OCIDA PROJECT MEMO - JUNE 2, 2022

Project Name: McCraith Beverages, Inc./STD Realty, LLC Facility Expansion

Location: 20 Burrstone Rd., Village of New York Mills, Town of New Hartford

Applicant: McCraith Beverages, Inc./STD Realty, LLC

Principals: Susan McCraith Szuba, Daniel J. McCraith, Chad T. McCraith

Project: Construction and equipping of 23,000 SF warehouse and distribution facility.

Project Costs

Building Construction	$ 2,403,427
Site Preparation/Parking Lot Construction	$ 101,900
Machinery & Equipment (other than furniture)	$ 1,202,589
Architectural & Engineering	$ 21,000
Legal Fees (applicant, IDA, bank, other counsel)	$ 15,000
Agency Fee	$ 18,720
Total Project Costs	**$ 3,762,636**

Estimated Exemption Benefit Values

PILOT Value – Incremental Industrial PILOT based upon increased assessment	$ 182,763
Sales Tax Exemption Value	$ 214,720
Total Tax Exemption	**$ 397,483**

Jobs

Retained FTEs	**128**
To Be Created FTEs	**10**

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY
OCIDA

APPLICATION FOR FINANCIAL ASSISTANCE

Oneida County Industrial Development Agency
584 Phoenix Drive
Rome, New York 13441-1405
(315) 338-0393 telephone
(315) 338-5694 fax
Shawna M. Papale, Executive Director
spapale@mvedge.org

Please submit the signed and notarized completed application (Pages 1-25 ONLY), which must include any applicable addendum or supplemental information requested in the application, along with payment of a non-refundable $500 Application Fee and a $1,000 Commitment Fee (will be applied to final closing costs) to the Oneida County Industrial Development Agency, 584 Phoenix Drive, Rome NY 13441-1405, within 14 days prior to the OCIDA Board of Directors meeting at which you want the Application to be included on the Agenda. Wire transfer and ACH payments are acceptable but all related fees incurred by the Agency are payable by the Applicant. An electronic version of the application must accompany the original application via physical media or e-mail.

McCraith Beverages, Inc./STD Realty, LLC
Project Name

Date of Submission June 3, 2022

Updated: March 25, 2022

Important Notes to Applicant:

Upon the submission of this application to the OCIDA, the application becomes a public document. Be advised that any action brought before the Agency is public information. All agendas for the OCIDA are issued publicly prior to the full agency meeting. Upon the submission of this application to the OCIDA, the application becomes a public document and OCIDA is required by law to post on its website and make available to the public this Application and supporting materials. If when completing this Application, you deem any information to be specifically exempted from disclosure under Article Six of the Public Officers Law, please answer the question "This information is deemed to be exempt from disclosure under Article Six of the Public Officers Law and is submitted on the attached confidential addendum." It is acceptable to submit any confidential addendum electronically as a .pdf file separate from the application, but any confidential addendum must still be submitted with the hard copy of the full application (see Page 1). Please answer any such questions on a separate Addendum titled, "Confidential and Protected by Article Six of the Public Officers Law." If OCIDA is challenged to produce any information the Applicant identifies as protected, the Applicant will be required at its sole cost to defend such assertion on behalf of OCIDA.

The information requested by this application is necessary to determine the eligibility of your project for OCIDA benefits. Please answer all questions and respond "Not Applicable", "NA", or "none" where appropriate. If you're response is an estimate, please indicate so. Attach additional sheets if more space is needed for a response. **All applications must include a completed and signed NYS SEQR form and Cost Benefit Analysis form (please consult with OCIDA) before the application is considered complete.**

By signing and submitting this Application, the Applicant acknowledges that it received a copy of the Uniform Tax Exemption Policy and the Oneida County IDA Penalty for Failure to Meet Employment Levels as adopted by the Agency and Agency Memorandums pertaining to the benefits of projects financed through the Agency.

A project financed through the Agency involves the preparation and execution of significant legal documents. Please consult with an attorney before signing any documents in connection with the proposed project. You will receive an engagement letter from the OCIDA legal counsel. You will be asked to sign the engagement letter acknowledging you will be responsible for all legal fees of OCIDA legal counsel and that you understand the process. Should you not close and legal services have been rendered by the OCIDA legal counsel, Applicant will be responsible for those costs.

If your project requires a public hearing, a representative of the applicant is required to be present. A date will be coordinated by the OCIDA legal counsel.

If you have any questions how to calculate the OCIDA's application fee please refer to the enclosed Memorandum to Companies -Sale Leaseback Transactions or contact the OCIDA.

Part I: Applicant Information

Note: In responding to the following questions, please keep in mind that the Applicant will be party to all of the documents and is the individual or if entity will be formed which will receive the actual financial assistance from the Agency.

Applicant

1(a) Applicant's Legal Name: McCraith Beverages Inc.

1(b) Principal Address: STD Realty LLC
20 Burrstone Road
New York Mills, NY 13417

1(c) Telephone/Facsimile Numbers: 315-768-2337
315-768-2342

1(d) Email Address: nsnyder@mccraithbev.com

1(e) Federal Identification Number: 16-0978272/22-2722252

1(f) Contact Person: Nick Snyder/Susan McCraith

1(g) Is the Applicant a

- [✓] Corporation:
  If Yes, Public [ ] Private [✓]
  If public, on which exchange is it listed?
- [✓] Subchapter S
- [ ] Sole Proprietorship
- [ ] General Partnership
- [ ] Limited Partnership
- [ ] Limited Liability Corporation/Partnership
- [ ] Single-Member LLC (name and EIN below):

  Name: _____
  EIN #: _____
- [ ] DISC
- [ ] Other(specify) _____

1(h) State of Organization (if applicable) New York

Applicant's Stockholders, Members, Directors and Officers, Partners.

2(a) Provide the following information with respect to any person with 15% or more in equity holdings in any entity in ownership chain of the project. Add additional sheets if necessary.

Name	Address	Percentage of Ownership
Susan Mccarith Szuba	7255 Norton Ave Clinton, NY 13323	MCB 20/STD 49
Daniel J. McCraith	55 Ironwood Rd New Hartford, NY 13413	MCB 33/STD 20
Chad T McCraith	120 Pebble Creek Ln New Hartford, NY 13413	MCB 33/STD 20

MCB=McCraith Bevergaes, Inc.
McCraith Transport LL=100% nonentity MCT EIN# 45-0730732
STD=STD Realty, LLC

2(b) Is the Applicant, or any of the individuals listed in 2(a) above, related directly or indirectly to any other entity by more than 50% common ownership? **If Yes**, indicate name of such entity and the relationship. ☑ Yes ☐ No

High Peaks Distributing, LLC
1016 Route 3
Saranac Lake, NY 12936

Owners in common

2(c) Is the Applicant affiliated with any other entity, directly or indirectly, other than as listed in the response to 2(a) above? **If Yes**, please indicate name and relationship of such other entity and the address thereof: ☐ Yes ☑ No

Applicant's Counsel and Accountant

3(a) Applicant's Attorney

Name/Title: Richard G Parker Esq..

Firm:

Address: 587 Main Street #101

New York Mills, NY 13417

Telephone/Fax: 315-736-5555/315-736-5872

Email: carol@rgplaw.org

3(b) Applicant's Accountant

Name/Title: Richard Zweifel, CPA

Firm: Bonadio & Co. LLP

Address: 7936 Seneca Turnpike

Clinton, NY 13323

Telephone/Fax: 315-798-8838/315-736-0305

Email: rzweifel@bonadio.com

Business Description

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

Wholesale distributor of Beer, Soda, Water, Snacks, Wine and Spirits. Exclusive distribution rights on all major products carried in Oneida, Herkimer, Madison, Chenango, Otesgo and Delaware Counties which hold a NYS Liquor license and all non liquor licensed accounts.

Part II: Project Information

5(a) Explain your project in detail. This description should include explanation of all activities which will occur due to this project. Attach additional sheets if necessary.

*23,000 square foot connector building to be used as a beverage warehouse. The warehouse structure will be built between two exisiting buildings, truck storage and recycling. It will be utilized for storage and picking for deliveries.

*Machinery and equipment cost include delivery vehicles, loading machinery, racking, security and parking lot.

Reasons for Project

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

In June of 2020 McCraith Beverages, Inc. purchased product lines from Sanzone Distributing which formerly operated out of Onondaga County. The warehouse expansion is a necessity to accommodate the number of new products carried and the increase in sales this purchase generated. Additional truck and warehouse equipment is needed to efficiently pick and deliver products.

The added warehouse storage and equipment will significantly increase productivity and all related work conditions.

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

To help relieve the financial costs of this expansion and required equipment. The approval will enable us to create new positions in our workforce.

6(c) Please confirm by checking the box below, if there is the likelihood that the Project would not be undertaken **BUT FOR** the Financial Assistance provided by the Agency.

[✓] Yes [ ] No

If the Project could be undertaken without Financial Assistance provided by the Agency, (**"No" is checked above**) then provide a statement in the space provided below indicating why the Agency should approve the requested assistance:

How will the Applicant's plans be affected or scaled back if Agency approval is not granted?

Further consideration would need to take place without this Agency's approval. Not granting approval could result in abandoning the expansion all together or reducing the scope of the project as a whole.

6(d) Is the proposed project reasonably necessary to discourage the Applicant from removing such other plant or facility to a location outside the State of New York?

[ ] Yes [✓] No **If Yes**, please explain briefly.

6(e) Will financing by the Agency result in the removal or abandonment of a plant or other facility of the applicant or any related entity presently located in another area of New York State?

[ ] Yes [✓] No

If Yes, is the proposed project reasonably necessary to preserve the competitive position of the Applicant in its respective industry? [ ] Yes [ ] No

If Yes, please provide a statement and evidence supporting the same. Include the name of all taxing jurisdictions in which the abandoned facility or plant lies, and whether Applicant has had any discussions with said taxing jurisdictions regarding the abandonment. Please provide as much detail as possible.

6(f) Has the Applicant or any related entity previously secured financial assistance in Oneida County (whether through the Agency, the Empire State Development Corporation, or any other entity) ? [✓] Yes [ ] No

If Yes, please explain (indicate date of benefit, location of facility and outstanding balance).

New building 20 Burrstone Road, NYM, NY	1986	$0.00
Additional buildings and renovations (same site)	2000	$0.00
Additional buildings and renovations (same site)	2018	$0.00

6(g) Has the Applicant or any related entity secured financial assistance anywhere within the United States within the last 90 days or does the Applicant or any related entity anticipate receiving financial assistance within the next 90 days? [ ] Yes [✓] No

If Yes, please explain.

6(h) Check all categories best describing the type of project for all end users at project site **(you may check more than one; if checking more than one indicate percentage of square footage the use represents):**

Please provide percentage of sq. footage for each use (if more than one category):

[ ]	Manufacturing	%
[ ]	Industrial Assembly or Service	%
[ ]	Back office operations	%
[ ]	Research and Development	%
[ ]	Technology/Cybersecurity	%
[✓]	Warehousing	100 %
[ ]	Commercial or Recreational	%
[ ]	Retail	%
Addendum Required [ ]	Residential housing (specify) _____	%
[ ]	Pollution Control (specify) _____	%
[ ]	Environmental (e.g., Brownfield) (specify) _____	%
Addendum Required [ ]	Other (specify ie; renewable energy) _____	%

6(i) Check all categories best describing the **scope of the project**:

- [ ] Acquisition of land
- [ ] Acquisition of existing building
- [x] Renovations to existing building
- [x] Construction of addition to existing building
- [ ] Demolition of existing building or part of building
- [ ] Construction of a new building
- [x] Acquisition of machinery and/or equipment
- [x] Installation of machinery and/or equipment
- [ ] Other (specify) _____

6(j) Please indicate the financial assistance you are requesting of the Agency, and provide the estimated value of said assistance. Attach a sheet labeled Annual PILOT that shows the annual utilization of the Real Property Tax Abatement by year and by taxing jurisdiction (PLEASE CONSULT WITH IDA STAFF ON PILOT CALCULATIONS).

Assistance Requested	Estimated Values
[x] Real Property Tax Abatement (value of PILOT savings)	$ 182,763
[ ] Mortgage Tax Exemption (.75%) $_____	
Amount of mortgage: $_____	
[x] Sales and Use Tax Exemption ** (8.75%) $ 214,720 (Not available for solar)	
Value of goods/services to be exempted from sales tax: $ 2,455,731	
[ ] Issuance by the Agency of Tax Exempt Bonds(bond dollar value)$_____	

TOTAL EXEMPTION ASSISTANCE REQUESTED: $ 397,483

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

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

***** Note that the estimate provided above will be provided to the New York State Department of Taxation and Finance. The Applicant acknowledges that the transaction documents will include a covenant by the Applicant that the estimate, above, represents the maximum amount of sales and use tax benefit currently authorized by the Agency with respect to this Application. The Agency may utilize the estimate, above, as well as the proposed total Project Costs as contained within this Application, to determine the Financial Assistance that will be offered.* It is the responsibility of the applicant to inform the IDA within 10 days if the project amount changes.

Part III: Facility Information

Attach copies of the most recent real property tax bills. Include copies for all taxing jurisdictions for the site/ facility that IDA assistance is being sought.

Facility (Physical Information) If multiple locations please provide information on all.

7(a) Street Address of Facility:

20 Burrstone Road

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

New York Mills

7(c) School District:

New York Mills

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

Beverages warehouse and distribution

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

Other storage

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

The 23,000 square foot warehouse structure will be built between two existing buildings, Truck Storage and Recycing. Please see detailed plot plans.

7(g) Has construction or renovation commenced? ☐ Yes ☑ No

If Yes, please describe the work in detail that has been undertaken to date, including the date of commencement.

If No, indicate the estimated dates of commencement and completion:

Construction Commencement: September 2022

Construction completion: September 2023

7(h) Will the construction or operation of the facility or any activity which will occur at the site require any local ordinance or variance to be obtained or require a permit or prior approval of any state or federal agency or body (other than normal occupancy and/or construction permits)?

☐ Yes ☑ No

If Yes, please describe.

(New York Mills Building Permit)

Has the Project received site plan approval from the Planning Department?

☐ Yes ☐ No ☑ N/A

If Yes, please provide the Agency with a copy of the planning department approval along with the related State Environmental Quality Review (SEQR) determination. If no, please provide the status of approval:

(SEQR is attached)

7(i) Will the project have a significant effect on the environment? ☐ Yes ☑ No

Important: please attach and sign Part 1 of either the the long or short Environmental Assessment Form to this Application.

7(j) What is the useful life of the facility? 40 years

7(k) Is the site in a former Empire Zone? ☐ Yes ☑ No

If Yes, which Empire Zone: _____

Is project located in a Federal HUB Zone or distressed area: ☐ Yes ☐ No

Provide detail.

ALL APPLICANTS MUST ANSWER PART IV-8(a)

Part IV: Retail Project Questionnaire

To ensure compliance with Section 862 of the New York General Municipal Law, the Agency requires additional information if the proposed Project is one where customers personally visit the Project site to undertake either a retail sale transaction or to purchase services.

8(a). Will any portion of the project (including that portion of the cost to be financed from equity or other sources) consist of facilities or property that are or will be primarily used in making sales of goods or services to customers who personally visit the project site?

Required ☐ Yes or ☑ No **If the answer is YES, please continue below.**
If the answer is NO, proceed to Section Part V - Facility (Legal Info)

For purposes of Question A, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

8(b). What percentage of the cost of the Project will be expended on such facilities or property primarily used in making sales of goods or services to customers who personally visit the project?_____%. **If the answer is less than 33% do not complete the remainder of this retail determination page and proceed to next section, Part V Facility (Pg 13)**

* **If the answer to A above is Yes AND the answer to B above is greater than 33.33%, indicate which of the following questions below apply to the project:**

1. Will the project be operated by a not-for-profit corporation ☐ Yes ☐ No

2. Is the Project location or facility likely to attract a significant number of visitors from outside Oneida County?

☐ Yes ☐ No

If yes, please provide a third party market analysis or other documentation supporting your response.

3. Is the predominant purpose of the project to make available goods or services which would not, but for the project, be reasonably accessible to the residents of the municipality within which the proposed project would be located because of a lack of reasonably accessible retail trade facilities offering such goods or services?

☐ Yes ☐ No

If yes, please provide a third party market analysis that demonstrates that a majority of the project's customers are expected to come from outside of Oneida County and the project will not directly compete with existing businesses located in Oneida County.

Part V: Facility (Legal Information)

9(a) With respect to the **present owner** of the land or facility, please give the following information and provide a brief statement regarding the status of the acquisition.

(Note: the present owner is not necessarily the user of the facility, but that party which holds legal title to the facility.)

Legal Name: STD Realty Company, LLC

Address: 20 Burrstone Road
New York Mills, NY 13417

Telephone:

Balance of Mortgage: 0

Holder of Mortgage:

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

9(b) Is there a legal relationship, directly or indirectly, by virtue of common control or through related persons, between the Applicant and the present owner of the facility?
[✓] Yes [ ] No. **If Yes**, please explain.

Owners in Common

9(c) Will a related real estate holding company, partnership or other entity, be involved in the ownership structure of the transaction?
[✓] Yes [ ] No. **If Yes**, please explain.

STD Realty will own the property and McCraith Beverages will continue to be the only tenant.

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

11(a) UPDATED BY APPLICANT JUNE 27, 2022

Part VII: Employment Information

"FTE" shall mean a full time employee that has a minimum of thirty-five (35) scheduled hours per week, or any combination of two or more part-time employees that work a minimum of fifteen (15) scheduled hours per week, when combined together, constitute the equivalent of a minimum of thirty-five (35) scheduled hours per week, and whose workplace location is the project facility. For this purpose an employee shall include a leased employee regularly retained by the company.

11(a) Estimate how many construction jobs will be created or retained as a result of this project.

38

11(b) Will the project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York?

☑ Yes ☐ No **If Yes**, explain below.

The project will preserve 128 private sector jobs and will create approximately 10 new jobs at McCraith Beverages as additional warehouse space and equipment will be utilized. The contractor has estimated it will create 75 new jobs.

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

☑ Yes ☐ No **If Yes**, explain below.

With the acquisition of Sanzone Distributing 13 new permanet jobs were created and 115 jobs were retained.

11(d) Job Information related to project ***

Estimate below how many jobs will be created and retained as a result of this project, if OCIDA assistance is granted. **PLEASE MAKE SURE TOTAL PART-TIME EMPLOYEES ARE TURNED INTO FULL-TIME EQUIVALENTS (FTE) for Line B. - See Pg. 17.**

	Number of Jobs BEFORE Project	**Location 1**	**Location 2**	**Location 3**	**Location 4**	**Location 5**	
	Address in NYS	20 Burrstone Rd, NYM, NY					**Total**
	Full-Time Company	128					128
	Full-Time Independent Contractors	0					0
	Full-Time Leased	0					0
A.	**Total Full-Time BEFORE**	128					128
	Part-Time Company	0					0
	Part-Time Independent Contractors	0					0
	Part-Time Leased	0					0
B.	**Total FTE Part-Timers BEFORE**	0					0
C.	**Total FTE BEFORE***	128					128

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

Continued on next page

Part VII: Employment Information

"FTE" shall mean a full time employee that has a minimum of thirty-five (35) scheduled hours per week, or any combination of two or more part-time employees that work a minimum of fifteen (15) scheduled hours per week, when combined together, constitute the equivalent of a minimum of thirty-five (35) scheduled hours per week, and whose workplace location is the project facility. For this purpose an employee shall include a leased employee regularly retained by the company.

11(a) Estimate how many construction jobs will be created or retained as a result of this project.

75

11(b) Will the project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York?

☑ Yes ☐ No **If Yes**, explain below.

The project will preserve 128 private sector jobs and will create approximately 10 new jobs at McCraith Beverages as additional warehouse space and equipment will be utilized. The contractor has estimated it will create 75 new jobs.

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

☑ Yes ☐ No **If Yes**, explain below.

With the acquisition of Sanzone Distributing 13 new permanet jobs were created and 115 jobs were retained.

11(d) Job Information related to project ***

Estimate below how many jobs will be created and retained as a result of this project, if OCIDA assistance is granted. **PLEASE MAKE SURE TOTAL PART-TIME EMPLOYEES ARE TURNED INTO FULL-TIME EQUIVALENTS (FTE) for Line B. - See Pg. 17.**

	Number of Jobs BEFORE Project	**Location 1**	**Location 2**	**Location 3**	**Location 4**	**Location 5**	
	Address in NYS	20 Burrstone Rd, NYM, NY					**Total**
	Full-Time Company	128					128
	Full-Time Independent Contractors	0					0
	Full-Time Leased	0					0
A.	**Total Full-Time BEFORE**	128					128
	Part-Time Company	0					0
	Part-Time Independent Contractors	0					0
	Part-Time Leased	0					0
B.	**Total FTE Part-Timers BEFORE**	0					0
C.	**Total FTE BEFORE***	128					128

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

Continued on next page

	Number of Jobs AFTER Project (within 3 years of project completion)	Location 1	Location 2	Location 3	Location 4	Location 5	Total
	Full-time Company	136					136
	Full-Time Independent Contractors						
	Full-Time Leased						
A.	**Total Full-Time AFTER**	136					136
	Part-Time Company	4					4
	Part-Time Independent Contractors	0					0
	Part-Time Leased	0					0
B.	**Total FTE Part-Timers AFTER**	2					2
C.	**Total FTE AFTER ***	138					138

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

	Estimate the number of residents from the Labor Market Area** in which the Project is located that will fill the jobs created within three years of project completion	Location 1	Location 2	Location 3	Location 4	Location 5	Total
A.	Full-Time	8					8
B.	FTE Part-Timers	2					2
C.	**Total AFTER**	10					10

** Labor Market Area includes Oneida, Lewis, Herkimer, and Madison Counties

Provide Any Notes To Job Information Below

Estimated residents in the labor market area excludes contractors jobs.

Jobs Continued on next page

	Retained Jobs		Created Jobs	
SALARY AND BENEFITS	**Average Annual Salary *per employee***	**Average Fringe Benefits (as a percentage of wages)**	**Average Annual Salary *per employee***	**Average Fringe Benefits (as a percentage of wages)**
Management	$ 110,350	3 %	$ 0	%
Administrative	$ 52,815	1 %	$ 52,000	1 %
Production	$ 53,136	16 %	$ 54,000	16 %
Independent Contractor	$	%	$	%
Other	$	%	$	%
Overall Weighted Average	$ 72,100	%	$ 53,000	%

*** By statute, Agency staff must project the number of Full-Time Jobs that would be retained and created if the request for Financial Assistance is granted. "FTE" shall mean a full time employee that has a minimum of thirty-five (35) scheduled hours per week, or any combination of two or more part-time employees that work a minimum of fifteen (15) scheduled hours per week, when combined together, constitute the equivalent of a minimum of thirty-five (35) scheduled hours per week, and whose workplace location is the project facility. For this purpose an employee shall include a leased employee regularly retained by the company.

11(e) Please list NAICS codes for the jobs affiliated with this project:

NAICS 424810

Part VIII: Estimated Project Cost and Financing

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

LAND Acquisition	$	0	(If lease value use OTHER below)
Existing Building(s) ACQUISITION	$	0	
Existing Building(s) RENOVATION	$		
NEW Building(s) CONSTRUCTION	$	2,403,427	
Site preparation/parking lot construction	$	101,900	
Machinery & Equipment that is TAXABLE	$	1,202,589	
Machinery & Equipment that is TAX-EXEMPT	$		
Furniture & Fixtures	$		
Installation costs	$		
Architectural & Engineering	$	21,000	
Legal Fees (applicant, IDA, bank, other counsel)	$	15,000	
Financial (all costs related to project financing)*	$		
Permits (describe below)	$		
Other (describe below) ie: solar decommissioning expense)	$		

Other:	Cost:
1.	
2.	
3.	
4.	
5.	

Subtotal $	3,743,916
Agency Fee[1] $	18,720
Total Project Cost $	3,762,636

* ***Bank fees, title insurance, appraisals, environmental reviews, etc.***

[1] ***See Attached Fee Schedule (Page 22) for Agency Fee amount to be placed on this line.***

Permit/Other Information

12(b) Has the Applicant contacted any bank, financial institution or private investor with respect to financing the proposed project? ☐ Yes ☑ No **If Yes**, please provide details below.

12(c) Has the Applicant received a commitment letter for said financing? **If Yes**, please provide a copy along with this application. ☐ Yes ☑ No

12(d) Sources of Funds for Project Costs

Bank Financing: ---------- $ 0

Equity (excluding equity that is attributed to grants/tax credits) -- $ 3,762,636

Tax Exempt Bond Issuance (if applicable) ---------- $ 0

Taxable Bond Issuance (if applicable) ---------- $ 0

Public Sources (Include sum total of all state and federal tax credits and grants) Break out individually below.---------- $ 0

Identify each Public state and federal grant/credit:

Source		$	
Source		$	
Source		$	
Source		$	

Comments:

Total Sources of Funds for Project Costs: $ 3,762,636

Part IX: Real Estate Taxes

13(a) For each tax parcel which comprises the facility, and for which assistance is being sought, please provide the following information using figures from the most recent tax year. If an increase in the assessment is anticipated due to the proposed project, please indicate the new estimated assessment amount in the **POST- PROJECT** column. Attach copies of the most recent tax bills for all jurisdictions.

Tax Map Parcel #	Current Land Assessment	Current Building Assessment	Current Total Assessment	Current Total Taxes Amount ($)	Estimated Post-Project Assessment
4803 317.014-5-5		$ 3,136,688	$ 3,136,688	$ 106,238	
Estimated Town/County/School					$ 736,000
Assessment Increase					
Estimated Village Increase					$ 104,650

13(b) Will the entirety of each tax parcel be subject to the PILOT? ☐ YES ☑ NO

13(c) If the entirety of each parcel will not be subject to the PILOT, will the municipality require a subdivision? ☐ YES ☑ NO

***If a subdivision is required, it is the responsibility of the Applicant to complete subdivision approval prior to commencement of the PILOT Agreement, and to provide the Agency with the tax parcel number(s) assigned.**

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

Amy A. Toper as Tax Collector

1 Maple Street

New York Mills, NY 13417

13(e) Address of Receiver of School Taxes:

New York Mills U.F.S.D.

1 Marauder Blvd.

New York Mills, NY 13417

13(f) Has the current property owner or user been granted an Ag-District exemption on the tax map parcel anytime during the past 4 years?

☐ **Yes** ☑ **No**

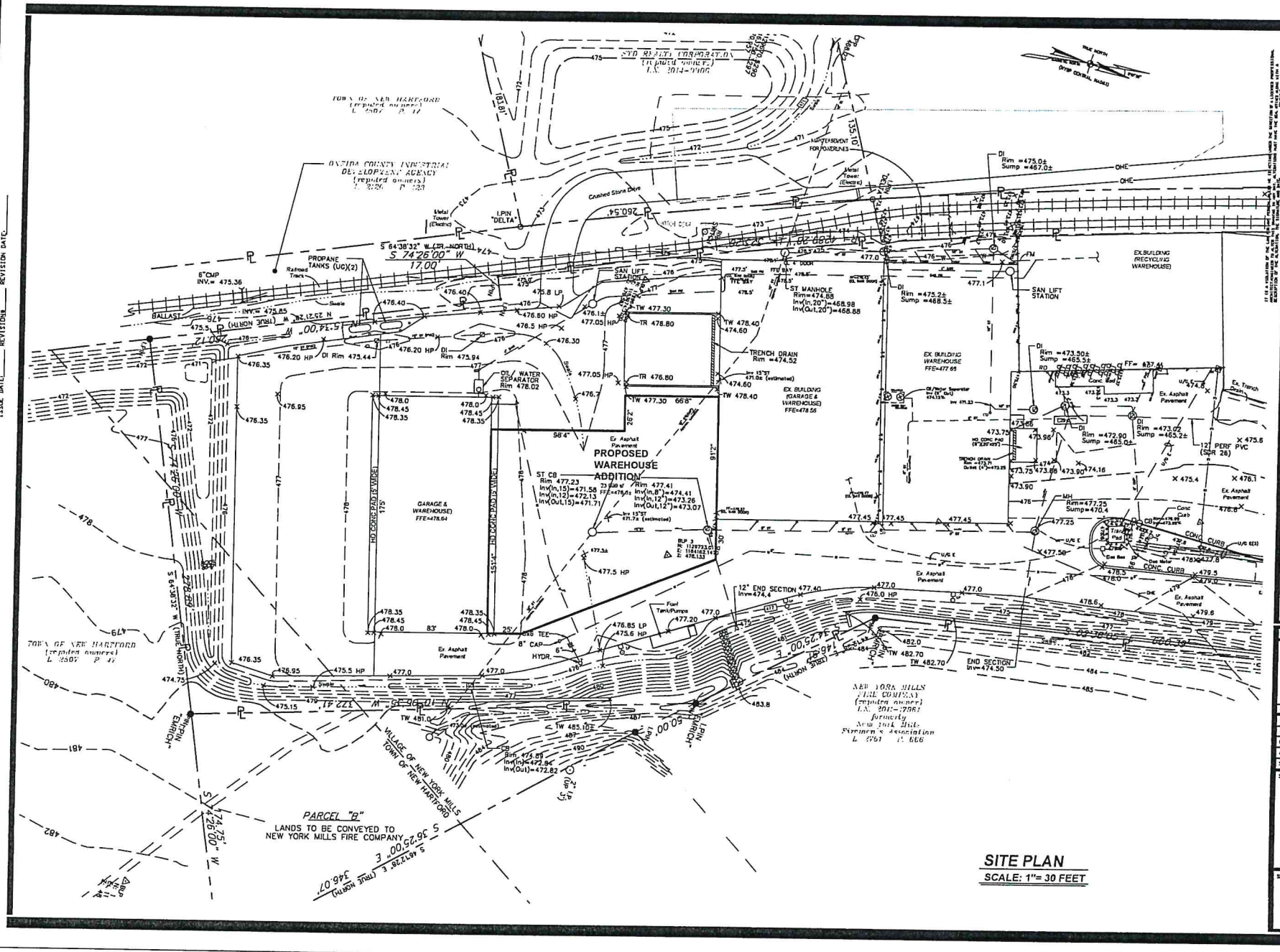
If **Yes** explain below.

13(g) **Please consult with Agency staff to complete a Cost/Benefit Analysis form to attach to this Application.**

Use space below for additional information

Please see attached the following:

-Site Plan
-Current Tax Bills for County/Town/Village/School
-Cost/Benefit Analysis
-Short Environmental Assessment Form
-Machinery and Equipment



ALAN M. SWIERCZEK, P.E.
P.O. BOX 204
WHITESBORO, N.Y. 13492
AMSPE@aol.com

PROPOSED WAREHOUSE ADDITION
BY
McCraith Beverages
20 BURRSTONE ROAD
VILLAGE OF NEW YORK MILLS ONEIDA COUNTY N.Y.

PROJECT NO.		
REVISION	DATE	BY
DATE	05-23-22	
DRAWN BY	PCS	
CHECKED BY		
APPROVED	AMS	
SCALE	AS NOTED	

SHEET TITLE
SITE PLAN

SHEET NO.
C1

STD Realty LLC #254			
2022			
		County Tax Rate	7.978718
New Hartford			PILOT year 3
Tax Map Numbers	Assessments	Percentage	
4803 317.014-5-5	$ 1,036,688	33%	$ 2,756.87
	$ 2,100,000	100%	$ 16,755.31
	$ 3,136,688		$ 19,512.18
	2022 County Amout Due:		**$ 19,512.18**

paid 2/23/22
ch# 11315

TOWN OF NEW HARTFORD
PAYMENT IN LIEU OF TAXES

December 31, 2021

STD Realty LLC
20 Burrstone Rd
New York Mills NY 13417

Remit Payments To:
Town of New Hartford Supervisor
8635 Clinton St
New Hartford, NY 13413
Attn: Paul Miscione

Re: McCraith Beverages

PAID
Ch 11191 $3408.82
1/26/22

To Whom It May Concern:

The following is the General Town tax for the year 2022 in accordance with your agreement with the Oneida County Industrial Development Agency. Please remit your payment, without penalty, to Paul Miscione, Town Supervisor prior to January 31, 2022 Remittances after this date will have penalties added on.

Sincerely,

Paul Miscione
New Hartford Town Supervisor

Property Tax Map #	Value	Tax Rate	Tax Amount	%
317.014-5-5	$2,100,000	1.395853	$2,931.29	100%
Total Improvements	$1,036,688	1.395853	$477.53	33%

TOTAL $3,408.82

VILLAGE OF NEW YORK MILLS

Bill No. P0002
Sequence No.
Page No.

For Fiscal Year 06/20/21 to 05/31/2022 Warrant Date 05/01/2021

MAKE CHECKS PAYABLE TO:
AMY A. TOPOR
AS TAX COLLECTOR
1 MAPLE STREET
NEW YORK MILLS, NY 13417
(315) 736-9212

TO PAY IN PERSON:
AMY A. TOPOR
AS TAX COLLECTOR
1 MAPLE STREET
NEW YORK MILLS, NY 13417
(315) 736-9212

SWIS S/B/L ADDRESS & LEGAL DESCRIPTION & CK DIGIT
317.014-5-5
Address: 20 Burrstone Road
Village of: New York Mills
School: New York Mills Union Free
NYS Tax & Finance School District Code:
449
Roll Sect. 8
Parcel Dimensions:
Account No.
Bank Code

STD Realty LLC
20 Burrstone Road
New York Mills, NY 13417

Estimated State Aid: 28,737

PROPERTY TAXPAYER'S BILL OF RIGHTS
The Total Assessed Value of this property is:
The Uniform Percentage of Value used to establish assessments in your municipality was: 13.10
The assessor estimates the Full Market Value of this property as of 01/01/21 was: 4152672
If you feel your assessment is too high, you have the right to seek a reduction in the future. A publication entitled "contesting Your Assessment in New York State" is available at the assessor's office

Exemption	Value	Tax Purpose	Full Value Estimate	Exemption	Value	Tax Purpose	Full Value Estimate

PROPERTY TAXES.

Taxing Purpose	Total Tax Levy	% Change From Prior Year	Taxable Assessed Value or Units	Rates per $1000 or per Unit	Tax Amount
Village of NYM		1.5	394,000	47.700000	18793.80
Pilot	150000 x .333		50,000	47.700000	2385.00
				Total Due 7/1	21,178.80

PAID
JUN 09 2021
VILLAGE OF NY MILLS
Receiver of Taxes

TOTAL TAXES DUE: $21,178.80

RETURN THE ENTIRE BILL WITH PAYMENT AND PLACE A CHECK MARK IN THIS BOX [✓] IF YOU WANT A RECEIPT OF PAYMENT. THE RECEIVER'S STUB MUST BE RETURNED WITH PAYMENT.

NEW YORK MILLS U.F.S.D.
1 Marauder Blvd.
New York Mills, N.Y. 13417

Invoice No. PILOT 2021-22

INVOICE

Customer

Name: McCraith Beverages-STD Reality,LLC
Address: 20 Burrstone Rd
City: New York Mills State: NY ZIP: 13417
Phone:

Misc

Date: 10/1/2020
Order No.:
Rep:
FOB:

Qty	Description	Unit Price	TOTAL
	2021-22 School Tax - Payment in Lieu of Taxes		
1	Assessed Value $2,100,400 x $29.05553851	$ 61,028.25	$ 61,028.25
1	2018 Project Assessed Value increase $518,344x $29.05553851 / 3.3333	$ 4,518.76	$ 4,518.76
	Tax Map #317.014-5-5 Total $2,618,344		
	Tax Map #317.000-1-16 Total $400		
	PAID ~~CH#~~ 10799 9-28-21 65,547.01		

SubTotal	$ 65,547.01
Shipping	
Tax Rate(s)	
TOTAL	$ 65,547.01

Payment Check

Comments
Name
CC #
Expires

Office Use Only

Please make checks payable to: New York Mills U.F.S.D.

ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY McCraith Bev-STD Realty
COST/BENEFIT ANALYSIS 20-Jun-22
Required by §859-a(3) of the
New York General Municipal Law

Name of Applicant:	**McCraith Beverages, Inc/STD Realty, LLC**
Description of Project:	New building construction/equipping
Name of All Sublessees or Other Occupants of Facility:	
Principals or Parent of Applicant:	**Susan McCraith Szuba, Daniel McCraith, Chad McCraith**
Products or Services of Applicant to be produced or carried out at facility:	Beverage distributor
Estimated Date of Completion of Project:	Sep-23

Type of Financing/ Structure:

	Tax-Exempt Financing
	Taxable Financing
X	Sale/ Leaseback
	Other

Type of Benefits being Sought by Applicant:

	Taxable Financing
	Tax-Exempt Bonds
X	Sales Tax Exemption on Eligible Expenses Until Completion
	Mortgage Recording Tax Abatement
X	Real Property Tax Abatement

C

Project Costs

Land Acquisition	$	-
Existing Building(s) ACQUISITION	$	-
Existing Building(S) RENOVATOIN	$	-
NEW Building(s) CONSTRUCTION	$	2,403,427
Installation Costs	$	-
Site Preparation/Parking Lot Construction	$	101,900
Machinery & Equipment (other than furniture)	$	1,202,589
Furniture & Fixtures	$	-
Architectural & Engineering	$	21,000
Legal Fees (applicant, IDA, bank, other counsel)	$	-
Financial (all costs related to project financing)	$	-
Permits	$	15,000
Other	$	-
Agency Fee	$	18,720
TOTAL COST OF PROJECT	$	3,762,636

Assistance Provided by the Following:

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

Company Information

		Average Salary of these Positions
Existing Jobs	**128**	$ 72,100
Created Jobs FTE (over three years)	10	$ 53,000
Retained Jobs	**128**	$ 72,100

Earnings Information for Oneida County

Average Salary of Direct Jobs for Applicant	$ 72,100
Average of County Indirect Jobs	$ 25,000
Average of Construction Jobs	$ 32,000

Note: $1,000,000 in construction expenditures generates 15 person - years of employment

Construction Person Years of Employment:	38	Based upon sum of Construction Related Expenses

Calculation of Benefits (3 Year Period)

		Total Earnings	Revenues
Direct Jobs			
	Created	$ 2,163,000	$ 91,928
	Existing	$ 27,686,400	$ 1,176,672
Indirect Jobs			
	Created	$ 1,875,000	$ 79,688
	Existing	$ 24,000,000	$ 1,020,000
Construction - only one year			
	Person Years	$ 1,202,557	$ 51,109
TOTALS Calculation of Benefits (3 Yr Period)		$ 56,926,957	$ 2,419,396

TAXABLE GOODS & SERVICES

		Spending Rate	Expenditures	State & Local Sales Tax Revenues
Direct Jobs				
	Created	36%	$ 778,680	$ 75,921
	Existing	0.36	$ 9,967,104.00	$ 971,793
Indirect Jobs				
	Created	0.36	$ 675,000	$ 65,813
	Existing	0.36	$ 8,640,000.00	$ 842,400
Construction - only one year				
	Person Years	0.36	$ 432,921	$ 42,210
TOTAL TAXABLE GOODS & SERVICES			$ 20,493,705	$ 1,998,136

Local (3 year) real property tax benefit (assuming 60% of jobs existing and created own a residence) with an average assessment of $80,000 and the remainder of jobs existing created pay real property taxes through rent based on an average assessment per apartment of $50,000.

		Municipality
Tax Rate for School District where facility is located:	29.0555539	NY Mills
Tax Rate for Municipality where facility is located:	7.595853	V-6.20/T-1.395853
Tax Rate for County:	7.978718	Oneida
Total Rate:	44.6301249	
Real Property Taxes Paid:	$ 418,809	

COSTS: IDA BENEFITS

Real Property Taxes Abatement	$ 182,763
Mortgage Tax Abated (.75%)	$ -
Estimated Sales Tax Abated During Construction Period (8.75%)	$ 214,720
Total:	$ 397,483

NOTE: If there is a tax-exempt financing of all or a portion of the project cost, there is a neutral cost/benefit because of lower interest rates by reason of exclusion of interest from gross income of bondholders for purposes of Federal and State income taxes. Taxable financing carries the same cost/benefit for State Income Tax purposes. Such cost/benefits cannot be quantified.

Town of New Hartford, NY Mills School and County estimated PILOT on new McCraith- STD building

PAYMENT IN LIEU OF TAX BENEFIT VALUE CALCULATOR

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

Information on Real Property Proposed For PILOT		
Estimated Assessment in 1,000s	$ 736.000	Provide

Using $32 PSF x 23,000 SF

Tax Rates Per 1k of Assessment at time of application*		Full Payment	Rate Year	Muni	
Oneida County	$ 7.978718	$ 5,872		Oneida	(Provide)
City or Township**	$ 1.395853	$ 1,027		New Hartford	(Provide)
Village**	$ -	$ -			(Provide)
School District	$ 29.055539	$ 21,385		NYMills	(Provide)
Total	$ 38.43011	$ 28,285			

*Do not include Special District Tax Rates **Verify equalization rates with jurisdiction for parity with other jurisdictions

Annual rate increase factor of 2% is used in calculator

1.02

PILOT VALUE CALCULATOR VALUES		Full	485-b	IDA-Comm	IDA-Industrial	PROPOSED OTHER	Savings
Year 1 Payment	$ 39.20	$ 28,850			$ 9,617		$ 19,234
Year 2 Payment	$ 39.98	$ 29,427			$ 9,809		$ 19,618
Year 3 Payment	$ 40.78	$ 30,016			$ 10,005		$ 20,011
Year 4 Payment	$ 41.60	$ 30,616			$ 10,205		$ 20,411
Year 5 Payment	$ 42.43	$ 31,228			$ 10,409		$ 20,819
Year 6 Payment	$ 43.28	$ 31,853			$ 21,235		$ 10,618
Year 7 Payment	$ 44.14	$ 32,490			$ 21,660		$ 10,830
Year 8 Payment	$ 45.03	$ 33,140			$ 22,093		$ 11,047
Year 9 Payment	$ 45.93	$ 33,803			$ 22,535		$ 11,268
Year 10 Payment	$ 46.85	$ 34,479			$ 22,986		$ 11,493
Total Due:		$ 315,902			$ 160,556		$ 155,347

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

Village of New York Mills - Estimated PILOT on New McCraith - STD Building

PAYMENT IN LIEU OF TAX BENEFIT VALUE CALCULATOR

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

Information on Real Property Proposed For PILOT		
Estimated Assessment in 1,000s	$ 104.650	Provide

Using $4.55 psf X 23,000

Tax Rates Per 1k of Assessment at time of application*		Full Payment	Rate Year	Muni	
Oneida County	$ -	$ -		Oneida	(Provide)
City or Township**	$ -	$ -			(Provide)
Village**	$ 47.70	$ 4,992			(Provide)
School District	$ -	$ -			(Provide)
Total	$ 47.70000	$ 4,992			

*Do not include Special District Tax Rates **Verify equalization rates with jurisdiction for parity with other jurisdictions

Annual rate increase factor of 2% is used in calculator

1.02

PILOT VALUE CALCULATOR VALUES		Full	485-b	IDA-Comm	IDA-Industrial	PROPOSED OTHER	Savings
Year 1 Payment	$ 48.65	$ 5,092			$ 1,697		$ 3,394
Year 2 Payment	$ 49.63	$ 5,193			$ 1,731		$ 3,462
Year 3 Payment	$ 50.62	$ 5,297			$ 1,766		$ 3,532
Year 4 Payment	$ 51.63	$ 5,403			$ 1,801		$ 3,602
Year 5 Payment	$ 52.66	$ 5,511			$ 1,837		$ 3,674
Year 6 Payment	$ 53.72	$ 5,622			$ 3,748		$ 1,874
Year 7 Payment	$ 54.79	$ 5,734			$ 3,823		$ 1,911
Year 8 Payment	$ 55.89	$ 5,849			$ 3,899		$ 1,950
Year 9 Payment	$ 57.01	$ 5,966			$ 3,977		$ 1,989
Year 10 Payment	$ 58.15	$ 6,085			$ 4,057		$ 2,028
Total Due:		$ 55,752			$ 28,336		$ 27,416

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

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information

Name of Action or Project:
McCraith Beverages - Warehouse Expansion

Project Location (describe, and attach a location map):
20 Burrstone Rd. New York Mills, NY 13417

Brief Description of Proposed Action:
Construction of a 22,000 sf Warehouse addition. The Addition will connect the main section of the facility from the Recycling building to the existing Truck Garage

Name of Applicant or Sponsor:	Telephone: 315-78-2337
STD Realty, LLC	E-Mail: sammccraithbev.com

Address:
20 Burrstone Rd.

City/PO:	State:	Zip Code:
New York Mills	NY	13417

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	[X]	[ ]
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: New York Mills Building Permit	[ ]	[X]

3. a. Total acreage of the site of the proposed action? .75 acres
   b. Total acreage to be physically disturbed? .75 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 26 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

[ ] Urban [ ] Rural (non-agriculture) [ ] Industrial [X] Commercial [ ] Residential (suburban)
[ ] Forest [ ] Agriculture [ ] Aquatic [ ] Other(Specify):
[ ] Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	X	☐
b. Consistent with the adopted comprehensive plan?	☐	X	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	X	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	X	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	X
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	X
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	☐	X
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	X
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: No Toilet Facilities required in this Expansion	X	☐
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	X	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	X	☐
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	X	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	X	☐

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☒ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	X	
16. Is the project site located in the 100-year flood plan?	X	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,		X
a. Will storm water discharges flow to adjacent properties?	X	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: Existing site is an impervious paved area Roof drains will connect to replacement of an existing storm pipe that exists under the existing paved area		X
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	X	

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: McCraith Beverages / STD Realty LLC Date: 5-23-2022

Signature: Susan McCraith Title: Vice President

PRINT FORM

OCIDA
MACHINERY & EQUIPMENT
TAXABLE
MCCRAITH BEVERAGES, INC

Equipment	QTY	Cost Per	Extended Cost	EXT. ARRIVAL
BOX TRUCKS	5	$ 80,727.54	$ 403,637.70	FALL '23 - SPRING '24
TRUCK BOXES	5	**$ 29,283.00**	$ 146,415.00	2-6 MONTHS
TRACTOR	1	$ 148,278.96	$ 148,278.96	SPRING '24
40' TRAILER	1	**$ 72,941.29**	$ 72,941.29	SUMMER '23
LIFTGATES	8	**$ 16,780.00**	$ 134,240.00	2-6 MONTHS
PALLET JACKS	8	**$ 4,950.00**	$ 39,600.00	AVAILABLE
WALKIE RIDERS	8	**$ 13,449.10**	$ 107,592.80	AVAILABLE
LIFT TRUCK	2	**$ 38,550.00**	$ 77,100.00	14-20 MONTHS
RACKING	1	$ 28,200.54	$ 28,200.54	3-5 MONTHS
DECALS 5+1 & INSTALLATION	6	$ 16,312.00	$ 16,312.00	AVAILABLE
SECURITY/FIRE		$ 28,271.00	$ 28,271.00	AVAILABLE
		SUBTOTAL	**$ 1,202,589.29**	

PARKING LOT		$ 101,900.00	$ 101,900.00	AVAILABLE
		TOTAL	**$ 1,304,489.29**	

NYS SEQRA Environmental Review

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

https://www.dec.ny.gov/permits/6191.html

- To determine which EAF form is appropriate for the project, the applicant should consult with its engineer or legal counsel.

- It is the IDA's strong preference that the municipality that governs the jurisdiction where the project is located (e.g., a Planning Board, Zoning Board or other supervisory board) serve as lead agency for the SEQR review.

- In limited cases, the IDA will act as lead agency, but it may lead to additional cost to the applicant if a review is required to make a determination of environmental impact.

- If another public body is serving as lead agency for the SEQR review the applicant should provide the IDA with a signed Part 2 (and Part 3 if using the Long Form) and any minutes of meetings that detail the lead agency's determination.

- The IDA cannot grant any financial assistance until the SEQR review process is complete.

Agency Fee Schedule

Commitment Fee: $1,000 – due following the initial inducement but prior to scheduling of the public hearing; this amount is non-refundable if the applicant fails to close on the project before the IDA. Upon closing with the IDA this amount is applied to the closing fees.

Bond Fees: ½ of 1% of total bond amount

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

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

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

Transaction Counsel/Agency Counsel fees for bond transactions typically will not exceed 2% of the bond amount or project costs. Transaction Counsel/Agency Counsel fees for a sale-leaseback/lease-leaseback transaction are typically $8,500 to $10,000 if no commercial financing is involved or $10,000 to $12,000 if commercial financing is involved. You will receive an engagement letter with a quote based upon the scope of your project.

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

Other fees:
If Applicant requests the IDA enter into subsequent transactions following closing (i.e., a facility refinance), the IDA will charge a closing fee equal to 1/8 of one percent of the total reissuance, redemption, new or revised mortgage, refinancing, spreading agreement or other transaction with a minimum payment due of $500. Applicant will also be responsible to pay any legal fees and any bank or financial institution fees the IDA incurs in connection with said transaction, throughout the term of the Agency's involvement with the facility.

Revised 8-20-2021

REPRESENTATIONS AND CERTIFICATION BY APPLICANT

The undersigned requests that this Application be submitted for review to the Oneida County Industrial Development Agency (the "Agency") and its Board of Directors.

Approval of the Application can be granted solely by this Agency's Board of Directors. The undersigned acknowledges that Applicant shall be responsible for all costs incurred by the Agency and its counsel in connection with the attendant negotiations whether or not the transaction is carried to a successful conclusion.

The Applicant further understands and agrees with the Agency as follows:

1. **Annual Sales Tax Filings**. In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant.

2. **Annual Employment, Tax Exemption & Bond Status Reports.** The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site as well as tax exemption benefits received with the action of the Agency. For Applicants not responding to the Agency's request for reports by the stated due date, a $500 late fee will charged to the Applicant for each 30-day period the report is late beyond the due date, up until the time the report is submitted. Failure to provide such reports as provided in the transaction documents will be an Event of Default under the Lease (or Leaseback) Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Annual Employment, Tax Exemption & Bond Status Report may be reported to Agency board members, said report being an agenda item subject to the Open Meetings Law.

3. **Absence of Conflict of Interest**. The Applicant has consulted the Agency website of the list of the Agency members, officers and employees of the Agency. No member, officer, or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as herein after described (if none, state "none"):

4. **Hold Harmless**. Applicant hereby releases the Agency and its members, officers, servants, agents and employees from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Agency, (B) the Agency's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final

agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the processing of the Application, including attorneys' fees, if any.

5. The Applicant acknowledges that the Agency has disclosed that the actions and activities of the Agency are subject to the Public Authorities Accountability Act signed into law January 13, 2006 as Chapter 766 of the 2005 Laws of the State of New York.

6. The Applicant acknowledges that the Agency is subject to New York State's Freedom of Information Law (FOIL). **Applicant understands that all Project information and records related to this application are potentially subject to disclosure under FOIL subject to limited statutory exclusions**.

7. The Applicant acknowledges that it has been provided with a copy of the Agency's recapture policy (the "Recapture Policy"). The Applicant covenants and agrees that it fully understands that the Recapture Policy is applicable to the Project that is the subject of this Application, and that the Agency will implement the Recapture Policy if and when it is so required to do so. The Applicant further covenants and agrees that its Project is potentially subject to termination of Agency financial assistance and/or recapture of Agency financial assistance so provided and/or previously granted.

8. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:

> § 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

9. The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.

10. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.

11. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.

12. The Applicant and the individual executing this Application on behalf of the Applicant acknowledge that the Agency will rely on the representations made herein when acting on this Application and hereby represent that the statements made herein do not contain any untrue statement of a material

fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

STATE OF NEW YORK)
COUNTY OF ONEIDA) ss.:

Susan McCraith Szuba, being first duly sworn, deposes and says:

1. That I am the Vice President/Member (Corporate Office) of McCraith Beverages Inc./STD Realty Company LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.

2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.

Susan McCraith Szuba
(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this 2 day of June, 2022

(Notary Public)

KATHERINE E. KERR
Notary Public, State of New York
No. 01KE6422243
Qualified in Madison County
Commission Expires Sept. 20, 2025

If the application has been completed by or in part by other than the person signing this application for the applicant please indicate who and in what capacity:

By: Susan McCraith Szuba

Name: Susan McCraith Szuba

Title: V.P/Member

Date: 6-2-2022

KATHERINE E. KERR
Notary Public, State of New York
No. 01KE6422243
Qualified in Madison County
Commission Expires Sept. 20, 2025

Please submit the signed and notarized completed application along with payment of a non-refundable **$500 Application Fee** and a **$1,000 Commitment Fee** (will be applied to final closing costs) to the **Oneida County Industrial Development Agency**, 584 Phoenix Drive, Rome NY 13441-1405, **within 14 days prior to the OCIDA Board of Directors meeting at which you want the Application to be included on the Agenda**. Wire transfer and ACH payments are acceptable but all related fees incurred by the Agency are payable by the Applicant. It is advised that an electronic version of the application accompany the original application via hard copy or e-mail. An electronic version of the application must accompany the original application via physical media or e-mail.