURBER
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01TH6007698
QUALIFIED IN CLINTON COUNTY
COMMISSION EXPIRES MAY 26, 2014

Note to Applicant:

The 2013 New York State Budget, enacted on March 28, 2013, established new recordkeeping, reporting, and recapture requirements for industrial development agency projects that receive New York State ("NYS") sales tax exemptions, including projects granted assistance by County of Clinton Industrial Development Agency ("CCIDA").

These new NYS sales tax recording and reporting requirements for industrial development agency projects include the following requirements:

1. CCIDA must keep records of the amount of sales tax benefits provided to each project and make those records available to NYS upon request.
2. CCIDA must report to NYS, within 30 days after providing financial assistance to a particular project, the amount of sales tax benefits expected to be provided to such project.
3. CCIDA must post on the internet and make available without charge copies of its resolutions and project agreements.

The legislation now requires that CCIDA to recapture NYS sales tax benefits where:

1. The project is not entitled to receive those benefits;
2. The exemptions exceed the amount authorized by CCIDA, or are claimed for unauthorized property or services; or
3. The project operator failed to use property or services in the manner required by its agreements with CCIDA.

What this means for CCIDA Projects:

1. Companies requesting a sales tax exemption from CCIDA must include in their application the value of the savings they anticipate receiving. Note that the new regulations require that CCIDA must recapture any benefit that exceeds the amount listed in a company's application. Accordingly, please ensure that you provide a realistic estimate of the sales tax exemptions which you are requesting.
2. Projects subject to recapture must remit payment within 20 days of a request from CCIDA.
3. All project agreements and resolutions will now be publicly available on CCIDA's website.
4. OCIDA's policy has always been to allow project operators to request certain information be redacted if the project can demonstrate that its release would result in substantial harm to the project's competitive position.

PART II: COST BENEFIT ANALYSIS

Please answer all questions either by filling in blanks or by attachment

SECTION F - FINANCING STRUCTURE:

1. Tax-Exempt Financing Requested [Check all that Apply]

☒

Straight Lease Transaction

☐

Tax-Exempt Bonds

☒

Sales Tax Exemption Until completion date

☒

Mortgage Tax Abatement

☒

Real Property Tax Abatement/PILOT

☐

Other – Explain:

2. Based on the CCIDA's UTEP PILOT Scoring Criteria (see attachment C); indicate the methodology used by the applicant to determine the Type of real property tax abatement the project is eligible for (if applicable):

Type I [] Type II [X] Type III [] Deviation [] (check one)

Describe: 100-300 jobs (2 pts), 100% for new jobs (2 pts), less than 100 spin off jobs (1 pt), use local suppliers (2 pts), educational benefits – low (1 pt), real property value – 3,000,000 (2 pts). Total of 10 points – Category 2

SECTION G - PROJECT QUESTIONNAIRE:

1. Name of Project Beneficiary ("Company"):	Northstar 41 LLC
2. Municipality Project is Located	Chazy
3. School District Project is Located	Chazy Central School District
4. Estimated Amount of Project Benefits Sought:	
A. Amount of Bonds Sought:	\$ _____ -0- _____
B. Value of Sales Tax Exemption Sought	\$ _____ -240,000- _____

C. Value of Real Property Tax Exemption Sought	\$ _____ reduced tax on 3,000,000 = \$214,000 savings _____
D. Value of Mortgage Recording Tax Exemption Sought (Clinton County MRT = 1%; as of 9/1/13)	\$ _____ -30,000- ** _____

** may not end up applying for this mortgage.

SECTION H - PROJECTED PROJECT INVESTMENT:

A. Land-Related Costs	
1. Land acquisition	\$ _____ 37,500 _____ (closing/commission)
2. Site preparation	\$ _____
3. Landscaping	\$ _____ 50,000 _____
4. Utilities and infrastructure development	\$ _____
5. Access roads and parking development	\$ _____ 200,000 _____
6. Other land-related costs (describe)	\$ _____

B. Building-Related Costs	
1. Acquisition of existing structures	\$ <u>37,500</u> (closing/commission)
2. Renovation of existing structures	\$ <u>200,000</u>
3. New construction costs	\$ _____
4. Electrical systems	\$ <u>50,000</u>
5. Heating, ventilation and air conditioning	\$ <u>250,000</u>
6. Plumbing	\$ _____
7. Other building-related costs (describe)	\$ _____
C. Machinery and Equipment Costs	
1. Production and process equipment	\$ <u>300,000</u>
2. Packaging equipment	\$ _____
3. Warehousing equipment	\$ _____
4. Installation costs for various equipment	\$ <u>100,000</u>
5. Other equipment-related costs (describe)	\$ <u>100,000</u>
**Also, this does not include what our potential tenants may add in addition	
D. Furniture and Fixture Costs	
1. Office furniture	\$ _____
2. Office equipment	\$ _____
3. Computers	\$ _____
4. Other furniture-related costs (describe)	\$ _____

E.	Working Capital Costs	
1.	Operation costs (over 3 years)	\$ 1,000,000
2.	Production costs	\$
3.	Raw materials	\$
4.	Debt service	\$
5.	Relocation costs	\$
6.	Skills training	\$
7.	Other working capital-related costs (describe)	\$
F.	Professional Service Costs	
1.	Architecture and engineering	\$
2.	Accounting/legal	\$ 50,000
3.	Other service-related costs (describe)	\$
G.	Other Costs	
1.	Mortgage Amount	\$
2.		\$

H. Summary of Expenditures	
1. Total Land Related Costs	\$ 287,500
2. Total Building Related Costs	\$ 537,500
3. Total Machinery and Equipment Costs	\$ 500,000
4. Total Furniture and Fixture Costs	\$
5. Total Working Capital Costs	\$ 1,000,000
6. Total Professional Service Costs	\$ 50,000
7. Total Other Costs	\$
TOTAL PROJECT COSTS	\$ 2,375,000

SECTION I - PROJECTED CONSTRUCTION EMPLOYMENT IMPACT:

1. Please provide estimates of total construction jobs at the Project:

Year	Construction Jobs (Annual wages and benefits \$40,000 and under)	Construction Jobs (Annual wages and benefits over \$40,000)
Current Year		
Year 1 - 2014		12**
Year 2 - 2015		8**
Year 3 - 2016		4 ** (average of 8/year)
Year 4		
Year 5		

** Although there will be construction jobs, we will try to utilize our own employees to get done what is required, however, if our employees cannot fulfill the requirements we will then try to utilize local construction companies and contractors.

2. Please provide estimates of total annual wages and benefits of total construction jobs at the Project:

Year	Total Annual Wages and Benefits	Estimated Additional NYS Income Tax
Current Year	\$ _____	\$ _____
Year 1 - 2014	\$ _____ 250,000 _____	\$ _____
Year 2 - 2015	\$ _____ 166,000 _____	\$ _____
Year 3 - 2016	\$ _____ 83,332 _____	\$ _____
Year 4	\$ _____	\$ _____
Year 5	\$ _____	\$ _____

*\$500,000 estimated for 3 years for work needed, but the renovation and building construction jobs may not be FT.

SECTION J - PROJECTED PERMANENT EMPLOYMENT IMPACT:

1. Please provide estimates of total existing permanent jobs (FTE) to be preserved or retained as a result of the Project:

Year	Existing Jobs (Annual wages and benefits \$40,000 and under)	Existing Jobs (Annual wages and benefits over \$40,000)
Current Year		
Year 1	No existing jobs before project	
Year 2		
Year 3		
Year 4		
Year 5		

2. Please provide estimates of total new permanent jobs (FTE) to be created at the Project:

Year	New Jobs (Annual wages and benefits \$40,000 and under)	New Jobs (Annual wages and benefits over \$40,000)
Current Year		
Year 1 - 2014		Between 25 - 125
Year 2		Years after depends on tenant
Year 3		growth and requirements until
Year 4		complex is fully utilized
Year 5		

3. Please provide estimates of total annual wages and benefits of total permanent jobs at the Project:

Year	Total Annual Wages and Benefits	Estimated Additional NYS Income Tax
Current Year	\$ _____	\$ _____
Year 1 - 2014	\$ 1,000,000 - _____ 5,000,000 all employees _____	\$ _____ as required by law _____
Year 2	\$ Same as previous, unless tenancy increases _____	\$ _____
Year 3	\$ _____	\$ _____
Year 4	\$ _____	\$ _____
Year 5	\$ _____	\$ _____

4. Provide estimates for the Creation of New Job Skills relating to permanent jobs. List the projected new job skills for the new permanent jobs to be created as a result of the undertaking of the project by the applicant

New Job Skills	Number of Positions Created	Wage Rate
Depends on tenancy, but some below	25- 125 to start	Average \$40,000 each
Managerial positions	Manufacturing positions	
Clerical positions		
Data Entry positions		
Maintenance positions		

**Should you need additional space, please attach a separate sheet.*

SECTION K - PROJECTED OPERATING IMPACT:

1. Please provide estimates for the impact of Project operating purchases and sales:

Additional Purchases (1 st year following project completion)	\$ _____ 100,000 _____
Additional Sales Tax Paid on Additional Purchases	\$ _____ 8,000 _____
Estimated Additional Sales (1 st full year following project completion)	\$ _____ Rental income - \$350,000 _____
Estimated Additional Sales Tax to be collected on additional sales (1 st full year following project completion)	\$ _____ -0- _____

3. Please provide estimates for impacts of other economic benefits expected to be produced as a result of the Project not mentioned in this application:

Adaptive reuse of current research facility.

Prevention of the current facility from being scrapped, and converting it into a multi-tenant facility with a broad range utilization options.

Facility will be put back on the local tax rolls, otherwise would have been off permanently.

Creation of 25-125+ jobs at this facility.

Housing maybe utilized – purchases or rentals.

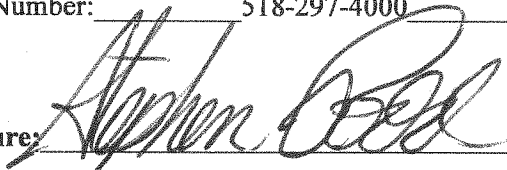
Retail sales for more consumers.

Restaurants and other service markets for more consumers in area.

CBA QUESTIONNAIRE CERTIFICATION

I certify that I have prepared the responses provided in this Questionnaire and that, to the best of my knowledge; such responses are true, correct and complete.

I understand that the foregoing information and attached documentation will be relied upon, and constitute inducement for, the Agency in providing financial assistance to the Project. I certify that I am familiar with the Project and am authorized by the Company to provide the foregoing information, and such information is true and complete to the best of my knowledge. I further agree that I will advise the Agency of any changes in such information, and will answer any further questions regarding the Project prior to the closing.

Date Signed: <u>November 8th, 2013</u>	Name of Person Completing Project Questionnaire on behalf of the Company. Name: <u>Stephen Podd</u> Title: <u>Director</u> Phone Number: <u>518-297-4000</u> Signature: 
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APPLICATION ATTACHMENT A:

Acknowledgements and Yearly Filings

As a condition to issuing financial assistance to the applicant the County of Clinton Industrial Development Agency is required by the New York State Comptroller's office to obtain the following supplementary information yearly for the duration of the transaction:

1. Outstanding balance at beginning and end of year and principal payments made during year. – N/A
2. The current interest rate (for adjustable rate bonds the rate at the end of the year is needed). – N/A
3. Current year tax exemptions for county, local (towns) and school taxes.
4. PILOT (*Payment in lieu of taxes*) payments made each year to county, local and school taxing authorities.
5. Documentation and affidavits regarding the use of local construction workers in the construction phase of the Project. **We have construction workers included in the project, but they will be our own employees so won't require local companies, but if we need to utilize we will try to utilize local companies**
6. Once project commences operations the number of part-time/seasonal workers employed in terms of full-time equivalents and actual number of workers. **FTE estimates are based on our tenant's requirements and estimates, so we may not have this information available, but will supply to the best of our ability.**
7. Average salary of the jobs to be created or retained. - N/A

In addition to the above, in reporting the first year we will need:

1. An amortization schedule showing the planned principal reduction each year for the life of the issue. – N/A
2. The amount exempted for:
 - (a) sales tax
 - (b) mortgage recording tax
3. Each year of construction – Sale tax and documents and affidavits regarding the use of local construction workers in the construction phase of the project - N/A
4. Documents and affidavits regarding the number of part-time/seasonal workers employed in terms of full-time equivalents and actual number of workers.

This information is required by January 31st of each succeeding year and shall be submitted in writing to the County of Clinton Industrial Development Agency, 190 Banker Road, Suite 500, Plattsburgh, NY 12901. (Fax: 518-562-2232) We have reviewed, understand and will comply with the above, as required by the New York State Comptroller's Office.

Name: Stephen Podd Title: Director

Date: 10/31/2013

APPLICATION ATTACHMENT B

County of Clinton IDA Fee Schedule:

Adopted: 5/13/13

Type	Cost	Description
<i>Application Fee</i>	\$1500	The Agency will charge a nonrefundable administrative application fee for finance transactions equal to \$1500 upon submission of an application by a project. \$750 is a non-refundable administrative fee. The remaining \$750 will be applied to the project's closing costs.
<i>Fee Issuances for Bonds or Straight Lease Transactions</i>	.75 of 1%	The Agency will charge said fee on the total benefited project costs. Such fee shall be payable upon the successful conclusion of the sale of obligations (bonds) or upon the execution and delivery of the documents providing financial assistance (straight lease not involving bonds). Fees are non-refundable.
<i>Issuance Fee for Refinancing</i>	½ of the Current Bond Fees	The Agency will charge ½ of the current bond fees for the refinancing of a project. Fees shall be applied towards administrative costs to the Agency and are non-refundable.
<i>Modification/Amendment Transactions Fees</i>	\$500	The Agency will charge a nonrefundable modification/amendment transaction fee per instance (post-closing) equal to \$500 upon the submission of a letter to the Agency explaining in detail the requested action to modify or amend existing documents previously executed by the Agency. Fees shall be applied towards administrative costs.
<i>Reconveyance of a Straight Lease Fees Not Involving New Financial Assistance</i>	\$500	The Agency will charge a nonrefundable reconveyance administrative fee for straight lease transactions. The project is responsible for paying all legal costs and/or other third party costs incurred by the Agency on behalf of the project. Fees shall be applied towards administrative costs to the Agency and are non-refundable.
<i>Special Meeting Fee</i>	\$500	The Agency will charge a nonrefundable administrative fee for a special meeting of the IDA held at the project's request.
<i>IDA Legal Fees</i>	Varies	The project is responsible for paying all legal costs and/or other third party costs incurred by the Agency on behalf of the project. Fees shall be applied towards administrative costs to the Agency and are non-refundable.

*The Agency Board reserves the right to determine and impose other administrative fees on Agency projects in consideration for financial assistance being granted by the Agency and/or the costs incurred by the Agency. The Agency may provide for a different application fee and/or a different administrative fee for a particular project by resolution duly adopted by the Agency Board.

APPLICATION ATTACHMENT C

CCIDA UTEP PILOT Scoring Criteria

Variable/ Threshold	Permanent Payroll Level in Terms of # of Jobs Created	% of Average County Wage	# of Potential Spin-off Jobs	Local Business Impact and/or Community Investment Reviewing appropriate level yearly	Educational Benefits Reviewing appropriate levels/year	Value of Real Property	Totals:
Level 1 (1 point)	Less than 100 jobs within 5 years	At least 75% for <u>new</u> jobs	Less than 100 verifiable Spin off jobs	Need for local industry/services is low e.g. insurance, banking, trucking Belong to Chamber	Low level such as school visits/ school-to-work	\$500k-\$1.5x10 ⁶	
Level 2 (2 pts)	100 - 300 jobs	At least 100% for <u>new</u> jobs	100-300 verifiable Spin off jobs	Use local industrial suppliers & services/raw materials/parts Or Reuse abandoned facility	Limited Support/ Learn to Earn Internships underwrite facilities or programs	\$1.5 - 5.0 x 10 ⁶	
Level 3 (3 pts)	300+ jobs within 5 years	At least 150% for <u>new</u> jobs	300+ verifiable Spin off jobs	Demonstrate synergy with local services, suppliers and manufacturers Or Reclaim brownfield/adaptive re-use of facilities.	Major support to schools and colleges Scholarships (NMSQT); internships; sponsorships underwrite faculty \$10,000	\$5.0 x 10 ⁶ +	
Totals:							

Scoring

6 points or less - Category 1 benefits

7-11 points - Category 2 benefits

12 points or more - Category 3 benefits

CONSTRUCTION EMPLOYMENT AGREEMENT

Upon completion of the Project, the Company shall, if requested by the Agency, submit to the Agency a Construction Completion Report in which is identified names and business addresses of the prime contractor, sub-contractors and vendors engaged in the construction of the Project.

Relevant Company Information:		General Contractor, if determined:	
Company: Northstar 41 LLC		Contractor: Open, as we may be our own	
Company representative for Contract Bids and Awards: Stephen & Victor Podd		Representative: _____	
Mailing Address: 1 Lincoln Boulevard Rouses Point, NY 12979		Mailing Address: _____	
Phone: 518-297-4000	Fax: 518-297-2634	Phone: _____	Fax: _____
Email: stephen@northstarllc.net ; victor@northstarllc.net		Email: _____	

<p>Construction start date is estimated to be _____ December 2013 _____ with occupancy to be taken on _____ as needed _____ (estimated)?</p> <p>Construction Phase or Process</p>	<p>Duration of Construction Phase</p>	<p># to be employed</p>

[illegible]

Dated *November 8th, 2013*

Northstar 41 LLC
Name of Applicant



Signed

Stephen Podd, Director

Printed Name and Position