Project: Orgill Inc.

Description:

Orgill, Inc. is constructing a new, approximately 790,000 square foot distribution center to service their retail customers in the northeast United States. The distribution center (DC) is being built on approximately 74 acres in the Rome, NY area, and is being designed so that it can easily be expanded to at least 1,000,000 square feet in order to accommodate expected future growth. It will serve seven states from this location in the Northeast.

This DC will encompass a state of the art "voice pick" system for their repack area, a modern conveyor system to transport their repack merchandise and full case conveyable merchandise from the pick areas to the shipping area, where a laser scanner/ sorter will separate the merchandise to the proper down lane to be loaded onto Orgill trucks to be delivered to customers, and full wi-fi capability to allow scanning for receiving, stocking, and shipping.

Among the most important aspects of the project are the jobs this project will create for Rome and New York. When we begin shipping out of this facility, we expect to have We expect these to be good paying jobs, with those hourly workers averaging about $19.00 per hour, plus we think that Orgill offers an extremely attractive and competitive benefit package for all full time employees.

Total Project: $71,000,000

Jobs: 150 full time equivalent employees in year one, and grow to 225 by year three

Benefit: Sales Tax Exemption $4,200,000 ; Mortgage Recording Tax of $253,125, and PILOT $12,389,590 (with a PILOT TIF)

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

A non-refundable application fee of $500.00 must be submitted at the time of application along with a $1,000 commitment fee; the $1,000 commitment fee will be applied to closing fees.

*Please submit the original and two (2) copies of the **signed and notarized** application, and **signed** SEQR form with the above fees. Cost benefit will be completed based on information from this application.*

Please also deliver an electronic copy of all.

All applications must be submitted at least 10 days prior to meeting.

Orgill, Inc. Distribution Center

Project Name

Number (to be provided by the agency)

Date of Submission

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 signed and notarized 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), andSEQR form (signed), to spapale@mvedge.org.

Upon the submission of this application to OCIDA, this applicant becomes a public document. Be advised that any action brought before the OCIDA is public information. All agendas for OCIDA are issued prior to full agency meetings and posted in public domain. *If there is information that the applicant feels is proprietary please identity 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 will be responsible for all legal fees of OCIDA legal counsel and that you understand the process. Should you not close and legal services have been rendered by the OCIDA legal counsel, 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 company's IDA application fee please consult with the Memorandum to Companies Sale – Leaseback Transactions or please contact the IDA Executive Director.

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: Orgill, Inc. (or an entity to be formed by Orgill, Inc)

1(b) Principal Address: 4100 S. Houston Levee Rd.
Collierville, TN 38017

1(c) Telephone/Facsimile Numbers: 901-754-8850

1(d) Email Address: EDivelbiss@orgill.com

1(e) Federal Identification Number: 62-0314720

1(f) Contact Person: Eric Divelbiss

1(g) Is the Applicant a

- [x] 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) Tennessee

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:

Name	Address	Percentage of Ownership
Please see attached.		

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: Terresa Bakner & J. Stephen Reilley

Firm: Whiteman, Osterman & Hanna

Address:

Albany, NY

Telephone/Fax:

Email:

3(b) Applicant's Accountant

Name/Title: Kim Sheley

Firm: Dixon Hughes Goodman LLP

Address: 999 S Shady Grove Road, Suite 400

Memphis, TN 38120

Telephone/Fax: 901-259-3626

Email: Kim.Sheley@dhg.com

Business Description

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

Orgill, Inc. is the world's largest independent hardlines distributor. The privately owned company was founded in 1847 and is headquartered in Memphis, TN. Orgill serves more than 6,000 retail hardware stores, home centers, pro lumber dealers, and farm stores throughout the United States and Canada, and over 50 countries around the world. Orgill retailers have immediate access to more than 75,000 SKUs in each of its distribution centers. Orgill's distribution facilities are among the newest and most efficient in the industry, with order accuracy rates of 99.6% and fill rates exceeding 96%. Orgill operates one of the industry's largest truck fleets. 98% of Orgill customers receive their shipment on a scheduled Orgill truck with an Orgill driver within 48 hours of placing their order. More than 350 Orgill field representatives are strategically located throughout North America. These highly trained men and women work side by side with customers to help identify and address opportunities in the dealer's local market.

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.

Please see attached.

Reasons for Project

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

This new distribution facility will serve Orgill's current and future customers in the Northeastern U.S. This facility will be Orgill's warehouse space in the Northeast portion of the U.S. expanding our capacity in the area.

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

The company is investing significant capital resources to under take the project. Due to the higher real estate taxes and construction costs, Orgill is looking for a way to bring the cost of this facility in line with the cost of our other facilities around the country. This northeast project will enable Orgill to obtain large customers in a region that otherwise the company would have more trouble obtaining. The new facility will allow the company to offer a better quality service to the customers in that region.

6(c) Please confirm by checking the box, below, if there is likelihood that the Project would not be undertaken but for the Financial Assistance provided by the Agency?

[■] Yes or [ ] No

If the Project could be undertaken without Financial Assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be undertaken by the Agency:

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

Orgill is making the decision after significant research. The preference is a location in New York State. However, if approval is not granted, the company has alternatives in surrounding states.

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 company does not have a facility in New York.

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).

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):**

- [ ] Manufacturing
- [ ] Industrial Assembly or Service
- [X] Back office operations
- [ ] Research and Development
- [ ] Technology/Cybersecurity
- [X] Warehousing
- [ ] Commercial or Recreational
- [ ] Retail
- [ ] Residential housing (specify) _____
- [ ] Pollution Control (specify) _____
- [ ] Environmental (e.g., Brownfield) (specify) _____
- [ ] Other (specify) _____

Percentage of sq. footage of each use (if more than one category):

95% Warehouse
5% Back Office Operations

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

- [x] 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
- [X] Construction of a new building
- [x] Acquisition of machinery and/or equipment
- [X] Installation of machinery and/or equipment
- [ ] Other (specify) _____

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

Assistance Requested	Estimated Values
[x] Real Property Tax Abatement (value of PILOT savings)	$ 12,389,590
[x] Mortgage Tax Exemption (.75%)	$ 253,125
Amount of mortgage: $	
[X] Sales and Use Tax Exemption ** (8.75%)	$ 4,200,000
Value of goods/services to be exempted from sales tax: $	
[ ] Issuance by the Agency of Tax Exempt Bonds(bond dollar value)$	

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

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 attached.

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

Part III: Facility Information (if project that you are applying for is a housing project please also complete questions 7(l) through7(p))

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

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

7(a) Street Address of Facility:

Griffiss Local Development Corporation

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

Rome, NY

7(c) School District:

Rome City School District

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

Former US Airforce Base

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

Skyline Gateway

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 facility will be one building that is approximately 790,000 square feet of warehouse space. The building will be tilt wall construction and one floor.

7(g) Has construction or renovation commenced? [ ] Yes [■] No

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

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

Construction commencement: Spring 2020

Construction completion: Jan. 1, 2022

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.

Please see attached.

Has the Project received site plan approval from the planning department?

[ ] Yes [■] No [ ] N/A **EAF is submitted with the applicaton.**

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? 40 years

7(k) Is the site in a former Empire Zone? [■] Yes [ ] No

If yes, which Empire Zone: _____

Is project located in a Federal HUB Zone or distressed area: [ ] Yes [■] No

Provide detail.

Part IV: Housing Project Questionnaire

Complete the following questions only 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(l) Describe the housing project to be constructed or renovated in detail (type of housing, number of units, etc.):

7 (m) 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.

7 (n) 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.

7 (o) 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.

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

ALL APPLICANTS ANSWER THE FOLLOWING

Part V: 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.

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?

☐ Yes or ■ No. If the answer is yes, please continue. **If no, proceed to next section Part VI Facility (Pg 14).**

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.

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 the retail determination and proceed to next section Part VI Facility (Pg 14).**

If the answer to A is Yes AND the answer to Question B 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 or ☐ No.

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

☐ Yes or ☐ 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 or ☐ 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 VI: Facility (Legal Information)

8(a) With respect to the **present owner** of the 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.)

No facility currently exists. The site for the proposed project is owned by: OCIDA is the fee owner of the facility and GLDC us the beneficial owner.

Legal Name: Griffiss Local Development Corporation

Address: Atlas Drive

Rome, NY 13441

Telephone: _____

Balance of Mortgage: none

Holder of Mortgage: none

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.

No contracts presently exist. Applicant has a firm offer to acquire the land for the project from the current owner. The offer is contingent upon the Company obtaining all expected financial incentives and customary purchase contingencies (e.g., all permits and approvals obtained and no environmental concerns).

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.

Ultimately, Orgill may sell and lease back the building under a long term lease structure, granting Orgill right of use for at leeast 40 years.

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

8(f) Are you planning to use the entire proposed facility?
[X] 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	Square Feet Occupied	Nature of Business

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

8(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 VII: 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.

Furniture and Fixtures, Office Machines, Phones, Computers, Racking, Conveyers, Rolling Stock, Other Machinery and Equipment

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.

N/A

9(c) What is the useful life of the equipment? 7-15 years

Part VIII: 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.

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

Construction Jobs: 160

10(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 or ☐ No.

If yes, explain This facility will employ approximately 225 employees within the first 5 years of operation.

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

☒ Yes or ☐ No.

If yes, explain Orgill is a growing company that adds new jobs each year.

10(c) 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.

	Number of Jobs BEFORE Project	Location 1	Location 2	Location 3	Location 4	Location 5	Total
	Address in NYS						
	Full-Time Company						
	Full-Time Independent Contractors						
	Full-Time Leased						
A.	**Total Full-Time BEFORE**						
	Part-Time Company						
	Part-Time Independent Contractors						
	Part-Time Leased						
B.	**Total Part-Time BEFORE**						
	Total FTE BEFORE*						

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

In order to mirror the ESD emploment obligation, the employment numbers below represent the commitment within 5 years of project completion.

	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	225					
	Full-Time Independent Contractors						
	Full-Time Leased						
A.	**Total Full-Time AFTER**	225					
	Part-Time Company						
	Part-Time Independent Contractors						
	Part-Time Leased						
B.	**Total Part-Time AFTER**	0					
	Total FTE AFTER *	225					

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
Full-Time	85-90%					
Part-Time						
Total AFTER	85-90%					

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

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	$	%	$ 118,000	23-30 %
Administrative	$	%	$ 60,000	23-30 %
Production	$	%	$ 40,000	23-30 %
Independent Contractor	$	%	$	%
Other	$	%	$	%
Overall Weighted Average	$	%	$ 45,000	23-30 %

*** 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 thirt-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 thirt-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.

10(c) Please list NAICS codes for the jobs affiliated with this project:

423700 - Hardware, and Plumbing and Heating Equipment and Supplies Merchant Wholesalers

Part IX: Estimated Project Cost and Financing - form will auto sum

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

Acquisition of Land (if vacant)	$ 1,700,000
Acquisition of Existing Building(s)	$
Renovation Costs of Existing Building(s)	$
New Construction of Buildings	$ 42,360,000
Machinery and Equipment (other than furniture costs)	$ 11,700,000
Fixtures	$ 8,700,000
Installation Costs	$ 4,600,000
Fees & Permits (other than your own broker and legal fees)	$ 325,000
Legal Fees (IDA legal fees, Applicant legal fees)	$ 150,000
Architectural/Engineering	$ 465,000
Interest on Financing Charges	$ 1,000,000
Other (specify)	$
Subtotal	$ 71,000,000
Agency Fee[1]	$ 202,500
Total Project Cost	$ 71,202,500

We are asking for a reduction because of the competitive marketplace. Please see supporting letter.

[1] *See Attached Fee Schedule (Page 25) for Agency Fee amount to be placed on this line*

11(b) **Sources of Funds for Project Costs (will auto sum):**

Bank Financing: $ 70% estimate

Equity (excluding equity that is attributed to grants/tax credits) $ 30% estimate

Tax Exempt Bond Issuance (if applicable) $ _____

Taxable Bond Issuance (if applicable) $ _____

Public Sources (Include sum total of all state and federal grants and tax credits) $ _____

Identify each state and federal grant/credit:

_____ $ _____

_____ $ _____

_____ $ _____

_____ $ _____

Total Sources of Funds for Project Costs: $ _____

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 Map Parcel #	Current Assessed Value (Land)	Current Assessed Value (Building)	Current Total Assessment	Current Real Estate Taxes
243.000-1-1.12				0

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.

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

City of Rome Treasurer

198 N. Washington St.

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? [X] Yes [ ] No

If yes, please indicate which tax map parcel # will be affected and estimate of increase.

243.000-1-1.12

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 [X] No

If yes, please provide details.

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

[ ] Yes [X] 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 begin completing the form and have questions, please call the IDA office.

REPRESENTATIONS AND CERTIFICATION BY APPLICANT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Eric Divelbiss, being first duly sworn, deposes and says:

1. That I am the CFO (Corporate Office) of Orgill, 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 19 day of June, 2019.

(Notary Public)

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:_____

MORGAN HORNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires Feb.1, 2022

Return the original signed and notarized 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 closing fee. In addition, please send an electronic version of the application (signed), and SEQR form (signed), 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 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.

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

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

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

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

Revised 7-12-16

Anthony J. Picente Jr.
County Executive

David Grow
Chairman

Natalie Brown
Vice Chairman

Shawna M. Papale
Executive Director/Secretary

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Ferris Betrus
Michael Fitzgerald
Eugene Quadraro
Michael Valentine
Steven Zogby

MEMORANDUM TO COMPANIES
SALE-LEASEBACK TRANSACTIONS

1. When a Company decides that a sale-leaseback transaction may suit its particular needs, the first order of business is for the Company to complete an Application for Financial Assistance, together with an Environmental Impact Questionnaire, Cost/Benefit Analysis and Statement of the Project Applicant (referred to collectively as the "Application"). The Application is submitted to Agency Counsel for a formal decision as to whether or not the project qualifies as a "project," as defined by law.

2. No action can be taken until the Application is completed and submitted to the Agency and approved by Agency Counsel.

3. Upon completion of the Application and approval by Agency Counsel, the Agency will meet for the purpose of adopting an Inducement Resolution and reviewing the Environmental Impact Questionnaire, Cost/Benefit Analysis and Statement of the Project Applicant. At this time a Resolution may be adopted by the Agency concerning the environmental impact. **Please note that the Agency is subject to the Open Meetings Law, and all meetings will be open to the public, *including news media*.**

4. The Company is expected and encouraged to have its own counsel. The Company is also required to reimburse the Agency for all legal expenses incurred in furtherance of a proposed transaction, whether or not that transaction is completed. This includes all fees and disbursements of Agency Counsel.

5. The Company will be asked to sign an Inducement Agreement, which sets forth the terms of the proposed transaction and the obligations of the parties in furtherance of the same. The Company will also be asked to provide Agency Counsel with certain

information concerning the formation of the corporation or partnership, a survey of the property, title insurance, insurance certificates, etc. before the transaction can close. All matters in connection with the transfer of the real estate will be handled primarily by Company Counsel with the assistance of Agency Counsel.

6. A Public Hearing may be required in accordance with the New York State General Municipal Law, after which the Oneida County Executive must approve or disapprove the issue. Notice of the Public Hearing must be published at least thirty (30) days prior to the Hearing in the newspaper where the project is located. The highest elected official of each affected taxing jurisdiction must also receive thirty day written notice of the Hearing.

   No financial benefits may be granted by the Agency to the Company until after the Public Hearing if required.

7. Agency Counsel has certain requirements as to those documents which must be included in the transaction and the content thereof, including but not limited to requiring environmental impact surveys, environmental indemnifications and general indemnifications.

8. The fee schedule is attached, covering the Agency fee, the Agency's work with respect to the project and the work of Agency Counsel.

   The estimated fees for Agency Counsel may vary depending on the nature of the project. The initial fee quote assumes that the transaction closes within ninety (90) days from the date of the inducement, that there will be no unusual questions of law or prolonged negotiations regarding the documents, and that the involvement or assistance from other agencies will not require substantial modifications to the typical structure and documentation of similar transactions. The fee quote also assumes that Agency Counsel will not be called upon to coordinate with any lender, as the Agency is not issuing bonds. The fee quote assumes that closing will take place by mail and will not necessitate attending meetings with the Company or any lender.

9. Once the terms and conditions of the transaction are fairly well established, Agency Counsel prepares preliminary drafts of the financing documents and distributes them to all parties for review and comment. Comments accepted by all counsel will result in redrafting of documents. The parties establish a mutually agreeable closing date, and final documents for execution are prepared.

10. The Agency then conducts a meeting whereby it adopts an Authorizing Resolution, under which the Agency approves of the form of the documents and authorizes the Chairman to execute the same.

11. The closing takes place.

12. Some of the benefits available to a company under a sale-leaseback transaction are as follows:

⇒ Exemption from New York State mortgage recording tax
⇒ Exemption from New York State sales tax for materials used in construction
⇒ Real property tax abatement on the value added to the project (for more information, please see the Uniform Tax Exemption Policy enclosed herewith)

c:1997/ocida/irbmemo3.doc/lsr_pc

MEMORANDUM TO APPLICANTS FINANCING AN IDA PROJECT THROUGH A COMMERCIAL LENDER

We have found it helpful to outline at the onset of a transaction the basic structure of financing when an industrial development agency ("IDA") has a fee or leasehold interest in a property and is party to a mortgage or other financing instrument. **Please give a copy of this memorandum to your lender as early in the financing process as possible.**

An IDA is party to a financing instrument purely as a conduit for financial assistance (in the case of granting exemptions from mortgage recording tax) and to grant its interest in the facility to the lender. To preserve the passive nature of its role, the IDA cannot assume any obligations or make any representations that a traditional Borrower would make to a lender. It has been our experience that the easiest way to accomplish this is to define the Borrower as the "Borrower," define the IDA as the "Agency," and only include the Agency in the granting clause and with respect to the assignment of rents, inasmuch as those are the only reasons that the Agency is party to this document.

Furthermore, because PILOT Payments are contractual obligations and are not given the same high priority as tax payments, we crafted some language that will restore the taxing jurisdictions to the same position they would have been but not for the IDA involvement in the project. While it is not disputed that is an equitable arrangement, certain lenders have expressed concern that, because the requirement to pay PILOT Payments is contained in a private contract, there is no prescribed process to avoid significant delinquencies as there is under a tax foreclosure. It has been our experience the easiest way to accomplish this is for a lender to escrow PILOT Payments so it is has the assurance that payments are made in a timely manner. If a lender does not wish to escrow PILOT Payments, an alternative is for the IDA to record a PILOT Mortgage that would be given first priority over the lender's mortgage, similar to the priority taxes have.

Below are certain provisions we require be incorporated into each financing document to which the IDA is a party (please modify capitalized terms accordingly):

1. **AGENCY PROVISIONS.**

a. Agency makes no covenants other than to mortgage all of its interest in the Premises excepting its Unassigned Rights (as said term is defined in the Leaseback Agreement).

b. **NO RECOURSE AGAINST AGENCY**: Lender agrees that Lender will not look to the Agency or any principal, member, director, officer or employee of the Agency with respect to the Indebtedness or any covenant, stipulation, promise, agreement or obligation contained in this Mortgage. In enforcing its rights and remedies under this Mortgage, Lender will look solely to the Premises for the payment of the Indebtedness and for the performance of the provisions hereof. Lender will not seek a deficiency or other money judgment against the Agency or any principal, member, director, officer or employee of the Agency and will not institute any separate action against the Agency by reason of any default which may occur in the performance of any of the terms and conditions of any documents evidencing the Indebtedness.

c. **HOLD HARMLESS**: Borrower and Lender agree that the Agency, its directors, members, officers, agents (except the Borrower) and employees shall not be liable for and Borrower agrees to defend, indemnify, release and hold the Agency, its directors, members, officers, agents (except the Borrower) and employees harmless from and against any and all (i) liability for loss or damage to Property or injury to or death of any and all Persons that may be occasioned by, directly or indirectly, any

cause whatsoever pertaining to the Facility or arising by reason of or in connection with the occupation or the use thereof or the presence of any Person or Property on, in or about the Facility or the Land or (ii) liability arising from or expense incurred by the Agency's financing, acquiring, constructing, renovating, equipping, owning and leasing of the Facility, including without limiting the generality of the foregoing, all claims arising from the breach by the Borrower of any of their respective covenants contained herein and all causes of action and attorneys' fees and any other expenses incurred in defending any claims, suits or actions which may arise as a result of any of the foregoing, provided that any such losses, damages, liabilities or expenses of the Agency are not incurred or do not result from the gross negligence or intentional or willful wrongdoing of the Agency, or any of its directors, members, agents (except the Borrower) or employees. The foregoing indemnities shall apply notwithstanding the fault or negligence in part of the Agency or any of its members, directors, officers, agents or employees and irrespective of the breach of a statutory obligation or the application of any rule of comparative or apportioned liability.

d. **SPECIAL OBLIGATION**. The obligations of the Agency under the Mortgage and Financing Documents constitute a special obligation of the Agency, and all charges payable pursuant to or expenses or liabilities incurred thereunder shall be payable solely out of the revenues and other moneys of the Agency derived and to be derived from the leasing of the Facility, any sale or other disposition of the Equipment and as otherwise provided in the Authorizing Resolution, the Leaseback Agreement and the PILOT Agreement. Neither the members, officers, agents (except the Borrower) or employees of the Agency, nor any person executing the Mortgage and Financing Documents on behalf of the Agency, shall be liable personally or be subject to any personal liability or accountability by reason of the leasing, construction, renovation, equipping or operation of the Facility. The obligations of the Agency under the Financing Documents are not and shall not be an obligation of the State or any municipality of the State and neither the State nor any such municipality (including, without limitation, the County of Oneida), shall be liable thereon.

e. **SUBORDINATION TO PILOT AGREEMENT**: This Mortgage shall be subject and subordinate to any PILOT Agreement between the Borrower and the Agency with respect to the payments in lieu of taxes assessed or imposed upon the Premises, and by accepting this Mortgage, Lender acknowledges and agrees that such PILOT payments shall have the same force, priority and effect as a real property tax lien under New York State law against the Premises.

If a lender chooses to escrow PILOT Payments, we will incorporate the following provisions into the Leaseback (or Lease) Agreement:

Section 9.13 Subordination to Mortgage. This Leaseback Agreement and the rights of the Company and the Agency hereunder (other than with respect to the Unassigned Rights) are subject and subordinate to the Lien of the Mortgage, and all extensions, renewals or amendments thereof. The subordination of this Leaseback Agreement to the Mortgage shall be automatic, without execution of any further subordination agreement by the Company or the Agency. Nonetheless, if the Bank requires a further written subordination agreement, the Company and the Agency hereby agree to execute, acknowledge and deliver the same.

Section 9.14 Rights of Bank.

(a) Bank is hereby given the right by the Agency, in addition to any other rights herein granted, without any requirement to obtain the Agency's consent, to mortgage the mortgagors' respective interests in the Facility and, in the case of the Company, to assign and grant a security interest in the Company's rights under the Company Documents as collateral security for its obligations to the Bank, upon the condition that all rights acquired by Bank shall be subject to all rights and interests of the

Agency herein and in the other Company Documents, none of which covenants, conditions or restrictions is or shall be waived by the Agency by reason of this right to mortgage or grant a security interest in the Facility and the Company Documents, including Unassigned Rights.

(b) There shall be no renewal, cancellation, surrender, acceptance of surrender, material amendment or material modification of this Leaseback Agreement or any other Company Document by joint action of the Agency and the Company alone, without, in each case, the prior consent in writing of Bank, nor shall any merger result from the acquisition by, or devolution upon, any one entity of any fee and/or leasehold estates or other lesser estates in the Facility. Failure of the Bank to consent to a modification of this Leaseback Agreement by the Agency shall constitute an Event of Default.

(c) If the Agency serves a notice of default upon the Company, it shall also serve a copy of such notice upon Bank at the address set forth in Section 9.1.

(d) In the event of any default by the Company under this Leaseback Agreement or any other Company Document, the Bank shall have fifteen (15) days for a monetary default and thirty (30) days in the case of any other default, after notice to the Company and the Bank of such default to cure or to cause to be cured the default complained of and the Agency shall accept such performance by or at the instigation of Bank as if same had been done by the Company. The Agency in its sole discretion will determine whether such action by the Bank amounts to a cure.

(e) Except where Bank or its designee or nominee has succeeded to the interest of the Company in the Facility, no liability for any payments to be made pursuant to this Agreement or the performance of any of the Company's covenants and agreements under this Agreement shall attach to or be imposed upon the Bank, and if the Bank or its nominee or designee succeeds to the interest of the Company in the Project, all of the obligations and liabilities of the Bank or its nominee or designee shall be limited to such entity's interest in the Facility and shall cease and terminate upon assignment of this Leaseback Agreement by the Bank; provided however, that the Bank or its nominee or designee shall pay all delinquent PILOT Payments, if any, prior to said assignment.

(g) Notwithstanding any provision of this Leaseback Agreement or any other Company Document to the contrary, foreclosure of a mortgage or any sale of the Company's interest in this Leaseback Agreement and/or the Facility in connection with a foreclosure, whether by judicial proceedings, or any conveyance of the Company's interest in this Agreement and/or the Facility to Bank by virtue of or in lieu of foreclosure or other appropriate proceedings, or any conveyance of the Company's interest in this Leaseback Agreement and/or the Facility by Bank shall not require the consent or approval of the Agency and failure to obtain the Agency's consent shall not be a default or Event of Default hereunder.

Oneida County Industrial Development Agency Recapture Policy
(Effective April 25, 2017)

DEFINITIONS:

"Company"	is the entity that applied for and received a benefit from the Agency.
"Agency"	is the Oneida County Industrial Development Agency.
"AER"	is the Company's annual report of employment required to be provided to the Agency.
"Employment Obligation Term"	shall mean the period during which the Company is receiving a benefit in the form of lower payment in lieu of taxes than their real estate taxes would be.
"Employment Obligation"	shall mean the number of FTEs employed by the Company in Oneida County and selected by the Agency as the Company's obligation.
"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.
"Benefit"	shall mean the amount the Company saved by making payments in lieu of real property taxes in a particular year. For example, if a Company's PILOT payment is equal to 75% of normal real property taxes, then the Company's Benefit for that year would be an amount equal to 25% of normal real property taxes.
"Per Employee Amount"	shall mean an amount equal to the Benefit for the year after the year of the Shortfall divided by the "Employment Obligation".
"Shortfall"	shall mean the difference between the Employment Obligation and the actual number of FTEs per the AER for the applicable year.
"Major Shortfall"	shall mean having FTEs that are less than 50% of the Employment Obligation.
"Minimum Standard"	shall mean a Company whose AER shows that they are short of meeting its Employment Obligation by 20%.
"Initial Benefit"	shall be the amount of savings the Company received through the Agency, in the form of Mortgage Recording Tax and New York State Sales Tax.
"Cure Period"	shall mean the period ending June 30th of the year following the Major Shortfall.

1. **Job Creation and Retention Obligations.**

After the expiration of the Employment Obligation Term, the Company shall have no further obligation with respect to the Employment Obligation and shall not be liable for any of the payments described below.

The failure of the Company to satisfy the Employment Obligation can subject the Company to payments to the Agency. The Company shall be required to make payments if it fails to attain the Minimum Standard.

If the Company falls below the Minimum Standard, the Agency will notify the Company in writing of the Agency's intention to recapture Financial Assistance. The Company will have thirty (30) days to respond to the letter and may include a request to appear before the Agency. The Agency will determine, in its sole discretion, if a valid exemption exists and potentially reduce the remedies described below.

2. **Projects with less than Ten Years Employment Obligation Term.**

(a) Shortfall Payments.

(1) If, during the first three (3) years of the Employment Obligation Term a Company fails to achieve the Minimum Standard, then the Company shall pay to the Agency an amount equal to (a) the Per Employee Amount multiplied by (b) the Shortfall and then multiplied by (c) 1.5.

(2) If, after the first (3) years, of the Employment Obligation Term a Company fails to achieve the Minimum Standard, then the Company shall pay to the Agency an amount equal to (a) the Per Employee Amount multiplied by (b) the Shortfall.

(b) Major Shortfall Payment.

(1) If a Company shall incur a Major Shortfall; then, the Company shall pay to the Agency as an additional one-time payment an amount as set forth in the schedule below (such payment shall be referred to as the "Major Shortfall Payment").

Major Shortfall Occurs:	**Percentage of Initial Benefit**
Year 1	100%
Year 2	80%
Year 3	60%
Year 4	40%
Any Subsequent Year	20%

(2) Notwithstanding any of the foregoing, the Company shall not be liable for a Major Shortfall Payment unless the number of FTEs remains at less than 65% of the Employment Obligation at the expiration of a Cure Period. The Company shall have the opportunity at any time before the expiration of a Cure Period to provide additional information to the Agency regarding the Major Shortfall, and to request a waiver or amendment of this provision.

(3) Notwithstanding any of the foregoing, a Major Shortfall shall not apply where the Shortfall is a result of a major casualty to or condemnation of the facility. In the event of such major casualty or condemnation, the Company shall have no obligation to pay the Major Shortfall Payment.

(4) Qualification for a waiver of either (2) or (3) above shall be at the sole discretion of the Agency.

3. **Projects with Ten Years or Longer Employment Obligation Term.**

(a) Shortfall Payments.

(1) If, during the first five (5) years of the Employment Obligation Term a Company fails to achieve the Minimum Standard, then the Company shall pay to the Agency an amount equal to (a) the Per Employee Amount multiplied by (b) the Shortfall and then multiplied by (c) 1.5.

(2) If, after the first five (5) years of the Employment Obligation Term a Company fails to achieve the Minimum Standard, then the Company shall pay to the Agency an amount equal to (a) the Per Employee Amount multiplied by (b) the Shortfall.

(b) Major Shortfall Payment.

(1) If a Company shall incur a Major Shortfall, then the Company shall pay to the Agency as an additional one-time payment an amount as set forth in the schedule below.

Major Shortfall Occurs:	Percentage of Initial Benefit
Year 1	100%
Year 2	90%
Year 3	80%
Year 4	70%
Year 5	60%
Year 6	50%
Year 7	45%
Year 8	40%
Year 9	35%
Year 10	30%

(2) Notwithstanding any of the foregoing, the Company shall not be liable for a Major Shortfall Payment unless the number of FTEs remains at less than 65% of the Employment Obligation at the expiration of a Cure Period. The Company shall have the opportunity at any time before the expiration of a Cure Period to provide additional information to the Agency regarding the Major Shortfall, and to request a waiver or amendment of this provision.

(3) Notwithstanding any of the foregoing, a Major Shortfall shall not apply where the Shortfall is as a result of a major casualty to or condemnation of the facility. In the event of such major casualty or condemnation, the Company shall have no obligation to pay the Major Shortfall Payment.

(4) Qualification for a waiver of either (2) or (3) above shall be at the sole discretion of the Agency.

4. **Shift of Employment**. If the Shortfall or Major Shortfall is as a result of the Company shifting employment away from Oneida County, then the Agency will require the value of the Benefit and the Initial Benefit utilized to date to be repaid, with interest (determined as the New York State legal interest rate).

5. **Mandatory Recapture**. The Agency is mandated to recapture New York State sales tax benefits where:

a. The Project is not entitled to receive those benefits.

b. The exemptions exceed the amount authorized, or are claimed for unauthorized property or services.

c. The Company fails to use property or services in the manner required by the Leaseback Agreement.

6. **Return of Recaptured Funds.** If the Agency recaptures Initial Benefits or Benefits from a Company, the Agency shall return the recaptured funds promptly to the affected taxing jurisdiction, unless otherwise agreed to by the taxing jurisdiction, in accordance with the General Municipal Law.

The Agency shall have the right to reduce any payment required under this Policy, in extraordinary circumstances, in its sole discretion.

Anthony J. Picente Jr.
County Executive

Shawna M. Papale
Secretary/
Executive Director

James P. Castilla
Treasurer

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY
OCIDA

153 Brooks Road, Rome, New York 13441-4105
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ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY UNIFORM TAX EXEMPTION POLICY

Adopted by the Oneida County Industrial Development Agency on January 28, 1994, amended on December 21, 1998 and April 30, 2009

The Oneida County Industrial Development Agency (the "Agency") has adopted the following uniform tax exemption policies. These policies will be used for all projects for which the Agency may provide financial assistance, including bond (taxable and/or tax exempt) issuances and straight lease transactions. Final determinations regarding the extent to which financial assistance, if any, will be granted are solely within the discretion of the Agency.

I. Project Eligibility Criteria

(a) General Requirements

The Agency considers the following general factors in determining whether a project is eligible for financial assistance:

- The nature of the proposed project (e.g., manufacturing, commercial, civic).
- The nature of the property before the project begins (e.g., vacant land, vacant buildings).
- The economic condition of the area at the time of the application.
- The extent to which a project will create or retain permanent, private sector jobs.
- The estimated value of tax exemptions to be provided.
- The impact of the project and the proposed tax exemptions on affected tax jurisdictions.
- The impact of the proposed project on existing and proposed businesses and economic development projects in the County.
- The amount of private sector investment generated or likely to be generated by the proposed project.
- The likelihood of accomplishing the proposed project in a timely fashion.
- The effect of the proposed project upon the environment.

- The extent to which the proposed project will provide additional sources of revenue for municipalities and school districts in which the project is located.
- The extent to which the proposed project will provide a benefit (economic or otherwise) not otherwise available within the County of Oneida.

(b) Industrial and Manufacturing Projects

(1) Industrial and manufacturing projects generally qualify for financial assistance, subject to the eligibility criteria set forth in Part I (a) of this Policy.

(2) Due to the nature of the work, companies performing back-office operations that are regional or national in nature and a majority of which operations support activities outside of Oneida County will qualify as industrial and manufacturing. Research and development facilities and distribution centers that locate in Oneida County may also qualify as industrial and manufacturing.

(c) Retail Projects

The Agency will provide financial assistance to retail facilities only in accordance with the restrictions contained in New York State General Municipal Law Section 862(2), and subject to the eligibility criteria set forth in Part I (a) of this Policy. The Agency will also consider the competitive impact of the project.

Retail projects are generally not eligible for Agency assistance, with the following exceptions:

(i) Retail businesses that primarily serve customers located in Oneida County are generally not eligible for financial assistance unless located in a "highly distressed area" as defined in General Municipal Law §854(18), which includes projects located in an economic development zone or Empire Zone (as defined in New York State statute or regulation), or the project meets one of the other requirements of this paragraph (c);

(ii) Retail projects operated by not-for-profit corporations may be eligible for financial assistance;

(iii) Retail projects may be eligible for financial assistance provided an appropriate market analysis 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; and

(iv) Retail businesses that primarily provide a product or a service that is otherwise not reasonably available in Oneida County may be eligible for financial assistance.

(d) Other Non-Industrial/Commercial Projects

Non-industrial/commercial projects may qualify for financial assistance at the discretion of the Agency, based upon its evaluation of the eligibility requirements set forth in Part I (a) of this Policy. The Agency confirms the following specific policies:

(i) Mixed or Multiple-Use Projects qualify for financial assistance, only with respect to that portion of the project that is used for purposes that qualify for financial assistance under this Policy.

(ii) Housing projects are generally not eligible for benefits, unless they

(a) service the elderly, low-income, assisted living or other groups with special needs; *or*

(b) promote employment opportunities and prevent economic deterioration, as confirmed by an appropriate market analysis, and such a determination is made by the Agency based upon all of the relevant facts.

II. **Real Property Tax Abatements**

If the Agency determines that a project will receive real property tax abatements, a Payment-In-Lieu-Of-Tax Agreement (the "PILOT") will be negotiated with each project owner (the "Company") and will substantially follow the following guidelines with final determinations to be made by the Agency.

(i) Real Property Acquired by Company as part of Project. If the Company is acquiring real property as part of the Agency project, then the Agency's real property tax exemption will be available with respect to all real property acquired by the Company as part of the project and improvements thereto.

(ii) Substantial Improvements to Existing Real Property Owned by Company. If the Company is making "Substantial Improvements" (as defined below) to existing real property owned by the Company, then the Agency's real property tax exemption will apply to both the existing real property and the improvements.

(iii) Non-Substantial Improvements to Existing Real Property. If the improvements to existing real property owned by the Company are not Substantial Improvements, then the Agency's tax exemption shall apply only to the increase in assessment resulting from improvements constructed or installed as part of the project and the Company shall pay PILOT payments equal to the full amount of taxes on the existing real property.

The term "Substantial Improvements" means the value of the improvements constructed or installed as part of the project equals at least 50% of the value of the real property prior to construction or installation of the improvements, as determined by an independent valuation acceptable to the Agency.

(a) Industrial and Manufacturing Projects

The Company shall pay a percentage of the taxes that would otherwise be payable if the project was not tax exempt, to each taxing jurisdiction in which the project is located, as follows:

1. 33 1/3% of such taxes through the fifth (5th) year of the exemption;

2. 66 2/3% of such taxes from the sixth (6th) through tenth (10th) year of the exemption;

3. 100% of such taxes after the tenth (10th) year of the exemption.

(b) Retail Projects

The Company shall pay a percentage of the taxes that would otherwise be payable if the project was not tax exempt, to each taxing jurisdiction in which the project is located, as follows:

1. 50% of such taxes through the second (2nd) year of the exemption;

2. 75% of such taxes from the third (3rd) through the fifth (5th) year of the exemption;

3. 100% of such taxes after the fifth (5th) year of the exemption.

(c) OtherNon-Industrial/Commercial Projects

The Company shall pay a percentage of the taxes that would otherwise be payable if the project was not tax exempt, to each taxing jurisdiction in which the project is located, as follows:

1. 50% of such taxes through the second (2nd) year of the exemption.

2. 75% of such taxes from the third (3rd) through fifth (5th) year of the exemption.

3. 100% of such taxes after the fifth (5th) year of the exemption.

The Agency reserves the right to deviate from the real property tax abatement policy on a case by case basis at its sole discretion.

III. Sales Tax Exemptions

If, based on the eligibility criteria described in Part I of this Policy, the Agency determines a project is eligible for financial assistance, the Agency's financial assistance will include exemption from sales and use tax for costs of constructing, renovating and equipping the project.

Sales and use tax exemption, when available, will be authorized for the duration of the acquisition, construction and equipping of the project as described in the application for financial assistance. The Agency shall deliver a sales tax exemption letter which will expire one (1) year from the date of the project inducement. If construction, renovation or equipping is not complete at the expiration of the original sales tax exemption letter, upon request by the Company, the sales tax exemption letter may be extended at the discretion of the Agency.

All Companies receiving sales and use tax exemption benefits will be required to supply the Agency with a list of all contractors and sub-contractors that have been authorized to use the sales tax exemption letter. This list will be appended to the sales tax exemption letter by the Agency.

The Company must keep a record of the usage of the sales tax exemption letter, and must supply the Agency with the total amount of sales and use tax exemptions claimed by the project for each calendar year. The Company must submit this report to the Agency by February 1st of each year, until the exempt period comes to a conclusion. The company shall also file all reports as may be required by applicable law, including Form ST-340 which shall be filed with the New York State Department of Taxation and Finance.

The Agency reserves the right to deviate from the sales tax exemption policy on a case by case basis at its sole discretion.

IV. Mortgage Recording TaxExemption

If, based on the project eligibility criteria described in Part I of this Policy, the Agency determines a project is eligible for financial assistance, the Agency will provide an exemption from New York State mortgage recording tax for the financing of project costs.

The Agency reserves the right to deviate from the mortgage recording tax exemption policy on a case by case basis at its sole discretion.

V. Recapture

Agency financial assistance is granted based upon the Company's representation that the project will create and/or maintain the employment levels described in its application for financial assistance (the "Employment Obligation"). If a Company fails to achieve and/or maintain its Employment Obligation, it could result in recapture of all or a portion of tax benefits granted by the Agency.

VI. Deviations

Deviations from this Policy shall be infrequent. The Agency reserves the right, at its sole discretion, to deviate from this Policy on a case by case basis. The Agency will provide written notice to the chief executive officer of each affected tax jurisdiction of any deviation from this Policy and will comply with the deviation requirements of the General Municipal Law.

Oneida County Industrial Development Agency
Uniform Tax Exemption and Agency Benefits Policy
Market Rate Rental Housing Development Initiatives
(Effective March 1, 2015 and revised on April 20, 2018)

1. Overview :

In furtherance of the Oneida County Vision 2020 – "Path Toward Prosperity Initiative," the Oneida County Industrial Development Agency ("OCIDA") has created the following Uniform Tax Exemption and Agency Benefits Policy (the "Policy") to encourage development of specific types of market rate rental housing. The expansion of OCIDA's policy to support eligible market rate rental housing is largely driven by the anticipated employment opportunities that will be created by the nanotechnology and emerging innovation economy where a segment of the new work force that will be attracted to these type of jobs prefer market rate rental housing and unique urban living lifestyles.

The purpose of this Policy is to assist OCIDA in determining whether a housing project promotes employment opportunities and prevents economic deterioration in the area served by OCIDA, consistent with New York State Controller's Opinion No. 85-51 and the New York State General Municipal Law. This Policy is intended to be annexed to and made a part of OCIDA's Uniform Tax Exemption Policy adopted on January 28, 1994, amended on December 21, 1998 and April 30, 2009 (the "UTEP"). OCIDA reserves the right to deviate from this Policy at its discretion and in accordance with the General Municipal Law. This Policy is intended to terminate on December 31, 2023.

2. Eligible Housing Projects:

The types of housing eligible for OCIDA consideration include market rate (rental only): ***apartments, townhouses, condominiums, loft-style housing and new urbanism type of housing developments.***[1]***In order to be considered for OCIDA financial assistance pursuant to this Policy,*** *projects must have a minimum of five (5) units in a renovation or conversion of a building* and twenty-four (24) units for new construction, and achieve the minimum number of points to qualify for incentives in accordance with this Policy.

In addition, all applications for consideration must have a minimum project investment of $400,000 in renovation/construction projects and $1.2 Million for new construction rental housing projects.

All projects shall be subject to and in compliance with the New York State General Municipal Law and the UTEP. OCIDA's UTEP requires all applicants to file a Cost/Benefit Analysis that is deemed acceptable to OCIDA.

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[1] **New Urbanism** is an urban design movement which promotes walkable neighborhoods containing a range of housing and job types.

3. **Eligible Areas:**

OCIDA's Uniform Policy for Tier 1, Tier 2 and Tier 3 benefits are targeted for projects that lie in the defined areas of the cities of Rome, Sherrill and Utica and 2010 Census Urbanized Areas and incorporated villages, as shown on the maps that are annexed hereto and made a part of this Policy. Projects that lie outside the three cities or the historic villages but lie within the urbanized area must have water and sewer service in place in order to qualify for OCIDA consideration.

Eligible projects within the defined Eligible Areas will be considered for benefits provided the application can achieve the required minimum number of points.

4. **Criteria:**

OCIDA will entertain applications for assistance that fall within the following criteria, using the following 100 point scoring system for each application received:

Criteria	Description of Criteria	Points
Adaptive Reuse Projects	Projects that propose a change in use to an existing building (e.g., reuse of vacant or underutilized facility) or propose development on a vacant urban infill site[2] that is being repurposed or redeveloped for an eligible housing project.	**25**
Eligible Area Locations	Projects located within *Eligible Areas* (see attached map) that have a minimum of 5 units in a renovation or conversion of a building and 24 units for new construction, except for urban infill development projects where the IDA will entertain applications for projects located on a vacant urban infill site that has less than 24 units of eligible housing.	**20**
Utilizes Existing Infrastructure	Projects that ***utilize existing infrastructure*** (i.e. utilizing both existing sewer and water services and do not require system expansion. Modernizations, such as replacing existing pipes where service is already provided, are viewed favorably).	**20**
Community Benefits	Projects that create other benefits that inure to the benefit of the community that may include: rebuilding community infrastructure, pays sewer credits, creates or contributes to a community amenity, dedicates land to a municipality for a public improvement which benefits health and safety, removes slums and blighting influences (e.g., demolition or supports in-fill development within a neighborhood, commercial corridor, downtown, or main street area), provides an environmental enhancement (e.g., flooding wetlands creation/restoration, is part of a Brownfield, utilizes federal/state historic tax credit programs, provides mixed income rental units to support workforce housing, or provides other benefits deemed important and relevant by OCIDA.	**5**

[2] Urban infill site would include infill rental housing being constructed on vacant or underutilized property.

Green Projects	(1) Projects to be constructed on a New York State or federal defined Brownfield, such as a site designated as a federal or state Superfund site; a participant in the State Voluntary Cleanup Program; a former, verified Manufacturing Gas Plant, or within a Brownfield Opportunity Area; or (2) Projects whose plans qualify for a LEED Certification from the US Green Building Council (final certification required prior to commencement of the PILOT Agreement); or (3) Projects that incorporate geothermal technologies that are projected to make a significant impact on the stability, reliability and resilience of the grid. The physical geothermal plant providing energy to the Project must be located within Oneida County, turned on and connected to the grid, the energy generated must provide at least fifty percent (50%) of the energy needs for the Project, and more than fifty percent (50%) of the energy generated must be used in Oneida County.	**10**
Mixed Use Development Projects	Projects that are mixed use development with housing being at least –50% or more of a building's total area and the project induces job growth (mixed use development project proposes direct job creation with non-residential uses). To reach 20 points, must create at least 2 FTEs.	**20**
Total Points:		**100**

5. **Scoring of Housing Applications:**

OCIDA shall use this scoring system to determine the level of Agency benefits:

- Tier 1 Benefits: projects that score at least 60 points may receive abatement of real property taxes, exemptions from sales taxes and exemptions from mortgage recording taxes
- Tier 2 Benefits: projects that score between 50 to 59 points may receive abatement of real property taxes, exemptions from sales taxes and exemptions from mortgage recording taxes
- Tier 3 Benefits: projects that score 40 to 49 points may receive exemptions from sales taxes and exemptions from mortgage recording taxes (not eligible for abatement of real property taxes)

Term of PILOT Exemption Schedule	Tier 1 – PILOT Exemption Schedule	Tier 2 – PILOT Exemption Schedule
1	100%	75%
2	100%	75%
3	100%	75%
4	100%	75%
5	75%	50%
6	50%	25%
7	50%	
8	25%	
9	10%	
10	10%	

Applicants will pay 100% of all taxes due and owed until a Certificate of Occupancy is issued for a project, and then the first exemption year in the schedule will begin effective the first taxable status date after a Certificate of Occupancy is issued.

6. **Ineligible Housing Projects:**

OCIDA will not consider housing applications that propose new suburban subdivisions that serve single family detached housing or projects that are not located within the eligible areas as referenced in Section 3 and included on the map, which is attached hereto and made a part of this policy.

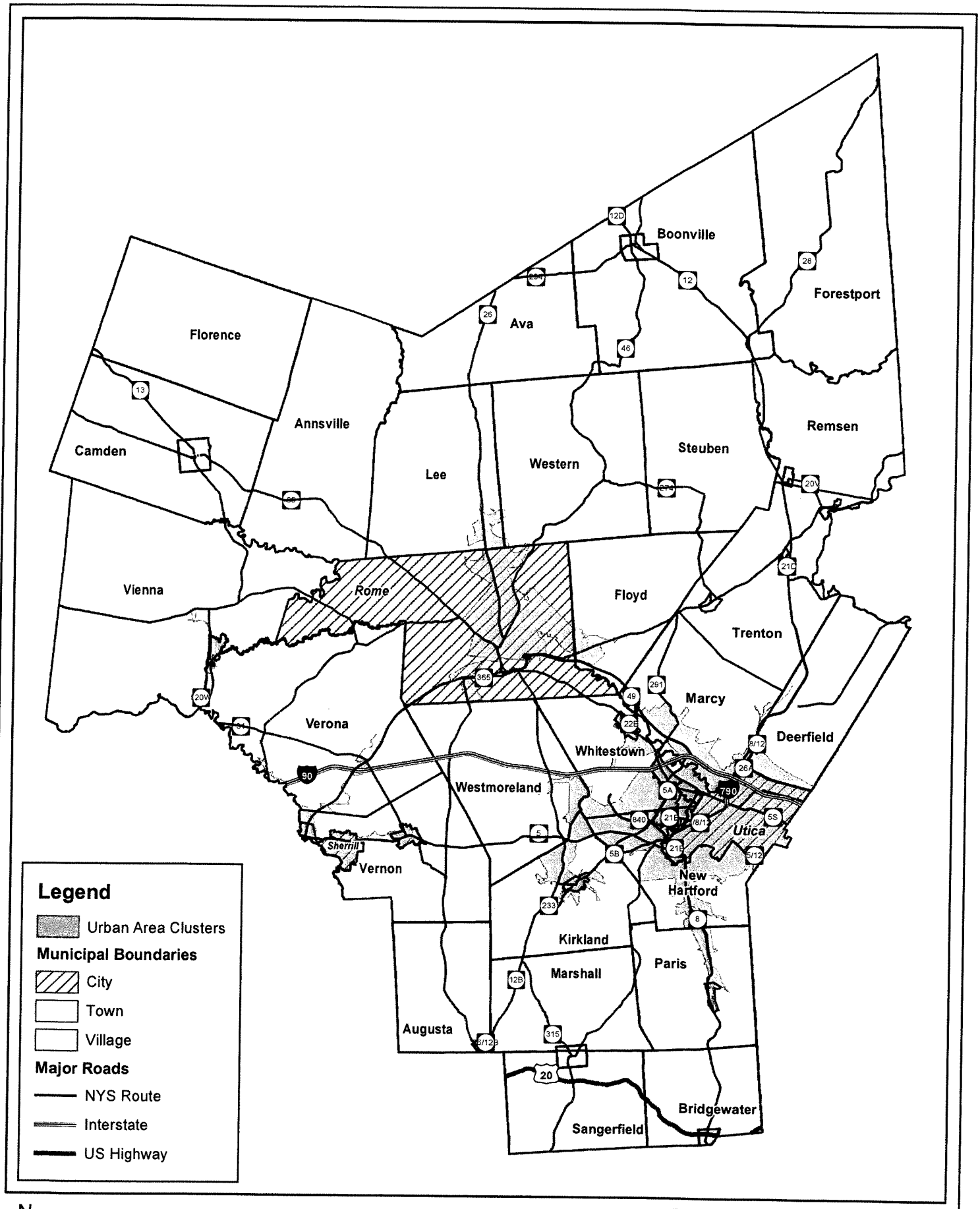
7. **Sunset Provision:**

The effective date of this policy will commence on the first day of the month following the date in which this Policy is formally approved in accordance with requirements set forth under Article 18A of the General Municipal Law and shall remain in effect for a period of five years, unless OCIDA elects to extend or modify the Policy.

All applicants who are granted approval during this time period will have twenty-four (24) months to complete their project, which shall be evidenced by issuance of a Certificate of Occupancy by the applicable local codes officer for the political subdivision where the project is situated. Receipt of a Certificate of Occupancy is required in order to receive all tax benefits that were granted in the final authorizing resolution approved by OCIDA.

8. **Agency Fees:**

The applicant will be required to remit to OCIDA all applicable fees (see fee schedule), including payment of all OCIDA legal costs associated with the project and an annual rent payment of $750, which is due as part of the lease agreement with OCIDA. A copy of the applicable fee schedule is included with the application package. When the application is submitted, the applicant shall submit a check for $1,500 which includes a non-refundable application fee of $500 and a commitment fee of $1,000 that will be applied at closing; if the project does not close the $1,000 is applied to legal fees incurred in connection with the application. Other than the application fee and the annual rent payment, all other fees shall be due and paid at closing.



N

Oneida County, NY
Urban Area Clusters

0 2.5 5 10 Miles

1 inch = 30,000 feet

This information has been compiled for planning purposes and may not be reproduced or transmitted for commercial purposes or for any other purpose without the prior approval of the Herkimer Oneida Counties Comprehensive Planning Program (HOCCPP). The HOCCPP shall not be liable for any misuse or misrepresentation of this information. The HOCCPP makes no representation or warranty as to the reliability or accuracy of the data contained hereon.

Updated: August 2017

April 2, 2018

Oneida County Industrial Development Agency (OCIDA)
Uniform Tax Exemption Policy
Business Relocation Assistance
(Mohawk Valley Health Systems Project)

Purpose:

- The preference for all businesses displaced by the Mohawk Valley Health System ("MVHS") Project is to have them remain inside the City of Utica. The OCIDA recognizes that this may not be possible for all those business and this policy is to provide financial assistance to help mitigate costs of relocation for "Eligible Businesses" that will be impacted by the MVHS project.
- In keeping with the broader purpose of OCIDA to promote, develop, encourage or assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of facilities in Oneida County and thereby advance the job opportunities, health, general prosperity and economic welfare of the people of Oneida County, if an Eligible Business commits to invest in a Replacement Property (above relocation costs) and/or create additional jobs, OCIDA may be able to offer additional financial assistance to an Eligible Business under its Uniform Tax Exemption Policy.

Eligible Businesses:

- Must have operated a business in the "Project Zone" and had employees whose place of employment was in the Project Zone during each month of 2017. "Project Zone" refers to any real estate located within the perimeter shown on the attached map that the Eligible Business owned or leased (under a written lease agreement) for all of 2017.
- To be eligible for financial assistance, an Applicant must have received an offer letter from MVHS and entered into an agreement with MVHS for the sale of its property in furtherance of the MVHS project.
- Industrial, commercial, back-office businesses and certain qualifying retail businesses (retail businesses that are relocating to a "highly distressed area" qualify for financial assistance under Section 874 of the New York State General Municipal Law) are eligible.
- Final determination of eligibility under Article 18-A of the New York State General Municipal Law shall be made by the IDA.
- An Eligible Business must not have filed a challenge to the taking of its real estate by eminent domain as "Not in the Public Good."
- The Eligible Business must be in negotiation for, under contract to, or be within 90 days of having acquired a replacement facility (the "Replacement Property"). The Replacement Property must be located in Oneida County.

Application:

- Applicant must complete the IDA's standard form of Application for Financial Assistance and submit Part 1 Environmental Assessment Form.
- Application must be made to OCIDA beginning with the date of the offer letter and ending one year after the later of 1) the transfer of title of the Project Zone property to MVHS or 2) the date the Eligible Business was required to vacate the Project Zone property.
- Any financial assistance must directly benefit the Applicant.
- OCIDA will determine in its sole discretion whether a project qualifies for financial assistance under this Business Relocation Policy or the OCIDA Uniform Tax Exemption Policy, and will then evaluate each application to grant financial assistance to the full extent that can be justified by the Application and consistent with OCIDA practices.
- The IDA will waive its standard Application Fee, Commitment Fee and Closing Fee for all Eligible Businesses, whether processed under this Business Relocation Policy or the Uniform Tax Exemption Policy. Applicants will pay an annual fee of $750 to the IDA.
- Applicant will be responsible for payment of the fees and expenses of the IDA attorney, including but not limited to reviewing the Application, determining project eligibility and drafting closing documents.

Financial Assistance:

- Sales tax exemption on purchases of materials or equipment to be used in the construction, renovation or operation of the "Replacement Property". (Normally acquired within one year from initial IDA approval).
- Mortgage recording tax exemption (.75% of the amount of the mortgage).
- On new construction, renovation and rehabilitation costs of the Replacement Property, abatement of any increase in real property taxes for a period of ten years, during which time the Applicant will make the following payments-in-lieu-of-taxes:

Years 1 – 3	An amount equal to the lesser of 1) the real property taxes (County, City, Town, Village and School) payable in 2017 on the Replacement Property less $20,000 (but not less than zero) (the "Base Tax") or 2) the real property taxes currently payable on the Replacement Property.

Years 4 -10, the lesser of 1) the real property taxes as then currently assessed on the Replacement Property or 2) the Base Tax multiplied by:

Year	4	5	6	7	8	9	10
Factor	1.0	1.0	1.2	1.4	1.6	1.8	2.0

Year 11 and thereafter, the real property taxes as then currently assessed on the property.

Recapture:

- Financial assistance is conditioned upon Applicant maintaining, at a minimum, for ten years in the Replacement Property, the number of FTE employees that the Applicant employed in the "Project Zone" in 2017.
- Applicants will be subject to the recapture policy established by the IDA.
- Reduced benefits will apply if applicant no longer exclusively occupies the Replacement Property.

Deviations:

- The IDA reserves the right, at its sole discretion, to deviate from this Policy on a case-by-case basis, and will grant financial assistance to match a commitment by an Eligible Business to make an investment into and/or create employment at the Replacement Property.
- The IDA will provide written notice to each affected tax jurisdiction of any deviation from this Policy and will comply with the deviation requirement of the General Municipal Law.
- In addition to the other deviation criteria described in the IDA's Uniform Tax Exemption Policy, the IDA will consider the following to determine when it is appropriate to deviate from this policy:
  - If the Applicant commits to not only retain, but also to create, a significant number of additional permanent, private employees (FTEs) as a result of acquiring the Replacement Property.
  - If the Applicant commits to make an investment into improving the Replacement Property that exceeds expenses of relocating to the Replacement Property.
  - Consideration will be given to limiting the Base Tax to an equivalent tax based on an assessment equalization of the arms-length purchase price of the Replacement Property.

Duration of Policy:

- Three years from the date of implementation.

Legend
Site Location
Columbia St
Columbia St
Columbia St
Broadway
Broadway
Cambridge St
Cambridge St
Cambridge St
Cambridge St
Clarke St
Clarke St
Clarke

2(a)

Adele O. Wellford GST Exempt Trust - 10.2138%
Citicorp Trust South Dakota, Trustee
701 East 60th Street North MC 1182
Sioux Falls, SD 57104

Irene O. Smith GST Exempt Trust - 10.2138%
Citicorp Trust South Dakota, Trustee
701 East 60th Street North MC 1182
Sioux Falls, SD 57104

Anne O. Keeney GST Exempt Trust - 10.2138%
Citicorp Trust South Dakota, Trustee
701 East 60th Street North MC 1182
Sioux Falls, SD 57104

Kate O. Buttarazzi GST Exempt Trust - 10.2138%
Citicorp Trust South Dakota, Trustee
701 East 60th Street North MC 1182
Sioux Falls, SD 57104

Mary M. McDonnell Irrevocable Hardware Trust - 22.5928%
c/o Robert McCallum
2440 Peachtree Road NW No. 15
Atlanta, GA 30305

Michael McDonnell Irrevocable Hardware Trust - 22.5928%
c/o Robert McCallum
2440 Peachtree Road NW No. 15
Atlanta, GA 30305

5(a)

Orgill, Inc. is significantly expanding its Distribution Network by constructing a new, approximately 790,000 square foot distribution center to service our retail customers in the northeast United States. The distribution center (DC) is being built on approximately 74 acres in the Rome, NY area, and is being designed so that it can easily be expanded to at least 1,000,000 square feet in order to accommodate expected future growth.

This northeast US region is currently serviced by Orgill's Inwood, WV DC which is nearing its volume capacity, so this DC, which is much closer to our customers in this area, will allow us to provide significantly better (faster delivery times) service to these customers, helping them to improve their service to their customers. This DC project will also extend the life of our Inwood DC, by what we estimate will be a minimum of another 15 years, and possibly longer.

This DC will encompass a state of the art "voice pick" system for our repack area, a modern conveyor system to transport our repack merchandise and full case conveyable merchandise from the pick areas to the shipping area, where a laser scanner / sorter will separate the merchandise to the proper down lane to be loaded onto Orgill trucks to be delivered to our customers, and full wi-fi capability to allow scanning for receiving, stocking, and shipping.

The Rome DC will stock approximately 80,000 unique SKUs (stock keeping units), manufactured and shipped to us by approximately 1,400 different vendors. We expect to have an initial inventory value of about $30,000,000 in the building, but as sales grow, the facility is designed to allow this number to more than double at its initial size of 790,000, and a significantly higher number if we need to expand to the 1,000,000+ future capacity.

When the facility initially becomes operational, it will service Orgill's retail dealers in all or parts or seven states: Vermont, New Hampshire, Maine, Massachusetts, Connecticut, Rhode Island, and of course, New York. This will be approximately 1,000 customers, ordering over 30,000 order lines per day, and being delivered using about 80 – 100 trailers and about 40+ tractors initially. Initial sales volume out of this facility will be at least $100,000,000 in the first year, but this number is expected to at least double within the first five years of operation as the facility matures.

Among the most important aspects of the project are the jobs this project will create for Rome and New York. When we begin shipping out of this facility, we expect to have approximately 150 full time equivalent employees on board, and at least 225 by the time the facility matures in about three years. We expect these to be good paying jobs, with those hourly workers averaging about $19.00 per hour, plus we think that Orgill offers an extremely attractive and competitive benefit package for all full time employees.

Overall, Orgill expects to invest between $68,000,000 and $71,000,000 in land, building, and equipment, plus another $30,000,000 plus in inventory, and employ about 225 New Yorkers with an annual payroll of over $9,000,000 plus benefit costs. We believe that this is a great project for Rome, for New York, and for Orgill.

6(j)

The IDA should deviate from its policy because Orgill is proposing taking a vacant property and in a timely fashion turning it into a $68 million facility that will create 225 jobs five years after project completion. Not only will Orgill be creating new jobs, but these employees will have access to Orgill's tuition reimbursement and gym membership reimbursement plans. The property is currently owned by the IDA, so no property taxes are being paid and even with Orgill's PILOT agreement, the new facility will provide increased tax revenue. Orgill expects the project to both add revenue to the local economy and increase indirect jobs in the county. The proposed project will have no effect on the environment.

7(h)

List of Permits:

1) Site plan approval by the City of Rome Planning Board
2) Zoning Board of Appeals approval (if applicable or necessary for site plan with regards to potential area variance for setbacks, etc.)
3) Building permit and certificate of occupancy by the City of Rome Codes Enforcement Officer
4) Approval by the City of Rome DPW for the connection to existing public water and sewer systems and to any City roadways
5) New York State Department of Transportation Approvals for intersection improvements involving State Highways
6) New York State Department of Environmental Conservation approvals for stormwater discharges (SWPPP) for construction and operation, for impacts to natural resources, if any, for registration of any petroleum or chemical bulk storage tanks and any stationary air emission sources depending upon the fuel and capacity of the HVAC system
7) Oneida County IDA approval of the PILOT agreement and any similar benefits
a. Authorizing resolution by the Rome Common Council for PIF
b. Authorizing resolution by the Rome City School District School Board for PIF
c. Authorizing resolution by the Oneida County Board of Legislators for PIF
8) Approval of Empire State Development of any State incentives for the Project
9) Approval by GLDC for the sale of the property to Orgill
10) No Impact letter from the NYS Office of Parks Recreation and Historic Preservation confirming no impacts on cultural resources. Secured.

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 applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Orgill, Inc. Distribution Center		
Project Location (describe, and attach a general location map): 1 Atlas Drive, Griffiss Business & Technology Park, Rome, NY 13441		
Brief Description of Proposed Action (include purpose or need): Construction of approximately 780,000 SF Warehouse/Distribution Center at the Skyline Gateway site. Project will include new construction on an infill site located in Griffiss Business & Technology Park in Rome, NY. The project involves an approximately 74-acre subdivision, construction of an approximately 45-foot tall warehouse facility with loading docks, driveways, parking for up to 250 automobiles, and staging areas for tractor-trailer vehicles. Site will also include greenspace, landscaping, and stormwater management areas. The former land use was entirely comprised of residential units, consisting of single, two-family, and four-family homes.		
Name of Applicant/Sponsor: Orgill, Inc.	Telephone: 901-754-8850 E-Mail: edivelbiss@orgill.com	
Address: 4100 S Houston Levee Rd		
City/PO: Collierville	State: TN	Zip Code: 38017
Project Contact (if not same as sponsor; give name and title/role): Eric Divelbiss CFO/EVP	Telephone: 901-754-8850 E-Mail: edivelbiss@orgill.com	
Address: 4100 S Houston Levee Rd		
City/PO: Collierville	State: TN	Zip Code: 38017
Property Owner (if not same as sponsor): Griffiss Local Development Corporation	Telephone: 315.338.0393 E-Mail: sjdimeo@mvedge.org	
Address: 584 Phoenix Drive		
City/PO: Rome	State: NY	Zip Code: 13441

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 Counsel, Town Board, or Village Board of Trustees ☐Yes☑No		
b. City, Town or Village Planning Board or Commission ☑Yes☐No	City of Rome Planning Board	August 2019
c. City, Town or Village Zoning Board of Appeals ☐Yes☑No		
d. Other local agencies ☐Yes☑No		
e. County agencies ☑Yes☐No	Oneida County Industrial Development Agencey	June 2019
f. Regional agencies ☐Yes☐No		
g. State agencies ☑Yes☐No	Empire State Development Corporation	May 2019
h. Federal agencies ☐Yes☐No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes☑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? ☐Yes☑No

- **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? ☑Yes☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes☑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?) ☑Yes☐No

If Yes, identify the plan(s):

NYS Heritage Areas:Mohawk Valley Heritage Corridor

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? ☐Yes☑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?
Griffiss Business & Technology Park - Skyline Gateway District

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?
Rome Police Department

c. Which fire protection and emergency medical services serve the project site?
Rome Fire Department

d. What parks serve the project site?
Griffiss International Sculpture Park & Griffiss Multi-Use Trail System

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 - warehousing & distribution

b. a. Total acreage of the site of the proposed action? 74 acres
b. Total acreage to be physically disturbed? 64 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 74 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)? % _____ Units: _____

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)
Industrial
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 the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 24 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.

	One Family	Two Family	Three Family	Multiple Family (four or more)
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: 45 height; 760 width; and 1030 length
iii. Approximate extent of building space to be heated or cooled: 780,000 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 the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No
If Yes, describe:

iv. Will the 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: 16,000 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: Rome Municipal Water System
- 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), what is the 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: 12,700 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):
sanitary wastewater

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

- Name of wastewater treatment plant to be used: Rome Waste Water Treatment Plant
- Name of district: Rome Municipal Sewer 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

- Do existing sewer lines serve the project site? ☑Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☑No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

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: _____

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:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 39 acres (impervious surface)

_____ Square feet or 74 acres (parcel size)

ii. Describe types of new point sources. building roof, parking lots, driveways, staging areas

iii. 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)?

on-site stormwater management areas and green infrastructure practices

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

iv. Does the 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:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

semi-trailers (distribution & logistics operation)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. 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:

i. 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

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (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 truck trips/day and type (e.g., semi trailers and dump trucks): 100 semi trailer trips per day

iii. Parking spaces: Existing 0 Proposed 250 Net increase/decrease +250

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: traffic control signal is proposed at the intersection of Atlas Drive

vi. Are public/private transportation service(s) or facilities available within ½ 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: 5.4 MW per year

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): Griffiss Utility Services Corporation (a local, not-for-profit utility company serving tenants of Griffiss Park) - includes biomass boiler and cogeneration

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.

i. During Construction:

- Monday - Friday: 7am to 5pm
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 5am to 11pm
- 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:

typical construction activities during business hours

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: Existing mature vegetation and berms on the periphery of property will be retained and enhanced to serve as visual and noise barrier

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:

Structure will have wall-mounted down-lighting for security.

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

Describe: Existing mature vegetation and berms on the periphery of property will be retained and enhanced to serve as visual and noise barrier

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:

approximately 100 semi-trailers will produce diesel fumes. Closest occupied structures are approximately 500 feet from semi-trailer loading, staging, and idling.

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 Backup generator may contain an integrated bulk fuel storage tank (diesel, oil, or gasoline)

ii. Volume(s) +/-1500 gal per unit time _____ year (e.g., month, year)

iii. Generally, describe the proposed storage facilities:

Backup generator to provide electricity to life/safety systems will likely contain integrated fuel tank. Could range from 1500-2000 gallons

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: <10 tons per day (unit of time)
- Operation : <1 tons per day (unit of time)

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

- Construction:
- Operation:

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

- Construction: recycling of packaging materials by OHWSA, disposal of construction debris at OHSWA facilities
- Operation: recycling of packaging materials by OHSWA

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 the 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: _____

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): Griffiss Sculpture Park & Trail

ii. If mix of uses, generally describe:

Setting is in a business & technology park, including a wide spectrum of military, industrial, commercial, professional, institutional, and recreational uses.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	5	46	41
• Forested	2	2	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	3	3	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)	64	23	41
• Other Describe: _____			

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:

Rome Free Academy (High School) within 1200 feet, Outpatient Surgery Center within 1100 feet

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: Yes. Parcel F-11 has been de-listed from the Federal Superfund. FOST issued April 2002.

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

on-site

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

site was formerly military housing. No development constraints related to 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:

_____

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): 633006

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

The entirety of Griffiss Air Force Base was part of the State Superfund Program. Parcel F11A has been de-listed.

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): 633006

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

Parcel F-11A has been de-listed. See FOST (April 2002) and map exhibit (June 2008).

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? 60 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: Windsor Loamy Fine Sand 90 %
_____ %
_____ %

d. What is the average depth to the water table on the project site? Average: 32 feet

e. Drainage status of project site soils: ☑ Well Drained: 100 % of site
☐ Moderately Well Drained: _____ % of site
☐ Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: ☑ 0-10%: 75 % of site
☑ 10-15%: 20 % of site
☑ 15% or greater: 5 % 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 876-547 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, NYS Wetland, Federal Waters, Fe... Approximate Size NYS Wetland (in a...
- Wetland No. (if regulated by DEC) RO-42

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: _____
Name - Pollutants - Uses:Threemile Creek and tribs – Nutrients;Priority Organics;Unknown Toxicity – Fish Consumption;Aquatic Life

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: Principal Aquifer

m. Identify the predominant wildlife species that occupy or use the project site:
white-tail deer | wild turkey | grey squirrel

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
If Yes:
i. Species and listing (endangered or threatened): _____
Northern Running-pine

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
If Yes:
i. Species and listing: _____

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 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? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. 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? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Erie Canalway Trail

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): NYS Historic Trail

iii. Distance between project and resource: 0.4 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ 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.

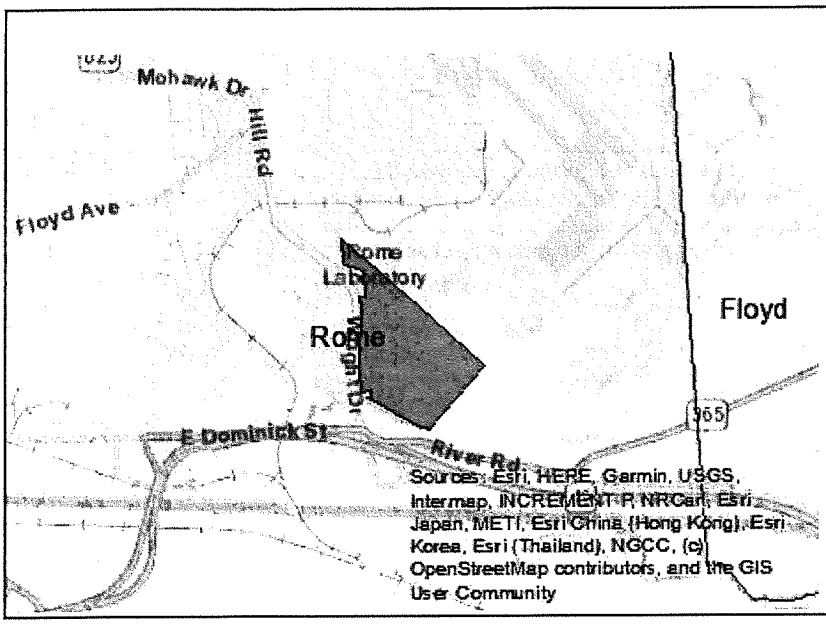
Applicant/Sponsor Name Eric Divelbiss Date 6/19/2019

Signature [signature] Title CFO

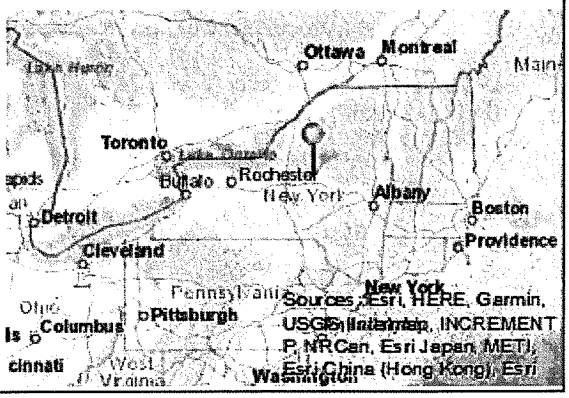
PRINT FORM

EAF Mapper Summary Report

Wednesday, May 08, 2019 10:48 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas:Mohawk Valley Heritage Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	633006
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	876-547
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):93.0

E.2.h.iv [Surface Water Features - DEC Wetlands Number]	RO-42
E.2.h.v [Impaired Water Bodies]	Yes
E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses:Threemile Creek and tribs – Nutrients;Priority Organics;Unknown Toxicity – Fish Consumption;Aquatic Life
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Northern Running-pine
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

NEW YORK STATE OF OPPORTUNITY.

Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ERIK KULLESEID
Commissioner

March 04, 2019

Mr. Christian Mercurio
VP Planning & Development
584 Phoenix
Rome, NY 13441

Re: ESDC
Skyline Site Development
825 at Atlas Drive, City of Rome, Oneida County, Rome, NY
19PR01382

Dear Mr. Mercurio:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the New York State Office of Parks, Recreation and Historic Preservation's opinion that your project will have no impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Michael F. Lynch, P.E., AIA

Director, Division for Historic Preservation

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Griffiss Air Force Base
Site Code: 633006
Program: State Superfund Program
Classification: 02
EPA ID Number:

Location

DEC Region: 6
Address: Headquarters Bldg. 416 CSG/SAC
City: Griffiss AFB Zip: 13441
County: Oneida
Latitude: 43.24066965
Longitude: -75.40771257
Site Type: DUMP LANDFILL
Estimated Size: 650 Acres

Site Owner(s) and Operator(s)

Current Owner Name: GRIFFIS AIR FORCE BASE
Current Owner(s) Address: 416 CSG/DEMP
GRIFFISS AFB,NY, 13441
Current Owner Name: US Air Force - Operations Branch - Grounds
Current Owner(s) Address: 416 CSG/DEMP
Griffiss Air Force Base,NY, 13441
Owner(s) during disposal: GRIFFIS AIR FORCE BASE
Current On-Site Operator: GRIFFIS AIR FORCE BASE
Stated Operator(s) Address:
,ZZ
Current On-Site Operator: Griffis Air Force Base
Stated Operator(s) Address: Headquarters Building - 416 CSG/SAC
Griffiss Air Force Base,NY 13441

Site Document Repository

Name: GRIFFISS BUSINESS AND TECHNOLOGY PARK
Address: 153 BROOKS ROAD
ROME,NY 13441

Hazardous Waste Disposal Period

From: 1940 **To:** 1974

Site Description

Location: The former Griffiss AFB is located in the city of Rome in Oneida County, New York. The former Base lies within the Mohawk Valley between the Appalachian plateau and the Adirondack Mountains. A rolling plateau northeast of the former Base reaches an elevation of 1300 feet above mean sea level (MSL). The New York State Barge Canal and the Mohawk River valley south of the former Base lie below 430 feet above MSL. The topography across the former Base is relatively flat with elevations ranging from 435 above MSL in the southwest portion to 595 feet above MSL in the northwest portion of the former Base. Site Features and Historical Sources of Contamination: The entire Former Griffiss Air Force Base encompasses approximately 3,550 acres. As a result of the various national defense missions carried out at the former Griffiss AFB since 1942, hazardous and toxic substances were used, and hazardous wastes were generated, stored, or disposal of at various sites on the installation. The defense missions involved the procurement, storage, maintenance, and shipping of war material; research and development; and aircraft operations and maintenance. An Inter-Agency Agreement (IAG) has been negotiated to address these areas through Remedial Investigation/ Feasibility Studies (RI/FSs). The parties involved in the agreement are the US Department of Defense (DOD), the USEPA and the NYSDEC. NYSDEC and NYSDOH have provided concurrence with the EPA Notice of Partial Deletion (NOPD). The final NOPD was posted in the Federal Register March 20, 2009. The Department has removed all areas covered under the NPL partial deletion from the NYS Registry of Inactive Hazardous Waste Disposal Sites. When the Base was listed by the USEPA on the NPL, the site was listed from ¿fenceline to fenceline¿ and the entire Base of approximately 3,550 acres was listed on the NPL. The majority of the Base, 2,900 acres in total, has been deleted from the NPL. The remaining active sites (approximately 650 acres) remain on the NPL. Investigations/Actions performed to date: Areas of concern include several landfills, a former government salvage yard, a hazardous waste storage area, several drywells and leaching pits, and various areas containing spilled JP-4 jet fuel. The US Air Force has already completed many studies and remedial actions. The IAG provides the framework within which the merit of these actions are judged and the remaining areas of concern investigated. Contaminants were detected in off-site drinking water wells back in 1989. Following this discovery, the US Air Force paid to have a water main extended to the affected residents. This project was completed by 1991. RI field work was conducted during the summer and fall of 1994. This fieldwork covered 31 areas of concern on the site. A 31 volume draft final Remedial Investigation report was submitted in the fall of 1996. Forty four sites have had Records of Decision (RODs) signed between 1999 and 2016. Current Actions: Remediation is ongoing for several groundwater plumes : Nosedocks / Apron 2, Landfill 6, Building 775, AOC 9, and Building 817 weapons storage area. A Proposed Remedial Action Plan has been prepared to address potential vapor intrusion concerns associated with the On Base Groundwater plume areas. Current Zoning / Uses: The Air Force Base has been closed since 1994, and large portions of the property are now being leased or sold for industrial redevelopment, and in one case, redeveloped as a school. Throught the Base land uses are residential, commercial, and industrial. Please go to the link : griffiss.com for additional mapping information on the delisted portions of the site. Site Geology and Hydrogeology: Unconsolidated sediments at the former Griffiss AFB consist primarily of glacial till with minor quantities of clay and sand and significant quantities of silt and gravel. The thickness of these sediments ranges from 0 feet in the northeast portion to more than 130 feet in the southern portion of the former Base. The average thickness of the unconsolidated sediments is 25 to 50 feet in the central portion and 100 to 130 feet in the south and southwest

portions of the former Base. The bedrock beneath the former Base generally dips from the northeast to the southwest and consists of black Utica Shale. It is a gray and black carbonaceous unit with a high/medium organic content. The shallow water table aquifer lies within the unconsolidated sediments, where depth to groundwater ranged from just below ground surface to 59 feet below ground surface (bgs) during the June 2003 synoptic Basewide water-level measurement of wells. Groundwater across the former Base generally flows from the topographic high in the northeast to the Mohawk River and the New York State Barge Canal to the south. Several creeks, drainage culverts, and sewers (mostly acting as drains for shallow groundwater), intercept surface water runoff.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

HEAVY METALS, WASTE OIL, SOLVENTS AND PCBS

Site Environmental Assessment

Impacts on Base are documented for all media: soil, sediment, groundwater, surface water, biota. Impacts on both Three and Six Mile Creeks have been documented and have been largely addressed. There are also impacts to the groundwater on site as evidenced by volatile organics that had been found in monitoring wells. Several groundwater plumes are being remediated on Base either through monitored natural attenuation or active treatment systems. Many areas of concern have been remediated through soil and sediment excavation.

Site Health Assessment

Solvents and glycols were detected in private water supplies at levels above the drinking water standards in a small area southeast of the base. Public water was extended to the impacted area. An eighteen month private well monitoring program was conducted in areas not served by public water and no evidence of area wide glycol contamination was identified. A fish consumption advisory is in place for white suckers in Three Mile Creek. Access to areas of concern on the site are controlled.

For more Information: E-mail Us

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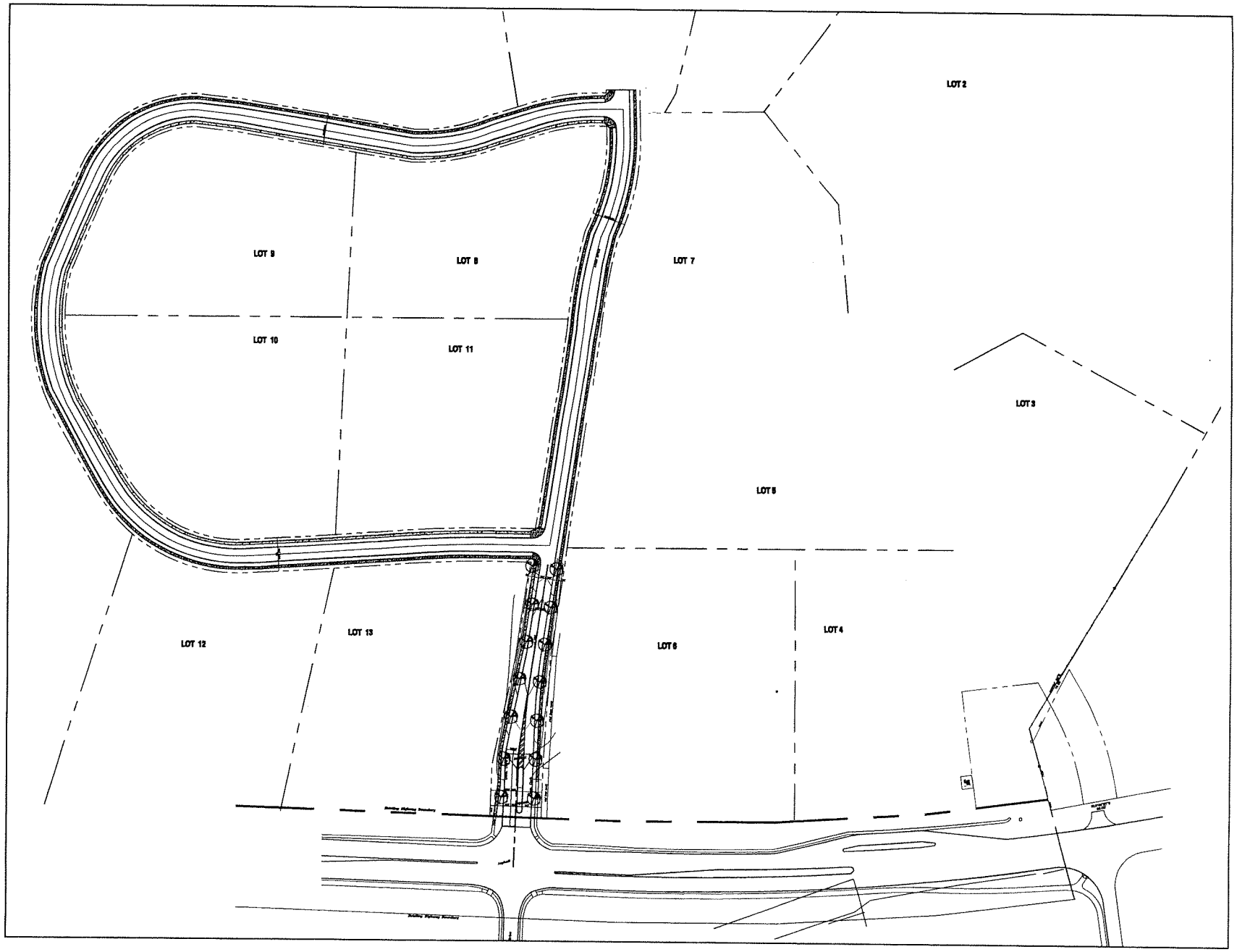


GRIFFISS BUSINESS AND TECHNOLOGY SKYLINE SUMMIT PROJECT

Griffiss Local Development Corporation

BERGMANN associates

Engineers / Architects / Surveyors

OVERALLL PLAN

SK-2

AFBCA/DA - GRIFFISS

PARCEL F11A/C

FINAL

FINDING OF SUITABILITY TO TRANSFER (FOST)

APRIL 2002

FINDING OF SUITABILITY TO TRANSFER (FOST)
PARCEL F11A/C
GRIFFISS AIR FORCE BASE (AFB), NEW YORK

1. PURPOSE

1.1 The purpose of this FOST is to identify environmental factors associated with certain property on Griffiss AFB, New York and to determine whether the proposed transfer of such property is consistent with the protection of human health and the environment. The property is described in Section 2 below. The property will be transferred by deed to the Oneida County Industrial Development Agency (OCIDA).

1.2 The OCIDA has requested conveyance of property pursuant to the Defense Base Closure and Realignment Act of 1990, Pub. L. No. 101-510 and Section 2903 of Pub. L. No. 103-160 (10 U.S.C. § 2687 Note), for the purpose of economic redevelopment of Griffiss AFB ("the Base"). Such redevelopment includes the following capital improvements:

- Demolition of structures which have not been retained by the Department of Defense (DoD) and are not marketable for future non-military reuse. All of the housing units in the Skyline Housing area are scheduled for demolition. The planned reuse for the area is future development as commercial or public/recreational.

1.3 This FOST is a result of an analysis of information contained in the following documents: (1) Final Environmental Impact Statement (FEIS) for the Disposal and Reuse of Griffiss Air Force Base, New York, November 1995; (2) Final Supplemental Environmental Impact Statement (FSEIS) for the Disposal and Reuse of Airfield at Griffiss Air Force Base, New York, September 1999; (3) Basewide Environmental Baseline Survey (EBS) for Griffiss Air Force Base, New York, September 1994; (4) Basewide Environmental Baseline Survey Update, March 1997; (5) Partial Record of Decision (PROD), June 1996; (6) Draft Final Remedial Investigations (RI) Report dated December 1996; (7) Final Supplemental Investigations (SI) Report dated July 1998; (8) Griffiss Area of Interest (AOI) Reports dated November 1996 (Group I), May 1997 (Group II and III) July 1998 (Expanded Site Investigation), and November 2000 (Year 2000 Expanded Site Investigation); (9) Unexploded Ordnance (UXO) Archives Search Report - Recommendations and Findings, dated November 1997; (10) Final BRAC Removal Actions (UXO) Report, dated October 30, 1998; (11) 1993 Inventory of Rare Plant Species and Significant Natural Communities at Griffiss AFB, dated January 25, 1994; (12) Phase II Archaeological Investigations of 20 Sites at Griffiss AFB, dated April 1997; (13) Final Removal Action Report for Drywell and Miscellaneous Sites, dated June 2001; and (14) Visual Site Inspections (VSIs) conducted in March 2002. Based on the similarity and general condition of the housing units, a representative sampling (20%) of the units was performed for the purpose of the overall VSI effort. The VSI forms describing information gathered during the VSIs are included as Exhibit 1 to this document.

2. PROPERTY DESCRIPTION

Parcel F11A/C ("the Property") is depicted on the property map (Exhibit 2) and consists of a total of 168.4 acres located near the southern portion of the Base. The acreage associated with Parcel F11C is 6.7 acres; the acreage associated with Parcel F11A is 161.7 acres. The property includes the following facilities:

Facility Number	Prior Air Force Use	Square Footage
704	Visiting Officers' Quarters (demolished)	21,008
712	Officers' Quarters (demolished)	19,789
717	Water Supply Building (demolished)	144
2000	Gas Meter Facility	540
2615	Water Supply Building	93
2645	Sanitary Sewage Pump Station	352
2646	Electric Power Station Building	128
5465	Tennis Court (2 Courts) demolished	N/A
6348	Antenna Support Structure (demolished)	N/A

The property also includes the following former military housing facilities:

MILITARY HOUSING FACILITIES

2001	2029	2307 DEMO	2501 DEMO	2602	2635
2002 DEMO	2030	2308 DEMO	2502 DEMO	2603	**2636****
2003	2032	2309 DEMO	2503 DEMO	2604	2637
2004	2034	2310 DEMO	2504 DEMO	2605	**2638****
2005	2036	2311 DEMO	2505	2606	**2639****
2006	2038	2312	2506	2607	2640
2007	2040	2313 DEMO	2507	2608	2641
2008	2042	2314	2508	**2609****	2643
2009	2044	2315 DEMO	2509	2610	2648
2010	2046	2316	2510	2611	2653
2011	2048	2317 DEMO	2512	2612	2701
2012	2050	2319	2514	2613	2702
2013	2053	2321	2515	2614	2703

2014	2054	2323	2516	**2616****	2704
2015	2101	2401	2517	2621	2705
2016	2102	2402	2519	2622	2706
2017	2103	2403	2520	**2623****	2707
2018	2104	2404	2521	**2624****	2708
2019	2201	2405	2522	2625	2709
2020	2202	2406	2523	**2626****	2710
2021	2203	2407	2524	2627	2711
2022	2204	2408	2525	**2628****	2712
2023	2301 DEMO	2409	2526	2629	2713*
2024	2302	2410	2527	**2630****	2714
2025	2303 DEMO	2411	2528	2631	2715*
2026	2304 DEMO	2412	2530	**2632****	2716*
2027	2305 DEMO	2413	2532	2633 DEMO	
2028	2306DEMO	2414	2601	**2634****	

***All of the housing facilities will be demolished. Demolition has been completed as noted. In addition, the facilities marked with ** have major structural deficiencies. Many of the housing units have had windows removed so the house interiors are now exposed to the elements.**

3. NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) COMPLIANCE

The environmental impacts of this proposal have been adequately analyzed and disclosed in compliance with NEPA. These impacts are analyzed in the FEIS for the Disposal and Reuse of Griffiss Air Force Base and the FSEIS for the Disposal and Reuse of Airfield at Griffiss Air Force Base, New York and are Categorically Excluded from further analysis as described in CATEX #A2.3.11 and documented on the attached Air Force Form 813 (Exhibit 3). Based on this analysis, the environmental impacts of proceeding with the transfer are not sufficiently adverse to human health and the environment to out-weigh the other advantages to the community and the public interest of this transfer and to prevent the transfer of the Property.

4. ENVIRONMENTAL CONDITION OF THE PROPERTY

Based on a review of the Basewide EBS and VSIs of the Property, the buildings, structures, and surrounding areas located within the Property are considered DoD Environmental Condition Category 2. Category 2 areas are those areas where only release or disposal of petroleum products has occurred.

The United States Environmental Protection Agency (USEPA) has concurred that only release or disposal of petroleum products has occurred.

5. DEED RESTRICTIONS AND NOTIFICATIONS

The environmental documents listed in Section 1.3 were evaluated to identify environmental factors which may warrant constraints on certain activities in order to ensure that the intended

use for future development is consistent with protection of human health and the environment. Such constraints are generally embodied as restrictions in the Deed or as specific notifications in the Deed and/or other documents supporting the transaction such as the Environmental Condition Report. The factors that require either Deed restrictions or specific notifications are identified in Exhibit 4 and are discussed below. The remaining factors listed in Exhibit 4 pose no threat to human health or the environment and, therefore, require neither Deed restrictions nor notifications to the transferee.

5.1 Hazardous Substance Notification

A hazardous substance notification need not be given because no hazardous substances in quantities exceeding 1,000 kilograms or the hazardous substance's reportable quantity found at 40 CFR Part 302.4 (whichever is greater) were stored for one (1) year or more, or were known to have been released, treated, or disposed of on the Property. In addition, no evidence of release of any hazardous substances to the environment was identified during the VSIs. There were no reported releases on the Property.

5.2 Installation Restoration Program (IRP), Area of Concern (AOC), Area of Interest (AOI) Sites

The Department of the Air Force (Air Force), USEPA and New York State Department of Environmental Conservation (NYSDEC) entered into a Federal Facility Agreement (FFA) effective August 21, 1990, under Section 120 of CERCLA.

There are no IRP or AOC sites located within the boundaries of the Property.

There are two (2) AOI sites located within the Property that were sampled during the AOI program.

IRP Site ID	Site Class	Site Name
AOI 7	AOI	Southeast Skyline Housing Probable Landfill and former Firing Range (ORD-725)
AOI 425	AOI	Southeast Skyline Housing Evenly Spaced Pits/Structures

AOI 7, Southeast Skyline Housing Probable Landfill and former Firing Range (ORD-725), was sampled during the Group I AOI program, the 1998 AOI Expanded Site Investigation (ESI), and the Year 2000 AOI ESI. The site has been recommended for No Further Study and has received regulator concurrence.

AOI 425, Southeast Skyline Housing Evenly Spaced Pits/Structures, was sampled during the Group II AOI program and recommended for No Further Study. This site has received regulator concurrence.

All other AOIs on the Property have been classified as covered under other programs or no further study. The sites have received regulator concurrence.

The Deed will be reserve access for the Air Force, NYSDEC, and USEPA and their representatives to the AOI sites noted above.

There are no land use or groundwater use restrictions required for the Parcel F11A/C Property.

The Air Force has evaluated the risks associated with these sites and has determined that this Property can be used pursuant to the proposed transfer, with the specified use restrictions identified above, with acceptable risk to human health or the environment, and without interference with the environmental restoration process.

5.2.1 Adjacent IRP Sites and AOCs

There are six (6) IRP sites located on adjacent property which may impact the Property. The IRP site descriptions are listed as follows:

AOC/IRP Site ID	Site Class	Site Name
LF-09	AOC	Landfill No. 6
LF-28	AOC	Landfill No. 4
SD-31	AOC	Three Mile Creek
SS-44	AOC	Electrical Power Substation
LF-49C	IRP	Hardfill Areas
LF-49D	IRP	Hardfill Areas

LF-09, Landfill No. 6, is an AOC located east of the Property. The Air Force recommended in its draft final RI report dated December 1996 that a feasibility study (FS) be performed to evaluate potential remedial actions required to mitigate chemicals of concern in the groundwater and soil. Based upon discussions and agreements with the regulators, a presumptive remedy will be implemented which will cap Landfill No. 6 and Air Force will perform long-term groundwater monitoring. Also recommended was the delineation of a chlorinated solvent plume in the northern area of Landfill No. 6 as part of the On-Base Groundwater Contamination AOC. Additional work was performed during the summer/fall of 1997 under the Supplemental Investigations (SI) program and a landfill cap evaluation was performed during the summer of 1997. The final SI report was issued to the regulators on July 24, 1998. Additional supplemental plume delineation investigations were performed in the spring of 2000. The results of the plume delineation for this AOC were provided to the regulators on August 24, 2000, and a groundwater feasibility study began in December 2000. The final proposed plan 30-day public comment period ended on December 18, 2000. The Record of Decision (ROD) was signed by the USEPA on June 7, 2001.

LF-28, Landfill No. 4, is an AOC located east of the Property and a removal action was completed in 1997. The site consisted of an underground vault comprised of three vertically

stacked concrete culverts (sewer pipes) covered by a concrete cap of 1 to 1.5 foot thickness into which approximately 1 cubic yard of radio tubes were disposed in the 1950s and 1960s. The vault and surrounding soils were removed during the removal action. A ROD for No Further Action for the landfill and confirmatory groundwater monitoring was signed by the USEPA on June 5, 2000.

SD-31, Three-Mile Creek is an AOC located northeast of the property. The Air Force recommended in its draft final RI report dated December 1996 that an FS be performed to evaluate potential remedial actions required to mitigate chemicals of concern in the surface water and sediments. The draft FS was issued in January 1999. Additional sampling of the off-base portion of the Creek was performed in the fall of 1999. A draft FS addendum report was issued to the regulators on March 20, 2000. Additional sampling to delineate the vertical extent of the sediment contamination was performed in May 2001. A revised FS addendum report was issued in April 2002.

SS-44, Electrical Power Substation, is an AOC located north of the Property. The Air Force recommended an FS in the December 1996 Draft Final RI. The Air Force conducted a removal action in 1998, by excavating soil and disposing of the PCB-contaminated soil off site. The closure report was distributed in 1999. A ROD for No Further Action with land use restrictions is being developed.

LF-49C, Hardfill Area, is an IRP site consisting of a 0.5-acre hardfill located northeast of the Property. An earth cap was installed over the hardfill in 1998. The closure report is presently being developed and will be forwarded to the NYSDEC Solid Waste Section for concurrence and final closure in the near future.

LF-49D, Hardfill Area, is an IRP site consisting of a 2.5-acre hardfill located northeast of the Property. An earth cap was installed over the hardfill in 1998. The closure report is presently being developed and will be forwarded to the NYSDEC Solid Waste Section for concurrence and final closure in the near future.

The Environmental Condition Report will contain the notification that there are groundwater use restrictions associated with adjacent property.

5.3 Petroleum Storage and Distribution Facilities

5.3 Underground and Aboveground Storage Tanks (USTs and ASTs)

Eight former USTs were, and one (1) AST is, located on the Property. Table 5.3 lists the storage tank numbers, locations, identified releases, and status of the tanks.

Table 5.3
Storage Tanks

Tank Number/ Contents	Tank Size (gallons)	Location	Releases/ Spill Number/ Status	Tank Status/ Removal Project Number	Tank Closure Date*
AST-2646 Diesel	100	Inside Building 2646, emergency power generator	None	In Place	Active
UST-704-1/ fuel oil	1000	Northwest side of B704, replaced by UST-704-2	None	Removed 1991/ JREZ90028	1991
UST-704-2/ fuel oil	550	Northwest side of B704	9704483 Closed 10/2/01	Removed 1997/ JREZ930042	1997
UST-705/ fuel oil	Unknown	Former building 705	None	***Absence confirmed/1996 JREZ960042A	1996
UST-707	550	Former building 707	None	**No Anomaly Found under 957090	Closed
UST-708	Unknown	Former building 708	None	**No Anomaly Found under 957090	Closed
UST-709	1000	Former building 709	None	**No Anomaly Found under 957090	Closed
UST-710	1000	Former building 710	None	**No Anomaly Found under 957090	Closed
UST-2645 gasoline	275	East side of Building 2645, emergency power generator	None	Removed 1989/ JREZ870011	1989

* All tanks listed as closed on the above table have been removed from the former Griffiss AFB Major Oil Storage Facility (MOSF) license.

** The UST sites were located at their respective former buildings and were investigated using geophysics in 1995 under project JREZ 95-709[illegible]. The results of this investigation verified that no magnetic anomalies were present at the locations of the former tanks. Confirmation of closure of these tanks was received from the NYSDEC on 26 March 1996.

***Absence of the tank was confirmed by excavation.

Two unnumbered underground 5,000-gallon water pressure surge protection tanks were associated with Building 717. These tanks did not require registration under the Griffiss AFB MOSF license.

5.3.2 Petroleum, Oil and Lubricant (POL) Distribution Systems

There is one underground fuel line, POL-5685-1, within the Property. This portion of POL-5685-1 was cleaned and closed in place under project JREZ93-0037 during the summer of 1995. No spills are associated with this portion of POL-5685-1.

5.4 Asbestos Containing Material (ACM)

An asbestos survey was performed in several buildings in the property between 1990 and 1992 and reported in Table H-1 of the Basewide EBS. An additional comprehensive survey was performed in the fall of 1994. ACM was identified in Building 712 in the Asbestos Inventory. Building 704 may have contained ACM, based on the date of building construction. Available records indicate that the remainder of the buildings do not contain ACM. Notice will be provided in the Deed that the Property contains ACM and that the transferee will be responsible for complying with all applicable Federal, State, and local laws relating to asbestos. Buildings 704 and 712 have been demolished. The Asbestos Removal documentation for the demolition has been reviewed by AFBCA and is on file in the AFBCA Griffiss office.

5.5 Lead-Based Paint (LBP), Target Housing

The transferee will be notified through the Environmental Condition Report of the presence and condition of LBP and will be responsible for complying with all applicable Federal, State and local laws relating to LBP. This includes managing all rubblized material generated during demolition which contains LBP and potential LBP in compliance with NYSDEC Solid Waste Regulations and all other applicable laws and regulations.

The transferee will certify that the housing will not be used for residential habitation and will be demolished and that abatement of LBP is not required. A disclosure notice and seller's certification were included in the Economic Development Conveyance Agreement. The condition of suspected LBP is noted in the VSIs for the inspected buildings (Exhibit 1).

5.6 Lead-Based Paint (LBP), Other Facilities

LBP may be present in Buildings 2000, 2615, 2645, and 6348 located in Parcel F11A. Buildings 704, 712 and 717 have been demolished. The condition of suspected LBP is noted in the VSIs for each building (Exhibit 1). The Air Force has classified these facilities as facilities with a probability of having a LBP hazard because they were constructed prior to 1978 when the maximum allowable content of lead in paint was reduced. LBP is assumed not to be present in Building 2646 since it was constructed after 1978. The transferee will be notified through the Environmental Condition Report of the possible presence of LBP in these facilities. The transferee will be responsible for managing all LBP including rubblized material which contains LBP and potential LBP in compliance with NYSDEC Solid Waster Regulations and all other applicable laws and regulations.

5.7 Radon

The Air Force tested for radon gas in the family housing units in 1990 and 1992 on the Property and found levels of radon gas to be below the USEPA recommended action level of four picocuries per liter. The transferee will be notified through the Environmental Condition Report of all available and relevant radon assessment data.

5.8 Sanitary Sewer Systems (Wastewater)

Most of the buildings located in Parcel F11A/C are connected to a sanitary sewer. The Environmental Condition Report will notify the transferee to submit appropriate applications for discharging any generated sanitary waste into the sanitary sewer system for any new construction and to meet all applicable wastewater discharge permit standards. There is one sanitary sewer pump station (Building 2645) located in Parcel F11A. The main influent line to Building 2645 has been cut approximately 100' prior to its entrance to Building 2645 and diverted to daylight to facilitate drainage of infiltration stormwater that accumulates in the system. Records pertaining to this action are available in the AFBBCA Griffiss office.

5.9 Solid Waste Management (by Lessee)

The transferee is anticipated to generate solid waste during the demolition and/or construction of various buildings. The Environmental Condition Report will provide notification that the transferee will be responsible for managing all solid waste in accordance with NYSDEC Solid Waste Regulations and all other applicable laws and regulations.

5.10 Ordnance Related Material Notification

The risk associated with the possible presence of unexploded ordnance remaining on the Property has been investigated by the United States Army Corps of Engineers (USACE/Huntsville) and documented in the Archives Search Report - Recommendations and Findings, dated November 1997. The Archives Search Report (ASR) was developed by the USACE after extensive research of the munitions related history of Griffiss AFB and several interviews with past and present DoD employees. A list of the documents reviewed and the employees interviewed is contained in the ASR. Eleven (11) former munitions related sites at Griffiss AFB were identified for further investigation. None of the eleven (11) munitions related sites is identified as existing within the Property. Clearing operations were performed in the summer of 1998 and documented in a final report dated October 30, 1998.

The intent of the investigation was to eliminate the presence of all ordnance and ordnance-related materials within the identified areas. While not likely, it is possible that ordnance, not previously identified in the ASR, may be present on the Property.

The Deed will include a covenant that all ground-disturbing activities performed by the transferee will be performed in a manner such that the identification of ordnance related material may occur. Upon discovery of any such ordnance and or ordnance-related materials on the Property, the transferee shall cease work and notify the Air Force immediately.

The following two sites were researched and investigated during the development of the ASR and categorized as requiring no further action:

ORD-725 was the original base firing range that existed prior to 1961 in the southern portion of the base where the Skyline Family Housing area is now. This site was investigated as AOI 7 for possible lead contamination. The site has been recommended for No Further Study and has received regulator concurrence.

ORD-2645 was an ordnance storage facility. It was constructed in 1943 and removed in the late 1950s prior to the construction of the housing area.

5.11 Wetlands

Certain areas of the Property and adjacent property are classified as NYSDEC and/or USACE designated wetlands. See Exhibit 2 for the location and extent of wetlands. The Deed will reference the existence of the wetlands and state that the transferee will be responsible for coordinating any work within the wetlands area with the NYSDEC; Division of Environmental Permits. Any property development affecting wetlands will be subject to Section 404 of the Clean Water Act and any State provisions.

5.12 Threatened and Endangered Species, Sensitive Habitat

No federally listed threatened or endangered species or exceptional natural areas are present on the Property. However, "special-interest" natural areas are present in the Three-Mile Creek Woods, a portion of which is on the Property (see Exhibit 2). The Three-Mile Creek Woods contain a several-acre hemlock-hardwood swamp and a small remnant of pitch pine-scarlet oaks.

The Deed will reference the existence of the special interest areas and state that the transferee will be responsible for coordinating any work within the special interest areas with the NYSDEC; Division of Environmental Permits.

6. PUBLIC COMMENTS

On October 12, 2001, public notice of the proposed transfer of the Property to the OCIDA was provided by publication in one (1) local newspaper (Exhibit 5). No public comments were received within 30 days of the public notice.

7. REGULATOR COORDINATION

NYSDEC and the USEPA were notified of the initiation of the FOST and Supplemental Environmental Baseline Survey (SEBS) on February 8, 1999. A Finding of Suitability for Lease (FOSL) for Parcel F11A was executed in April 1999 with concurrence from NYSDEC and USEPA. A draft FOST was provided on October 5, 2001, for formal review and comment. Regulator comments (Exhibit 6) were received on October 23, 2001 from USEPA, on October 29, 2001 and November 6, 2001 from NYSDEC and were incorporated or addressed in the document. A draft final FOST was provided for final coordination on January 8, 2002.

Comments were received from NYSDEC on January 23, 2002 and were incorporated or addressed in the document. A final FOST was provided on April 26, 2002.

8. UNRESOLVED REGULATOR COMMENTS

All comments provided by the regulators were addressed and/or incorporated in this document. The Air Force's response to these comments is attached as Exhibit 7. The USEPA final concurrence letter, dated February 7, 2002, is attached as Exhibit 8. The NYSDEC had no further comments.

9. FINDING OF SUITABILITY TO TRANSFER

The proposal to transfer this property has been adequately assessed and evaluated for (a) the presence of hazardous substances and contamination on the property; (b) environmental impacts anticipated from the intended use of the property; and (c) the adequacy of use restrictions and notifications to ensure that the intended use is consistent with protection of human health and the environment. The anticipated future use of this property does not present a current or future risk to human health or the environment, subject to inclusion and compliance with the appropriate restrictions on use and disclosures as addressed above. The property, therefore, is suitable to transfer.

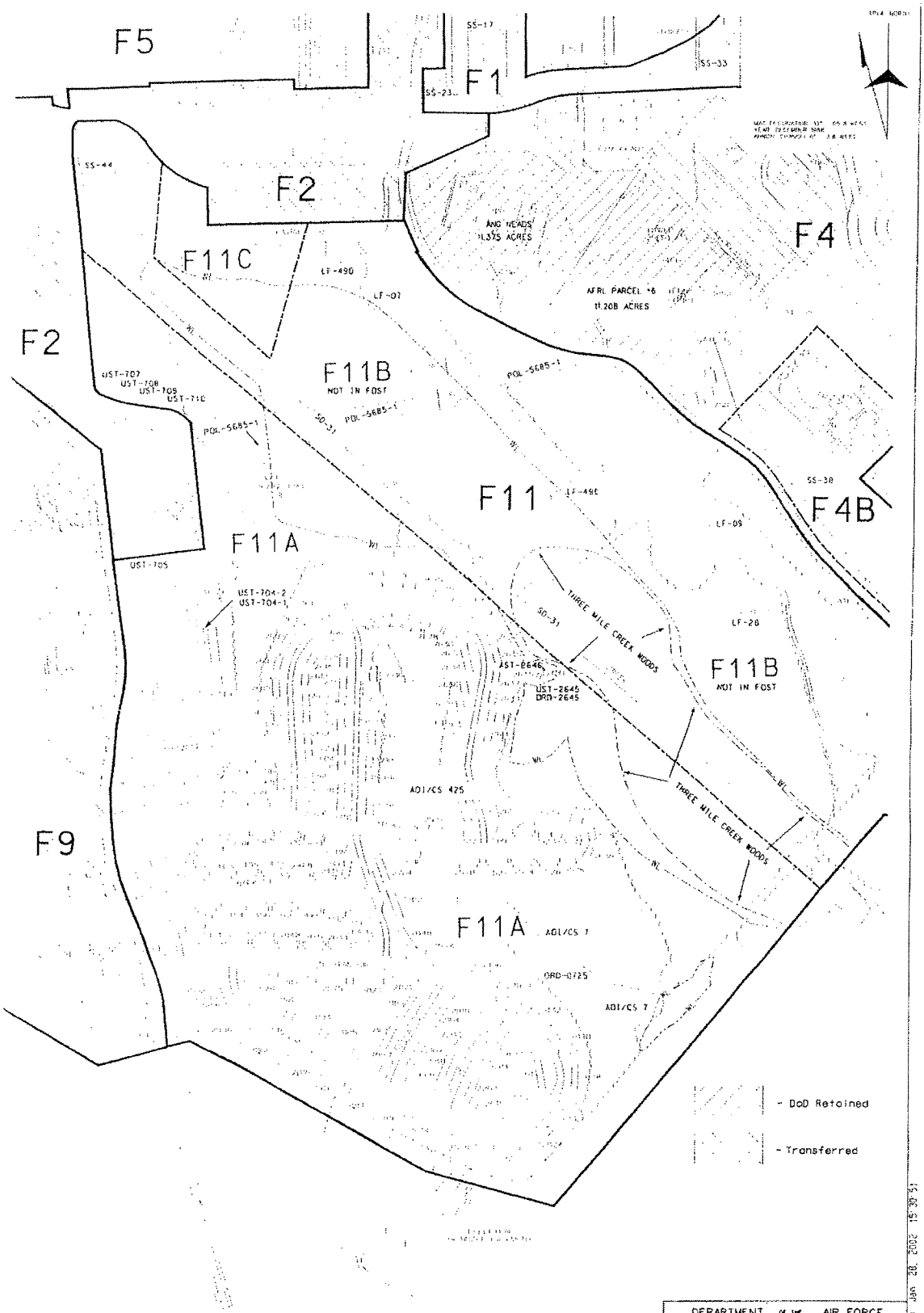
May 6, 2002
Date

Albert F. Lowas
ALBERT F. LOWAS, JR.
Director
Air Force Base Conversion Agency

Exhibits:
1. Visual Site Inspection Forms
2. Property Map
3. Air Force Standard Form 813
4. Environmental Factors Considered
5. Public Notice
6. Regulator Comments
7. Air Force Response to Comments
8. Regulator Concurrence
9. Summary of Environmental Factors by Facility

Exhibit 2

Griffiss AFB
FINDING OF SUITABILITY TO TRANSFER (FOST)
Parcel F11A/C
PROPERTY MAP



F11A FOST AREA - 161.74 ACRES
F11C FOST AREA - 6.67 ACRES
TOTAL F11A FOST / F11C FOST AREA - 168.41 ACRES

F11A & 11C FOST PROPERTY BOUNDARY
F11 FOST PROPERTY BOUNDARY LINE

DEPARTMENT OF THE AIR FORCE
DIRECTORATE OF ENGINEERING & SERVICES DCS/LEE WASHINGTON, D.C.
AIR FORCE BASE CONVERSION AGENCY
FINDING OF SUITABILITY
TO TRANSFER PARCEL F11A
AND PARCEL F11C
GRIFFISS AIR FORCE BASE ROME, NEW YORK
SCALE: 1 INCH = 400 FEET DATE: 28 JAN 2002
BASE COMPREHENSIVE PLNG DIRECTIVE AFR 86-4
FAB NO. ATTACHMENT 2

Jan 28, 2002 15:39:51

DEPARTMENT OF THE AIR FORCE
AIR FORCE BASE CONVERSION AGENCY

26 APR 2002

MEMORANDUM FOR AFBCA/DA-EV
Attn: Ms Carol Heeney
1400 Key Blvd, 4th Floor
Arlington, VA 22209-2802

FROM: AFBCA/DA-Griffiss
Environmental Section
153 Brooks Road
Rome 13441-4105

SUBJECT: Final Finding of Suitability to Transfer (FOST) and Environmental Condition Report (ECR) for Parcel F11A/C

1. Attached please find the final FOST and ECR dated April 2002 for Parcel F11A/C. Regulatory concurrence is included. These documents have been previously approved by AFBCA Division A/EC and Legal. Please forward to the Director for execution.

2. Any questions that you may have pertaining to these final documents may be directed to Cathy Jerrard at (315) 330-3371.

MICHAEL F. MCDERMOTT
BRAC Environmental Coordinator

Attachments:
1. Final FOST - Parcel F11A/C
2. ECR - Parcel F11A/C

To: Carol Heeney@WASHINGTON@AFBDA.HDQ
From: Catherine Jerrard@Griffiss@AFBDA.OLX
Cc: Michael McDermott@Griffiss@AFBDA.OLX
Subject: F11a/c FOST
Attachment:
Date: 04/26/2002 8:41 AM

Carol-

I am sending you a final FOST for Griffiss Parcel F11A/C, which you should receive on Monday. The draft final was issued in January after we incorporated comments from EPA, NYSDEC, Lynn and Frank Clifford. The NYSDEC had additional comments which have been addressed. The EPA provided final concurrence 2/8/02. After that we lost our computer files when our shared drive went down and we had to scan in these documents. They are now all set and require signature from the director. Could you please route the FOST for his signature?

Thanks for your help and let me know if you have questions after you receive the package.

Cathy Jerrard
AFBCA - Griffiss
Phone: 315-330-3371
FAX: 315-330-4062
email: cjerrard@afbda1.hq.af.mil

Exhibit 3

Griffiss AFB
FINDING OF SUITABILITY TO TRANSFER (FOST)
Parcel F11A/C
AF Form 813

REQUEST FOR ENVIRONMENTAL IMPACT ANALYSIS

Report Control Symbol
RCS:

INSTRUCTIONS: *Section I to be completed by Proponent; Sections II and III to be completed by Environmental Planning Function. Continue on separate sheets as necessary. Reference appropriate item number(s).*

SECTION I - PROPONENT INFORMATION

1. TO *(Environmental Planning Function)*	2. FROM *(Proponent organization and functional address symbol)*	2a. TELEPHONE NO.
AFBCA/DA-GRIFFISS ENVIRONMENTAL	AFBCA/DA-GRIFFISS REAL PROPERTY	(315) 330-4273

3. TITLE OF PROPOSED ACTION
TRANSFER PARCEL F11A and 11C TO THE ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (OCIDA)

4. PURPOSE AND NEED FOR ACTION *(Identify decision to be made and need date)*

THE OCIDA REQUESTS A DEED FOR THE PROPERTY.

5. DESCRIPTION OF PROPOSED ACTION AND ALTERNATIVES *(DOPAA) (Provide sufficient details for evaluation of the total action.)*

WILL BE USED BY THE OCIDA FOR ECONOMIC REDEVELOPMENT.

6. PROPONENT APPROVAL *(Name and Grade)*	6a. SIGNATURE	6b. DATE
ANNA L. LEMAIRE, GS-13	Cathy Jerrard for Anna Lemaire	5 Oct 01

SECTION II - PRELIMINARY ENVIRONMENTAL SURVEY. *(Check appropriate box and describe potential environmental effects including cumulative effects.) (+ = positive effect; 0 = no effect; - = adverse effect; U = unknown effect)*	+	0	-	U
7. AIR INSTALLATION COMPATIBLE USE ZONE/LAND USE *(Noise, accident potential, encroachment, etc.)*		X		
8. AIR QUALITY *(Emissions, attainment status, state implementation plan, etc.)*		X		
9. WATER RESOURCES *(Quality, quantity, source, etc.)*		X		
10. SAFETY AND OCCUPATIONAL HEALTH *(Asbestos/radiation/chemical exposure, explosives safety quantity-distance, etc.)*		X		
11. HAZARDOUS MATERIALS/WASTE *(Use/storage/generation, solid waste etc.)*		X		
12. BIOLOGICAL RESOURCES *(Wetlands/floodplains, flora, fauna, etc.)*		X		
13. CULTURAL RESOURCES *(Native American burial sites, archaeological, historical, etc.)*		X		
14. GEOLOGY AND SOILS *(Topography, minerals, geothermal, Installation Restoration Program, seismicity, etc.)*		X		
15. SOCIOECONOMIC *(Employment/population projections, school and local fiscal impacts, etc.)*	X			
16. OTHER *(Potential impacts not addressed above.)*		X		

SECTION III - ENVIRONMENTAL ANALYSIS DETERMINATION

17. [X] PROPOSED ACTION QUALIFIES FOR CATEGORICAL EXCLUSION (CATEX) # A2.3.11 ; OR
[ ] PROPOSED ACTION DOES NOT QUALIFY FOR A CATEX; FURTHER ENVIRONMENTAL ANALYSIS IS REQUIRED.

18. REMARKS
These impacts are categorically excluded from further analysis based on CATEX #A2.3.11 which encompasses the granting of transfer of USAF-controlled property for actions similar to other actions which have been determined to have an insignificant impact in a similar setting as established in the Final Environmental Impact Statement (FEIS) for Griffiss AFB, dated November 1995. Based on this analysis, the environmental impacts of the transfer proceedings are not sufficiently adverse to human health or the environment to outweigh the other advantages to the community and the public interest of this deed, or to prevent the transfer of the property.

19. ENVIRONMENTAL PLANNING FUNCTION CERTIFICATION *(Name and Grade)*	19a. SIGNATURE	19b. DATE
MICHAEL F. MCDERMOTT, GS-13	M F McDermott	5 Oct 01

Exhibit 4

Deed Restriction or Notification Required?		Environmental Factors Considered
No	Yes	
		Environmental Restoration, Hazardous Substances, Petroleum
X		Hazardous Substances (Notification)
	*X	Installation Restoration Program (IRP) and Areas of Concern
X		Medical/Biohazardous Wastes
X		Oil/Water Separators (OWSs)
	X	Unexploded Ordnance
X		Radioactive & Mixed Wastes
	X	Storage Tanks (USTs/ASTs)
		Disclosure Factors/Resources:
	X	Asbestos
	*X	Groundwater Quality
X		Drinking Water Quality
X		Indoor Air Quality
	X	Lead-Based Paint (Target Housing)
	X	Lead-Based Paint (Other Facilities)
X		PCBs
X		Radon
		Other Factors:
X		Air Conformity/Air Permits
X		Energy (Utilities
X		Flood plains
X		Hazardous Waste Management (By Lessee)
X		Historic Property (Archeological/Native American, Palentological)
X		OSHA (Occupational Safety & Health Administration)
X		Outdoor Air Quality
X		Prime/Unique Farmlands:
	X	Sanitary Sewer Systems (Wastewater)
	X	Sensitive Habitat
X		Septic Tanks (Wastewater)
	X	Solid Waste (Disposal of demolition materials)
	X	Threatened and Endangered Species
X		Transportation
	X	Wetlands

* refers to adjacent property

Exhibit 5

Griffiss AFB, NY
FINDINGS OF SUITABILITY TO TRANSFER (FOST)
Parcel F11A/C
PUBLIC NOTICE

NOTICE OF INTENT TO SIGN FINDINGS OF SUITABILITY TO TRANSFER

The United States Air Force Base Conversion Agency (AFBCA) is giving Notice Of Intent To Sign two (2) Findings Of Suitability to Transfer (FOSTs) regarding the following parcels of property at Griffiss Air Force Base:

1) Parcel F-6A, consisting of approximately 54 acres of land and
2) Parcels F-11A and F-11C, formerly known as Skyline Housing, consisting of approximately 168 acres of land.

The FOSTs are based on extensive reviews of the environmental condition of the properties, which were performed in consultation with federal and state environmental regulatory agencies.

Based on the Environmental Impact Statement and pursuant to the Partial Record of Decision on the Reuse and Disposal of Griffiss Air Force Base dated June 1996, the properties will be transferred to the Oneida County Industrial Development Agency for use by the Griffiss Local Development Corporation for development of the Griffiss Business and Technology Park.

The properties became available as a result of Public Law 101-510, the Defense Base Closure and Realignment Act of 1990, and the subsequent realignment of Griffiss Air Force Base.

Copies of the FOSTs including regulatory comments, AFBCA responses, and supporting environmental documentation, including the Supplemental Environmental Baseline Survey (SEBS), will be added to the Administrative Record.
Individuals interested in reviewing the information should contact:

Anna Lemaire
Site Manager
Air Force Base Conversion Agency
153 Brooks Road
Rome, New York 13441-4105
(315) 330-4092

Rome Sentinel

Oct 12, 2001

STATE OF NEW YORK,
COUNTY OF ONEIDA. } **SS:**

Joseph M. Entelisano

being sworn, says he is, and during the time hereinafter mentioned, was Advertising director of the DAILY SENTINEL, a newspaper printed and published in the County of Oneida, aforesaid; and that the annexed printed Notice was inserted and published in said Newspaper once/ commencing

on the 12 day of October, 200 1

to wit: October 12

October 12, 200 1

Joseph M. Entelisano

Sworn to before me this

12 day of October, 200 1

Linda Weaver
Notary Public in the State of New York
Appointed in Oneida County
My Commission Expires September 30, 2001

Linda Weaver
Notary Public

Exhibit 6

Griffiss AFB, NY
FINDINGS OF SUITABILITY TO TRANSFER (FOST)
Parcel F11A/C
REGULATOR COMMENTS

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 2
290 BROADWAY
NEW YORK NY 10007-1866

OCT 23 2001

Mr. Michael McDermott
BRAC Environmental Coordinator
AFBCA/OL-X
153 Brooks Road
Rome, NY 13441-4105

Re: Draft Finding of Suitability to Transfer (FOST) Parcel F11A/C

Dear Mr. McDermott:

EPA has received the draft Finding of Suitability to Transfer ("FOST") and Supplemental Environmental Baseline Survey ("SEBS") for Parcel F11A/C, dated October 5, 2001. Upon review of these documents and supporting data. I have provided the following comments. Please respond to these comments prior to finalizing the FOST.

1. Pg 2, Section 1.2. Please specify what future development is planned for the property.

2. Pg 3, Section 2. Include a description of property F11B and what will occur to that property.

3. Pg 4, Section 3. Please note CATEX exclusions may not apply because the future reuse has not been identified.

4. Pg 5, Section 5.2. The sentence states, "All other AOIs on the Property have been classified as covered under other programs or no further study." Why are all other AOIs not, at least, listed and identified in this section?

5. Pg 6, Section 5.2. Please submit written justification explaining the rationale for removing NYSDOH as the agency for which an owner or occupant must receive approval prior to using the groundwater at the site? Please note the inclusion of NYSDOH was agreed to by EPA, NYSDEC, NYSDOH and AF.

6. Pg 6, Section 5.2. Please state the cause for requiring the groundwater restriction in Parcel F11C.

7. Pg 6, section 5.2.1. Please note several sites are stated as being located west of the property (e.g., Landfills 4 & 5). However, these areas are located east of the property. Please correct.

8. Pg 7, Section 5.2.1. To my knowledge no FS has been approved. Therefore, references to FSs should be removed from the summaries.

9. Pg 7, Section 5.2.1. Please include a description as to where the Electric Power Substation is located.

10. Pg 9, Section 5.3.2. Was POL-5[illegible]5-1 approved closed by NYSDEC?

11. Pg 10, Section 5.10. Please clarify the 1st paragraph which states, "None of the eleven munitions related sites is identified as existing within the Property." However the next sentence indicates, "Clearing operations were performed in the summer of 1998" and Figure 2 shows ORD-725 & ORD-2645 within the property. Please correct this discrepancy. Also what is the status of ORD-2645 (e.g., was it an AOI listed as NFS[illegible]

12. Environmental Condition Report (ECR). Please explain the rationale for having an ECR.

Should you have any questions, please contact me at (212) 637-4432.

Sincerely,

Douglas M Pocze
Remedial Project Manager

cc: J. Greco, NYSDEC

New York State Department of Environmental Conservation
Division of Environmental Remediation
Bureau of Eastern Remedial Action, 11th Floor
625 Broadway, Albany, New York 12233-7015
Phone: (518) 402-9625 • **FAX:** (518) 402-9022
Website: www.dec.state.ny.us

Erin M. Crotty
Commissioner

October 29, 2001

Mr. Michael F. McDermott
BRAC Environmental Coordinator
AFBCA/OL-X
153 Brooks Road
Griffiss AFB, NY 13441-4105

Dear Mr. McDermott:

Re: Draft Finding of Suitability for Transfer, Parcel F11-A/C, Griffiss Air Force Base (Site ID No. 633006)

I have reviewed the referenced document and offer the following comments:

1. Page 2, first bullet: The type of development must be specified so an accurate assessment of the proposed land-use restrictions can be made.

2. Page 6: The restriction on groundwater for parcel F11-C is changed from other similar negotiated, and accepted, restrictions at other transfer parcels. Of particular note is the shift from the New York State Department of Health to the New York State Department of Environmental Conservation as the final arbiter for lifting the restriction. Since a change of the controlling entity is significant, please have the Air Force attorneys responsible for authorizing the change contact our program attorney, Mr. Anthony Quartararo, to discuss the matter.

3. Page 6: The restriction on groundwater for parcel F11-C states that the constraints may be lifted if *"... the groundwater has been tested and found to meet all applicable standards* <u>*or*</u> *owner or occupant obtains prior written approval from the NYSDEC"* (emphasis added). Please replace the word "or" with the word "and", as the language in its current form would allow for a unilateral lifting of the restriction with no input from a regulatory authority as to the appropriateness of the sampling methodology, analysis, monitoring network, etc..

4. General: AOC SD-52 (i.e., On Base Groundwater) has not been included as being present on the parcel; this appears to be a shift in the way previous transfers have been presented, particularly since the FOST calls for restricting groundwater at F11-C. Please explain.

5. Page 9; Section 5.4: This section notes two buildings specifically as containing (or possibly containing) asbestos: does this imply the remainder of the buildings do not contain asbestos?

6. Page 9; Section 5.4: This section requires that the transferee be responsible for properly managing asbestos containing material (ACM) believed to be present in building 704 and known to be present in building 712; however, the section concludes with the statement that the buildings have been demolished. Since the buildings are no longer present, it would be more appropriate to include a demonstration in the FOST that the ACM was managed properly during the demolition (e.g., supply certification of abatement, proper shipping/disposal, etc.).

7. Section 5.11 & 5.12 of the FOST and Section 2.5 of the Environmental Condition Report: The FOST and ECR should indicate on a map where the wetlands areas are on the parcel, as well as where the "special interest" areas are. Also, the ECR is not at all specific in explaining what the "special interest" areas are. Please correct.

Separate comments from the New York State Department of Health will be forwarded in the near future.

Please contact me at (518) 402-9694 if you would like to discuss this matter.

Sincerely,

Jonathan Greco

Jonathan Greco
Project Manager

cc: D. Pocze
H. Hamel

New York State Department of Environmental Conservation
Division of Environmental Remediation
Bureau of Eastern Remedial Action, 11th Floor
625 Broadway, Albany, New York 12233-7015
Phone: (518) 402-9625 • **FAX:** (518) 402-9022
Website: www.dec.state.ny.us

Erin M. Crotty
Commissioner

January 23, 2002

Mr. Michael F. McDermott
BRAC Environmental Coordinator
AFBCA/OL-X
153 Brooks Road
Griffiss AFB, NY 13441-4105

Dear Mr. McDermott:

Re: Draft Final Finding of Suitability for Transfer, Parcel F11-A/C; Griffiss Air Force Base (Site ID No. 633006)

I have reviewed the responses to my earlier comments and have two remaining concerns:

1. The response to comment number five is unclear in that it appears the Air Force is placing a restriction on groundwater at F11-C due to groundwater contamination at an adjacent parcel. If there is a real concern that the groundwater at F11-C is (or will become) contaminated, then the property is not eligible for transfer under a FOST, but rather, a FOSET should be issued. If the restriction is proposed solely to offer "peace of mind", then it may be unnecessary. In any case, if a deed restriction related to CERCLA contamination is to be placed in order for property use to be protective of human health and the environment, the NYSDEC is now requesting annual certification from the property owner that the restriction is in place, and that the property is being used in a manner consistent with the restriction.

   If it is not likely that contamination would reach the parcel, the restriction would be unnecessary and could be removed. Please include a map indicating the bounds of all known contaminant plumes in the proximity of the site if this is the case.

   If the intent of the restriction is to simply heighten awareness of the environmental condition at nearby parcels, a deed notification may be used. In such an instance, annual certification would not be required.

2. There appears to have been a misunderstanding regarding my original comment number six, wherein I requested certification of an asbestos removal performed at buildings 704 and 712 on the parcel. From the Air Force's response, it appears my request was taken as a directive that certifications from future projects need to be forwarded to this Department

through the Air Force. Rather, I was seeking access to records pertaining to the removal performed at buildings 704 and 711 while the Air Force still owned the property.

Please review the file on that removal and provide verification that the appropriate documentation is present. Also, please keep this file in your office for Department review at a late date. It is understood that such responsibilities will be with the future site owner following transfer.

Please contact me at (518) 402-9:54 if you would like to discuss this matter.

Sincerely,

Jonathan Greco

Jonathan Greco
Project Manager

cc: D. Pocze
H. Hamel

Exhibit 7

Griffiss AFB, NY
FINDINGS OF SUITABILITY TO TRANSFER (FOST)
Parcel F11A/C

AFBCA RESPONSE TO REGULATORY COMMENTS

1. The USEPA Region 2 submitted comments in response to the October 5, 2001 working draft FOST document on October 23, 2001. Their comments are addressed as follows:

a. Comment number 1: AFBCA Response: Per the 1995 EIS, the proposed reuse of the property is for vacant land (also designated as Development Reserve). The Parcel F11A area is reserved for developers or users needing a prominent site with good highway access. As a gateway site, uses such as industrial, warehousing, and large-scale retail would be discouraged. None of these uses were analyzed in the EIS. Other uses that were analyzed in the EIS include public/recreational and commercial. Clarification has been added to the FOST text.

b. Comment number 2: AFBCA Response: Parcel F11B is shown on the map (Exhibit 2). It will be transferred to the OCIDA at a later date. The property description for Parcel F11B has not been added to the Parcel F11A/C FOST, since it is adjacent property.

c. Comment number 3: AFBCA Response: The future reuse of the property has been identified as future development such as commercial or public/recreational. Further explanation of future development is included in the response to comment 1. The CATEX exclusion is applicable.

d. Comment number 4: AFBCA Response: The Griffiss policy on AOIs is to report the sites that were of possible environmental impact and thus required confirmatory sampling. The No Further Study AOIs (no sampling performed) were determined to have no environmental impact; therefore they are not listed as an environmental site. The Covered Under Other Programs AOIs are now identified by their proper site code (i.e. UST-709) and are reported under the appropriate section. They no longer carry the AOI designation.

e. Comment number 5: AFBCA Response: The groundwater restriction in Parcel F11C has been removed. There is now a notification that adjacent property has groundwater use restrictions.

f. Comment number 6: AFBCA Response: The groundwater restriction in Parcel F11C has been removed. There is now a notification that adjacent property has groundwater use restrictions.

g. Comment number 7: AFBCA Response: The text has been corrected to the correct direction.

h. Comment number 8: AFBCA Response: The references to FSs are only in regard to the recommendations of the Remedial Investigation. The remaining text describes the subsequent

agreements regarding the sites, and does not state that an FS was performed. The FOST text was not changed.

i. Comment number 9: AFBCA Response: A description of where the Electric Power Substation is located has been added to the text.

j. Comment number 10: AFBCA Response: Regulatory closure of POL-5685-1 is not specified under NYSDEC Petroleum Bulk Storage Regulations 6NYCRR Parts 612-614. Historical monitoring and in place closure revealed that this portion of POL-5685-1 did not contribute to a petroleum spill.

k. Comment number 11: AFBCA Response: As stated in the FOST, eleven (11) sites were identified for further investigation. None of the eleven sites are present on the property. The statement on clearing operations refers to the eleven sites. As stated in the FOST, ORD-725 and ORD-2645 were researched and investigated during the development of the ASR and categorized as requiring no further action.

No text changes to the FOST are required.

l. Comment number 12: AFBCA Response: The ECR was developed for this parcel to ensure that the new property owner is fully informed of the environmental factors associated with the parcel. The FOST identifies restrictions and notifications required in the Deed or other documents supporting the transfer. The Deed contains all restrictions as covenants. The Economic Development conveyance (EDC) contains general notifications regarding transfer of the former Griffiss AFB property in its entirety. The ECR summarizes the condition of a parcel (SEBS) and identifies all environmental restrictions and notifications. Specific notifications not included in the Deed are only identified in the ECR. The Air Force and transferee will certify that the information has been transferred by signing the ECR.

2. The NYSDEC submitted comments in response to the October 5, 2001 working draft FOST document on October 29, 2001. Their comments are addressed as follows:

a. Comment number 1: AFBCA Response: Per the 1995 EIS, the proposed reuse of the property is for vacant land (also designated as Development Reserve). The Parcel F11A area is reserved for developers or users needing a prominent site with good highway access. As a gateway site, uses such as industrial, warehousing, and large-scale retail would be discouraged. None of these uses were analyzed in the EIS. Other uses that were analyzed in the EIS include public/recreational and commercial. Clarification has been added to the FOST text.

b. Comment number 2: AFBCA Response: The groundwater restriction in Parcel F11C has been removed. There is now a notification that adjacent property has groundwater use restrictions.

c. Comment number 3: AFBCA Response: The groundwater restriction in Parcel F11C has been removed. There is now a notification that adjacent property has groundwater use restrictions.

d. Comment number 4: AFBCA Response: The On Base Groundwater AOC, SD-52 is not included on this property as groundwater has not been affected by any environmental factors. This is similar to Parcels F8, F9A and F9B. The groundwater restriction in Parcel F11C has been removed. There is now a notification that adjacent property has groundwater use restrictions.

e. Comment number 5: AFBCA Response: A statement has been added stating that available records indicate that the remainder of the buildings do not contain ACM.

f. Comment number 6: AFBCA Response: The Transferee has been notified that they will be responsible for complying with all applicable Federal, State, and local laws relating to asbestos. The Air Force is not an enforcement agency and cannot require proof of compliance for transferred property.

g. Comment number 7: AFBCA Response: The wetland areas were on the map in the draft FOST, they are indicated by a line and a VL designation. The map has been revised to add the areas of special interest. The text has also been revised to state that a portion of the area of special interest is on the property.

h. Comment concerning NYSDOH comments: NYSDOH had no additional comments per email from NYSDEC on November 6, 2001.

3. The paragraph concerning Historic Property has been deleted from the draft final FOST and SEBS. It was deleted to be consistent with the practice of listing in the FOST only the factors that require restriction or notification (indicated by a "Yes" in FOST Exhibit 4).

4. The NYSDEC submitted comments in response to the January 8, 2002 draft final FOST document on January 23, 2002. Their comments are addressed as follows:

a. Comment number 1: The groundwater restriction at Parcel F11C has been changed to a notification. The notification states that there is a groundwater use restriction on adjacent property.

Please note that Griffiss transfer documents will not include a requirement for annual certification by the new property owner saying that the use of the property is consistent with the land use restrictions stated in the deed. The Air Force does not have the authority or legal obligation to include such requirements in any transfer documents. However, if there is current or proposed New York State legislation that requires annual certification by the new owner, please provide a copy of the current or proposed legislation and it will be forwarded to the new property owner as information in through the Environmental Condition Report.

b. Comment number 2: A statement has been added to the Asbestos section stating that the Asbestos removal documentation for the demolition has been reviewed by AFBCA and is on file in the AFBCA Griffiss office.

Exhibit 8

Griffiss AFB, NY
FINDING OF SUITABILITY TO TRANSFER (FOST)
Parcel F11A/C
REGULATOR CONCURRENCE

Exhibit 9

Griffiss AFB, NY
FINDING OF SUITABILITY TO TRANSFER (FOST)
Parcel F11A/C
SUMMARY OF ENVIRONMENTAL FACTORS BY FACILITY

PARCEL F11A and F11C ENVIRONMENTAL FACTORS

Fac #	Facility Description	STW/STM	IRP/AOI	OWS	UST/AST	OPEN SPILL NUMBER	POSSIBLE ACM	POSSIBLE LBP	OTHER
704	Visiting Officer's Quarters DEMOLISHED				UST-704-1, UST-704-2	9704483	X	X	
Former 705					UST-705				
712	Officer's Quarters DEMOLISHED						X	X	
717	Water Supply Building							X	
2000	Gas Meter Facility							X	
2615	Water Supply Building							X	
2645	Sanitary Sewage Pump Station				UST-2645			X	ORD-2645
2646	Electric Power Station Building				AST-2646				
5330	Water Storage Tank								
5465	Tennis Courts (2 courts) DEMOLISHED								
6348	Antenna Support Structure DEMOLISHED							X	
Various	Military Housing Facilities		AOI 7, AOI 425					X	Wetland, Species, Monitoring Wells, ORD-725,
N/A					UST-707,UST-708, UST-709, UST-710				POL-5685-1

APRIL 2002

SUPPLEMENTAL ENVIRONMENTAL BASELINE SURVEY

FOR PARCEL F11A/C

Griffiss AFB, NY

CHAPTER 1 - PURPOSE OF THE SUPPLEMENTAL ENVIRONMENTAL BASELINE SURVEY

1.1 Introduction. This Supplemental Environmental Baseline Survey (SEBS) has been prepared to document environmental conditions of Parcel F11A/C resulting from the storage, release, or disposal of hazardous substances and or petroleum products and other environmental conditions over the area's history in order to establish a baseline for use by the United States Air Force (Air Force) in making decisions concerning real property transactions. Changes in the environmental condition of the Property since publication of the Griffiss AFB Basewide EBS are also documented in this SEBS.

1.2 Description:

Parcel F11A/C ("the Property") consists of a total of 168.4 acres located near the southern portion of the Base. The acreage associated with Parcel F11C is 6.7 acres, the acreage associated with Parcel F11A is 161.7 acres. The Property includes the following facilities:

Facility Number	Prior Air Force Use	Square Footage
704	Visiting Officers' Quarters (demolished)	21,008
712	Officers' Quarters (demolished)	19,789
717	Water Supply Building (demolished)	144
2000	Gas Meter Facility	540
2615	Water Supply Building	93
2645	Sanitary Sewage Pump Station	352
2646	Electric Power Station Building	128
5465	Tennis Court (2 Courts) (demolished)	N/A
6348	Antenna Support Structure (demolished)	N/A

The property also includes the following former military housing facilities:

MILITARY HOUSING FACILITIES

2001	2029	2307 DEMO	2501 DEMO	2602	2635
2002 DEMO	2030	2308 DEMO	2502 DEMO	2603	**2636****
2003	2032	2309 DEMO	2503 DEMO	2604	2637
2004	2034	2310 DEMO	2504 DEMO	2605	**2638****
2005	2036	2311 DEMO	2505	2606	**2639****
2006	2038	2312	2506	2607	2640
2007	2040	2313 DEMO	2507	2608	2641
2008	2042	2314	2508	**2609****	2643
2009	2044	2315 DEMO	2509	2610	2648
2010	2046	2316	2510	2611	2653
2011	2048	2317 DEMO	2512	2612	2701
2012	2050	2319	2514	2613	2702
2013	2053	2321	2515	2614	2703
2014	2054	2323	2516	**2616****	2704
2015	2101	2401	2517	2621	2705
2016	2102	2402	2519	2622	2706
2017	2103	2403	2520	**2623****	2707
2018	2104	2404	2521	**2624****	2708
2019	2201	2405	2522	2625	2709
2020	2202	2406	2523	**2626****	2710
2021	2203	2407	2524	2627	2711
2022	2204	2408	2525	**2628****	2712
2023	2301 DEMO	2409	2526	2629	2713*
2024	2302	2410	2527	**2630****	2714
2025	2303 DEMO	2411	2528	2631	2715*
2026	2304 DEMO	2412	2530	**2632****	2716*
2027	2305 DEMO	2413	2532	2633 DEMO	
2028	2306 DEMO	2414	2601	**2634****	

**** All of the housing facilities will be demolished. Demolition has been completed as noted. In addition, the facilities marked with ** have major structural deficiencies. Many of the housing units have had windows removed so the house interiors are now exposed to the elements.**

CHAPTER 2- SURVEY METHODOLOGY

2.1 Approach and Rationale. The data used in preparing this SEBS were obtained from the Griffiss AFB Basewide EBS dated September 1994 and updated in March 1997. The EBS is based on record searches, interviews, and visual site inspections (VSIs). The data and information contained in the EBS were prepared in accordance with Department of Defense (DoD) policies and guidance, as they pertain to the procedures for conducting an EBS.

Confirmatory VSIs were conducted and additional data was collected in March 2002 to verify the condition of the property. Based on the similarity and general condition of the housing units, a representative sampling (20%) of the units was performed for purposes of the overall VSI effort.

The category designation for the Property is now considered Department of Defense Environmental Condition Category 2. Category 2 areas are those areas where only release or disposal of petroleum products has occurred.

The United States Environmental Protection Agency (USEPA) has concurred that only release or disposal of petroleum products has occurred.

2.1.1 Description of Documents Reviewed. A list of documentation reviewed is provided in the Griffiss AFB Basewide EBS. The primary types of studies or investigations included Installation Restoration Program (IRP) studies. Air Force Base Realignment and Closure (BRAC) Cleanup Plan (April 1994), the 1993 Air Force Real Property Inventory, underground storage tank/above ground storage tank (UST AST) investigations, National Environmental Policy Act documentation, the 1993 Environmental Compliance Assessment and Management Program (ECAMP) Environmental Findings Preliminary Report, and Federal, State, and local documentation.

2.1.2 Inspection of Properties Conducted. VSIs of the interior and exterior of the Buildings in the Property were conducted during preparation of the Basewide EBS. Confirmatory VSIs were conducted in March 2002, to ensure that no change in property condition had occurred since the initial Basewide EBS was published. The purpose of the VSIs was to identify any stained soils, stressed vegetation, leachate seepages, unusual odors, friable insulation, peeling paint, etc., which might indicate environmental concern.

2.1.3 Personnel Interviews. Base personnel were contacted and interviewed, when possible, during the initial records search and VSI trips conducted for the Basewide EBS. Personnel interviewed during the Griffiss AFB Basewide EBS included representatives from civil engineering, real property, industrial engineering, and operations. The Air Force Remedial Project Manager (RPM), who is responsible for initiating and managing projects that are necessary to evaluate and cleanup sites that have been contaminated with hazardous substances and waste from past base activities, was also interviewed.

CHAPTER 3 - FINDINGS FOR PARCEL F11A/C

3.1 Environmental Setting. Griffiss AFB occupies approximately 3,540 acres in central Oneida County in upstate New York, in the City of Rome. A description of the area's climate, topography, hydrology, geology and utilities are contained in Section 3.2 of the Griffiss AFB Basewide EBS.

3.2 Property Categorization Resources

3.2.1 Environmental Factors. There is/was no record or evidence of medical/ biohazardous waste, pesticides, and radioactive waste releases on the subject Property. No PCB-containing equipment is located on the property. No cultural resources or prime or unique farmlands are associated with the Property.

3.2.2 Installation Restoration Program (IRP), Area of Concern (AOC) and Area of Interest (AOI) Sites

The Air Force, United States Environmental Protection Agency (USEPA), and New York State Department of Environmental Conservation (NYSDEC) entered into a Federal Facility Agreement (FFA) effective August 21, 1990. under Section 120 of CERCLA.

There are no IRP or AOC sites located within the boundaries of the Property.

There are two (2) AOI sites located within the Property that were sampled during the AOI program.

IRP Site ID	Site Class	Site Name
AOI 7	AOI	Southeast Skyline Housing Probable Landfill and former Firing Range (ORD-725)
AOI 425	AOI	Southeast Skyline Housing Evenly Spaced Pits/Structures

AOI 7, Southeast Skyline Housing Probable Landfill and former Firing Range (ORD-725), was sampled during the Group I AOI program. 1998 AOI Expanded Site Investigation (ESI), and the Year 2000 AOI ESI. The site has been recommended for No Further Study and has received regulator concurrence.

AOI 425, Southeast Skyline Housing Evenly Spaced Pits/Structures, was sampled during the Group II AOI program and recommended for No Further Study. This site has received regulator concurrence.

All other AOIs on the Property have been classified as covered under other programs or no further study. The sites have received regulator concurrence.

3.2.3 Petroleum Storage and Distribution Facilities

3.2.3.1 Underground, Aboveground and Other Storage Tanks (USTS, ASTs and OSTs)
Eight former USTs were, and one AST is located on the Property. Table 3.1 lists the storage tank numbers, locations, identified releases, and status of the tanks.

Table 3.1
Storage Tanks

Tank Number/ Contents	Tank Size (gallons)	Location	Releases/ Spill Number/ Status	Tank Status/ Removal Project Number	Tank Closure Date*
AST-2646 Diesel	100	Inside Building 2646, emergency power generator	None	In Place	Active
UST-704-1/ fuel oil	1000	Northwest side of B704, replaced by UST-704-2	None	Removed 1991/ JREZ90028	1991
UST-704-2/ fuel oil	550	Northwest side of B704	9704483 Closed 10/2/01	Removed 1997/ JREZ930042	1997
UST-705/ fuel oil	Unknown	Former building 705	None	**Absence confirmed/1996 JREZ960042A	1996
UST-707	550	Former building 707	None	**No anomaly Found under 957090	Closed
UST-708	Unknown	Former building 708	None	**No anomaly Found under 957090	Closed
UST-709	1000	Former building 709	None	**No anomaly Found under 957090	Closed
UST-710	1000	Former building 710	None	**No anomaly Found under 957090	Closed
UST-2645 gasoline	275	East side of Building 2645, emergency power generator	None	Removed 1989/ JREZ870011	1989

* All tanks listed as closed on the above table have been removed from the former Griffiss AFB Major Oil Storage Facility (MOSF) license.

**The UST sites were located at their respective former buildings and were investigated using geophysics in 1995 under project JREZ 95-7090. The results of this investigation verified that no magnetic anomalies were present at the locations of the former tanks. Confirmation of closure of these tanks was received from the NYSDEC on 26 March 1996.

***Absence of the tank was confirmed by excavation.

Two unnumbered underground 5,000-gallon water pressure surge protection tanks were associated with Building 717. These tanks did not require registration under the Griffiss AFB MOSF license.

3.2.3.2 Petroleum, Oil and Lubricant (POL) Distribution Systems

There is one underground fuel line, POL-5685-1, within the Property. This portion of POL-5685-1 was cleaned and closed in place under project JREZ93-0037 during the summer of 1995. No spills are associated with this portion of POL-5685-1.

3.2.4 Sanitary Sewer Systems (Wastewater)

Most of the buildings located in Parcel F11A/C are connected to a sanitary sewer. There is one sanitary sewer pump station (Building 2645) located in Parcel F11A. The main influent line to Building 2645 has been cut approximately 100' prior to its entrance to Building 2645 and diverted to daylight to facilitate drainage of infiltration stormwater that accumulates in the system. Records pertaining to this action are available in the AFBBCA Griffiss office.

3.2.5 Solid Waste Management (by Transferee)

The transferee is anticipated to generate solid waste during the demolition and/or construction of various buildings.

3.2.6 Ordnance Related Material Notification

The risk associated with the possible presence of unexploded ordnance remaining on the Property has been investigated by the United States Army Corps of Engineers (USACE/Huntsville) and documented in the Archives Search Report - Recommendations and Findings, dated November 1997. The Archives Search Report (ASR) was developed by the USACE after extensive research of the munitions related history of Griffiss AFB and several interviews with past and present DoD employees. A list of the documents reviewed and the employees interviewed is contained in the ASR. Eleven (11) former munitions related sites at Griffiss AFB were identified for further investigation. None of the eleven munitions related sites is identified as existing within the Property. Clearing operations were performed in the summer of 1998 and documented in a final report dated October 30, 1998.

The intent of the investigation was to eliminate the presence of all ordnance and ordnance-related materials within the identified areas. While not likely, it is possible that ordnance, not previously identified in the ASR, may be present on the Property.

The following two sites were researched and investigated during the development of the ASR and categorized requiring no further action:

ORD-725 was the original base firing range that existed prior to 1961 in the southern portion of the base where the Skyline family housing area is now. This site is being investigated as AOI 7 for possible lead contamination. The site has been recommended for No Further Study and has received regulator concurrence.

ORD-2645 was an ordnance storage facility. It was constructed in 1943 and removed in the late 1950s prior to the construction of the housing area.

3.2.7 Wetlands

Certain areas of the Property and adjacent property are classified as NYSDEC and/or USACE designated wetlands.

3.2.8 Threatened and Endangered Species, Sensitive Habitat

No federally listed threatened or endangered species or exceptional natural areas are present on the Property. However, "special-interest" natural areas are present in the Three-Mile Creek Woods, a portion of which is on the Property. The Three-Mile Creek Woods contain a several-acre hemlock-hardwood swamp and a small remnant of pitch pine-scarlet oaks.

3.3 Disclosure Resources:

3.3.1. Asbestos: The asbestos survey results of buildings on Griffiss AFB are presented in Appendix H, Table H-1 of the 1994 Basewide EBS and Table H-2 of the March 1997 EBS Update (Attachments 2 and 3). Subsequent to the publication of the Basewide EBS, a comprehensive asbestos survey was performed in the fall of 1994. There are several materials in buildings in Parcel F11A noted on VSIs from March 2002 suspected to be ACM.

3.3.2. Lead-Based Paint (LBP), Target Housing:
The Air Force conducted a LBP survey in the Skyline Housing Area to identify and assess the possibility of the presence of LBP in these buildings. The findings for this survey are summarized in Table H-1 of the Basewide EBS Update, dated March 1997. Details pertaining to these findings are presented in Attachment = 1.

Further information concerning LBP in target housing is not required as all of the housing units are scheduled for demolition.

3.3.3. Lead-Based Paint (LBP), Other Facilities:

LBP may be present in Buildings 2000, 2615, 2645, and 6348 located in Parcel F11A/C. The Air Force has classified these facilities as facilities with a probability of having a LBP hazard because they were constructed prior to 1978 when the maximum allowable content of lead in paint was reduced. LBP is assumed not to be present in Building 2646 since it was constructed after 1978. Buildings 704, 712 and 717 have been demolished.

3.3.4. Radon

The Air Force tested for radon gas in the family housing units in 1990 and 1992 on the Property and found levels of radon gas to be below the USEPA recommended action level of four picocuries per liter.

CHAPTER 4-FINDINGS FOR ADJACENT PROPERTIES

4.1 Adjacent Properties. Appendix A, Table A-1 in the Basewide EBS, identifies the properties that are adjacent to the subject property.

There are six (6) IRP sites located on adjacent premises which may impact the Property. The IRP site descriptions are listed as follows:

AOC/IRP Site ID	Site Class	Site Name
LF-09	AOC	Landfill No. 6
LF-28	AOC	Landfill No. 4
SD-31	AOC	Three Mile Creek
ST-44	AOC	Electrical Power Substation
LF-49C	IRP	Hardfill Areas
LF-49D	IRP	Hardfill Areas

LF-09, Landfill No. 6, is an AOC located east of the Property. The Air Force recommended in its draft final RI report dated December 1996 that a feasibility study (FS) be performed to evaluate potential remedial actions required to mitigate chemicals of concern in the groundwater and soil. Based upon discussions and agreements with the regulators, a presumptive remedy will be implemented which will cap Landfill No. 6 and Air Force will perform long-term groundwater monitoring. Also recommended was the delineation of a chlorinated solvent plume in the northern area of Landfill No. 6 as part of the On-Base Groundwater Contamination AOC. Additional work was performed during the summer/fall of 1997 under the Supplemental Investigations (SI) program and a landfill cap evaluation was performed during the summer of 1997. The final SI report was issued to the regulators on July 24, 1998. Additional supplemental plume delineation investigations were performed in the spring of 2000. The results of the plume delineation for this AOC were provided to the regulators on August 24, 2000, and a groundwater feasibility study began in December 2000. The final proposed plan 30-day public comment period ended on December 18, 2000. The Record of Decision (ROD) was signed by the USEPA on June 7, 2001.

LF-28, Landfill No. 4, is an AOC located east of the Property and a removal action was completed in 1997. The site consisted of an underground vault comprised of three vertically stacked concrete culverts (sewer pipes) covered by a concrete cap of 1 to 1.5 foot thickness into which approximately 1 cubic yard of radio tubes were disposed in the 1950s and 1960s. The vault and surrounding soils were removed during the removal action. A ROD for No Further Action for the landfill and confirmatory groundwater monitoring was signed by the USEPA on June 5, 2000.

SD-31, Three-Mile Creek is an AOC located northeast of the property. The Air Force recommended in its draft final RI report dated December 1996 that an FS be performed to evaluate potential remedial actions required to mitigate chemicals of concern in the surface water and sediments. The draft FS was issued in January 1999. Additional sampling of the off-base

portion of the Creek was performed in the fall of 1999. A draft FS addendum report was issued to the regulators on March 20, 2000. Additional sampling to delineate the vertical extent of the sediment contamination was performed in May 2001. A revised FS addendum report was issued in April 2002.

SS-44, Electrical Power Substation, is an AOC located north of the Property. The Air Force recommended an FS in the December 1996 Draft Final RI. The Air Force conducted a removal action in 1998, by excavating soil and disposing of the PCB-contaminated soil off site. The closure report was distributed in 1999. A ROD for No Further Action with land use restrictions is being developed.

LF-49C, Hardfill Area, is an IRP site consisting of a 0.5-acre hardfill located northeast of the Property. An earth cap was installed over the hardfill in 1998. The closure report is presently being developed and will be forwarded to the NYSDEC Solid Waste Section for concurrence and final closure in the near future.

LF-49D, Hardfill Area, is an IRP site consisting of a 2.5-acre hardfill located northeast of the Property. An earth cap was installed over the hardfill in 1998. The closure report is presently being developed and will be forwarded to the NYSDEC Solid Waste Section for concurrence and final closure in the near future.

CHAPTER 5-PROPERTY TRANSFER CATEGORY

5.1 Conclusions. The category designation for the Property is now considered Department of Defense Environmental Condition Category 2. Category 2 areas are those areas where only release or disposal of petroleum products has occurred.

The United States Environmental Protection Agency (USEPA) has concurred that only release or disposal of petroleum products has occurred.

CHAPTER 6-CERTIFICATION

I certify that the property conditions stated in this report are based on a thorough review of available records, visual inspections, and sampling and analysis as noted, and are true and correct to the best of my knowledge and belief.

MICHAEL F. McDERMOTT
BRAC Environmental Coordinator
AFBCA/DA - Griffiss

4/25/02
Date

Attachments:

1. Table H-1, H-2 (EBS Update March 1997
   Lead Based Paint Survey
2. Table H-1 (EBS September 1994)
   Asbestos Survey
3. Table H-2 (EBS Update March 1997)
   Asbestos Survey

Attachment # 1

Griffiss AFB
SUPPLEMENTAL ENVIRONMENTAL BASELINE SURVEY (SEBS)
Parcel F11A/C
TABLE H-1, H-2 (MARCH 1997 EBS)
LEAD-BASED PAINT SURVEY DISCLOSURE DATA

A.1 Lead-Based Paint Survey Disclosure

USAF identified and assessed the presence of lead-based paint in 61 out of 877 GAFB military family housing units in Skyline Village, Woodhaven Village, and Hancock Field. In addition, the childcare center, youth center, and semi-permanent youth center were also tested. The survey procedures and a discussion of the results are contained within the *Griffiss Air Force Base Lead Based Paint Identification Survey*. Findings are summarized in Table H-1 for each housing unit and non-housing unit included in the survey. Detailed survey data and AutoCAD^R floor plans showing lead-based paint sampling locations are contained in the PCV3^R database.

The following data are provided in Table H-1 for each housing unit/non-housing unit surveyed:

Field	Data
Building Number (Building No.)	Building number as recorded in the GAFB Real Property Inventory.
Building Name	Description of the facility as listed in the GAFB Real Property Inventory.
Address	Location of the building.
Management Unit (Mgmt Unit)	Location of the building by property disposal/priority reuse designation.
Study Area	Location of the building by EBS investigation category.
Testing Priority (Testing Prty)	Hazard evaluation of the type and condition of the lead-based paint in each housing unit surveyed using X-ray fluorescence (XRF). Each evaluation is attributed to one of the following priority levels: 1 Time-weighted average of all assays collected in this unit exceeded the action level (i.e., 1.3 mg lead/cm^2 or greater) and the paint was in poor condition. (Poor condition is defined as paint that was either peeling, flaking, bubbling, or in any way not adhered to its substrate.) 2 Time-weighted average of all assays collected in this unit exceeded the action level (i.e., 1.3 mg lead/cm^2 or greater) and the paint was in good condition.

3. Time-weighted average of all assays collected in this unit were below the action level (i.e., 1.3 mg lead/cm^2), but were equal to or above the low/inconclusive level (i.e., 0.8 mg lead/cm^2).

4. Time-weighted average of all assays collected in this unit were below the low/inconclusive level (i.e., less than 0.8 mg lead/cm^2).

Treatment Priority (Treatmt Prty)

Hazard evaluation of the type and condition of the paint in each housing unit based on visual inspection and/or XRF analysis. The evaluation is based on the statistical results of the testing of similar components from similar buildings. Each evaluation is attributed to one of the following four priority levels:

1. More than 11% of all assays collected for this type of material in all similar spaces of buildings belonging to the same reporting group were exceeded the action level (i.e., 1.3 mg lead/cm^2 or greater) and the paint was in poor condition.

2. More than 11% of all assays collected for this type of material in all similar spaces of buildings belonging to the same reporting group exceeded the action level (i.e., 1.3 mg lead/cm^2 or greater) and the paint was in good condition.

3. At least one assay collected of this type of material in all similar spaces of buildings belonging to the same reporting group exceeded the low/inconclusive level (i.e., 0.8 mg lead/cm^2).

4. Time-weighted average of all assays collected of this type of material in all similar spaces of buildings belonging to the same reporting group were below the low/inconclusive level (i.e., less than 0.8 mg lead/cm^2).

Year Built

Year the building was constructed.

Survey Date

Date the samples were collected and the condition of the paint was observed at the building.

Table H-1

Lead Based Paint Survey Disclosure Data

02-May-96

Building No	Building Name	Address	Mgmt Unit	Study Area	Testing Prty	Treatmt Prty	Year Built	Survey Date
1	ADMINISTRATIVE	325 BROOKS ROAD					1942	12/12/94
2	WAREHOUSE	425 BROOKS ROAD					1942	12/6/94
3	ADMINISTRATIVE	525 BROOKS ROAD					1955	12/22/94
7	WAREHOUSE	665 BROOKS ROAD					1943	11/14/94
8	WAREHOUSE	682 DONALDSON ROAD					1943	11/14/94
14	ADMINISTRATIVE	592 MARKET STREET					1943	12/19/94
19	ADMINISTRATIVE	525 MARKET STREET					1943	11/8/94
20	MAINTENANCE	296 OTIS STREET					1943	11/16/94
40	HANGAR	752 BROOKS ROAD					1962	11/4/94
100	HANGAR	592 HANGAR ROAD					1943	11/18/94
101	HANGAR	404 HANGAR ROAD					1943	12/12/94
102	ADMINISTRATIVE	305 BURTIANNA ROAD					1943	11/18/94
104	ADMINISTRATIVE	75 ELECTRONIC PARKWAY					1943	12/1/94
106	ADMINISTRATIVE	26 ELECTRONIC PARKWAY					1943	12/20/94
112	ADMINISTRATIVE	24 MOODY STREET					1943	12/12/94
115	ADMINISTRATIVE	492 BROOKS ROAD					1943	11/7/94
119	ADMINISTRATIVE	ELECTRONIC PARKWAY					1942	11/9/94
120	ADMINISTRATIVE	55 ELECTRONIC PARKWAY					1943	12/21/94
123	ADMINISTRATIVE	92 OTIS STREET					1944	11/8/94
131	ADMINISTRATIVE	4 OTIS STREET					1966	11/3/94
143	ADMINISTRATIVE	87 PAINE STREET					1954	12/12/94
144	WAREHOUSE	76 PAINE STREET					1955	11/1/94
145	HANGAR	676 BROOKS ROAD					1956	12/1/94
150	MAINTENANCE	SELFRIDGE STREET					1957	11/2/94
212	MAINTENANCE	HANGAR ROAD					1958	11/4/94
214	MAINTENANCE	75 MCDILL STREET					1942	11/7/94
215	MAINTENANCE	72 MCDILL STREET					1942	11/7/94
216	MAINTENANCE	76 MCDILL STREET					1942	11/7/94
218	WAREHOUSE	57 MCDILL STREET					1942	10/31/94
219	MAINTENANCE	53 MCDILL STREET					1942	10/31/94

Building No	Building Name	Address	Mgmt Unit	Study Area	Testing Prty	Treatmt Prty	Year Built	Survey Date
220	MAINTENANCE	52 MCDILL STREET					1942	11/4/94
221	MAINTENANCE	34 MCDILL STREET					1942	11/4/94
222	MAINTENANCE	24 LANGLEY ROAD					1942	11/7/94
223	ADMINISTRATIVE	49 LANGLEY ROAD					1942	12/14/94
231	FAMILY HOUSING	231 HANGAR ROAD			2H		1959	11/22/93
232	FAMILY HOUSING	232 HANGAR ROAD			2H		1959	11/22/93
240	ADMINISTRATIVE	32 HANGAR ROAD					1955	12/1/94
245	WAREHOUSE	55 MOHAWK DRIVE					1958	11/1/94
247	ADMINISTRATIVE	49 HILL ROAD					1964	12/7/94
248	ADMINISTRATIVE	49 HILL ROAD					1967	11/15/94
255	MAINTENANCE	95 LANGLEY ROAD					1944	11/2/94
301	ADMINISTRATIVE	153 BROOKS ROAD					1943	11/14/94
302	ADMINISTRATIVE	195 BROOKS ROAD					1943	11/3/94
303	ADMINISTRATIVE	106 MARCH STREET					1943	11/16/94
310	POST OFFICE	206 MARKET STREET					1942	11/4/94
311	ADMINISTRATIVE	175 MARCH STREET					1959	12/15/94
316	WAREHOUSE	FORSTER ROAD					1942	11/1/94
324	ADMIN/WAREHOUSE	106 FORSTER ROAD					1959	12/13/94
334	MAINTENANCE SHOP	182 HILL ROAD					1943	11/22/94
346	COMMISSARY						1901	
400	BOWLING ALLEY	255 BROOKLEY ROAD					1966	11/7/94
428	ADMINISTRATIVE	337 WRIGHT DRIVE					1953	11/29/94
437	LIBRARY	325 GEIGER ROAD					1959	12/12/94
443	DINING HALL	425 HILL ROAD					1958	11/11/94
468	DORMITORY						1901	
480	FAMILY HOUSING	480 WRIGHT DRIVE			2H		1959	11/22/93
482	CHILD CARE	275 BROOKLY ROAD			2A		1959	12/9/93
517	CHAPEL	525 KIRTLAND DRIVE					1970	11/11/94
520	AMN CLUB	BROOKLEY ROAD					1958	11/28/94
706	YOUTH CENTER	325 FUTURE WAY			1D		1943	12/9/94
712	VOQ	WRIGHT DRIVE					1959	11/14/94
724	YOUTH CENTER	625 WRIGHT DRIVE			1D		1955	11/7/94
750	OFFICES-OSI	615 BOMBER DRIVE					1954	12/16/94
770	ADMINISTRATIVE	428 PHOENIX DRIVE					1959	12/15/94
774	ADMIN	454 PHOENIX DRIVE					1959	11/18/94

Building No	Building Name	Address	Mgmt Unit	Study Area	Testing Prty	Treatmt Prty	Year Built	Survey Date
776	ADMINISTRATIVE	725 PHOENIX DRIVE					1959	12/14/94
778	ADMIN	775 PHOENIX DRIVE					1959	11/10/94
780	ADMINISTRATIVE	584 PHOENIX DRIVE					1959	12/15/94
782	HANGAR						1959	11/3/94
783	MAINT						1959	11/3/94
784	MAINT						1959	11/3/94
785	MAINT						1959	11/3/94
786	MAINT						1959	11/3/94
789	MAINT	GAM LANE					1961	11/16/94
790	MAINTENANCE/GARAGE	HOUND DOG ROAD					1961	12/14/94
793	ALERT FACILITY						1959	12/4/94
817	ADMIN	PERIMETER ROAD					1959	11/15/94
820	ADMIN						1958	11/10/94
821	AMMO ST						1958	11/9/94
822	AMMO ST						1958	11/9/94
823	ADMIN						1958	11/9/94
829	MAINT						1973	11/9/94
838	ADMIN						1989	11/7/94
846	MAINT						1959	11/9/94
880	FAMILY HOUSING	880 PERIMETER			2H		1959	11/22/93
883	FAMILY HOUSING	883 PERIMETER			2H		1959	11/22/93
1452	AVA SITE						1901	
2001A	FAMILY HOUSING	2001A S. TITAN CIRCLE				2	1959	12/13/93
2001B	FAMILY HOUSING	2001B S. TITAN CIRCLE				2	1959	12/13/93
2001C	FAMILY HOUSING	2001C S. TITAN CIRCLE				2	1959	12/13/93
2001D	FAMILY HOUSING	2001D S. TITAN CIRCLE				2	1959	12/13/93
2001E	FAMILY HOUSING	2001E S. TITAN CIRCLE			4	2	1959	12/7/93
2001F	FAMILY HOUSING	2001F S. TITAN CIRCLE				2	1959	12/13/93
2002A	FAMILY HOUSING	2002A N. TITAN CIRCLE				2	1959	1/25/94
2002B	FAMILY HOUSING	2002B N. TITAN CIRCLE				2	1959	12/13/93
2002C	FAMILY HOUSING	2002C N. TITAN CIRCLE				2	1959	12/13/93
2002D	FAMILY HOUSING	2002D N. TITAN CIRCLE				2	1959	12/13/93
2002E	FAMILY HOUSING	2002E N. TITAN CIRCLE			4	2	1959	12/7/93
2002F	FAMILY HOUSING	2002F N. TITAN CIRCLE				1	1959	12/13/93
2003A	FAMILY HOUSING	2003A S. TITAN CIRCLE				2	1959	12/13/93

Building No	Building Name	Address	Mgmt Unit	Study Area	Testing Prty	Treatmt Prty	Year Built	Survey Date
2003B	FAMILY HOUSING	2003B S. TITAN CIRCLE				2	1959	12/13/93
2003C	FAMILY HOUSING	2003C S. TITAN CIRCLE				2	1959	12/13/93
2003D	FAMILY HOUSING	2003D S. TITAN CIRCLE				1	1959	12/13/93
2003E	FAMILY HOUSING	2003E S. TITAN CIRCLE				2	1959	12/13/93
2003F	FAMILY HOUSING	2003F S. TITAN CIRCLE				2	1959	12/13/93
2004A	FAMILY HOUSING	2004A S. TITAN CIRCLE				2	1959	12/13/93
2004B	FAMILY HOUSING	2004B S. TITAN CIRCLE				2	1959	12/13/93
2004C	FAMILY HOUSING	2004C S. TITAN CIRCLE				2	1959	12/13/93
2004D	FAMILY HOUSING	2004D S. TITAN CIRCLE				2	1959	12/13/93
2004E	FAMILY HOUSING	2004E S. TITAN CIRCLE				2	1959	12/13/93
2004F	FAMILY HOUSING	2004F S. TITAN CIRCLE				1	1959	12/13/93
2005A	FAMILY HOUSING	2005A S. TITAN CIRCLE				1	1959	12/13/93
2005B	FAMILY HOUSING	2005B S. TITAN CIRCLE				2	1959	12/13/93
2005C	FAMILY HOUSING	2005C S. TITAN CIRCLE				1	1959	12/13/93
2005D	FAMILY HOUSING	2005D S. TITAN CIRCLE				2	1959	12/13/93
2005E	FAMILY HOUSING	2005E S. TITAN CIRCLE				2	1959	12/13/93
2005F	FAMILY HOUSING	2005F S. TITAN CIRCLE				2	1959	12/13/93
2006A	FAMILY HOUSING	2006A S. TITAN CIRCLE				2	1959	12/13/93
2006B	FAMILY HOUSING	2006B S. TITAN CIRCLE				1	1959	12/13/93
2006C	FAMILY HOUSING	2006C S. TITAN CIRCLE				2	1959	12/13/93
2006D	FAMILY HOUSING	2006D S. TITAN CIRCLE				2	1959	12/13/93
2006E	FAMILY HOUSING	2006E S. TITAN CIRCLE				2	1959	1/27/94
2006F	FAMILY HOUSING	2006F S. TITAN CIRCLE				1	1959	12/13/93
2007A	FAMILY HOUSING	2007A S. TITAN CIRCLE				1	1959	12/13/93
2007B	FAMILY HOUSING	2007B S. TITAN CIRCLE				1	1959	12/13/93
2007C	FAMILY HOUSING	2007C S. TITAN CIRCLE				1	1959	12/13/93
2007D	FAMILY HOUSING	2007D S. TITAN CIRCLE				1	1959	12/13/93
2007E	FAMILY HOUSING	2007E S. TITAN CIRCLE				2	1959	1/26/94
2007F	FAMILY HOUSING	2007F S. TITAN CIRCLE				1	1959	12/13/93
2008A	FAMILY HOUSING	2008A S. TITAN CIRCLE				1	1959	12/13/93
2008B	FAMILY HOUSING	2008B S. TITAN CIRCLE				2	1959	1/27/94
2008C	FAMILY HOUSING	2008C S. TITAN CIRCLE				2	1959	12/13/93
2008D	FAMILY HOUSING	2008D S. TITAN CIRCLE				1	1959	12/13/93
2008E	FAMILY HOUSING	2008E S. TITAN CIRCLE				1	1959	12/13/93
2008F	FAMILY HOUSING	2008F S. TITAN CIRCLE				2	1959	12/13/93

Building No	Building Name	Address	Mgmt Unit	Study Area	Testing Prty	Treatmt Prty	Year Built	Survey Date
2009A	FAMILY HOUSING	2009A S. TITAN CIRCLE				1	1959	12/14/93
2009B	FAMILY HOUSING	2009B S. TITAN CIRCLE				2	1959	1/24/94
2009C	FAMILY HOUSING	2009C S. TITAN CIRCLE				2	1959	12/13/93
2009D	FAMILY HOUSING	2009D S. TITAN CIRCLE				1	1959	12/13/93
2009E	FAMILY HOUSING	2009E S. TITAN CIRCLE				2	1959	12/13/93
2009F	FAMILY HOUSING	2009F S. TITAN CIRCLE			4	2	1959	12/7/93
2010A	FAMILY HOUSING	2010A S. TITAN CIRCLE				2	1959	12/13/93
2010B	FAMILY HOUSING	2010B S. TITAN CIRCLE				1	1959	12/13/93
2010C	FAMILY HOUSING	2010C S. TITAN CIRCLE				2	1959	12/13/93
2010D	FAMILY HOUSING	2010D S. TITAN CIRCLE				1	1959	12/13/93
2010E	FAMILY HOUSING	2010E S. TITAN CIRCLE				1	1959	12/13/93
2010F	FAMILY HOUSING	2010F S. TITAN CIRCLE				1	1959	12/13/93
2011A	FAMILY HOUSING	2011A S. TITAN CIRCLE				2	1959	12/13/93
2011B	FAMILY HOUSING	2011B S. TITAN CIRCLE				2	1959	12/13/93
2011C	FAMILY HOUSING	2011C S. TITAN CIRCLE				2	1959	12/13/93
2011D	FAMILY HOUSING	2011D S. TITAN CIRCLE				2	1959	12/13/93
2011E	FAMILY HOUSING	2011E S. TITAN CIRCLE				2	1959	12/13/93
2011F	FAMILY HOUSING	2011F S. TITAN CIRCLE				1	1959	12/13/93
2012A	FAMILY HOUSING	2012A S. TITAN CIRCLE			2H	2	1959	12/8/93
2012B	FAMILY HOUSING	2012B S. TITAN CIRCLE				1	1959	12/13/93
2012C	FAMILY HOUSING	2012C S. TITAN CIRCLE				1	1959	12/13/93
2012D	FAMILY HOUSING	2012D S. TITAN CIRCLE				2	1959	12/13/93
2012E	FAMILY HOUSING	2012E S. TITAN CIRCLE				2	1959	1/27/94
2012F	FAMILY HOUSING	2012F S. TITAN CIRCLE				2	1959	12/13/93
2013A	FAMILY HOUSING	2013A S. TITAN CIRCLE			2H	2	1959	12/7/93
2013B	FAMILY HOUSING	2013B S. TITAN CIRCLE				1	1959	12/13/93
2013C	FAMILY HOUSING	2013C S. TITAN CIRCLE				2	1959	12/13/93
2013D	FAMILY HOUSING	2013D S. TITAN CIRCLE				2	1959	12/13/93
2013E	FAMILY HOUSING	2013E S. TITAN CIRCLE				2	1959	1/27/94
2013F	FAMILY HOUSING	2013F S. TITAN CIRCLE				2	1959	12/14/93
2014A	FAMILY HOUSING	2014A S. TITAN CIRCLE				1	1959	12/13/93
2014B	FAMILY HOUSING	2014B S. TITAN CIRCLE				1	1959	12/13/93
2014C	FAMILY HOUSING	2014C S. TITAN CIRCLE				1	1959	12/13/93
2014D	FAMILY HOUSING	2014D S. TITAN CIRCLE				2	1959	12/13/93
2014E	FAMILY HOUSING	2014E S. TITAN CIRCLE						

Building No	Building Name	Address	Mgmt Unit	Study Area	Testing Prty	Treatmt Prty	Year Built	Survey Date
2014F	FAMILY HOUSING	2014F S. TITAN CIRCLE				1	1959	12/13/93
2015A	FAMILY HOUSING	2015A N. TITAN CIRCLE				2	1959	12/13/93
2015B	FAMILY HOUSING	2015B N. TITAN CIRCLE				2	1959	12/13/93
2015C	FAMILY HOUSING	2015C N. TITAN CIRCLE				1	1959	12/13/93
2015D	FAMILY HOUSING	2015D N. TITAN CIRCLE				2	1959	12/13/93
2015E	FAMILY HOUSING	2015E N. TITAN CIRCLE				2	1959	12/13/93
2015F	FAMILY HOUSING	2015F N. TITAN CIRCLE				1	1959	12/13/93
2016A	FAMILY HOUSING	2016A S. TITAN CIRCLE				2	1959	12/13/93
2016B	FAMILY HOUSING	2016B S. TITAN CIRCLE				2	1959	12/13/93
2016C	FAMILY HOUSING	2016C S. TITAN CIRCLE				2	1959	12/13/93
2016D	FAMILY HOUSING	2016D S. TITAN CIRCLE				1	1959	12/13/93
2016E	FAMILY HOUSING	2016E S. TITAN CIRCLE				2	1959	1/27/94
2016F	FAMILY HOUSING	2016F S. TITAN CIRCLE				1	1959	1/25/94
2017A	FAMILY HOUSING	2017A N. TITAN CIRCLE				2	1959	12/13/93
2017B	FAMILY HOUSING	2017B N. TITAN CIRCLE				1	1959	12/13/93
2017C	FAMILY HOUSING	2017C N. TITAN CIRCLE				2	1959	12/13/93
2017D	FAMILY HOUSING	2017D N. TITAN CIRCLE				1	1959	12/13/93
2017E	FAMILY HOUSING	2017E N. TITAN CIRCLE				2	1959	12/13/93
2017F	FAMILY HOUSING	2017F N. TITAN CIRCLE				2	1959	12/13/93
2018A	FAMILY HOUSING	2018A S. TITAN CIRCLE				2	1959	1/27/94
2018B	FAMILY HOUSING	2018B S. TITAN CIRCLE				1	1959	12/13/93
2018C	FAMILY HOUSING	2018C S. TITAN CIRCLE				2	1959	12/13/93
2018D	FAMILY HOUSING	2018D S. TITAN CIRCLE				2	1959	12/13/93
2018E	FAMILY HOUSING	2018E S. TITAN CIRCLE				2	1959	12/13/93
2018F	FAMILY HOUSING	2018F S. TITAN CIRCLE				2	1959	12/13/93
2019A	FAMILY HOUSING	2019A N. TITAN CIRCLE				2	1959	12/13/93
2019B	FAMILY HOUSING	2019B N. TITAN CIRCLE				2	1959	12/13/93
2019C	FAMILY HOUSING	2019C N. TITAN CIRCLE				2	1959	12/13/93
2019D	FAMILY HOUSING	2019D N. TITAN CIRCLE				2	1959	12/13/93
2019E	FAMILY HOUSING	2019E N. TITAN CIRCLE				2	1959	12/13/93
2019F	FAMILY HOUSING	2019F N. TITAN CIRCLE				1	1959	12/13/93
2020A	FAMILY HOUSING	2020A S. TITAN CIRCLE				2	1959	12/13/93
2020B	FAMILY HOUSING	2020B S. TITAN CIRCLE				2	1959	12/13/93
2020C	FAMILY HOUSING	2020C S. TITAN CIRCLE				2	1959	12/13/93
2020D	FAMILY HOUSING	2020D S. TITAN CIRCLE				1	1959	12/13/93

Building No	Building Name	Address	Mgmt Unit	Study Area	Testing Prty	Treatmt Prty	Year Built	Survey Date
2020E	FAMILY HOUSING	2020E S. TITAN CIRCLE				1	1959	12/13/93
2020F	FAMILY HOUSING	2020F S. TITAN CIRCLE				2	1959	12/13/93
2021A	FAMILY HOUSING	2021A N. TITAN CIRCLE			2H	2	1959	12/13/93
2021B	FAMILY HOUSING	2021B N. TITAN CIRCLE			1H	1	1959	12/8/93
2021C	FAMILY HOUSING	2021C N. TITAN CIRCLE				1	1959	12/13/93
2021D	FAMILY HOUSING	2021D N. TITAN CIRCLE				2	1959	12/13/93
2021E	FAMILY HOUSING	2021E N. TITAN CIRCLE					1959	
2021F	FAMILY HOUSING	2021F N. TITAN CIRCLE				2	1959	12/13/93
2022A	FAMILY HOUSING	2022A S. TITAN CIRCLE				2	1959	12/13/93
2022B	FAMILY HOUSING	2022B S. TITAN CIRCLE				2	1959	12/13/93
2022C	FAMILY HOUSING	2022C S. TITAN CIRCLE				2	1959	12/13/93
2022D	FAMILY HOUSING	2022D S. TITAN CIRCLE				2	1959	12/13/93
2022E	FAMILY HOUSING	2022E S. TITAN CIRCLE				2	1959	12/13/93
2022F	FAMILY HOUSING	2022F S. TITAN CIRCLE					1959	
2023A	FAMILY HOUSING	2023A N. TITAN CIRCLE				2	1959	12/13/93
2023B	FAMILY HOUSING	2023B N. TITAN CIRCLE				2	1959	12/13/93
2023C	FAMILY HOUSING	2023C N. TITAN CIRCLE				2	1959	12/13/93
2023D	FAMILY HOUSING	2023D N. TITAN CIRCLE				2	1959	12/13/93
2023E	FAMILY HOUSING	2023E N. TITAN CIRCLE				2	1959	12/13/93
2023F	FAMILY HOUSING	2023F N. TITAN CIRCLE				1	1959	12/13/93
2024A	FAMILY HOUSING	2024A S. TITAN CIRCLE				1	1959	12/13/93
2024B	FAMILY HOUSING	2024B S. TITAN CIRCLE				2	1959	12/13/93
2024C	FAMILY HOUSING	2024C S. TITAN CIRCLE				2	1959	12/13/93
2024D	FAMILY HOUSING	2024D S. TITAN CIRCLE					1959	
2024E	FAMILY HOUSING	2024E S. TITAN CIRCLE				2	1959	12/13/93
2024F	FAMILY HOUSING	2024F S. TITAN CIRCLE				1	1959	12/13/93
2025A	FAMILY HOUSING	2025A N. TITAN CIRCLE				2	1959	12/13/93
2025B	FAMILY HOUSING	2025B N. TITAN CIRCLE				1	1959	12/13/93
2025C	FAMILY HOUSING	2025C N. TITAN CIRCLE				2	1959	12/13/93
2025D	FAMILY HOUSING	2025D N. TITAN CIRCLE				2	1959	12/13/93
2025E	FAMILY HOUSING	2025E N. TITAN CIRCLE				2	1959	12/13/93
2025F	FAMILY HOUSING	2025F N. TITAN CIRCLE				2	1959	12/13/93
2026A	FAMILY HOUSING	2026A S. TITAN CIRCLE			1H	1	1959	12/8/93
2026B	FAMILY HOUSING	2026B S. TITAN CIRCLE				2	1959	12/14/93
2026C	FAMILY HOUSING	2026C S. TITAN CIRCLE				2	1959	12/13/93

Building No	Building Name	Address	Mgmt Unit	Study Area	Testing Prty	Treatmt Prty	Year Built	Survey Date
2026D	FAMILY HOUSING	2026D S. TITAN CIRCLE				1	1959	12/13/93
2026E	FAMILY HOUSING	2026E S. TITAN CIRCLE				2	1959	12/13/93
2026F	FAMILY HOUSING	2026F S. TITAN CIRCLE				2	1959	12/13/93
2027A	FAMILY HOUSING	2027A N. TITAN CIRCLE				2	1959	12/13/93
2027B	FAMILY HOUSING	2027B N. TITAN CIRCLE				2	1959	12/13/93
2027C	FAMILY HOUSING	2027C N. TITAN CIRCLE				2	1959	1/25/94
2027D	FAMILY HOUSING	2027D N. TITAN CIRCLE				2	1959	12/13/93
2027E	FAMILY HOUSING	2027E N. TITAN CIRCLE				2	1959	12/13/93
2027F	FAMILY HOUSING	2027F N. TITAN CIRCLE				2	1959	12/13/93
2028A	FAMILY HOUSING	2028A N. TITAN CIRCLE				2	1959	12/13/93
2028B	FAMILY HOUSING	2028B N. TITAN CIRCLE				1	1959	12/13/93
2028C	FAMILY HOUSING	2028C N. TITAN CIRCLE				2	1959	12/13/93
2028D	FAMILY HOUSING	2028D N. TITAN CIRCLE			1H	1	1959	12/8/93
2028E	FAMILY HOUSING	2028E N. TITAN CIRCLE				2	1959	12/13/93
2028F	FAMILY HOUSING	2028F N. TITAN CIRCLE				1	1959	12/13/93
2029A	FAMILY HOUSING	2029A N. TITAN CIRCLE				2	1959	12/13/93
2029B	FAMILY HOUSING	2029B N. TITAN CIRCLE				2	1959	12/13/93
2029C	FAMILY HOUSING	2029C N. TITAN CIRCLE				2	1959	12/13/93
2029D	FAMILY HOUSING	2029D N. TITAN CIRCLE				2	1959	12/13/93
2029E	FAMILY HOUSING	2029E N. TITAN CIRCLE				2	1959	12/13/93
2029F	FAMILY HOUSING	2029F N. TITAN CIRCLE				1	1959	12/13/93
2030A	FAMILY HOUSING	2030A N. TITAN CIRCLE					1959	
2030B	FAMILY HOUSING	2030B N. TITAN CIRCLE				1	1959	1/27/94
2030C	FAMILY HOUSING	2030C N. TITAN CIRCLE				1	1959	12/13/93
2030D	FAMILY HOUSING	2030D N. TITAN CIRCLE				2	1959	1/26/94
2030E	FAMILY HOUSING	2030E N. TITAN CIRCLE				2	1959	12/13/93
2030F	FAMILY HOUSING	2030F N. TITAN CIRCLE				2	1959	1/28/94
2032A	FAMILY HOUSING	2032A N. TITAN CIRCLE				2	1959	12/13/93
2032B	FAMILY HOUSING	2032B N. TITAN CIRCLE				1	1959	12/13/93
2032C	FAMILY HOUSING	2032C N. TITAN CIRCLE				2	1959	12/13/93
2032D	FAMILY HOUSING	2032D N. TITAN CIRCLE				2	1959	1/27/94
2032E	FAMILY HOUSING	2032E N. TITAN CIRCLE				1	1959	1/27/94
2032F	FAMILY HOUSING	2032F N. TITAN CIRCLE				1	1959	12/13/93
2034A	FAMILY HOUSING	2034A N. TITAN CIRCLE				1	1959	12/13/93
2034B	FAMILY HOUSING	2034B N. TITAN CIRCLE				1	1959	12/13/93

Building No	Building Name	Address	Mgmt Unit	Study Area	Testing Prty	Treatmt Prty	Year Built	Survey Date
2034C	FAMILY HOUSING	2034C N. TITAN CIRCLE				2	1959	12/13/93
2034D	FAMILY HOUSING	2034D N. TITAN CIRCLE				2	1959	12/13/93
2034E	FAMILY HOUSING	2034E N. TITAN CIRCLE			3	2	1959	12/8/93
2034F	FAMILY HOUSING	2034F N. TITAN CIRCLE				1	1959	12/13/93
2036A	FAMILY HOUSING	2036A N. TITAN CIRCLE				2	1959	12/13/93
2036B	FAMILY HOUSING	2036B N. TITAN CIRCLE				2	1959	12/13/93
2036C	FAMILY HOUSING	2036C N. TITAN CIRCLE				2	1959	12/13/93
2036D	FAMILY HOUSING	2036D N. TITAN CIRCLE				1	1959	12/13/93
2036E	FAMILY HOUSING	2036E N. TITAN CIRCLE				2	1959	12/13/93
2036F	FAMILY HOUSING	2036F N. TITAN CIRCLE				1	1959	12/13/93
2038A	FAMILY HOUSING	2038A N. TITAN CIRCLE				1	1959	12/13/93
2038B	FAMILY HOUSING	2038B N. TITAN CIRCLE				1	1959	1/27/94
2038C	FAMILY HOUSING	2038C N. TITAN CIRCLE				1	1959	12/13/93
2038D	FAMILY HOUSING	2038D N. TITAN CIRCLE				2	1959	12/13/93
2038E	FAMILY HOUSING	2038E N. TITAN CIRCLE					1959	
2038F	FAMILY HOUSING	2038F N. TITAN CIRCLE				1	1959	1/26/94
2040A	FAMILY HOUSING	2040A N. TITAN CIRCLE				1	1959	12/13/93
2040B	FAMILY HOUSING	2040B N. TITAN CIRCLE				2	1959	12/13/93
2040C	FAMILY HOUSING	2040C N. TITAN CIRCLE				1	1959	12/13/93
2040D	FAMILY HOUSING	2040D N. TITAN CIRCLE				1	1959	12/13/93
2040E	FAMILY HOUSING	2040E N. TITAN CIRCLE				1	1959	12/13/93
2040F	FAMILY HOUSING	2040F N. TITAN CIRCLE				2	1959	12/13/93
2042A	FAMILY HOUSING	2042A N. TITAN CIRCLE				2	1959	12/8/93
2042B	FAMILY HOUSING	2042B N. TITAN CIRCLE				1	1959	12/13/93
2044A	FAMILY HOUSING	2044A N. TITAN CIRCLE				2	1959	12/13/93
2044B	FAMILY HOUSING	2044B N. TITAN CIRCLE				1	1959	1/26/94
2046A	FAMILY HOUSING	2046A N. TITAN CIRCLE				1	1959	12/10/93
2046B	FAMILY HOUSING	2046B N. TITAN CIRCLE				2	1959	12/10/93
2048A	FAMILY HOUSING	2048A N. TITAN CIRCLE				1	1959	12/10/93
2048B	FAMILY HOUSING	2048B N. TITAN CIRCLE				1	1959	12/10/93
2050A	FAMILY HOUSING	2050A N. TITAN CIRCLE				2	1959	12/13/93
2050B	FAMILY HOUSING	2050B N. TITAN CIRCLE				2	1959	12/10/93
2052A	FAMILY HOUSING	2052A N. TITAN CIRCLE				1	1959	12/10/93
2052B	FAMILY HOUSING	2052B N. TITAN CIRCLE				1	1959	12/10/93
2054A	FAMILY HOUSING	2054A N. TITAN CIRCLE			4	2	1959	12/8/93

Building No	Building Name	Address	Mgmt Unit	Study Area	Testing Prty	Treatmt Prty	Year Built	Survey Date
2054B	FAMILY HOUSING	2054B N. TITAN CIRCLE				1	1959	12/10/93
2101A	FAMILY HOUSING	2101A RASCAL STREET				2	1959	12/13/93
2101B	FAMILY HOUSING	2101B RASCAL STREET				1	1959	12/13/93
2101C	FAMILY HOUSING	2101C RASCAL STREET				1	1959	12/13/93
2101D	FAMILY HOUSING	2101D RASCAL STREET				1	1959	1/27/94
2101E	FAMILY HOUSING	2101E RASCAL STREET				2	1959	12/13/93
2101F	FAMILY HOUSING	2101F RASCAL STREET			4	1	1959	12/8/93
2102A	FAMILY HOUSING	2102A RASCAL STREET				2	1959	12/13/93
2102B	FAMILY HOUSING	2102B RASCAL STREET				1	1959	12/13/93
2102C	FAMILY HOUSING	2102C RASCAL STREET				1	1959	12/13/93
2102D	FAMILY HOUSING	2102D RASCAL STREET				1	1959	12/13/93
2102E	FAMILY HOUSING	2102E RASCAL STREET				1	1959	12/13/93
2102F	FAMILY HOUSING	2102F RASCAL STREET			2H	2	1959	12/8/93
2103A	FAMILY HOUSING	2103A RASCAL STREET				1	1959	12/13/93
2103B	FAMILY HOUSING	2103B RASCAL STREET				1	1959	12/13/93
2103C	FAMILY HOUSING	2103C RASCAL STREET				2	1959	12/13/93
2103D	FAMILY HOUSING	2103D RASCAL STREET				2	1959	12/13/93
2103E	FAMILY HOUSING	2103E RASCAL STREET				1	1959	12/13/93
2103F	FAMILY HOUSING	2103F RASCAL STREET				1	1959	12/13/93
2104A	FAMILY HOUSING	2104A RASCAL STREET				1	1959	12/14/93
2104B	FAMILY HOUSING	2104B RASCAL STREET				1	1959	12/14/93
2104C	FAMILY HOUSING	2104C RASCAL STREET				2	1959	12/14/93
2104D	FAMILY HOUSING	2104D RASCAL STREET				1	1959	12/14/93
2104E	FAMILY HOUSING	2104E RASCAL STREET				1	1959	12/10/93
2104F	FAMILY HOUSING	2104F RASCAL STREET				1	1959	12/14/93
2201A	FAMILY HOUSING	2201A GENIE STREET			4	2	1959	12/8/93
2201B	FAMILY HOUSING	2201B GENIE STREET				2	1959	12/14/93
2201C	FAMILY HOUSING	2201C GENIE STREET				2	1959	12/14/93
2201D	FAMILY HOUSING	2201D GENIE STREET				1	1959	12/14/93
2201E	FAMILY HOUSING	2201E GENIE STREET				1	1959	12/13/93
2201F	FAMILY HOUSING	2201F GENIE STREET				1	1959	12/14/93
2202A	FAMILY HOUSING	2202A GENIE STREET				2	1959	1/27/94
2202B	FAMILY HOUSING	2202B GENIE STREET				2	1959	1/22/94
2202C	FAMILY HOUSING	2202C GENIE STREET						
2202D	FAMILY HOUSING	2202D GENIE STREET						

Building No	Building Name	Address	Mgmt Unit	Study Area	Testing Prty	Treatmt Prty	Year Built	Survey Date
2202E	FAMILY HOUSING	2202E GENIE STREET				2	1959	12/14/93
2202F	FAMILY HOUSING	2202F GENIE STREET				2	1959	12/14/93
2203A	FAMILY HOUSING	2203A GENIE STREET				1	1959	12/14/93
2203B	FAMILY HOUSING	2203B GENIE STREET				1	1959	12/14/93
2203C	FAMILY HOUSING	2203C GENIE STREET				2	1959	12/14/93
2203D	FAMILY HOUSING	2203D GENIE STREET				1	1959	12/14/93
2203E	FAMILY HOUSING	2203E GENIE STREET				1	1959	12/14/93
2203F	FAMILY HOUSING	2203F GENIE STREET				1	1959	12/14/93
2204A	FAMILY HOUSING	2204A GENIE STREET				2	1959	12/14/93
2204B	FAMILY HOUSING	2204B GENIE STREET				2	1959	12/14/93
2204C	FAMILY HOUSING	2204C GENIE STREET				2	1959	12/14/93
2204D	FAMILY HOUSING	2204D GENIE STREET				2	1959	12/14/93
2204E	FAMILY HOUSING	2204E GENIE STREET				2	1959	12/14/93
2204F	FAMILY HOUSING	2204F GENIE STREET				1	1959	12/14/93
2301A	FAMILY HOUSING	2301A MATADOR STREET				2	1959	12/10/93
2301B	FAMILY HOUSING	2301B MATADOR STREET				2	1959	12/10/93
2302A	FAMILY HOUSING	2302A MATADOR STREET			2H	2	1959	12/8/93
2302B	FAMILY HOUSING	2302B MATADOR STREET				1	1959	12/14/93
2303A	FAMILY HOUSING	2303A MATADOR STREET				2	1959	12/10/93
2303B	FAMILY HOUSING	2303B MATADOR STREET			2H	2	1959	12/8/93
2304A	FAMILY HOUSING	2304A MATADOR STREET				2	1959	12/14/93
2304B	FAMILY HOUSING	2304B MATADOR STREET				2	1959	12/14/93
2305A	FAMILY HOUSING	2305A MATADOR STREET				2	1959	12/14/93
2305B	FAMILY HOUSING	2305B MATADOR STREET				1	1959	12/14/93
2306A	FAMILY HOUSING	2306A MATADOR STREET				2	1959	12/14/93
2306B	FAMILY HOUSING	2306B MATADOR STREET				2	1959	1/24/94
2307A	FAMILY HOUSING	2307A MATADOR STREET				1	1959	12/14/93
2307B	FAMILY HOUSING	2307B MATADOR STREET				1	1959	12/14/93
2308A	FAMILY HOUSING	2308A MATADOR STREET				2	1959	12/14/93
2308B	FAMILY HOUSING	2308B MATADOR STREET				2	1959	12/4/93
2309A	FAMILY HOUSING	2309A MATADOR STREET				2	1959	12/14/93
2309B	FAMILY HOUSING	2309B MATADOR STREET				1	1959	12/14/93
2310A	FAMILY HOUSING	2310A MATADOR STREET				2	1959	12/14/93
2310B	FAMILY HOUSING	2310B MATADOR STREET				1	1959	12/14/93
2311A	FAMILY HOUSING	2311A MATADOR STREET				1	1959	12/14/93

Building No	Building Name	Address	Mgmt Unit	Study Area	Testing Prty	Treatmt Prty	Year Built	Survey Date
2311B	FAMILY HOUSING	2311B MATADOR STREET				1	1959	12/14/93
2312A	FAMILY HOUSING	2312A MATADOR STREET				1	1959	12/14/93
2312B	FAMILY HOUSING	2312B MATADOR STREET				1	1959	12/14/93
2313A	FAMILY HOUSING	2313A MATADOR STREET				2	1959	12/14/93
2313B	FAMILY HOUSING	2313B MATADOR STREET				2	1959	12/14/93
2314A	FAMILY HOUSING	2314A MATADOR STREET				2	1959	12/14/93
2314B	FAMILY HOUSING	2314B MATADOR STREET				1	1959	12/14/93
2315A	FAMILY HOUSING	2315A MATADOR STREET				1	1959	12/13/93
2315B	FAMILY HOUSING	2315B MATADOR STREET					1959	
2316A	FAMILY HOUSING	2316A MATADOR STREET				2	1959	12/14/93
2316B	FAMILY HOUSING	2316B MATADOR STREET				1	1959	12/14/93
2317A	FAMILY HOUSING	2317A MATADOR STREET				1	1959	12/14/93
2317B	FAMILY HOUSING	2317B MATADOR STREET				1	1959	12/14/93
2319A	FAMILY HOUSING	2319A MATADOR STREET				2	1959	12/14/93
2319B	FAMILY HOUSING	2319B MATADOR STREET				1	1959	12/14/93
2321A	FAMILY HOUSING	2321A MATADOR STREET				1	1959	12/14/93
2321B	FAMILY HOUSING	2321B MATADOR STREET				1	1959	12/14/93
2323A	FAMILY HOUSING	2323A MATADOR STREET				1	1959	12/14/93
2323B	FAMILY HOUSING	2323B MATADOR STREET				2	1959	12/14/93
2401A	FAMILY HOUSING	2401A SNARK STREET				2	1959	12/4/93
2401B	FAMILY HOUSING	2401B SNARK STREET				2	1959	12/14/93
2402A	FAMILY HOUSING	2402A SNARK STREET				2	1959	12/8/93
2402B	FAMILY HOUSING	2402B SNARK STREET				2	1959	12/14/93
2403A	FAMILY HOUSING	2403A SNARK STREET				1	1959	12/14/93
2403B	FAMILY HOUSING	2403B SNARK STREET				2	1959	12/14/93
2404A	FAMILY HOUSING	2404A SNARK STREET			3	1	1959	12/8/93
2404B	FAMILY HOUSING	2404B SNARK STREET				1	1959	12/14/93
2405A	FAMILY HOUSING	2405A SNARK STREET				2	1959	12/13/93
2405B	FAMILY HOUSING	2405B SNARK STREET				2	1959	12/13/93
2406A	FAMILY HOUSING	2406A SNARK STREET				1	1959	12/14/93
2406B	FAMILY HOUSING	2406B SNARK STREET				2	1959	12/14/93
2407A	FAMILY HOUSING	2407A SNARK STREET				1	1959	12/14/93
2407B	FAMILY HOUSING	2407B SNARK STREET				1	1959	12/14/93
2408A	FAMILY HOUSING	2408A SNARK STREET				2	1959	12/14/93
2408B	FAMILY HOUSING	2408B SNARK STREET				2	1959	12/14/93

Building No	Building Name	Address	Mgmt Unit	Study Area	Testing Prty	Treatmt Prty	Year Built	Survey Date
2409A	FAMILY HOUSING	2409A SNARK STREET				2	1959	12/14/93
2409B	FAMILY HOUSING	2409B SNARK STREET				1	1959	12/14/93
2410A	FAMILY HOUSING	2410A SNARK STREET				2	1959	12/14/93
2410B	FAMILY HOUSING	2410B SNARK STREET				2	1959	12/14/93
2411A	FAMILY HOUSING	2411A SNARK STREET				1	1959	12/14/93
2411B	FAMILY HOUSING	2411B SNARK STREET				1	1959	12/14/93
2412A	FAMILY HOUSING	2412A SNARK STREET				1	1959	12/14/93
2412B	FAMILY HOUSING	2412B SNARK STREET				2	1959	12/14/93
2413A	FAMILY HOUSING	2413A SNARK STREET				1	1959	1/27/94
2413B	FAMILY HOUSING	2413B SNARK STREET				1	1959	12/14/93
2414A	FAMILY HOUSING	2414A SNARK STREET				1	1959	12/14/93
2414B	FAMILY HOUSING	2414B SNARK STREET				2	1959	1/27/94
2501A	FAMILY HOUSING	2501A ATLAS DRIVE				1	1959	12/14/93
2501B	FAMILY HOUSING	2501B ATLAS DRIVE				2	1959	12/14/93
2502A	FAMILY HOUSING	2502A ATLAS DRIVE				2	1959	1/24/94
2502B	FAMILY HOUSING	2502B ATLAS DRIVE				2	1959	12/14/93
2503A	FAMILY HOUSING	2503A ATLAS DRIVE				2	1959	12/14/93
2503B	FAMILY HOUSING	2503B ATLAS DRIVE				2	1959	12/14/93
2504A	FAMILY HOUSING	2504A ATLAS DRIVE			2H	2	1959	12/8/93
2504B	FAMILY HOUSING	2504B ATLAS DRIVE				2	1959	12/14/93
2505A	FAMILY HOUSING	2505A ATLAS DRIVE				1	1959	12/14/93
2505B	FAMILY HOUSING	2505B ATLAS DRIVE				2	1959	12/14/93
2506A	FAMILY HOUSING	2506A ATLAS DRIVE				2	1959	1/27/94
2506B	FAMILY HOUSING	2506B ATLAS DRIVE				2	1959	12/14/93
2507A	FAMILY HOUSING	2507A ATLAS DRIVE				2	1959	12/14/93
2507B	FAMILY HOUSING	2507B ATLAS DRIVE				2	1959	12/14/93
2508A	FAMILY HOUSING	2508A ATLAS DRIVE				2	1959	12/14/93
2508B	FAMILY HOUSING	2508B ATLAS DRIVE				2	1959	12/14/93
2509A	FAMILY HOUSING	2509A ATLAS DRIVE				1	1959	12/14/93
2509B	FAMILY HOUSING	2509B ATLAS DRIVE				2	1959	12/14/93
2510A	FAMILY HOUSING	2510A ATLAS DRIVE				1	1959	12/14/93
2510B	FAMILY HOUSING	2510B ATLAS DRIVE				2	1959	12/14/93
2512A	FAMILY HOUSING	2512A ATLAS DRIVE				2	1959	1/26/94
2512B	FAMILY HOUSING	2512B ATLAS DRIVE				1	1959	12/14/93
2514A	FAMILY HOUSING	2514A ATLAS DRIVE				2	1959	1/24/94

Building No	Building Name	Address	Mgmt Unit	Study Area	Testing Prty	Treatmt Prty	Year Built	Survey Date
2514B	FAMILY HOUSING	2514B ATLAS DRIVE				2	1959	12/14/93
2515	FAMILY HOUSING	2515 ATLAS DRIVE				2	1959	12/10/93
2516A	FAMILY HOUSING	2516A ATLAS DRIVE				1	1959	12/14/93
2516B	FAMILY HOUSING	2516B ATLAS DRIVE				2	1959	12/14/93
2516C	FAMILY HOUSING	2516C ATLAS DRIVE				2	1959	12/14/93
2516D	FAMILY HOUSING	2516D ATLAS DRIVE				1	1959	12/14/93
2516E	FAMILY HOUSING	2516E ATLAS DRIVE				1	1959	12/14/93
2516F	FAMILY HOUSING	2516F ATLAS DRIVE				2	1959	12/14/93
2517	FAMILY HOUSING	2517 ATLAS DRIVE			4	2	1959	12/7/93
2519	FAMILY HOUSING	2519 ATLAS DRIVE				2	1959	12/10/93
2520A	FAMILY HOUSING	2520A ATLAS DRIVE				1	1959	12/10/93
2520B	FAMILY HOUSING	2520B ATLAS DRIVE				2	1959	12/10/93
2521A	FAMILY HOUSING	2521A ATLAS DRIVE				2	1959	12/14/93
2521B	FAMILY HOUSING	2521B ATLAS DRIVE				1	1959	12/14/93
2522A	FAMILY HOUSING	2522A ATLAS DRIVE				2	1959	12/10/93
2522B	FAMILY HOUSING	2522B ATLAS DRIVE			1H	1	1959	12/21/93
2523	FAMILY HOUSING	2523 ATLAS DRIVE				1	1959	12/10/93
2524A	FAMILY HOUSING	2524A ATLAS DRIVE				2	1959	12/10/93
2524B	FAMILY HOUSING	2524B ATLAS DRIVE				2	1959	12/10/93
2525	FAMILY HOUSING	2525 ATLAS DRIVE				1	1959	12/10/93
2526A	FAMILY HOUSING	2526A ATLAS DRIVE				2	1959	12/10/93
2526B	FAMILY HOUSING	2526B ATLAS DRIVE				1	1959	12/10/93
2527	FAMILY HOUSING	2527 ATLAS DRIVE				1	1959	12/10/93
2528	FAMILY HOUSING	2528 ATLAS DRIVE				2	1959	12/10/93
2530	FAMILY HOUSING	2530 ATLAS DRIVE				1	1959	12/10/93
2532	FAMILY HOUSING	2532 ATLAS DRIVE				2	1959	12/10/93
2601A	FAMILY HOUSING	2601A THOR AVE				2	1959	12/14/93
2601B	FAMILY HOUSING	2601B THOR AVE			1H	1	1959	12/15/93
2602A	FAMILY HOUSING	2602A THOR AVE				2	1959	12/14/93
2602B	FAMILY HOUSING	2602B THOR AVE				2	1959	12/14/93
2603A	FAMILY HOUSING	2603A THOR AVE			4	3	1959	12/8/93
2603B	FAMILY HOUSING	2603B THOR AVE				1	1959	12/14/93
2604	FAMILY HOUSING	2604 THOR AVE				2	1959	12/10/93
2605A	FAMILY HOUSING	2605A THOR AVE				2	1959	12/14/93
2605B	FAMILY HOUSING	2605B THOR AVE				1	1959	12/14/93

Building No	Building Name	Address	Mgmt Unit	Study Area	Testing Prty	Treatmt Prty	Year Built	Survey Date
2606	FAMILY HOUSING	2606 THOR AVE				2	1959	12/14/93
2607A	FAMILY HOUSING	2607A THOR AVE				1	1959	12/14/93
2607B	FAMILY HOUSING	2607B THOR AVE				2	1959	12/14/93
2608	FAMILY HOUSING	2608 THOR AVE				2	1959	1/25/94
2609	FAMILY HOUSING	2609 THOR AVE				2	1959	12/10/93
2610	FAMILY HOUSING	2610 THOR AVE			4	2	1959	12/8/93
2611	FAMILY HOUSING	2611 THOR AVE				2	1959	12/10/93
2612	FAMILY HOUSING	2612 THOR AVE				1	1959	12/10/93
2613	FAMILY HOUSING	2613 THOR AVE				2	1959	12/10/93
2614	FAMILY HOUSING	2614 THOR AVE				1	1959	12/10/93
2616	FAMILY HOUSING	2616 THOR AVE				2	1959	1/26/94
2621	FAMILY HOUSING	2621 THOR AVE				2	1959	12/10/93
2622	FAMILY HOUSING	2622 THOR AVE				1	1959	12/10/93
2623	FAMILY HOUSING	2623 THOR AVE				2	1959	12/10/93
2624	FAMILY HOUSING	2624 THOR AVE				1	1959	12/10/93
2625	FAMILY HOUSING	2625 THOR AVE				1	1959	12/10/93
2626	FAMILY HOUSING	2626 THOR AVE				2	1959	12/10/93
2627	FAMILY HOUSING	2627 THOR AVE				2	1959	12/10/93
2628	FAMILY HOUSING	2628 THOR AVE				1	1959	12/10/93
2629	FAMILY HOUSING	2629 THOR AVE					1959	
2630	FAMILY HOUSING	2630 THOR AVE				1	1959	12/10/93
2631	FAMILY HOUSING	2631 THOR AVE				1	1959	12/10/93
2632	FAMILY HOUSING	2632 THOR AVE				2	1959	12/10/93
2633	FAMILY HOUSING	2633 THOR AVE					1959	
2634	FAMILY HOUSING	2634 THOR AVE				2	1959	12/10/93
2635	FAMILY HOUSING	2635 THOR AVE				2	1959	12/10/93
2636	FAMILY HOUSING	2636 THOR AVE				1	1959	12/10/93
2637	FAMILY HOUSING	2637 THOR AVE				1	1959	12/10/93
2638	FAMILY HOUSING	2638 THOR AVE				2	1959	12/10/93
2639	FAMILY HOUSING	2639 THOR AVE				1	1959	12/10/93
2640	FAMILY HOUSING	2640 THOR AVE				2	1959	12/10/93
2641	FAMILY HOUSING	2641 THOR AVE				2	1959	12/10/93
2643	FAMILY HOUSING	2643 THOR AVE				2	1959	12/10/93
2648	FAMILY HOUSING	2648 THOR AVE				2	1959	12/10/93
2653	FAMILY HOUSING	2653 THOR AVE				1	1959	12/10/93

Building No	Building Name	Address	Mgmt Unit	Study Area	Testing Prty	Treatmt Prty	Year Built	Survey Date
2701	FAMILY HOUSING	2701 FALCON AVE				2	1959	12/10/93
2702A	FAMILY HOUSING	2702A FALCON AVE				1	1959	12/14/93
2702B	FAMILY HOUSING	2702B FALCON AVE				2	1959	12/14/93
2702C	FAMILY HOUSING	2702C FALCON AVE				2	1959	12/14/93
2702D	FAMILY HOUSING	2702D FALCON AVE				2	1959	12/14/93
2702E	FAMILY HOUSING	2702E FALCON AVE					1959	
2702F	FAMILY HOUSING	2702F FALCON AVE				1	1959	12/14/93
2703	FAMILY HOUSING	2703 FALCON AVE				2	1959	12/10/93
2704A	FAMILY HOUSING	2704A FALCON AVE			2H	2	1959	12/8/93
2704B	FAMILY HOUSING	2704B FALCON AVE				2	1959	12/14/93
2704C	FAMILY HOUSING	2704C FALCON AVE				2	1959	12/14/93
2704D	FAMILY HOUSING	2704D FALCON AVE				1	1959	12/14/93
2704E	FAMILY HOUSING	2704E FALCON AVE				1	1959	12/14/93
2704F	FAMILY HOUSING	2704F FALCON AVE				2	1959	12/14/93
2705	FAMILY HOUSING	2705 FALCON AVE			4	2	1959	12/8/93
2706A	FAMILY HOUSING	2706A FALCON AVE				2	1959	12/10/93
2706B	FAMILY HOUSING	2706B FALCON AVE				2	1959	12/10/93
2707	FAMILY HOUSING	2707 FALCON AVE				2	1959	12/10/93
2708	FAMILY HOUSING	2708 FALCON AVE				2	1959	12/10/93
2709	FAMILY HOUSING	2709 FALCON AVE				2	1959	12/10/93
2710	FAMILY HOUSING	2710 FALCON AVE				2	1959	12/10/93
2711	FAMILY HOUSING	2711 FALCON AVE			2H	2	1959	12/7/93
2712	FAMILY HOUSING	2712 FALCON AVE				1	1959	12/10/93
2713	FAMILY HOUSING	2713 FALCON AVE				2	1959	12/10/93
2714	FAMILY HOUSING	2714 FALCON AVE				2	1959	12/10/93
2715	FAMILY HOUSING	2715 FALCON AVE				2	1959	12/10/93
2716	FAMILY HOUSING	2716 FALCON AVE			2H	2	1959	12/21/93
3001	FAMILY HOUSING	3001 SATURN DRIVE				2	1959	12/14/93
3002	FAMILY HOUSING	3002 SATURN DRIVE				2	1959	12/14/93
3003	FAMILY HOUSING	3003 SATURN DRIVE				2	1959	12/14/93
3004A	FAMILY HOUSING	3004A SATURN DRIVE				2	1959	1/27/94
3004B	FAMILY HOUSING	3004B SATURN DRIVE				2	1959	12/21/93
3005A	FAMILY HOUSING	3005A SATURN DRIVE				2	1959	12/21/93
3005B	FAMILY HOUSING	3005B SATURN DRIVE				2	1959	1/27/94
3006	FAMILY HOUSING	3006 SATURN DRIVE				1	1959	12/15/93

Attachment # 2

Griffiss AFB
SUPPLEMENTAL ENVIRONMENTAL BASELINE SURVEY (SEBS)
Parcel F11A/C
TABLE H-1 (SEPTEMBER 1994 EBS)
ASBESTOS SURVEY DISCLOSURE DATA

Bldg	Location	Quantity	Building Element	Inspection Date	Last Inspection	Number	Result	Comments
706	Youth Center		Floor Tile	90/12/11		CE910014	3	12" WHITE/BLACK. TILE OVER SAMPLE NR CE910013. SOUTH WING, HALLWAY ALONG NORTH WALL.
706	Youth Center		Floor Tile	90/12/11		CE910016	3	TILE UNDER GOLD CARPETING. SOUTH WING, S/E CORNER.
706	Youth Center		Floor Tile	90/12/11		CE910017	3	MIDDLE LAYER OF THREE. TOP LAYER NON-ASBESTOS, BOTTOM LAYER IS SAMPLE NR CE910018.
706	Youth Center		Floor Tile	90/12/11		CE910018	8	BOTTOM LAYER OF THREE. UNDER SAMPLE NR CE910017. SOUTH WING, MAIN ROOM.
706	Youth Center		Steam Pipe Insulation	90/12/11		CE910019	21	CAL-SIL TYPE INSULATION. LOCATED IN S/W CORNER OF GYM AND VESTIBULE IN N/E CORNER OF GYM.
706	Youth Center		Floor Tile	90/12/11		CE910020	5	12" BROWN TILE IN GYM.
706	Youth Center		Floor Tile	90/12/11		CE910021	14	12" WHITE TILE IN GYM.
706	Youth Center		Floor Tile	90/12/11		CE910022	ND	12" TAN. UTILITY ROOM IN N/E CORNER OF BLDG.
706	Youth Center		Transite Wallboard	90/12/11		CE910023	22	MECHANICAL ROOM.
706	Youth Center		Steam Line Fitting	90/12/11		CE910024	ND	MECHANICAL ROOM.
706	Youth Center		Mastic	90/12/11		CE910015	ND	MASTIC ON SAMPLE NR CE910014.
706	Attic Crawl Space		Steam Line Fitting	91/06/19		CE910332	ND	MUDDED FITTING. ABOVE BOYS LATRINE.
712	Facility Comments			86/00/01				90% OF ALL STEAM PIPE INSULATION IN THE MECHANICAL ROOM CONTAINS ASBESTOS AS DOES THE HOT WATER STORAGE TANK. THE COLD WATER SUPPLY LINE IS INSULATED WITH FIBERGLASS HOWEVER THE FITTING INSULATION CONTAINS ASBESTOS.
712	Room		Wall Plaster	91/03/28		CE910198	ND	
712	Hallway, East End		Floor Tile	91/05/24		CE910289	3	ALL FLOOR TILE REMOVED DURING WEEK OF 10 JUNE 91. WEST END TO BE REMOVED SOON.
712	Entrance Overhang		Transite Panel	91/09/27		CE910513	20	THERE IS APPROXIMATELY 16 SQ FT OF THIS MATERIAL ON EACH ENTRANCE OVERHANG.
724	Linen Room		Pipe Insulation	87/03/16		GM870059	25	Good condition, 25% chrysotile, 5% amosite
724	Linen Room		Pipe Insulation	87/03/16		GM870060	ND	
724	Mechanical Room		Pipe Insulation	87/07/08		GM870278	75	All asbestos was removed from this mech room in July 1988. This room is asbestos free.
724	Casual Bar, 1st flr		Ceiling Tile	88/02/04		GM880041	ND	
724	Casual Bar, 1st Flr		Ceiling Tile	88/02/04		GM880042	ND	
724	Basement Linen Room		Pipe Insulation (Inner)	90/02/03		GM900097	45	LOOKS LIKE BROWN CARDBOARD. PORTION NEXT TO PIPE. TAKEN FROM OVERHEAD PIPE NEAR ENTRANCE DOOR.
724	Basement Linen Room		Pipe Insulation (Outer)	90/04/03		GM900098	ND	OUTER COVERING OF SAMPLE NR GM900097.

Bldg	Location	Quantity	Building Element	Inspection Date	Last Inspection	Number	Result	Comments
923	First Floor Entrance		Floor Tile	91/01/30		CE910135	7	9" MEDIUM BROWN.
923	2nd Floor Meeting Room		Floor Tile	91/01/30		CE910136	4	9" TAN. THIS TILE IS IN MOST ROOMS ON THE SECOND FLOOR.
923	2nd Floor, Room 18		Floor Tile	91/01/30		CE910137	6	9" LIGHT GREEN
923	2nd Floor, Room 18		Floor Tile	91/01/30		CE910138	9	9" DARK GREEN
934	Dormitory		Steam System Insul	87/05/27				All asbestos was removed by the "A" Team and the building demolished in Jul 1988.
935	Dormitory			87/05/27				All asbestos was removed by the "A" Team and the building was demolished in Jul 1988.
2714	Family Housing Unit	None dtctd		88/06/01				This building is asbestos free.
2716	Family Housing Unit	None dtctd		88/06/01				This building is asbestos free.
3114	Garage		Drain Pipe Insulation	89/12/08		GM891064	ND	WOODHAVEN, 8 UNIT.
6330	Water Tower Pit		Pipe Insulation	88/03/22		GM880136		
6365	Fire Training Support Building			94/01/11				ASBESTOS FREE, METAL CONSTRUCTION, ELECTRIC HEAT. THE FIRE TNG BUILDING IS ALSO ASBESTOS FREE.

Attachment # 3

Griffiss AFB
SUPPLEMENTAL ENVIRONMENTAL BASELINE SURVEY (SEBS)
Parcel F11A/C
TABLE H-2 (MARCH 1997 EBS)
ASBESTOS SURVEY DISCLOSURE DATA

Table H-2: Asbestos Survey Disclosure Data
Space Detail Report for Griffiss Air Force Base

Building : 712 VOQ

Space	ID	Material ID		Quantity		Priority	RF1	RF4	RF5	RF6	Lab Results	Comments
EXT	Floor:	0X	Exterior			8						No suspected asbestos containing material in space.
	NNN	Piping - Unspecified Type		3500	Sq. Ft.	8	?	?	?	?	Assumed Neg	Foam rubber, non-asbestos containing material.
MECH	Floor:	1B	Mechanical Room			2						
	004	Mech Equip. - Tank		138	Sq. Ft.	2	1	5	6	0	Positive	
	005	Mech Equip. - Heat Exchanger		27	Sq. Ft.	2	1	5	6	0	Positive	
	006	Piping - Steam				2	1	5	6	0	Positive	
	007	Fitting - Steam		90	No. Fittings	2	1	5	6	0	Positive	
	008	Fitting - Domestic Water Fitting		14	No. Fittings	2	1	5	6	0	Positive	Mud fittings on fiberglass line.
	009	Ceiling - Mastic		320	Sq. Ft.	2	1	2	1	0	Negative	
	NNN	Domestic Hot Water Tank			Sq. Ft.	2	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing. Under metal jacket
	NNN	Piping - Unspecified Type			Sq. Ft.	2	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.
	NNN	Door Core Insulation / Fire Door			Sq. Ft.	2	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.
	NNN	Ceiling - Unspecified Type			Sq. Ft.	2	?	?	?	?	Assumed Neg	Volcanic pumice, non-asbestos containing material.

Table H-2: Asbestos Survey Disclosure Data
Space Detail Report for Griffiss Air Force Base

Building : 712 VOQ

Space	ID	Material ID		Quantity		Priority	RF1	RF4	RF5	RF6	Lab Results	Comments
RES1	Floor:	01	Residential Space			1						
	001	Ceiling - Sheetrock		408	Sq. Ft.	1	1	2	1	0	Negative	Space above ceiling inaccessible; thermal system insulation may be present.
	001	Wall - Sheetrock		3400	Sq. Ft.	1	1	5	1	0	Negative	Wall and ceiling material considered identical.
	002	Wall - Plaster		19000	Sq. Ft.	1	1	5	0	0	Negative	
	002	Ceiling - Plaster		10000	Sq. Ft.	1	1	2	0	0	Negative	Wall and ceiling material considered identical.
	008	Fitting - Domestic Water Fitting		2	No. Fittings	1	1	2	6	0	Positive	Mud fittings on fiberglass line.
	AAA	Floor - Vinyl Composite Tile		5500	Sq. Ft.	1	2	8	0	0	Assumed Pos	12" x 12" tan with white streaks; 9" x 9" brown with white streaks; tan with brown streaks.
	AAA	Ceiling - Transite		90	Sq. Ft.	1	1	2	0	0	Assumed Pos	
	NNN	Piping - Unspecified Type		11000	Sq. Ft.	1	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.
	NNN	Insulation Batts			Sq. Ft.	1	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing. Above ceiling.
	NNN	Wall - Board			Sq. Ft.	1	?	?	?	?	Assumed Neg	Wood.
RES2	Floor:	02	Residential Space			7						
	002	Wall - Plaster		10000	Sq. Ft.	7	2	5	0	0	Negative	Space above ceiling inaccessible; thermal system insulation may be present.
	002	Ceiling - Plaster		6000	Sq. Ft.	7	2	2	0	0	Negative	Wall and ceiling material considered identical.
	AAA	Floor - Vinyl Composite Tile		5600	Sq. Ft.	7	1	8	0	0	Assumed Pos	12" x 12" tan with white streaks; 9" x 9" brown with white streaks, tan with brown streaks.
	NNN	Piping - Unspecified Type		6000	Sq. Ft.	7	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.
	NNN	Wall - Board			Sq. Ft.	7	?	?	?	?	Assumed Neg	Wood.
ROOF1	Floor:	1R	Roof			7						
	AAA	Roof - Asphalt And Gravel		40	Sq. Ft.	7	2	8	0	0	Assumed Pos	
ROOF2	Floor:	1R	Roof			7						
	AAA	Roof - Asphalt And Gravel		40	Sq. Ft.	7	2	8	0	0	Assumed Pos	
ROOF3	Floor:	2R	Roof			7						
	AAA	Roof - Asphalt And Gravel		3100	Sq. Ft.	7	2	8	0	0	Assumed Pos	Peaked roof.

Table H-2: Asbestos Survey Disclosure Data
Space Detail Report for Griffiss Air Force Base

Building : 712 VOQ

Space	ID	Material ID		Quantity		Priority	RF1	RF4	RF5	RF6	Lab Results	Comments
ROOF4	Floor:	2R	Roof			7						
	AAA	Roof - Asphalt And Gravel		3100	Sq. Ft.	7	2	8	0	0	Assumed Pos	Peaked roof.
ROOF5	Floor:	3R	Roof			7						
	AAA	Roof - Asphalt And Gravel		7800	Sq. Ft.	7	2	8	0	0	Assumed Pos	Peaked roof.
STOR1	Floor:	02	Storage			8						
	002	Ceiling - Plaster		98	Sq. Ft.	8	1	2	0	0	Negative	Space above ceiling inaccessible; thermal system insulation may be present.
STOR2	Floor:	02	Storage			8						
	002	Ceiling - Plaster		98	Sq. Ft.	8	1	2	0	0	Negative	Space above ceiling inaccessible; thermal system insulation may be present.
TOIL1	Floor:	01	Toilet/bathroom			8						
	001	Wall - Sheetrock		363	Sq. Ft.	8	1	5	1	0	Negative	Space includes inaccessible pipe chase; thermal system insulation may be present. Space above ceiling inaccessible; thermal system insulation may be present.
	002	Ceiling - Plaster		69	Sq. Ft.	8	1	2	0	0	Negative	Wall and ceiling material considered identical.
TOIL10	Floor:	02	Toilet/bathroom			8						
	002	Wall - Plaster		342	Sq. Ft.	8	1	5	0	0	Negative	Space includes inaccessible pipe chase; thermal system insulation may be present. Space above ceiling inaccessible; thermal system insulation may be present.
	002	Ceiling - Plaster		72	Sq. Ft.	8	1	2	0	0	Negative	Wall and ceiling material considered identical.

Table H-2: Asbestos Survey Disclosure Data
Space Detail Report for Griffiss Air Force Base

Building : 712 VOQ

Space	ID	Material ID		Quantity		Priority	RF1	RF4	RF5	RF6	Lab Results	Comments
TOIL2	Floor:	01	Toilet/bathroom			8						
	001	Wall - Sheetrock		186	Sq. Ft.	8	1	5	1	0	Negative	Space includes inaccessible pipe chase; thermal system insulation may be present. Space above ceiling inaccessible; thermal system insulation may be present.
	002	Wall - Plaster		177	Sq. Ft.	8	1	5	0	0	Negative	
	002	Ceiling - Plaster		69	Sq. Ft.	8	1	2	0	0	Negative	Wall and ceiling material considered identical.
TOIL3	Floor:	01	Toilet/bathroom			8						
	002	Ceiling - Plaster		72	Sq. Ft.	8	1	2	0	0	Negative	Space includes inaccessible pipe chase; thermal system insulation may be present. Space above ceiling inaccessible; thermal system insulation may be present. Wall and ceiling material considered identical.
	002	Wall - Plaster		342	Sq. Ft.	8	1	5	0	0	Negative	
TOIL4	Floor:	01	Toilet/bathroom			8						
	002	Ceiling - Plaster		169	Sq. Ft.	8	1	2	0	0	Negative	Space includes inaccessible pipe chase; thermal system insulation may be present. Space above ceiling inaccessible; thermal system insulation may be present. Wall and ceiling material considered identical.
	002	Wall - Plaster		844	Sq. Ft.	8	1	5	0	0	Negative	
TOIL5	Floor:	01	Toilet/bathroom			8						
	002	Wall - Plaster		342	Sq. Ft.	8	1	5	0	0	Negative	Space includes inaccessible pipe chase; thermal system insulation may be present. Space above ceiling inaccessible; thermal system insulation may be present.
	002	Ceiling - Plaster		72	Sq. Ft.	8	1	2	0	0	Negative	Wall and ceiling material considered identical.

Table H-2: Asbestos Survey Disclosure Data
Space Detail Report for Griffiss Air Force Base

Building : 712 VOQ

Space	ID	Material ID		Quantity		Priority	RF1	RF4	RF5	RF6	Lab Results	Comments
TOIL6	Floor:	01	Toilet/bathroom			8						Space above ceiling inaccessible; thermal system insulation may be present. Space includes inaccessible pipe chase; thermal system insulation may be present.
	002	Ceiling - Plaster		69	Sq. Ft	8	1	2	0	0	Negative	Wall and ceiling material considered identical.
	002	Wall - Plaster		363	Sq. Ft.	8	1	5	1	0	Negative	
	003	Floor - Vinyl Composite Sheet		32	Sq. Ft.	8	1	8	0	0	Negative	Tan with 1" squares.
TOIL7	Floor:	01	Toilet/bathroom			8						Space includes inaccessible pipe chase; thermal system insulation may be present. Space above ceiling inaccessible; thermal system insulation may be present.
	002	Wall - Plaster		363	Sq. Ft.	8	1	5	0	0	Negative	
	002	Ceiling - Plaster		69	Sq. Ft.	8	1	2	0	0	Negative	Wall and ceiling material considered identical.
	003	Floor - Vinyl Composite Sheet		32	Sq. Ft.	8	1	8	0	0	Negative	Tan with 1" squares.
TOIL8	Floor:	02	Toilet/bathroom			8						Space includes inaccessible pipe chase; thermal system insulation may be present. Space above ceiling inaccessible; thermal system insulation may be present.
	002	Wall - Plaster		342	Sq. Ft.	8	1	5	0	0	Negative	
	002	Ceiling - Plaster		72	Sq. Ft.	8	1	2	0	0	Negative	Wall and ceiling material considered identical.
TOIL9	Floor:	02	Toilet/bathroom			8						Space includes inaccessible pipe chase; thermal system insulation may be present. Space above ceiling inaccessible; thermal system insulation may be present.
	002	Ceiling - Plaster		169	Sq. Ft.	8	1	2	0	0	Negative	Wall and ceiling material considered identical.
	002	Wall - Plaster		844	Sq. Ft.	8	1	5	0	0	Negative	

NEW YORK STATE OF OPPORTUNITY | Empire State Development

May 1, 2019

Orgill, Inc.
Eric Divelbiss
EVP & CFO
4100 S Houston Levee Rd
Collierville, TN 38017

Dear Mr. Divelbiss :

On behalf of New York State and Empire State Development, please let me express our enthusiasm for working with you and Orgill, Inc. to undertake its business development project in New York State as described in the attached Incentive Proposal.

Please review the attached Incentive Proposal to see how New York State and Empire State Development are prepared to assist Orgill, Inc. in establishing a northeast distribution center in New York State. If you choose to accept our offer, please acknowledge your decision by signing the attached Incentive Proposal Term Sheet and Affirmation page and returning one copy to me within 60 days of the date of this letter. We look forward to working with you on this exciting project. Please contact Gio Holmquist at (518) 292-5203 with any questions.

Sincerely,

Giovanni Holmquist

cc: Greg Mailman

Attachments

NEW YORK STATE OF OPPORTUNITY | Empire State Development

Orgill, Inc. **Schedule Revision** ☐

ESD Incentive Proposal Term Sheet

Date: May 1, 2019

General Information

Contact Name & Mailing Address	Eric Divelbiss 4100 S Houston Levee Rd Collierville, TN 38017		
Email	edivelbiss@orgill.com	**Phone:** (901) 754-8850	
Type of Business	Distribution Center		
Project Location address(es)	Atlas Drive, Rome, NY 13441	**Region:** Mohawk Valley	
Project Description	This new warehouse facility will serve Orgill's current and future customers in the Northeastern U.S.. This facility will be Orgill's first warehouse in the Northeast portion of the US.		

Project Information*

*Based on the Company's project information submissions of a CFA or PIW

Net New Job Commitment (refer to attached Preliminary Schedule of Benefits):	225	**Full-time equivalent employees at all NYS Locations:**	0
Full-time equivalent employees at Project Location(s):	0	**Part-time or Seasonal Employees, or Full-time Contract Employees at Project Location(s):**	0
Total Project Budget:	$68,000,000	**Total Qualifying Investments:**	$25,000,000
Project Commencement:	7/1/2019	**Project Completion:**	1/1/2022

Incentives

Excelsior Award Amount Up to:	$3,500,000
Non-ESD Assistance (estimate)	TBD

This proposal expires 60 sixty days from the date of this offer unless endorsed below and received by ESD prior to the expiration date. Please see the Affirmation page at the end of this document, which must be completed, signed and notarized for this Incentive Proposal to be considered accepted.

INCENTIVE PROPOSAL – GENERAL TERMS AND CONDITIONS

This **Incentive Proposal** outlines the general terms and conditions of the incentive package being offered by Empire State Development ("ESD")* to assist with a qualifying job creation and/or retention project. This offer is subject to the completion of any applicable environmental and historic review requirements, applicable statutes, and compliance with program requirements.

* The New York State Department of Economic Development and the New York State Urban Development Corporation, d/b/a Empire State Development, are collectively referred to as ESD.

Definition of Net New Full-time Permanent Employee: (i) a full-time, permanent, private-sector employee on the Recipient's payroll, who has worked at the Project Location for a minimum of 35 hours per week for more than six months of a year and who is entitled to receive the usual and customary fringe benefits extended by Recipient to other employees with comparable rank and duties; or (ii) two part-time, permanent, private-sector employees on Recipient's payroll, who have worked at the Project Location for a combined minimum of 35 hours per week for more than six months of a year and who are entitled to receive the usual and customary fringe benefits extended by Recipient to other employees with comparable rank and duties.

Definition of Full-time Contract Employee: a full-time private sector employee who is not on the Recipient's payroll but who works exclusively for the Recipient at the project location for a minimum of 35 hours per week for more than six months of the year, providing services that would otherwise be provided by a Full-time Permanent Employee.

Jobs transferred from employment with another business located in the State including from a related person in this State are not net new jobs for purposes of the employment commitment.

Definition of Qualified Investment: investment in tangible property (including a building or a structural component of a building) owned by a business enterprise which: (a) is depreciable pursuant to section one hundred sixty-seven of the internal revenue code; (b) has a useful life of four years or more; (c) is acquired by purchase as defined in section one hundred seventy-nine (d) of the internal revenue code; (d) has a situs in this state; and (e) is placed in service in the state on or after the date the certificate of eligibility is issued to the business enterprise.

New York State Job Bank: ESD encourages the Recipient to post, to the maximum extent feasible, job openings associated with this project through the New York State Job Bank, where New Yorkers can view the region in which they live, see which industries are growing and find out what jobs are available in various economic sectors. Job listing options include:

- Self-posting – No cost service allows businesses to manage their job orders throughout the recruitment process. http://newyork.us.jobs
- Indexing – No cost service to allow jobs posted on your company website to upload daily to the New York State
  Job Bank. http://us.jobs/indexingrequest.asp

APPROVED BY:	ACCEPTED BY OR ON BEHALF OF:
Greg Mailman Sr. Vice President, Tax Incentives Albany, NY 12245 Phone: (518) 292-5743	Orgill, Inc. Eric Divelbiss EVP & CFO Collierville, TN 38017 Phone: (901) 754-8850

For ESD Internal Use Only:

Job Growth Track	X	Investment Track		Project # 132,811	CFA #

ENVIRONMENTAL AND HISTORIC REVIEW REQUIREMENTS

Approval of funding by ESD, a public benefit corporation of the State of New York, requires compliance with environmental, historic and smart growth review requirements under New York State regulations. The information below provides a brief guide to the review processes. If you have any questions about the required documentation or how to proceed in these areas, please contact ESD's Planning & Environmental Review Office at (212) 803-3252 or 3253. **Physical work on an ESD-funded project may not be started prior to the completion of any necessary environmental, historic and/or smart growth review.**

ENVIRONMENTAL REVIEW UNDER STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)(6 NYCRR PART 617)

- Projects or physical activities, such as construction or other activities that may affect the environment by changing the use, appearance or condition of a site or structure require review under SEQRA. Certain listed activities are not subject to any review because they involve actions with little, if any, environmental impact, referred to as "Type II" Actions. Conversely, SEQRA also includes a list of actions that are assumed to be more apt to result in impacts, referred to as "Type I" Actions, which are subject to formal review. If a proposed action is neither listed on the Type II or Type I lists, it is referred to as an "Unlisted Action" and is also subject to review under SEQRA.
- The applicant must demonstrate compliance with SEQRA if the project does not meet the definition of a Type II Action. If SEQRA review is required for the project, the review must be completed by a lead agency such as a municipal planning or zoning board, common council, county industrial development agency, or state regulatory or funding agencies.
- Please note that if the project consists of more than one phase, a SEQRA review must be completed for all known or reasonably foreseeable phases of the project, not only the phase that is the subject of ESD funding.. An environmental review of only a portion of a project constitutes improper segmentation under SEQRA and is not accepted except in special circumstances.
- Required SEQRA documentation:

  If the project has already been determined to have no significant effect on the environment, the following two documents must be provided:

  1. Environmental Assessment Form (EAF) –Short EAF or Full EAF, as appropriate for the project. All parts must be fully completed and approved by the lead agency that reviewed the project; and
  2. Negative Declaration

  (Note: If the project was approved by a lead agency on or after October 7, 2013, the new EAFs must be used and a separate Negative Declaration form is not required.)

  If a Positive Declaration was made for the project, indicating that the project may have a significant adverse impact on the environment, the following documents must be provided:

  1. Draft and Final Environmental Impact Statement (DEIS and FEIS) – digital copy is preferable; and
  2. Lead Agency Statement of Findings

ESD INCENTIVE

Excelsior Jobs Program

Businesses may qualify for refundable tax credits under the Excelsior Jobs Program, as indicated in the Preliminary Schedule of Benefits. The Preliminary Schedule of Benefits means the maximum aggregate amount of each component of the Excelsior tax credit that your business may claim in each of its years of eligibility provided it meets the established commitments indicated in the Schedule.

The components of the Excelsior Jobs Program Credits will be based on the actual wages of the net new jobs created, qualifying capital investments, eligible research and development expenditures made for each year and eligible real property taxes paid on the property at the project location(s).

Please note, the jobs component of the Excelsior Jobs Program Credits indicated in the Schedule is based upon the creation of the required number of net new jobs in NYS at the project location by June 30th of each year in the Schedule. For example, if the net new job commitment is 25 jobs for 2018, then the jobs must be in place by June 30, 2018 in order to be counted towards the commitment for that year.

CONSOLIDATED FUNDING APPLICATION (CFA)

If your business accepts this offer, it must complete an online consolidated funding application (CFA) before it can be officially admitted into the Excelsior Jobs Program. To access the CFA, and any related materials, please visit http://nyworks.ny.gov. Once completed, your business will be admitted into the Excelsior Jobs Program and issued a Certificate of Eligibility. Expenses (i.e. wages for new jobs) incurred on or after the date your business accepts this offer may be included in the calculation of the Excelsior Jobs Program credit. Expenses incurred prior to the date your business accepts this offer are not eligible to be included in the calculation of the credit.

ELIGIBILITY

Admittance into the Program does not by itself guarantee eligibility to claim the tax credit. To claim each year's tax credit, the business must complete and submit a Performance Report provided by ESD demonstrating that it satisfies the eligibility criteria specified in 5 NYCRR §191.2.

After review of the Performance Report and finding it sufficient, a Certificate of Tax Credit shall be issued indicating the appropriate amount of each component of the credit the approved business may claim based on actual job creation, investments, research and development expenditures or eligible real property taxes.

If your business has the investment tax credit component of Excelsior included in the Preliminary Schedule of Benefits, the business may not claim both the investment tax credit component of the Excelsior Jobs Program and the "as of right" NYS Investment Tax and Employment Incentive credits on the same qualified investments. You must choose to claim one or the other and you should consult your tax advisor for guidance on this important decision. Once the decision is made, it is irrevocable.

Orgill, Inc.

ESD INCENTIVE PROPOSAL AFFIRMATION

AFFIRMATION

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

The Undersigned, being duly sworn, deposes and says:

1. I, Eric Overboss, am the CFO of Orgill (the "Recipient"), a [corporation, limited liability company or partnership] that is duly organized and validly existing under the laws of Tennessee, and is authorized to do business and is in good standing in the State of New York.

2. I have read and know the contents of the Incentive Proposal prepared by the New York State Urban Development Corporation d/b/a Empire State Development ("ESD") dated the 1st day of May, 2019.

3. I have reviewed all of the information provided by the Recipient to ESD to assist in ESD's preparation of the Incentive Proposal, including information provided on Recipient's behalf by third-party consultants

4. I know all of the information provided by Recipient or its third-party consultants to be true and complete in all material respects. To the extent such information involves projections about future performance, these projections have been prepared in good faith, based upon reasonable assumptions.

5. Recipient did not make a decision to undertake the project described in the Incentive Proposal prior to the date of this Incentive Proposal.

6. Recipient hereby accepts the terms of the Incentive Proposal.

7. Receipt of the Incentive Proposal was a material factor in Recipient's decision to undertake the above-referenced project.

8. Recipient agrees to allow the Department of Taxation and Finance to share Recipient tax information with Empire State Development.

9. Recipient authorizes the Commissioner of Labor to disclose, to employees of both the New York State Department of Labor, the New York State Department of Economic Development, and the Urban Development Corporation, (dba Empire State Development), all records filed by the Recipient in making Unemployment Insurance (U.I.) reports and contributions required by State Labor and Tax Law, including, but not limited to, all information contained in or relating to the quarterly combined withholding, wage reporting and U.I. returns, the registration for U.I., the New Hire file, and all records of U.I. delinquencies. In addition, this authorization shall include all information contained in any survey reports requested by the Department of Labor on behalf of the U.S. Department of Labor, Bureau of Labor Statistics including, but not limited to, the Current Employment, Occupational Employment, multiple worksite, and annual refiling surveys. The use of information and records released pursuant to this authorization shall be limited to government purposes concerning the Recipient and assistance described in this incentive proposal to monitor compliance with worker protection laws and with the conditions and requirements associated with the financial assistance being requested; and the use of information and records released pursuant to this authorization shall be limited to government purposes concerning the certification of this company for Excelsior Jobs Program benefits under Article 17 of the Economic Development Law, monitoring compliance with Excelsior Jobs Program requirements, including compliance with worker protection laws, and reviewing the performance of the Excelsior Jobs Program.

10. Recipient certifies, under penalty of perjury, that the Recipient is in substantial compliance with all environmental, worker protection, and local, state and federal tax laws.

11. Recipient agrees to allow the Department of Labor to contact Recipient's Human Resources department (or other relevant department) for the purpose of listing open jobs on the New York State Job Bank.

- If your SEQRA review has not yet been completed, please provide in an addendum to this application information about the status of the review and designated lead agency for the review, and submit "Part 1" of a Short EAF or Full EAF as appropriate for your project. Subsequent EAF Parts are completed by the lead agency based upon the information you include in Part 1.

For further information about SEQRA, please visit the New York State Department of Environmental Conservation's web site at http://www.dec.ny.gov.

HISTORIC REVIEW

- Projects involving a building, structure, district, or site, including underground or underwater sites, listed on or eligible for listing on the State or National Register of Historic Places (S/NRHP) must be evaluated by the State Historic Preservation Office (SHPO) of the New York State Office of Parks, Recreation and Historic Preservation in accordance with Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law.

- Buildings that are more than 50 years old and/or those that are historically, architecturally, or culturally significant, as well as project locations wholly or partially within an identified archeologically-sensitive area or a land area that typically contains archeological resources, may meet the eligibility criteria for S/NRHP listing.

- The applicant must demonstrate compliance with Section 14.09. In order to initiate the SHPO consultation process, the applicant must submit the project for review by SHPO through the Cultural Resources Information System (CRIS) found at https://cris.parks.ny.gov/Default.aspx. Upon completion of the SHPO consultation process, SHPO will determine whether or not the project will have an adverse impact on historical or cultural resources and will provide a letter of comment on the project.

- Required SHPO documentation:
  - Letter of No Adverse Impact determination or
  - Letter of Resolution – required if SHPO determines that the project will have an Adverse Impact on historic or cultural resources.

Signature: Eric [illegible] Title: CFO Date: 5/26/2019

Morgan Horner

Notary Signature

NOTARY PUBLIC (Please affix stamp here)

MORGAN HORNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

My Commission Expires Feb.1, 2022

Excelsior Jobs Program
Preliminary Schedule of Benefits
Orgill Inc.

Benefit Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	Totals
Employment										
Net New Job Commitments in NYS	175	185	195	210	225	225	225	225	225	225
Excelsior Jobs Credit (Maximum Available)	$277,778	$293,651	$309,524	$333,333	$357,143	$357,143	$357,143	$357,143	$357,143	$3,000,000
Investments										
Qualified Investment Commitments in NYS	$25,000,000	$0	$0	$0	$0	$0	$0	$0	$0	$25,000,000
Excelsior ITC (Maximum Available)	$500,000	$0	$0	$0	$0	$0	$0	$0	$0	$500,000
Total Value of Credits	**$777,778**	**$293,651**	**$309,524**	**$333,333**	**$357,143**	**$357,143**	**$357,143**	**$357,143**	**$357,143**	**$3,500.000**

ORGILL

Worldwide Distribution & Retail Services

ORGILL, INC.

June 19, 2019

Mr. David C. Grow, Chairman
Oneida County Industrial Development Agency
584 Phoenix Drive
Rome, New York 13441

Re: Orgill, Inc. Application for Financial Assistance

Dear Chairman Grow and Members of the Board:

This letter is respectfully submitted in support of our request for a reduced Agency fee at the rate of one quarter of one percent of the estimated total project cost. This would result in a total Agency fee of $177,500.00 in addition to the Agency's legal fees in the amount of $150,000.00. The proposed Agency fee is reduced from the standard agency fee by $25,000.00.

As provided within our application to the Board, the estimated total project cost is $71,177,500.00. The project is expected to create one hundred and sixty (160) construction jobs starting in the Spring of 2020 and two hundred and twenty-five (225) full-time jobs within five years of project completion with eighty-five percent or more of such jobs projected to be filled by the local workforce. We estimate an annual payroll of over $9,000,000 plus benefit costs. We are excited about the economic stimulus that this project will offer the City and surrounding region and the efficiencies created for our distribution network.

As shown above, our company intends to make a substantial monetary investment in the community. However, we operate in a highly competitive market, and therefore, must contain costs. The fee adjustment will advance our plans to situate this project within the City of Rome.

We respectfully request your consideration of this request. We look forward to working together to further a thriving economy and community.

Sincerely,

Eric Divelbiss,

Chief Financial Officer and Executive Vice President

4840-3420-2266, v. 2

4100 S Houston Levee Rd - P.O. Box 140, Memphis, TN 38101 USA Phone: 901-754-8850 Fax: 901-752-8989

SITE LEGEND:

- PROPERTY LINE
- WETLANDS

KEY NOTES:

A. STANDARD PAVEMENT SECTION
B. HEAVY DUTY PAVEMENT SECTION
C. LIGHT POLE AND CONCRETE BASE
D. CONCRETE SIDEWALK
E. CURB RAMP
F. ADA STRIPPING AND SIGNAGE (TYP.)
G. CONCRETE CURB (TYP.)
H. "STOP" SIGN
I. DUMPSTER ENCLOSURE
J. RIPRAP
K. BIORETENTION AREA - SEE DETAIL SHEET CX00
L. CURB CUT (TYP.)
M. RETAINING WALL - SEE DETAIL SHEET CX00

N

0 150 300 450 FT
1" = 150 SCALE BAR

SKYLINE SITE

ACRO DESIGN/BUILD INC
380 INTERSTATE NORTH PKWY
ATLANTA, GA 30339

BERGMANN
ARCHITECTS ENGINEERS PLANNERS

Bergmann Associates, Architects, Engineers,
Landscape Architects & Surveyors, D.P.C.
280 East Broad Street
Suite 200
Rochester, NY 14604

office: 585.232.5135
fax: 585.232.4652

www.bergmannpc.com

DATE	DESCRIPTION

KEY PLAN

PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED _____ UNDER THE LAWS OF THE (state, commonwealth or district) OF _____, LICENSE NO. _____
EXPIRATION DATE: _____

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE (year) ENERGY CONSTRUCTION CONSERVATION CODE OF THE (state, commonwealth or district) OF _____

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Note:
Unauthorized alteration or addition to this drawing is a violation of the New York State Education Law Article 145, Section 7209.

Principal Investigator	Project Manager
A.HART	A. HART
Designed By	Drawn By
C. KNAEMER	C.KNAEMER
Date Issued	
08/14/19	

CONCEPTUAL SITE PLAN

Drawing Number

CP-01

SHEET 1 OF 1

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ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY 28-May-19
COST/BENEFIT ANALYSIS
Required by §859-a(3) of the
New York General Municipal Law

Name of Applicant: Independence

Description of Project: 790,000 Sq ft distribution center

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: Warehousing/Distribution

Estimated Date of Completion of Project: Jan-22

Type of Financing/ Structure:

	Tax-Exempt Financing
	Taxable Financing
	Sale/ Leaseback
X	Other: Lease Leaseback

Type of Benefits being Sought by Applicant:

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

Project Costs

Land		$ 1,700,000
Existing Building		
Existing Bldg. Rehab		
Construction of New Building		$ 42,360,000
Installation		$ 4,600,000
Engineering/ Architectural Fees		$ 465,000.00
Machinery & Equipment		$ 11,700,000
Fixtures		$ 8,700,000
Legal Fees (Bank, Bond, Transaction, Credit Provider, Trustee		$ 150,000
Finance Charges (Title Insurance, Environmental Review, Bank Commitment Fee, Appraisal, Etc.)		$ 1,000,000
Other Fees/Permits		$ 325,000
Other (provide detail)	**EQUIPMENT**	
AGENCY FEE		$ 202,500
TOTAL COST OF PROJECT		$ 71,202,500

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	0	$ -
Created Jobs FTE (over three years)	225	$ 45,000.00
Retained Jobs	0	$ -

Earnings Information for Oneida County

Average Salary of Direct Jobs for Applicant	$ 45,000
Average of County Indirect Jobs	$ 25,000
Average of Construction Jobs	$ 32,000

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

Construction Person Years of Employment: 235

Calculation of Benefits (3 Year Period)

		Total Earnings	Revenues
Direct Jobs			
	Created	$ 30,375,000	$ 1,290,938
	Existing	$ -	$ -
Indirect Jobs			
	Created	$ 42,187,500	$ 1,792,969
	Existing	0	0
Construction - only one year			
	Person Years	$ 7,513,600	$ 319,328
TOTALS Calculation of Benefits (3 Year Period)		$ 80,076,100	$ 3,403,234

TAXABLE GOODS & SERVICES

		Spending Rate	Expenditures	State & Local Sales Tax Revenues
Direct Jobs				
	Created	36%	$ 10,935,000	$ 1,066,163
	Existing	0.36	$ -	$ -
Indirect Jobs				
	Created	0.36	$ 15,187,500	$ 1,480,781
	Existing	0.36	$ -	$ -
Construction - only one year				
	Person Years	0.36	$ 2,704,896	$ 263,727
TOTAL TAXABLE GOODS & SERVICES			$ 28,827,396	$ 2,810,671

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.

		City Inner District
Tax Rate for School District where facility is located:	31.63407355	2018-2019
Tax Rate for Municipality where facility is located:	20.1959	2019
Tax Rate for County:	9.980341	2019
	60.048565	

Real Property Taxes Paid: $ 918,743

COSTS:

Real Property Taxes Abated on Improvements Only (3 yr. Period):	$ 12,389,590	Amount of Taxes that would be abated by applying PIL
Mortgage Tax Abated (.75%)	$ 253,125	
Estimated Sales Tax Abated During Constructions Period (8.75%)	$ 4,200,000	(40% of the construction and Rehab costs times the NYS & Local Sales tax) FF&E

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

PROJECT ORGILL

ROME, NY

June 12, 2019

ORGILL

ARCO DESIGN/BUILD

ADB DESIGN SERVICES

ARCH D 24x36

SITE LEGEND:

- PROPERTY LINE
- WETLANDS

KEY NOTES:

A. STANDARD PAVEMENT SECTION
B. HEAVY DUTY PAVEMENT SECTION
C. LIGHT POLE AND CONCRETE BASE
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Project Manager: A.HART
Checked by: A. HART
Designed by: C. KRAEMER
Drawn by: C.KRAEMER
Date Issued: 06/14/19

CONCEPTUAL SITE PLAN

Drawing Number:

CP-01

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