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.

MA&N and G&MV RAILROADS

Project Name

Date of Submission | 21 March 2023 |

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: Mohawk, Adirondack & Northern Railroad Co., Inc.; Genesee & Mohawk Valley Railroad Co., Inc.

1(b) Principal Address: 1 Mill Street Suite 101
Batavia, NY 14020

1(c) Telephone/Facsimile Numbers: 585.343.5398

1(d) Email Address: jsh@gvtrail.com

1(e) Federal Identification Number:

1(f) Contact Person: John S. Herbrand

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
Genesee Valley Transportation Co., Inc. Mohawk, Adirondack & Northern Railroad Co., Inc.	1 Mill St Ste 101, Batavia, NY 14020	90% of
Genesee Valley Transportation Co., Inc. of Genesee & Mohawk Valley Railroad Co., Inc.	1 Mill St Ste 101, Batavia, NY 14020	100%

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

Genesee Valley Transportation Co., Inc. 1 Mill St Ste 101, Batavia, NY 14020 additional ownership info:
--100% of Depew, Lancaster & Western Railroad Co., Inc.
--100% of Falls Road Railroad Co., Inc.
--100% of Delaware-Lackawanna Railroad Co., Inc.
--81% of Lowville & Beaver River Railroad Co., Inc.

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: John S. Herbrand, Secretary & General Counsel

Firm: Genesee Valley Transportation Co., Inc.

Address: 1 Mill Street Suite 101

Batavia, NY 14020

Telephone/Fax: 585.734.6009

Email: jsh@gvtrail.com

3(b) Applicant's Accountant

Name/Title: James Bowers

Firm: Bowers & Company CPAs

Address: 120 Madison Street, 1700 Equitable Tower, #2

Syracuse, NY 13202

Telephone/Fax: (315) 234-1100

Email: info@bcpllc.com

Business Description

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

PROVIDER OF FREIGHT RAIL SERVICES; LOGISTICS & SHIPPING. GENESEE & MOHAWK VALLEY RAILROAD (G&MV) OWNS TRACKAGE IN UTICA YARD AND ROME, AND PROVIDES RAIL TRANSPORTATION SERVICES TO, AMONG OTHER CUSTOMERS, ANCHOR CUSTOMER SOVENA FOODS ON THE COUNTY-OWNED, FORMER GRIFFISS AIR FORCE BASE (AFB). MOHAWK, ADIRONDACK & NORTHERN (MA&N) OWNS THE UTICA-BOONVILLE (TO LYONS FALLS, LEWIS COUNTY) LYONS FALLS LINE. MOHAWK, ADIRONDACK & NORTHERN RAILROAD PROVIDES SERVICE TO ALL RAIL CUSTOMERS ALONG THE PROPERTIES. THE LYONS FALLS LINE ALSO PLAYS HOST TO ALL ADIRONDACK RAILROAD EXCURSION PASSENGER TRAINS.

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.

THE APPLICANTS, BOTH SHORTLINE RAILROADS, PROVIDE RAIL TRANSPORTATION SERVICES BETWEEN BUSINESSES IN ONEIDA COUNTY AND CSX CORPORATION, THE CLASS I RAILROAD SERVING ONEIDA COUNTY, NEW YORK. IN THE 1990'S, CSX's PREDECESSOR, CONSOLIDATED RAIL CORPORATION, SOLD ITS LOCAL RAIL TRACK AND OPERATIONS TO THE APPLICANTS BECAUSE DECREASING VOLUMES OF LOCAL RAIL TRAFFIC COULD NOT CONTINUE TO SUPPORT LOCAL RAIL SERVICE BY A CLASS I RAILROAD. SINCE ACQUIRING THE PROPERTIES, THE APPLICANTS HAVE PROVIDED THE ESSENTIAL LINK BETWEEN THE FACTORY "DOCK" AND CSX, BY DELIVERING AND PICKING UP RAIL CARS A VARIOUS LOCATIONS ALONG THEIR LINES AND INTERCHANGING THE RAIL CARS WITH CSX AT UTICA YARD.

Reasons for Project

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

THE SOLE BUSINESS OF THE APPLICANTS IS PROVIDING LOCAL RAIL SERVICE. APPLICANTS ARE APPLYING FOR RENEWAL OF THE CURRENT LEASE AGREEMENT WITH ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY. THE TAX RELIEF PROVIDED UNDER THE CURRENT LEASE AGREEMENT IS ESSENTIAL FOR THE LONG TERM VIABILITY OF LOCAL RAIL SERVICE IN ONEIDA COUNTY.

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

WE ARE SEEKING AN EXTENSION OF THE CURRENT LEASE AGREEMENT BETWEEN THE APPLICANTS AND ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY. COMPLETE RELIEF FROM PROPERTY TAXES PROVIDED UNDER THE CURRENT LEASE AGREEMENT IS ESSENTIAL FOR CONTINUED OPERATION OF THE ABOVE MENTIONED RAIL FACILITIES AND UNINTERRUPTED RAILROAD TRANSPORTATION OPERATIONS FOR OUR CUSTOMERS WHICH DEPEND UPON FREIGHT RAIL SERVICE.

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:

WITHOUT TAX RELIEF, FUNDS THAT WOULD OTHERWISE BE USED FOR RAILROAD OPERATIONS (INCLUDING, INTER ALIA, TRACK AND LOCOMOTIVE MAINTENANCE) WILL HAVE TO BE PAID TO THE TAXING JURISDICTIONS THROUGH WHICH THE APPLICANTS' RAILROAD PROPERTIES RUN. MAINTENANCE OF TRACK AND LOCOMOTIVES IS ESSENTIAL TO THE LONG TERM PROVISION OF RELIABLE, SAFE, COST EFFECTIVE, RAIL TRANSPORTATION SERVICES.

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

WITHOUT TAX RELIEF, FUNDS USED FOR MAINTENANCE OF TRACK AND LOCOMOTIVES WOULD BE REDUCED, JEOPARDIZING RELIABILE AND TIMELY RAILROAD SERVICES FOR CUSTOMERS. TO ADDRESS THAT ISSUE, THE APPLICANTS MIGHT BE FORCE TO RAISE THEIR RATES FOR PROVIDING RAIL TRANSPORTATION SERVICES, MAKING THE APPLICANTS LESS COMPETITIVE WITH SHORTLINE RAILROADS IN OTHER COUNTIES AND STATES THAT DO NOT HAVE TO PAY PROPERTY, SCHOOL AND SPECIAL DISTRICT TAXES.

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.

THE APPLICANTS CANNOT MOVE THEIR RAILROAD PROPERTIES OUTSIDE OF NEW YORK STATE. HOWEVER, IF THE APPLICANTS WERE TO CUT BACK OR CEASE RAILROAD OPERATIONS, ONEIDA COUNTY INDUSTRIES CURRENTLY SERVED BY THE APPLICANTS MIGHT BE FORCED TO MOVE THEIR OPERATIONS TO OUT-OF-STATE LOCATIONS WHERE RAILROAD TRANSPORTATION SERVICES MAY BE LESS EXPENSIVE.

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).

Applicants are currently operating under an expiring Sale-Leaseback-PILOT Agreement covering all rail properties in the county.

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	%
[ ]	Commercial or Recreational	%
[ ]	Retail	%
Add Housing Addendum [ ]	Residential housing (specify) _____	%
[ ]	Pollution Control (specify) _____	%
[ ]	Environmental (e.g., Brownfield) (specify) _____	%
Add Solar Addendum [✔]	Other (specify ie; renewable energy) _____	100 %

RAILROAD TRANSPORTATION SERVICES IN ONEIDA COUNTY

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 or part of building
- [ ] Construction of a new building
- [ ] Acquisition of machinery and/or equipment
- [ ] Installation of machinery and/or equipment
- [✔] Other (specify) EXTENSION OF CURRENT LEASE-PILOT ARRANGEMENT

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**
[✔] Real Property Tax Abatement (value of PILOT savings)	$ _____
[ ] Mortgage Tax Exemption (.75%) $_____	
Amount of mortgage: $_____	
[ ] Sales and Use Tax Exemption ** (8.75%) $_____ **(Not available for solar)**	
Value of goods/services to be exempted from sales tax: $_____	
[ ] Issuance by the Agency of Tax Exempt Bonds(bond dollar value)$_____	

**** TOTAL EXEMPTION ASSISTANCE REQUESTED:** $ 0

Is the financial assistance requested by the Applicant consistent with the IDA's Uniform Tax Exemption Policy? [ ] 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.

Please see Attachmment 6J hereto.

**** 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 (9)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.**

(9)

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:
RAILROAD YARD IN UTICA, NY; TRACKAGE IN ROME, NY;
LINE OF RAIL FROM UTICA, NY TO LYONS FALLS, NY

7(b) City, Town and/or Village (list ALL incorporated municipalities):
See property tax ID attachment

7(c) School District:
See property tax ID attachment

7(d) For what purpose was the facility site most recently used (i.e., light manufacturing, heavy manufacturing, assembly, etc.)?
Railroad operations serving freight customers; excursion passenger train operations

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

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 APPLICANTS, BOTH SHORTLINE RAILROADS, PROVIDE RAIL TRANSPORTATION SERVICES BETWEEN BUSINESSES IN ONEIDA COUNTY AND CSX CORPORATION. CSX's PREDECESSOR, CONRAIL, SOLD ITS LOCAL RAIL TRACK TO THE APPLICANTS BECAUSE DECREASING VOLUMES OF LOCAL RAIL TRAFFIC COULD NOT SUPPORT LOCAL RAIL SERVICE BY A CLASS I RAILROAD. MA&N ACQUIRED THE UTICA-BOONVILLE LYONS FALLS LINE, AND G&MV ACQUIRED TRACKAGE IN UTICA YARD AND ROME. SINCE ACQUIRING THEIR PROPERTIES, APPLICANTS HAVE CONTINUED TO PROVIDE THE ESSENTIAL RAILROAD LINK BETWEEN THE FACTORY "DOCK" AND CSX, BY DELIVERING AND PICKING UP RAIL CARS A VARIOUS LOCATIONS ALONG THEIR LINES AND INTERCHANGING THE RAIL CARS WITH CSX AT UTICA YARD. UTICA YARD HAS 2 BUILDINGS: AN ENGINE HOUSE CONSTRUCTED BY THE APPLICANTS (5,600 SQ FT) AND A PRE-EXISTING BUILDING (3,000 SQ. FT.)

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.

N/A

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

Construction Commencement: _____

Construction completion: _____

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.

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:

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? 100 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.

The Facility is located in an area that was designated an economic development zone pursuant to Article 18-B of the General Municipal Law, and is therefore located in a "highly distressed area" (as defined in Section 854(18) of the New York General Municipal Law) and remains a targeted area for development.

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: ONEIDA COUNTY IDA IS THE PRESENT OWNER OF THE FACILITY AND LEASES IT TO APPLICANTS, BUT APPLICANTS WILL BECOME THE OWNER OF RECORD UNDER A NEW LEASE-LEASEBACK AGREEMENT.

Address: _____

_____

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.

ONEIDA COUNTY IDA IS THE PRESENT OWNER OF RECORD OF THE FACILITY AND LEASES IT TO APPLICANTS, BUT APPLICANTS WILL BECOME THE OWNERS OF RECORD UNDER A NEW LEASE-LEASEBACK AGREEMENT.

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.

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.

9(d) Will the title owner of the facility/property also be the user of the facility?

[✔] Yes [ ] No **If Yes**, please explain.

APPLICANTS PRESENTLY OPERATED THE FACILITY BUT WILL BECOME THE TITLE OWNERS OF THE FACILITY AND WILL BE THE SOLE OPERATORS OF THE FACILITY UNDER A LEASE-LEASEBACK AGREEMENT.

9(e) Is the Applicant currently a tenant in the facility? [✔] Yes [ ] No

9(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, including the square footage the Applicant will occupy:

Name of Tenant	Floors Occupied	Sq. Ft. Occupied	Nature of Business

9(g) Are any of the tenants related to the owner of the facility?
[ ] Yes [ ] No **If Yes,** please explain.

9(h) Will there be any other users 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.

Part VI: Equipment

10(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.

NO EQUIPMENT IS TO BE ACQUIRED AS PART OF THE PROJECT.

10(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.

N/A

10(c) What is the useful life of the equipment? _____years

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.

0

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.

Railroad is currently looking to add two maintenance personnel and seking to grow transloading business which will require additional personnel to manage/run this facility.

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

☑ Yes ☐ No **If Yes**, explain below.

The company will be retaining 12 jobs and creating 2 jobs.

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	601 Main St, Utica, NY 13501					**Total**
	Full-Time Company	12					12
	Full-Time Independent Contractors						
	Full-Time Leased						
A.	**Total Full-Time BEFORE**	12					12
	Part-Time Company						
	Part-Time Independent Contractors						
	Part-Time Leased						
B.	**Total FTE Part-Timers BEFORE**						
C.	**Total FTE BEFORE***	12					12

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	14					14
	Full-Time Independent Contractors						
	Full-Time Leased						
A.	**Total Full-Time AFTER**	14					14
	Part-Time Company						
	Part-Time Independent Contractors						
	Part-Time Leased						
B.	**Total FTE Part-Timers AFTER**						
C.	**Total FTE AFTER** *	14					14

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	2					2
B.	FTE Part-Timers						
C.	**Total AFTER**	2					2

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

Provide Any Notes To Job Information Below

NUMBER OF JOBS CREATED, THOUGH VARIABLE, COULD BE IN-EXCESS OF FIGURES SHOWN GIVEN CONTRACTOR AND SUB-CONTRACTOR INVOLVEMENT WITH LARGE-SCALE MAINTENANCE PROJECTS.

APPLICANTS PROVIDE RAIL SERVICE TO A NUMBER OF INDUSTRY FACILITIES LOCATED ALONG THEIR RAIL LINES. IT IS ESTIMATED THAT THE TOTAL EMPLOYMENT AT THOSE FACILITIES IS APPROXIMATELY 1050. SEVERAL YEARS AGO THE APPLICANTS PLAYED A PIVOTAL ROLE IN THE DECISION BY SOVENA USA CORPORATION TO REMAIN AND EXPAND IN ONEIDA COUNTY (AT ROME) RATHER THAN MOVING ITS OPERATIONS TO NEW JERSEY. SOVENA'S CURRENT TOTAL EMPLOYMENT LIKELY EXCEEDS 100 AT ITS FACILITY IN ROME, NEW YORK. BUT FOR THE APPLICANTS' WILLINGNESS WORK WITH ONEIDA COUNTY AND TO MAKE CERTAIN CONCESSIONS TO SOVENA, THESE JOBS WOULD HAVE BEEN LOST TO ONEIDA COUNTY.

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	$ 57,500	15 %	$	%
Administrative	$	%	$	%
Production	$ 47,500	10 %	$ 43,500	11 %
Independent Contractor	$	%	$	%
Other	$	%	$	%
Overall Weighted Average	$ 50,000	%	$ 43,500	%

*** 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:

482112

Part VIII: Estimated Project Cost and Financing

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

LAND Acquisition	$	(If lease value use OTHER below)
Existing Building(s) ACQUISITION	$	
Existing Building(s) RENOVATION	$	
NEW Building(s) CONSTRUCTION	$	
Site preparation/parking lot construction	$	
Machinery & Equipment that is TAXABLE	$	
Machinery & Equipment that is TAX-EXEMPT	$	
Furniture & Fixtures	$	
Installation costs	$	
Architectural & Engineering	$	
Legal Fees (applicant, IDA, bank, other counsel)	$	
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 $	0
Agency Fee[1] $	5,000
Total Project Cost $	5,000

* ***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

CAPITAL EXPENDITURES:
Track Maintenance/Improvements 2023 (includes grant investment) – $2,700,000; Electric Upgrade 2023 – $58,000; Other Capital (Equipment) 2023 – $300,000; Future Transload Facility (estimated) - $2,250,000; Upgrade Bridge 0.83 2025-2026 (pending CRISI grant approval) $3,400,000.

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: ---------- $_____

Equity (excluding equity that is attributed to grants/tax credits) -- $ _____

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

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

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

Identify each Public state and federal grant/credit:

Source		$	
Source		$	
Source		$	
Source		$	

Comments:

Total Sources of Funds for Project Costs: $ 0

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
See attachment with parcel IDs and other requisite info					

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):

_____

_____

_____

13(e) Address of Receiver of School Taxes:

_____

_____

_____

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

See attachment with parcel IDs and other requisite info for question 13 (all)

APPLICANTS HAVE AN IMPECCABLE SAFETY RECORD, ARE REGULARLY COMMENDED BY FEDERAL RAILROAD REGULATORS FOR OUR SAFE OPERATIONS AND ARE WELL INTO A 7TH YEAR OF INJURY FREE OPERATIONS. THESE ACCOMPLISHMENTS CANNOT HAPPEN WITHOUT SIGNIFICANT, DELIBERATE AND CONSTANT INVESTMENT IN EVERY ASPECT OF OUR OPERATION.
THE FUNDS MADE AVAILABLE BY HAVING A PILOT AGREEMENT WITH ONEIDA COUNTY CONTRIBUTE TO OUR CONTINUED EXCEPTIONAL MAINTENANCE OF EXISTING TRACKAGE, RELATED RAILROAD INFRASTRUCTURE, EQUIPMENT AND EMPLOYEE SAFETY TRAINING AND EDUCATION.

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. T**he 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 MONROE) ss.:

JOHN S. HERBRAND, being first duly sworn, deposes and says:

1. That I am the SECRETARY (Corporate Office) of MOHAWK, ADIRONDACK & NORTHERN RAILROAD CO., INC. and GENESEE & MOHAWK VALLEY RAILRAOD CO., INC. (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.

(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this 13 day of March, 2023.

(Notary Public)

MICHAEL J. VILLEGAS RAMOS
Notary Public, State of New York
No. 01VI6419945
Qualified in Monroe County
Commission Expires July 26, 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:_____

Name: _____

Title: _____

Date:_____

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.

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

Mohawk, Adirondack & Northern Railroad Co., Inc.; Genesee & Mohawk Valley Railroad Co., Inc.

Name of Action or Project:

Railroad Track Maintenance and Operations

Project Location (describe, and attach a location map):

City of Utica, City of Rome, Utica to Remsen and Boonville (and Lyons Falls, Lewis County).

Brief Description of Proposed Action:

Maintenance and freight rail operation of forty-eight extant miles of railroad track and associated facilities. Hosting of Adirondack Railroad passenger trains.

Name of Applicant or Sponsor:	Telephone: 585.343.5398
Mohawk, Adirondack & Northern Railroad Co., Inc.; Genesee & Mohawk Valley Railroad Co.,	E-Mail: cdmv@gvtrail.com

Address:

1 Mill Street Suite 101

City/PO:	State:	Zip Code:
Batavia	NY	14020

	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.	☑	☐
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:	☑	☐

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

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

☑ Urban ☑ Rural (non-agriculture) ☑ Industrial ☑ 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?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐
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: _____ _____	☐	☑
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	☐	☑
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	☐	☑
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?	☑	☐
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?	☑	☐
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?	☐	☑
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: _____ Utica Marsh Wildlife Management Area: railroad cuts through middle of marsh (and has for 170 years) _____ _____		

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?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☑	☐
If Yes, briefly describe: Railroad has easements for culverts, bridges, and water crossings.		
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:	☑	☐
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:	☑	☐
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:	☑	☐

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

Applicant/sponsor/name: Charles D. Monte Verde Date: 9 March 2023

Signature: Title: Vice President of Strategic Planning

PRINT FORM

ATTACHMENT 6(J)

MOHAWK ADIRONDACK & NORTHERN RAILROAD CORP. and
GENESEE & MOHAWK VALLEY RAILROAD CO., INC.

APPLICATION FOR FINANCIAL ASSISTANCE

100% exemption from real property taxes

ASSESSMENTS

TOWN	PARCEL #		ASSESSED VALUE	ACRES
MARCY	315-768-4800			
304400	277.000-1-43		$801,600	110.07
304400	744.000-1-1		$647,590	
BOONVILLE	315-943-2052			
	22.000-1-5	town, MAN		
302601	033.006-3-49	village, MAN	$25,000	13.44
302601	033.006-3-88	village, IDA	$10,000	2
302601	033.006-4-8	village, IDA	$5,600	2.81
302689	048.000-1-4	town, MAN	$1,800,000	95.03
302689	084.000-2-19	town, MAN	$50,000	0.25
TRENTON	315-896-2664			
305801	228.005-2-11	vill. Holland Pat	$60,233	1
305807	159.011-1-12	vill. Remsen	$9,516	1.1
305889	194.000-2-33.1			
305889	194.000-2-54	village, Hol. Pat	$6,000	6
305889	227.000-1-49		$88,321	12.1
305889	658.007-3-1			
305889	658-089-5-1			
305889	177.000-1-58			
REMSEN	315-831-5558			
305289	121.000-1-31			
305289	140.000-1-3	vill. Remsen		
305289	752.089-4-1	town Remsen		
305289	752-089-4-2	town Remsen		
305201	140.019-1-7	vill. Remsen		
305201	652.001-3-1	vill. Remsen		
305201	752.001-1-1	vill. Remsen		
STEUBEN	305-865-5087		active parcels, no assessment, no tax bills	
305600	756.000-1-1			
305600	756.000-1-2			
305600	756.000-1-3			
305600	756.000-1-4			

305600	756.000-1-5
305600	756.000-1-6
305600	756.000-1-7
305600	756.000-1-8
305600	756.000-1-9
305600	756.000-1-10
305600	756.000-1-11
305600	756.000-1-12
305600	756.000-1-13
305600	756.000-1-14
305600	756.000-1-15

CITY

ROME

243.017-1-5.1	$56,522
002.013-76-2	$8,695
242.074-2-20	$24,400
259.002-1.2.3	$38,875
222.000-1-92	$47,315
242.048-1-22	$82,309
222-000-1-67	$21,739
2.013-76-2	
243.000-1-1.2	

UTICA

178572
17-239170
318.008-1-53
318.008-1-60

NYS General Municipal Law requires any application for financial assistance to include an estimated value of each type of tax exemption sought to be claimed by reason of agency involvement in the project. The railroads cite a disclaimer with the below estimate of financial assistance because the properties have been on the exempt tax roll for such a long period of time, it is difficult to calculate the value of financial assistance based on current assessment information. The property has been in the OCIDA name for RR over 20 years and many of the parcels have no tax assessment and/or no railroad tax assessment ceiling calculated by the NYS Office of Real Property Tax Services.

Estimated PILOT Benefit with DISCLAIMER: $ 80,000 to $100,000 per year

THE DIRECT-TO-INDIRECT JOB MULTIPLIER RATE LIKELY IS GREATER THAN 2.5 FOR THIS PROJECT. IT IS ESTIMATED THAT COMPANIES SERVED BY THE APPLICANTS WITHIN ONEIDA COUNTY EMPLOY MORE THAN 1050 PERSONS. WITHOUT RAIL SERVICE, MANY OF THESE JOBS WOULD DISAPPEAR. SEVERAL YEARS AGO THE APPLICANTS WERE INSTRUMENTAL IN THE DECISION BY SOVENA TO REMAIN IN ONEIDA COUNTY AND NOT TO RELOCATE IN NEW JERSEY, SAVING UP TO 135 JOBS FOR ONEIDA COUNTY. ADDITIONALLY, MANY MANUFACTURERES WILL NOT CONSIDER LOCATING NEW FACILITIES IN LOCATIONS WITHOUT RAIL SERVICE.

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

Name of Applicant: GVT/ MAN RR

Description of Project: Provisions of shortline rail operations

Name of All Sublessees or Other Occupants of Facility:

Principals or Parent of Applicant:

Products or Services of Applicant to be produced or carried out at facility: Rail service toOneida Co. industrial businesses

Estimated Date of Completion of Project: Exisiting

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
	Sales Tax Exemption on Eligible Expenses Until Completion
	Mortgage Recording Tax Abatement
x	Real Property Tax Abatement

Project Costs

Land		
Existing Building		
Existing Bldg. Rehab	0	
Construction of New Building		
Addition or Expansion	0	
Engineering/ Architectural Fees		
Equipment	0	
Legal Fees (Bank, Bond, Transaction, Credit Provider, Trustee		IDA legal fees 8500 to 10500
Finance Charges (Title Insurance, Environmental Review, Bank Commitment Fee, Appraisal, Etc.)		
Agency Fee	5000	
Other (provide detail)		
Commitment fee	1000	refundable at closing
TOTAL COST OF PROJECT	**5000**	

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	12	50000
Created Jobs (over three years)	2	43500
Retained Jobs	12	50000

Earnings Information for Oneida County

Average Salary of Direct Jobs for Applicant	50000
Average of County Indirect Jobs	25000
Average of Construction Jobs	32000

Note: $1,000,000 in construction expenditures generates 22 person - years of employment

Construction Person Years of Employment:	0

Calculation of Benefits (3 Year Period)

		Total Earnings	Revenues
Direct Jobs			
	Created	300000	12750
	Existing	1800000	76500
Indirect Jobs			
	Created	375000	15937.5
	Existing	2250000	95625
Construction			
	Person Years	0	0
TOTALS Calculation of Benefits (3 Year Period)		4725000	200813

TAXABLE GOODS & SERVICES

		Spending Rate	Expenditures	State & Local Sales Tax Revenues
Direct Jobs				
	Created	36%	108000	10530
	Existing	0.36	648000	63180
Indirect Jobs				
	Created	0.36	135000	13162.5
	Existing	0.36	810000	78975
Construction				
	Person Years	0.36	0	0
TOTAL TAXABLE GOODS & SERVICES			1701000	165848

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.

504000

Tax Rate for School District where facility is located:	32.32	
Tax Rate for Municipality where facility is located:	2.27	
Tax Rate for County:	9.54	
	44.13	512000
Real Property Taxes Paid:	44836.08	

COSTS:

Real Property Taxes Abated on Improvements Only (3 yr. Period):	300000	Amount of Taxes that would be abated by applying PILOT.
Mortgage Tax Abated (1.0%)	0	