

Company – Nortek Powder Coating

Project – 13,000 square feet expansion of manufacturing space to expand and increase the ceiling height to meet demand increase of projection.

Employment –

Current: 14 (average salary \$10-\$20 per hour)

New Jobs: 4 (starting salary is \$10; increase with skill)

Investment –

\$1,823,454

Benefit request (estimate) –

PILOT - \$167,640 (over 10 years and incremental increase) Current PILOT runs to 2024.

Mortgage Tax Exemption - \$5,560

Sales & Use Tax Exemption - \$31,235

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

A non-refundable application fee of \$500.00 must be submitted at the time of application along with a \$1000 commitment fee that will be submitted at the time of application; the \$1000 commitment fee will be applied at closing.

Please submit the original application, SEQR form and Cost/ Benefit and two (2) copies along with an electronic copy of the application, SEQR form and Cost/ Benefit with the applicable fee.

All applications must be submitted 10 days prior to meeting.

Nortek Powder Coating LLC

Name of Applicant

Number (to be provided by the agency)

Note to Applicant:

The information requested by this application is necessary to determine the eligibility of your project for Agency 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 is provided.

Return the original application and two copies with a check in the amount of \$1500.00 made payable to: **Oneida County Industrial Development Agency (OCIDA)**, 584 Phoenix Drive, Rome, New York 13441-1405, Attn.: Shawna M. Papale, Executive Director. \$1000 will be applied at closing against the IDA legal fees. In addition, an electronic version of the application (signed), SEQR form (signed), and Cost/benefit to spapale@mvedge.org.

Upon the submission of this application to the IDA, this applicant becomes a public document. Be advised that any action brought before the OCIDA is public information. All agenda's for the OCIDA are issued prior to full agency meetings and posted in public domain. If there is information that the applicant feels is proprietary please identify as such and that information will be treated confidentially to the extent permitted by law.

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 understand the legal fees you will be responsible for them and also acknowledge what the process is. Should you not close and legal services have been rendered by the OCIDA legal counsel, your company 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 questions how to calculate your companies IDA application fee please consult with the Memorandum to Companies Sale – Leaseback Transactions or please contact the IDA Executive Director.

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

2(a) Provide the following information with respect to parties with 15% or more in equity holdings:

<u>Name</u>	<u>Address</u>	<u>Percentage of Ownership</u>
Borin Keith	40 Ironwood Rd., New Hartford, NY 13413	99%

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 so, indicate name of such entity and the relationship.

No

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:

No

Applicant's Counsel and Accountant

3(a) Applicant's Attorney

Name/Title: Richard Cohen
Firm: Cohen & Cohen
Address: 258 Genesee Street #505
Utica, New York 13501
Telephone/Fax: 315-398-8830
315-798-8034

3(b) Applicant's Accountant

Name/Title: Micheal Fitzgerald
Firm: Fitzgerald Depietro
Address: 291 Genesee Street
Utica, New York, 13501
Telephone/Fax: 315-724-2145
315-724-7268

Business Description

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

Manufacture of Powder Coating including in house reseach and development, color match, testing, ev



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.

Expansion to current building 65 foot x 200 foot= 13,000 SF to existing 43,000SF, to add 2 more produ

Reasons for Project



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

Please see attached -

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

Please see attached -

6(c) How will the Applicant's plans be affected if Agency approval is not granted?

Please see attached -

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.**

Nortek may consider New Jersey, among other areas, for relocation

Is the proposed project reasonably necessary to preserve the competitive position of the Applicant in its respective industry? Yes No **If yes, please explain briefly.**

Please see attached -

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, please explain briefly the reason for the move.**

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).

Please see attached -

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.

Please see attached -

6(h) Check all categories best describing the **type of project**:

- Manufacturing
- Industrial Assembly or Service
- Research and Development
- Warehousing
- Commercial or Recreational
- Pollution Control (specify) _____
- Other (specify) _____

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

- Acquisition of land
- Acquisition of existing building
- Renovations to existing building
- Construction of addition to existing building
- Demolition of existing building
- Construction of a new building
- Acquisition of machinery and/or equipment
- 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.

Assistance	Estimated Value
<input checked="" type="checkbox"/> Real Property Tax Abatement	\$ <u>167,640</u>
<input checked="" type="checkbox"/> Mortgage Tax Exemption	\$ <u>5,560</u>
<input checked="" type="checkbox"/> Sales and Use Tax Exemption	\$ <u>31,235</u>
<input type="checkbox"/> Issuance by the Agency of Tax Exempt Bonds	\$ _____

Part III: Facility Information (if project that you are applying for is a housing project please also complete questions 7(m) through

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

7(a) Street Address of Facility:

5900 Success Drive

7(b) City, Town and/or Village:

City of Rome

*(Note: It is important that you list **all** incorporated municipalities in which the facility lies. This information will be used in scheduling a public hearing as required by statute.)*

7(c) School District:

Rome

7(d) Tax Account Number(s):

222.000-1-71.2

222.000-1-70

222.000-1-70.5

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

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

Light Manufacturing

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

E3 General Industrial

7(g) 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.***

Please see attached -

7(h) 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: spring, summer 2016

Construction completion: fall, 2016

7(i) 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.

7(j) Will the project have a significant effect on the environment? Yes No

Important: please attach Environmental Assessment Form to this Application.

7(k) What is the useful life of the facility? 50+ years

7(l) Is the site in an Empire Zone? Yes No

If yes, which Empire Zone: _____

Is project located in a former Empire Zone or distressed area: Yes No
Provide detail.

Former City of Rome Empire Zone

Complete the following questions if your project is a Housing Project. Please reference the Oneida County Industrial Development Agency Uniform Tax Exemption and Agency Benefits Policy Market Rate Rental Housing Development Initiatives. (Add additional pages as needed).

7(m) Describe the housing project to be constructed or renovated in detail (type of housing, number of units, etc.):

n/a

7 (n) Describe how you will change the current use of the facility or property being utilized for the project. To assist the IDA in their determination of an eligible vacant urban infill site project please provide an extensive explanation as well as photos of what is being removed or replaced with the new construction.

n/a

7 (o) Will the project have any impact on the existing infrastructure or upgrades to the current infrastructure (water, sewer, electrical, gas, etc.)? If yes please provide detail and who you are working with at the applicable organization.

Yes. Details in attached work plan.

7 (p) If your project is a multi-use facility please provide details of the project, project square footage breakdown of non-housing to housing usage, detail the job creation and retention associated with the non-housing component.

n/a

7 (q) Does the project provide a community benefit? If yes provide detail substantiating (reference the IDA policy).

Yes, through Job creation and retention within Oneida County

Facility (Legal Information)

8(a) With respect to the **present owner** of the facility, please give the following information:
(Note: the present owner is not necessarily the user of the facility, but that party which holds legal title to the facility.)

Legal Name: Nortek Powder Coating LLC

Address: 5900 Success drive
Rome, NY 13440

Telephone: 315-337-2339

Balance of Mortgage: \$500K

Holder of Mortgage: NBT Bank

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.

8(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.

8(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.

8(d) Will the title owner of the facility/ property also be the user of the facility?
 Yes No. If no, please explain.

8(e) Is the Applicant currently a tenant in the facility? Yes No

8(f) Are you planning to use the entire proposed facility?

Yes No

If no, please give the following information with respect to tenant(s) which will remain in the facility after the completion of the project:

<u>Name of Tenant</u>	<u>Floors Occupied</u>	<u>Square Feet Occupied</u>	<u>Nature of Business</u>
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8(g) Are any of the tenants related to the owner of the facility?

Yes No

If yes, please explain.

8(h) Will there be any other users other than the applicant to the IDA be utilizing the facility?

Yes No

If yes, please explain. Provide detail of the contractual arrangement including any financial exchange for the use of the site or property.

Equipment

9(a) List the principal items or categories of equipment to be acquired as part of the project. If you are requesting Sales Tax exemption it is important to be as detailed as possible. (If a complete list is not available at time of application, as soon as one is available but prior to final authorizing resolution, please submit a detailed inventory of said equipment to be covered.) Attach a sheet if needed.

Warehouse racking, Extruder, Grinder, Mixer, Forklift.

9(b) Please provide a brief description of any equipment which has already been purchased or ordered, attach all invoices and purchase orders, list amounts paid and dates of expected delivery. Attach a sheet if needed.

Extruder, Grinder, Mixer, Forklift.

9(c) What is the useful life of the equipment? 20 years

Part IV: Employment Information

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

Construction Jobs Unknown

10(b) Estimate how many jobs will be created as a result of this project.

Permanent Jobs to be created by Project at Applicant's facility 4 FTE

Average Salary of these jobs: \$ \$10- \$20/hour

10 (c) What is the applicant entity's current level of employment in Oneida County at the time of application. Please indicate in full time equivalents (FTE).

Permanent Jobs to be retained by Project at location to be assisted with the requested IDA benefits 14 FTE

Average Salary of these jobs: \$ \$10 to \$20/hour

Other locations in Oneida County 0 FTE

Average Salary of these jobs: \$

Employment in other NYS locations, list below 0 FTE

Average Salary of these jobs: \$

10(c) Please list the NIC codes for the jobs affiliated with this project.

Part V: Estimated Project Cost and Financing

11(a) List the costs necessary for the construction, acquisition or renovation of the facility.

Acquisition of Land	_____
Acquisition of Building(s)	_____
Renovation Costs	_____
New Construction of Buildings	\$ 695,077
Machinery and Equipment (other than furniture costs)	\$ 350,000
Fixtures	\$ 50,000
Installation Costs	_____
Fees (other than your own broker and legal fees)	_____
Legal Fees (IDA legal fees, Applicant legal fees)	\$ 16,000
Architectural/Engineering	_____
Interest on Interim Financing	\$ 10,400
Other (specify)	_____
Subtotal	\$ 1,121,477
Agency Fee¹	\$ 5,607
Total Project Cost	\$ 1,127,084

¹See Attached Fee Schedule (Page 19) for Agency Fee amount to be placed on this line

11(b) What amount of the Total Project Cost is the Applicant requesting financing by the Agency? 0

Real Estate Taxes

12(a) For each tax parcel which comprises the facility, please provide the following information, using figures from the most recent tax year:

Tax Acct #	Current Assessed Value (Land)	Current Assessed Value (Building)	Real Estate Taxes
222-000-70.5	23,000		
222-000-71.2	13,500		\$1,090.33
222.000-1-70.2		\$1,156,400	\$11,328.47

12(b) Address of Receiver of Town and/or Village Taxes:

City of Rome

Rome, NY 13440

12(c) Address of Receiver of School Taxes:

Rome City School District

409 Bell Road

Rome, NY 13440

12(d) Will the completion of the proposed project result in the increase of the assessment of any of the parcels named above? Yes No

If yes, please indicate which tax account numbers will be affected.

222.000-1-70.2

Financial Information

13(a) Has the Applicant contacted any bank, financial/lending institution or private investor with respect to the financing of the proposed project?

Yes No

If yes, please provide details.

NBT Bank NA is current lender and will be senior lender for this project.

13(b) Has the Applicant received a commitment letter for said financing?

Yes No

If yes, please submit a copy of said commitment letter along with this Application.

13(c) please complete the Cost/Benefit Analysis form and attach to this Application. As you complete and have questions please call.

Please see attached -

- 6(a). Nortek's sales volume has been growing at approximately 15% per year for the past three years. As manufacturing lines have increased to accommodate product demand, space in the existing building has been at a premium; the building ceiling height is 12-14 feet, which accommodates manufacturing, but is not conducive for warehousing. The building addition will have a ceiling height of 22', making it space efficient for storage of material.
- 6(b). OCIDA involvement with a PILOT on the addition along with mortgage and sales tax exemptions on the project will enable Nortek to remain cost competitive in the powder coating industry.
- 6(c). Nortek will most likely not proceed with the proposed expansion at this time and will consider relocation to a larger facility.
- 6(d). The cost structure in the powder coating industry is very competitive and tax incentives are critical to maintain Nortek's cost position against its competitors.
- 6(f). Nortek presently has a PILOT for its facility from the OCIDA , is certified in the Rome Empire Zone and has received grant funding from Empire State Development Corporation. However, the only outstanding financial benefits remain in the OCIDA PILOT, which will be in force for two more years.
- 6(g). Nortek has sought financing for the construction and working capital components of the project through NBT Bank NA, which is its current banking institution. The Bank is currently underwriting the project and anticipates that it will be able to cover all necessary financing needs.
- 7(g). The current building is 43,000SF. We will be adding a new 13,000SF single floor, warehouse addition. The builder will be Charles A. Gaetano Construction.
- 13(c). COSTS: Bldg: \$695,077; Equip: \$350,000; Fixtures \$50,000
BENEFITS: Job Creation (4 Jobs @ \$10-20/Hr.) + (Ability to sustain sales growth)

REPRESENTATIONS AND CERTIFICATION BY APPLICANT

The undersigned requests that this Application be submitted for review to the Oneida County Industrial Development Agency's 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 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 benefits received with the action of the OCIDA.
3. **Absence of Conflict of Interest.** The Applicant has consulted the OCIDA 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:
4. **Hold Harmless.** Applicant hereby releases Oneida County Industrial Development Agency and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Agency, (B) the Agency's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project; including without limiting the generality of the foregoing, all 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 OCIDA has disclosed that the actions and activities of the OCIDA 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.

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.

Nortek Powder Coating, LLC

(Applicant)

By: 

Name: BORIN KEITH

Title: President

Date: Jan 25, 2016

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: Eugene A. Yelle - Megacom Services, LLC

Name: 

Title: Third Party Consultant

Date: January 25, 2016

Return the original application and two copies with a check in the amount of \$1500.00 made payable to: **Oneida County Industrial Development Agency (OCIDA)**, 584 Phoenix Drive, Rome, New York 13441-1405, Attn.: Shawna M. Papale, Executive Director. \$1000 will be applied at closing against the IDA legal fees. In addition, an electronic version of the application (signed), SEQR form (signed), and Cost/benefit to spapale@mvedge.org.

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 legal 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.

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).

Agency Counsel fees in Bond and non bond transactions will not normally exceed the greater of (a) 2% of the Bond amount or project costs or (b) a minimum is in customary transactions \$8,500 to \$10,000.

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 \$500. The first payment is due at closing. This amount is due on the anniversary date of the first date of the month in which the IDA documents were executed. 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:

For an IDA property which requires follow up action – a 1/8 of one percent of the total reissuance, redemption, new or revised mortgage, refinancing, spreading agreement or other transaction requiring action of the IDA shall be 1/8 of one percent of total project amount for a minimum payment to the IDA of \$500.

**ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
COST/BENEFIT ANALYSIS
Required by §859-a(3) of the
New York General Municipal Law**

**TO BE ATTACHED TO AND MADE PART OF APPLICATION TO THE
OCIDA**

NAME OF APPLICANT: Nortek Powder Coating LLC

DESCRIPTION OF PROJECT: 2016 Building Expansion

**NAME OF ALL SUBLESSEES OR
OTHER OCCUPANTS OF FACILITY:** None

PRINCIPALS OR PARENT OF APPLICANT: Mr. Borin Keith

**PRINCIPALS OF ANY SUBLESSEE
OR OCCUPANT:** None

PRODUCT/SERVICES: Powder Coating Manufactur

ESTIMATED DATE OF COMPLETION OF PROJECT: Fall 2016

TYPE OF FINANCING/STRUCTURE: Tax-Exempt Financing
 Taxable Financing
 Sale/Leaseback
 Other None

TYPES OF BENEFITS RECEIVED:

- Taxable Financing
- Tax-Exempt Bonds
- Sales Tax Until Completion Date
- Mortgage Tax Abatement
- Real Property Tax Abatement

PROJECT COSTS – CAPITAL INVESTMENT

Land	_____	Cost per Acre	_____
Existing Building	_____		
Rehab of Existing Building	_____		
Construction of New Building	_____	Cost per Sq Ft.	_____
Addition or Expansion	\$695K	Cost per Sq Ft.	\$53.46
Engineering and Architectural Fees	_____		
Equipment	\$350K	Cost per Sq Ft.	_____
Legal Fees			
Bank, Bond, Transaction, Company,			
Credit Provider, Trustee	_____		
Finance Charges			
Title Insurance, Environmental			
Review, Bank Commitment Fee,			
Appraisals, etc.	_____		
Agency Fee	_____		
TOTAL COST OF PROJECT	\$1,127,084		
Job Revolving Fund Loan	n/a		
Other Grants or Loans	n/a		

COMPANY INFORMATION

Existing Jobs 14
Created Jobs (Year 3) 4
Retained Jobs 14

EARNINGS INFORMATION

County Spec Average Direct Jobs \$ 436,800
County Spec Average Indirect Jobs \$ 124,800
County Spec Average Construction Jobs \$436,800

MULTIPLIER INFORMATION

Indirect Job Rate 2.5
Sales Tax Rate (8.5%)
Mortgage Tax Rate (1%)

Assumed Real Property Tax Rate Per Thousand for Municipality where project is located: \$29.39

Assumed Real Property Assessment of facility where IDA assistance is being sought: \$1,156,400

Assumed NYS Income Tax rate on earnings 4.25%: n/a

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

CALCULATION OF BENEFITS (3 – YEAR PERIOD)

NYS PERSONAL INCOME TAX RECEIVED

	<u>Total Earnings</u>	<u>Revenues</u>
Direct Jobs		
Created	<u>4</u>	<u>\$124,800</u>
Existing	<u>14</u>	<u>\$436,800</u>
Indirect Jobs		
Created	<u> </u>	<u> </u>
Existing	<u> </u>	<u> </u>
Construction		
Person Years	<u>18</u>	<u> </u>
TOTALS	<u>36</u>	<u> </u>

**Full Environmental Assessment Form
Part 1 - Project and Setting**

Instructions for Completing Part 1

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

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

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

A. Project and Sponsor Information.

Name of Action or Project: 2016 Building Expansion		
Project Location (describe, and attach a general location map): 5900 Success Drive, Rome, NY 13440		
Brief Description of Proposed Action (include purpose or need): Construction of 13,000 sf per-engineered steel building added to existing building. The new addition will be used fore warehouse storage of raw material and finished product.		
Name of Applicant/Sponsor: Mr. Borin Keith	Telephone: 315-3372339	E-Mail: bkeith@nortekpowder.com
Address: 5900 Success Drive		
City/PO: Rome	State: NY	Zip Code: 13440
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission		
c. City Council, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s):	
<u>NYSDEC soil management plan in force for soil contamination</u>	

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

C.3. Zoning

- a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
E-3 General Industrial
- b. Is the use permitted or allowed by a special or conditional use permit? Yes No
- c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

- a. In what school district is the project site located? Rome City School District
- b. What police or other public protection forces serve the project site?
City of Rome
- c. Which fire protection and emergency medical services serve the project site?
City of Rome
- d. What parks serve the project site?
n/a

D. Project Details

D.1. Proposed and Potential Development

- a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Industrial
- b. a. Total acreage of the site of the proposed action? 4.2 acres
b. Total acreage to be physically disturbed? .25 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 4.2 acres
- c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 24 Units: 13,000 sf
- d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____
ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____
- e. Will proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
• Total number of phases anticipated _____
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
• Anticipated completion date of final phase _____ month _____ year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____ 1 _____

ii. Dimensions (in feet) of largest proposed structure: _____ 25 ft height; _____ 65 ft width; and _____ 25 ft length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

Yes No
 Yes No

Do existing sewer lines serve the project site?
 Will line extension within an existing district be necessary to serve the project?
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
 Although in the same sewer district, the building expansion will not use or require water or sewage lines, as requirements will be met by facilities in the existing building.

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

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

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

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

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

- How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
- Describe types of new point sources. _____
- Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

 - If to surface waters, identify receiving water bodies or wetlands: _____
 - Will stormwater runoff flow to adjacent properties? Yes No

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

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

- Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
 Tow-motor
- Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

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

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

- Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
- In addition to emissions as calculated in the application, the project will generate:
 - _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 - _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 - _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 - _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 - _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 - _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____
 none

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
 Additional demand will be for lighting adding minimally to the current 290,000 KWh/Yr.

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

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

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

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 8 am-4:30 pm • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 8 am-4:30 pm • Saturday: _____ • Sunday: _____ • Holidays: _____
---	--

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No

If yes:

i. Provide details including sources, time of day and duration:
Not anticipated as this is a per-engineered building.

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
Describe: _____

n. Will the proposed action have outdoor lighting? Yes No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
The final project drawings are not currently available, but is anticipated that the lighting will be in-code and non-intrusive to nearby property.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Construction waste will be handled by Gaetano Construction
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Construction waste will be handled by Gaetano Construction
- Operation: _____

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

If Yes:

- i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
- ii. Anticipated rate of disposal/processing:
 - _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 - _____ Tons/hour, if combustion or thermal treatment
- iii. If landfill, anticipated site life: _____ years

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

If Yes:

- i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____
- ii. Generally describe processes or activities involving hazardous wastes or constituents: _____
- iii. Specify amount to be handled or generated _____ tons/month
- iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____
- v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

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

No hazardous waste anticipated

E. Site and Setting of Proposed Action

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

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

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	3.2		+ .25
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Lawn	1.0		- .25

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

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities: _____

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

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

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:
Adjoining property not owned by the applicant is currently being re-mediated by Kerr-McGee for Creosol

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): V00612-6
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

Subject to DEC VCA soil management plan #V00612-6; actual construction site is not within specific areas governed by the soil management plan.

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site: _____ %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100 year Floodplain? Yes No

k. Is the project site in the 500 year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____

n. Does the project site contain a designated significant natural community? Yes No
 If Yes:
 i. Describe the habitat/community (composition, function, and basis for designation): _____

 ii. Source(s) of description or evaluation: _____
 iii. Extent of community/habitat:
 • Currently: _____ acres
 • Following completion of project as proposed: _____ acres
 • Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
 If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
 If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
 i. If Yes: acreage(s) on project site? _____
 ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
 If Yes:
 i. Nature of the natural landmark: Biological Community Geological Feature
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
 If Yes:
 i. CEA name: _____
 ii. Basis for designation: _____
 iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: <u>Fort Stanwix</u>	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
<i>iii.</i> Distance between project and resource: _____ 2 miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name Borin Keith/Nortek Powder Coating, LLC Date 1/25/2016

Signature  Title President, Nortek Powder Coating



Charles A. Gaetano
Construction Corporation
Building Relationships

February 25, 2016

Mr. Borin Keith
Nortek Powder Coating
Rome, NY 13440

Re: Building Addition

Dear Mr. Keith,

Now that we have resolved the Codes issue of the Warehouse Addition – per the attached e mail from Rome codes as well as NYS and our Architect’s code review we can hopefully move forward with the project.

As requested, we have prepared a *revised proposal to provide firm pricing for the Mechanical work including the Sprinkler system, the Heating and Gas piping, and the Relocation of the Condensing Units.*

We have asked Thermo Heating to quote the removal and reinstallation of the Refrigerant for the chiller units only, so you can consider doing the piping work and relocation of the units with your own crew and equipment.

Proposal is to furnish all necessary Design, Labor, Materials and equipment to complete construction of a 13,000 sf pre-engineered metal building addition by Butler Manufacturing.

If you are comfortable with the revised proposal, we will consider this document as a Letter of Intent, so we can keep moving forward with design and planning for the project.

The proposal is based on the *Updated C-1,S-1, A-1 & A-2 dated 2/22/16 with additional details/cross section & Code review by Alesia and Crewell*, and the following specific scope of work:

01 – GENERAL CONDITIONS

- Complete Structural, drawings stamped by a N.Y.S. Architect/Engineer
- On-site and office supervision
- In-house design and drafting.
- On-site and Office Safety Program
- Jobsite trailer, toilet and phone
- Tools and equipment
- Clean-up and debris removal
- Builders Risk Insurance
- Design-Build Insurance
- Soil Boring allowance of \$6,000

02 – SITE WORK*

- Strip and remove from site 6” topsoil,
- Excavate and backfill for foundations
- Place and grade 8” #4 Limestone for slab
- Relocate catch basin
- Replace line from catch basin
- Clear existing ditch
- Cut asphalt as needed and replace – patch as necessary
- Patch topsoil and seed disturbed areas
- Roof leader collection piping drained to South through parking lot to ditch

258 Genesee St., Utica, NY 13502 • Ph: 315-733-4611 • Fax: 315-733-8287
www.gaetanoconst.com E-mail: gaetano@gaetanoconst.com

**Regarding the Site Work – We have now contacted (3) Site Sub contractors for pricing. Our original proposal carried an amount of \$128,370 for the work from Ryan Aldrich of Schulyer.*

In an effort to reduce the overall coast as much as possible for you, I felt I should get a couple of more quotes, copies attached. I contacted Zielinski of Deansboro and Seymour of Westmoreland – I was pleased to see Zielinski was lower at \$117,080. Seymour quoted much higher at \$195,000, so I have inserted the \$11,290 savings in the estimate – wish I could have saved more.

Also note that the quote for the Added Parking Lot is much lower – see Alternate #1

CONCRETE

- Reinforced concrete column footings, foundation walls, and piers based on assumed 2500 PSF soil bearing capacity and seismic Soil Profile D
- 6” Thick 4000 PSI concrete slab on grade with (1) layer 6x6 6/6 reinforcing mesh. *We are including an extra heavy mesh under the racks – **no change in cost***
- (1) Coat of liquid floor hardener/sealer - Euclid Diamond Hard
- Caulk slab saw cut joints
- *Form and infill the existing stairwell to the Truck Pit with concrete so that the railing can be removed and forklift access can be made to the addition through the new 10’ x 10’ opening*

CARPENTRY

- Treated lumber and plywood knee wall transition at high side of building

THERMAL AND MOISTURE PROTECTION

- 6” Vinyl faced wall insulation
- 9” Vinyl faced roof insulation
- Insulated eave struts using 2” rigid insulation
- 2” Rigid foundation wall insulation from top of footing to underside of floor slab
- EPDM transition from existing EPDM roof to knee wall above

DOORS

- (3) each 3’ x 7’ Hollow metal exit doors
- (2) *fire rated man doors at existing exterior wall*
- (1) *only 10’ x 10’ “A” Label coiling fire door at the opening to the Warehouse. We have (3) bids on the door – copies attached all very close – carrying Utica Overhead Door for the sum of \$4,750*

ACCESSORIES

- (3) *ea. Fire extinguishers*

PRE-ENGINEERED METAL BUILDING BY BUTLER MFG. CO.

Dimensions & Design

- 65’-0” wide x 200’-0” long x 25’-0” low eave height, single slope 1/4:12 pitch, clear span frames, straight sidewall columns, 9.5” insulated, continuous span galvanized roof purlins. Clear height under roof beam is approx. 21’ 5”.
- 70# NYS ground snow load (Rome NY)
- 3# / sqft collateral load for sprinklers & lighting
- 90 mph wind load
- Galvanized roof purlins and wall girts
- Grey primer paint finish on all structural steel

Roof System and Trim

- Butlers MR-24, 24 Ga., aluminum-zinc coated standing seam roof system with insulated purlins and extra tall standing seam roof clip
- Contour gable trim
- Gutter system and downspouts at eaves

Wall System

- Butlers “Shadowall” 26 Ga., galvanized Wall Panel System with Kynar 500 Paint Finish System

Liner Panel

- Butlers Butler Rib II, 26 Ga. liner panel and accessory trim to 8’ A.F.F. at perimeter walls

MECHANICAL

Sprinkler - Total Cost included is \$32,000 per ABJ Fire Protection of Syracuse

- *As per the attached quote dated 1.13.16, from ABJ and the correspondence in e mails to him, with your raw materials product information we gathered from the site visits, they have agreed that the design criteria they can provide will meet code and their original quote is reduced by \$1,880 to \$32,000, as we are now in agreement on the encapsulation note in the code - pallets are not encapsulated.*
- *Scope of work is per the attached quote – note exclusions regarding water pressure and back flow preventer*
- *Also for your information is a complete cost breakdown of the Sprinkler work*

Heating – Total Cost Included is \$23,850 per Thermo Heating of New Hartford

- *As per attached quote of 1.25.16. This is higher than the original allowance of \$14,000 due to the Gas Piping distance*
- *Scope is per the attached quote*

Relocation of Existing Condensing Units – Total Cost Included from Thermo Heating is \$5,160.00

- *As per attached quote dated 2.22.16.*
- *Quoting only the removal and reinstallation of the existing refrigerant and additional to be added for the longer piping distance*
- *Removal can be completed on a Friday, owner move both units on weekend and make final connections, re-charge and start up on a Monday*

ELECTRICAL – (See Alternate #2 and #2A Below)

We understand your concerns about the electrical quote we provided in the January 8, 2016 proposal, thus we have discussed with Mike Scarfile of Boscar Electric – he has agreed to revise his quote, reduce his man hours substantially, as shown in the updated quote.

MASONRY ALTERATIONS

- *Install (1) **Only** 10' x 10' openings in existing exterior wall **at the South end as shown.***
- *Install surface mounted steel lintels*
- *Cut and remove concrete block*
- *Patch jambs*

We exclude the following items:

- *Additional Parking Area – See Alternate #1*
- *Electrical – See Alternate #2*
- *Drive In Door – See Alternate #3*
- *Floor Slab Caulking – see Alternate # 4*
- *Liner Panel – see Alternate #5*
- *Sales Tax on Materials and equipment – assuming a Tax Exemption can be obtained from Oneida County IDA Prevailing wage rates*
- *Special inspections for soils, concrete, rebar, or structural steel, as required by N.Y.S. code. These inspections must be contracted by the owner directly. A budget of \$4,0000 for these services should be included in your project budget*
- *Engineered Site Plan if required by Rome codes*
- *As noted we will clean out the ditch on East side – this should improve the drainage issue but further investigation/design may be required. **As discussed, the cost for that work may be put towards work on the South side – to be determined.***
- ***Snow drift reinforcing of existing roof – this needs to be checked by our structural engineer.***
- *Changes to Foundation and/or Structural steel design and cost for variations in soil bearing capacity or seismic soil profile*
- *Costs for unforeseen sub-surface conditions such as rock, concrete or unstable soil*
- *Costs for removal or disposal of contaminated soils*
- *Environmental Survey*
- *Abatement of material (Asbestos, Lead, Etc.)*
- *Performance Bond*
- *Any Mechanical or Electrical connections to any owner manufacturing equipment*
- *Storm Water Management System or Design*
- *Winter conditions, protection, or temporary heat*

- Pricing below is valid for (30) days from date of quote.
- Telephone or Computer Systems
- Warehouse Racking System
- Office or other furnishings
- Fire/Security Alarm
- Special grounding or lightning protection
- Vehicle, welding, or other specialized ventilation systems

WE OFFER ALL OF THE ABOVE FOR THE SUM OF.....\$650,800

ALTERNATES

Alternate #1 – Additional Parking Area

As shown on Plan # C-1 strip topsoil, install 8” stone base and 4” asphalt, repair topsoil and seed
Per Zeilinski quote **\$8,300.00**
Our Fee 5% overhead 3% profit **\$664.00**
Add the sum of **\$8,964.00**

Alternate #2 - Electrical

Per Electrical Base quote above **\$28,600.00**
Our Fee 5% overhead 3% profit **\$ 2,288.00**
Add the sum of **\$30,888.00**

Alternate #2A - LED Lighting

Replace the new (33) each T-5 Lights with equivalent LED fixtures
Add the sum of **\$14,300.00**

Alternate #3 – Drive in Overhead Door

For storage and access for your boat we have advertised for pricing on a 12’ wide x 14’ high steel insulated overhead door with manual chain hoist operator to be located at the North end of the building.

- *We obtained (3) quotes copies attached. Carrying “Utica Overhead Door” for the sum of \$3,235.00*
- *Included also is a steel framed opening with the Butler building*

Add the sum of **\$4,425.00**

Alternate #4 – Caulk Saw-Cut Slab on Grade

Apply urethane caulk at control joints and perimeter on new floor.
Approx. 2,600 lf maximum – can caulk just the joints in aisle ways to reduce substantially
And install on a \$/ LF basis

Add the sum of **\$6,500 (\$2.50/lf)**

Alternate #5 – Liner Panel

To protect the interior vinyl faced insulation and exterior siding from damage.
This would be installed at the entire 3 new exterior walls, 326 lf or as you need on a per Lineal foot basis

Add the sum of **\$9,200 (\$28.22/lf)**

To Re-Cap the above for a proposed Contract:

Base Proposal	\$650,800
Alternate #1 - Parking Area	\$8,964.00
Alternate #2 - Electrical	\$30,888.00
Alternate #2A - LED	\$14,300.00
Alternate #3 – Drive in Door	\$4,425.00
Alternate #4 – Caulk Floor Joints	\$6,500
Alternate #5 – Liner Panel	\$9,200
 Total for Contract	 \$695,077 with Alts.#’s 1,2, and 3

If the above proposal is acceptable, please sign in the space below and we will follow with a formal contract. We will require a deposit in the amount of \$24,000 to place the order for the Butler building and begin the permitting process.

We thank you for this opportunity to quote and look forward to working with you on this project.

Very truly yours,

David L. Kleps
Vice-President, Design-Build

Accepted: _____
Date: _____



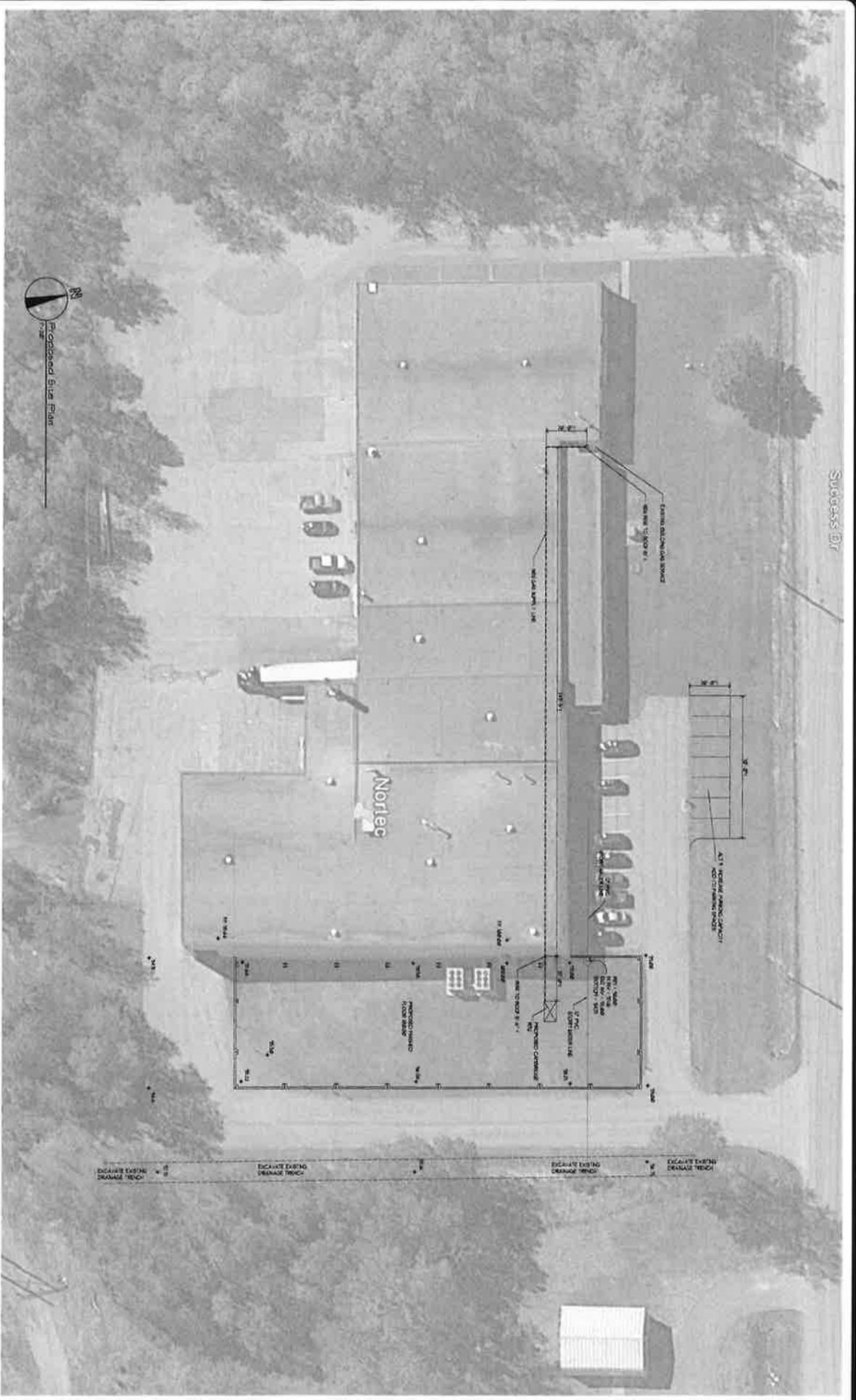
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Charles A. Gaetano
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 New York, NY 10017
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 www.gaetanocorp.com

PROJECT TITLE:
 Newark Power Cabling - 1st Roof
PROJECT LOCATION:
 5000 Success Drive, Newark, NJ

DRAWING TITLE:
 1st Roof Plan
 DATE: 03/11/16
 DRAWN BY: J. [unclear]
 CHECKED BY: J. [unclear]

DATE: 3-23-16
PROJECT:
DRWG. NO.:
C-1





Board Report

Table 1: Basic Information

Project Name	Warehouse Expansion
Project Applicant	Nortek Powder Coating, LLC
Project Description	Nortek will construct a 13,000 square foot addition to its existing facility. Two additional manufacturing lines will be installed in the existing facility where warehousing previously existed. The new construction will accommodate additional raw and finished product warehousing to accommodate the increased production capacity to sustain the current and anticipated 15% per year sales growth expected over the coming 2-3 years and beyond.
Project Industry	Chemical Manufacturing
Municipality	Rome City
School District	Rome
Type of Transaction	Lease
Project Cost	\$1,121,477
Mortgage Amount	\$556,000
Direct Employment Expected to Result from Project (Annual FTEs)	18 (4 created and 14 retained)

Figure 1: Estimated State & Regional Benefits / Estimated Project Incentives (Discounted Present Value *)



Table 2: Estimated State & Regional Benefits / Estimated Project Incentives Analysis (Discounted Present Value *)

Total State and Regional Benefits			\$1,089,494
Total Project Incentives			\$152,719
Benefit to Cost Ratio			7.1:1
Projected Employment	State	Region	
Total Employment	60	60	
Direct**	18 (4 created and 14 retained)	18 (4 created and 14 retained)	
Indirect***	23	23	
Induced****	12	12	
Temporary Construction (Direct and Indirect)	7	7	

Table 3: Estimated State & Regional Benefits (Discounted Present Value *)

Total State and Regional Benefits	\$1,089,494
Income Tax Revenue	\$522,528
Property Tax/PILOT Revenue	\$143,033
Sales Tax Revenue	\$423,933

Table 4: Estimated Project Incentives (Discounted Present Value *)

Total Project Incentives	\$152,719
Mortgage Tax	\$5,560
Property Tax	\$124,063
Sales Tax	\$28,703
Less IDA Fee	-\$5,607

* Figures over 8 years and discounted by 2%

** Direct - The recipient of IDA assistance adds new jobs to the regional economy and/or retains jobs at risk of being lost to another region. Investments that result in displacing existing jobs (e.g., most retail and many service sector industries) do not fall under this definition.

*** Indirect - The recipient of IDA assistance makes purchases from regional firms, which stimulates suppliers to add jobs and payroll that are new to the regional economy or are saved from being lost to competitors outside the region.

**** Induced - The recipient of IDA assistance by adding to and/or retaining payroll stimulates household spending that is new to the regional economy and/or saved from being lost to competitors outside the region.

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