TERMS OF FINANCIAL ASSISTANCE
Board Summary – Dec 8, 2023

General Project Information

Company: **MVEDGE (Danfoss as sub-tenant)**

Description of Project: Flex Space at Marcy Nanocenter
EDGE intends to build, under Phase 1, a 60,000 SF Flex Space building on a portion of a 17 +/- acre site, owned by EDGE, at the Marcy Nanocenter. This site has been master-planned as a supply chain site to support the semiconductor and advanced electronics industry. EDGE has secured all permitting approvals for the project. The site is pre-permitted to support up to 150,000 SF of supply chain space (Phase 1 building can be expanded to 120,000 SF and the site can also support a free standing 30,000 SF building). The Flex Space project will provide light manufacturing, office, labs/technology and logistics/warehousing space for supply chain companies to support the full build out of the Marcy Nanocenter site. The estimated Flex Space construction project cost is $14.48M.

Danfoss will be responsible for fit out of its 43,982 SF of leased space (racking in warehouse, locker rooms, break area, furnace in test/assembly, demising of offices, purchase and installation of office furniture workstations, computers, telecom/server and test/assembly areas). Test/assembly space will have bench tools for test/assembly of power modules. Estimated costs are $10,650,000.

The remaining 16,018 SF will be shelled and demised for other users related to growing a regional ecosystem for the semiconductor, and advanced electronics industry. This space is currently not pre-leased although EDGE has had discussions with potential firms and is actively marketing the Flex Space Site.

Type of Facility: Industrial

Will Project involve the abandonment of a facility? No

Request for Financial Assistance

Sales tax exemption: (estimated value **$_61,500**)

Mortgage recording tax exemption: (estimated value **$ 66,050**)

PILOT: Total estimated PILOT payments over 49 years: **$ 8,587,378**

Length of PILOT: **49** years

Affected Tax Jurisdictions: Oneida County, Town of Marcy, Whitesboro Central School District, Dunham Public Library, Maynard Fire Department

Describe PILOT Payments: **PIF PILOT** – Deviation from UTEP - See attachment to application

Current real estate taxes: **Tax Exempt**

Company Obligations for Financial Assistance – Danfoss

Current FTEs to be retained: **295** in County: **100%**

FTEs to be created at Facility: **51** in County: **100%**

Date when created FTEs to be filled: **3** years

ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

OCIDA

APPLICATION FOR FINANCIAL ASSISTANCE

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

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

Mohawk Valley EDGE Flex Space Bldg -Marcy Nanocenter

Project Name

Date of Submission December 1, 2023

Important Notes to Applicant:

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

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

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

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

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

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

Part I: Applicant Information

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

Applicant

1(a) Applicant's Legal Name: Economic Development Growth Enterprises Corporation (dba

1(b) Principal Address: 584 Phoenix Dr.
Rome, NY 13441

1(c) Telephone/Facsimile Numbers: (315) 338-0393 (Office) Fax (315) 338-5694

1(d) Email Address: sjdimeo@mvedge.org

1(e) Federal Identification Number: _____

1(f) Contact Person: Steven J. DiMeo President & CEO

1(g) Is the Applicant a

[✓] Corporation:
If Yes, Public [ ] Private [✓]
If public, on which exchange is it listed? [ ]

[ ] Subchapter S
[ ] Sole Proprietorship
[ ] General Partnership
[ ] Limited Partnership
[ ] Limited Liability Corporation/Partnership
[ ] Single-Member LLC (name and EIN below):

Name: _____
EIN #: _____

[ ] DISC
[ ] Other(specify) _____

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

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

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

Name	Address	Percentage of Ownership
Applicant is a New York not-for-profit corporation and is exempt from federal income taxation under Section 501 (C) (3) of the Internal Revenue Code of 1976, as amended. No person or entity has any equity holding in applicant.		

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

Applicant is the sole member of 5900 Success Drive Realty LLC, a New York limited liability company. Thus, applicant is the parent company of 5900 Success Drive Realty, LLC.

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

Applicant's Counsel and Accountant

3(a) Applicant's Attorney

Name/Title:	Joseph E. Saunders
Firm:	Saunders Kahler L.L.P
Address:	185 Genesee St
	Utica, NY 13501
Telephone/Fax:	(315) 733-0419
Email:	jsaunders@saunderskahler.com

3(b) Applicant's Accountant

Name/Title:	Nicole E. Chubbuck, CPA Partner
Firm:	D'Arcangelo & Co. LLP
Address:	200 E. Garden St. P.O. Box 4300
	Rome, NY 13440
Telephone/Fax:	315 336-9220 Fax (315) 336-0836
Email:	nchubbuck@darcangelo.cpa

Business Description

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

Mohawk Valley EDGE is a private Not-For-Profit regional economic development corporation, that serves Oneida and Herkimer Counties. Created by a unique collaboration between public and private sector leaders as part of a long-range regional strategy, EDGE focuses on strengthening existing businesses, attracting new industries, partnering with key stakeholders on workforce development, job training, talent attraction, and building a vibrant business climate for companies and their employees. Mohawk Valley EDGE's corporate purposes are set forth in its Certificate of Incorporation. Among the initiatives undertaken by Mohawk Valley EDGE is its role as lead developer of the Marcy Nanocenter site that is co-located on the SUNY Poly campus in Marcy, NY. Marcy Nanocenter is a 434+/- acre site consisting of lands owned by EDGE and lands owned by SUNY and then ground subleased to EDGE. As lead developer, EDGE has spearheaded all planning, permitting, land assemblage, easements, engineering, site and infrasrtructure improvemens to position this site for semiconductor and advanced electronics development. Wolfspeed, Inc. has located its 200 mm Silicon Carbide semiconductor manufacturing facility on a portion of the Marcy Nanocenter site. In addition, Danfoss Silicon Power LLC leases a power module production facility owned by Fort Schuyler Management Corporation on the SUNY Poly campus (Quad C facility at 330 Technology Drive). Mohawk Valley EDGE is planning to build and lease a supply chain facility on a 17+/- acre site, owned by EDGE, that is part the Marcy Nanocenter to help expand the regional ecosystem for the semiconductor and advanced electronics sector that is part of the I-90 Semiconductor corridor in New York State.

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.

EDGE intends to build, under Phase 1, a 60,000 SF Flex Space building on a portion of a 17 +/- acre site, owned by EDGE, at the Marcy Nanocenter. This site has been master planned as a supply chain site to support the semiconductor and advanced electronics industry. EDGE has secured all permittting approvals for the project. The site is pre-permitted to support up to 150,000 SF of supply chain space (Phase 1 building can be expanded to 120,000 SF and the site can also support a free standing 30,000 SF building). The Flex Space project will provide light manufacturing, office, labs/technology and logistics/warehousing space for supply chain companies to support the full build out of the Marcy Nanocenter site. Wolfspeed, Inc. currenly operates a 200 mm SiC semiconductor mfg facility on a portion of the Marcy Nanocenter site. In addition, Danfoss Silicon Power LLC leases from Fort Schuyler Management Corporation the Quad C facility which is situated on the SUNY Polytechnic Institute campus in Marcy. The Quad C facility consists of 56,000 SF of clean room space, offices and support facilities that Danfoss leases for its power module factory that supports automotive, industrial and renewable energy customers. The estimated Flex Space project cost is $14.48M (See Supplemental Sheet).

Reasons for Project

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

The proposed Flex Space project is required to support the Marcy Nanocenter site and build a regional industry ecosystem. Wolfspeed, Inc. is doubling its investment (from $1 Billion to $2 Billion) for its Mohawk Valley Fab which is expected to generate interest by supply chain firms and vendors who need to co-locate near Wolfspeed's fab. Ultimately,Wolfspeed will have 614 direct jobs attached to its Mohawk Valley Fab. Currently, they are approaching 500 jobs at MVF.

Danfoss requires additional facilities to support its continued growth. Their Quad C facility currently has 295 ermployees and there is interest in looking at future expansion of the Quad C as Danfoss views its Power Module Factory at SUNY Poly as a strategic growth center for its global operations. In addition, EDGE is in discussions with ESD, SUNY and NY CREATES regarding acquisition of the SUNY Lands that make up the Marcy Nanocenter site to provide EDGE the ability to convey fee simple title of lands to prospective end users who are contributing to the growth of the I-90 Semiconductor and advanced electronics corridor in NYS, and enhancing its position as a global technology hub.

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

EDGE is seeking OCIDA approval of statutory tax exemptions allowed under the enabling legislative statute that authorized the creation of the Oneida County Industrial Development Agency (mortgage recording tax exemption, sales tax exemptions and approval of the PILOT structure as set forth in the Agreement Approving PILOT Terms and Alllocating PILOT Payments executed in October 2013 (the "PILOT Allocation Agreement") by and between OCIDA, Mohawk Valley EDGE and all of the affected taxing jurisdictions (Oneida County, Town of Marcy, Whitesboro Central School District, Maynard Fire Department, and Dunham Library), that covers the Marcy Nanocenter site. The aforementioned PILOT Allocation Agreement establishes the methodology for calculating annual PILOT obligations based on the type of space being built as part of the Marcy Nanocenter project, and includes the portion of the annual PILOT to be remitted to the affected taxing jurisdictions plus a 2% annual host payment to the town of Marcy. The remainder is reserved for Marcy Nanocenter project related purposes and will be deposited into the SUNYIT Project Development Fund and used by EDGE to offset EDGE project related debt financing on the project and support other future project related purposes as authorized under the PILOT Allocation Agreement. Attached is an exhibit that outlines the methodology for determing the annual PILOT obligation on all of the Phase 1 Flex space with a breakout showing monies that would be due and owing by Danfoss pursuant to its lease agreement. The balance of PILOT not due from Danfoss is to be paid by the building owner, EDGE, for any vacant space or by other tenants occcupying the non-Danfoss Space. This estimate is based on 2023 tax rates and will be updated annually to determine the applicable annual PILOT amount due from Danfoss and others.

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

[✓] Yes [ ] No

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

This project would not move forward without OCIDA benefits and grant funds per the project budget. Construction inflation and the interest rate environment is a major barrier. Without OCIDA benefits and public grants to mitigate high construction costs and current interest rates this project would be unable to move forward. There is also a lack of modern single story space in the region forcing Wolfspeed & Danfoss to look at space outside the region. Without modern single story floor space built in support of the Marcy Nanocenter site, Wolfspeed, Danfoss and other semiconductor and advanced electronics companies will be forced to look outside the Utica-Rome MSA to meet their flex space requirements. Continued on supplemental sheet.

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

Project will not move forward, which could diminish Danfoss's long term growth plans for its operations at SUNY Poly and preclude supply chain opportunities and the future build out of the balance of the Marcy Nanocenter site that would inhibit the ability to attract other end users looking to co-locate at Marcy Nanocenter. The Flex Space site's proximity to Wolfspeed and Danfoss Silicon Power LLC is a major benefit in supporting additional investment opportunities and helping to expand the regional semiconductor and advanced electronics ecosystem.

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.

Operations at the Quad C are essential to Danfoss' current and future operations. The Flex Space development option enhances the company's operations and facilitates the addition of additional functions to be co-located in Oneida County. With Danfoss's acquisition of Semikron there exists the opportunity to consolidate other Semikron functions into The Marcy Nanocenter/Quad C site over and above the projected jobs forecast to be created.

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.

NA

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).

EDGE is lead developer of the Marcy Nanocenter site which did receive various grants for planning, permitting, site assemblage, easements, engineering, site development and infrastructure improvements through ESD, DASNY, OCIDA, Oneida County, Mohawk Valley EDGE and debt financing arranged by MV EDGE. NYS provided various incentives to support Wolfdpeed's 200 mmm SiC semiconductor manufacturing expansion, and NYS through Fort Schuyler Management Corporation built the Quad C facility that is leased to Danfoss Silicon Power LLC.

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.

See breakout of project budget and source of grants under 12 (d)

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

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

[✓]	Manufacturing	17 %
[ ]	Industrial Assembly or Service	%
[✓]	Back office operations	25 %
[ ]	Research and Development	%
[ ]	Technology/Cybersecurity	%
[✓]	Warehousing	58 %
[ ]	Commercial or Recreational	%
[ ]	Retail	%
Add Housing Addendum [ ]	Residential housing (specify) NA	%
[ ]	Pollution Control (specify) NA	%
[ ]	Environmental (e.g., Brownfield) (specify) NA	%
Add Solar Addendum [ ]	Other (specify ie; renewable energy) NA	%

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

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

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

Assistance Requested	Estimated Values
[✓] Real Property Tax Abatement (value of PILOT savings)	$ 0
[✓] Mortgage Tax Exemption (.75%)	$ 66,060
Amount of mortgage:	$ 8,808,000
[✓] Sales and Use Tax Exemption ** (8.75%)	$ 61,250 (Not available for solar)
Value of goods/services to be exempted from sales tax:	$ 700,000
[ ] Issuance by the Agency of Tax Exempt Bonds(bond dollar value)	$ NA

**** TOTAL EXEMPTION ASSISTANCE REQUESTED:** $ 127,310

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

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

Flex Space Project and proposed PILOT is based on the Agreement Approving PILOT Terms and Allocating PILOT Payments executed in October 2013 that encompasses all of the Marcy Nanocenter site . Attached is the estimated annual PILOT obligation on the Phase 1 Flex Space Building using the combined Tax rate for the affected taxing jurisdictions based on the 2023 tax rate (tax rate to be adjusted annually). The calculation of the annual PILOT will vary from year based on the combined tax rate for each year of the PILOT. Est. total payments over 49 years: $ 8,587,378

**** Note that the estimate provided above will be provided to the New York State Department of Taxation and Finance. The Applicant acknowledges that the transaction documents will include a covenant by the Applicant that the estimate, above, represents the maximum amount of sales and use tax benefit currently authorized by the Agency with respect to this Application. The Agency may utilize the estimate, above, as well as the (9)proposed total Project Costs as contained within this Application, to determine the Financial Assistance that will be offered. It is the responsibility of the applicant to inform the IDA within 10 days if the project amount changes.**

Part III: Facility Information

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

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

7(a) Street Address of Facility:

2049 Wafer Loop Road, Marcy, NY

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

Town of Marcy

7(c) School District:

Whitesboro

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

Site is vacant land that EDGE acquired in 2011.

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

Planned Development Nanotechnology Development

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***.

Phase 1 project consists of construction of a 60,261 SF one-story Flex Space building that will be demised for light manufacturing, general administrative offices, and logistics/warehousing, including loading docks for in bound raw materialand outbound distribution of finished product. The Phase 1 building is expandable to 120,000 SF with the ability to add a free standing 30,000 SF building on the balance of the 17 +/- acre site. Danfoss Silicon Power LLC is expected to lease 73.4% of the building for test/asssembly, offices and logistics/warehousing. The balance of the space will be shelled and demised as additional tenants are secured in support of Marcy Nanocenter. EDGE retained VIP for A/E support and a Design Build Agreement to oversee design, bidding and construction of the project. The Flex Space site has all permiting approvals from the Town of Marcy Planning Board. The project requires extension of laterals for water and sanitary sewer connecfions, extension of a natural gas line, stormwater improvements (e.g., construction of stormwater detention facilities pursuant to the SPDES permit issued by NYSDEC, and an underground electrical interconnect from the EDGE substation to the Flex Space Building that EDGE will build and own.

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.

A site grading contract was issued and A/E Design/Build Scope with VIP Architecture. Base Bldg plans are ready for bidding for building shell. EDGE/VIP need to complete design for demising of tenant space.

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

Construction Commencement: January 2024

Construction completion: May 2025

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

[ ] Yes [✓] No

If Yes, please describe.

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

[✓]Yes [ ] No [ ] N/A

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

See attached.

7(i) Will the project have a significant effect on the environment? [ ]Yes [✓]No

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

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

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

If Yes, which Empire Zone: _____

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

Provide detail.

ALL APPLICANTS MUST ANSWER PART IV-8(a)

Part IV: Retail Project Questionnaire

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

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

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

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

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

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

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

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

☐ Yes ☐ No

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

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

☐ Yes ☐ No

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

Part V: Facility (Legal Information)

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

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

Legal Name: Economic Development Growth Enterprises Corp. (dba Mol

Address: 584 Phoenix Drive

Rome, NY 13441

Telephone: (315) 338-0393

Balance of Mortgage: 0

Holder of Mortgage: NA

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.

Mohawk Valley EDGE is fee title owner of the 17 +/-acre property where the proposed supply chain facility is to be located at the Marcy Nanocenter site.

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

EDGE owns land and will be project developer/bldg. owner with leases to Danfoss and other supply chain firms.

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

Applicant may create a real estte holding company for the pfoject.

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

EDGE's role is to develop, own,market and lease Flex Space to support expansion of regional semidonductor and advanced electronics ecosystem.

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

9(f) Are you planning to use the entire proposed facility?
[ ] Yes [✓] No

If No, please give the following information with respect to tenant(s) which will remain in the facility after the completion of the project, including the square footage the Applicant will occupy:

Name of Tenant	Floors Occupied	Sq. Ft. Occupied	Nature of Business
Danfoss Silicon Power LLC	1	44,243	Advanced electronics system integrator
Vacant to be leased to others	1	16,018	Shelled for future use and leasing

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

9(h) Will there be any other users utilizing the facility?
[✓] Yes [ ] No
If Yes, please explain. Provide detail of the contractual arrangement including any financial exchange for the use of the site or property.

16,018 SF is shelled and will be demised for other users related to growing a regional ecosystem for the semiconductor,and advanced electronics industry This space is currently not pre-leased although EDGE has had discussions with potential firms and is actively marketing the Flex Space Site.

Part VI: Equipment

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

Danfoss will be responsible for fit out of its leased space (racking in warehouse, locker rooms, break area, furnace in test/assembly, demising of offices, purchase and installation of office furniture work stations, computers,telecom/server and test/assembly areas). Test/assembly space will have bench tools for test/assembly of power modules.

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

To be provided by Danfoss.

10(c) What is the useful life of the equipment? 7 to 10 years years

Part VII: Employment Information

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

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

180

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

☑ Yes ☐ No **If Yes**, explain below.

Danfoss currently has 295 jobs at its SUNY Poly power module factory with the Flex space expansion and growth at its Quad C Power Module Facilty, Danfoss expects to create an additional 51 jobs, Project will add both logistics and manufacturing jobs.

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

☑ Yes ☐ No **If Yes**, explain below.

Since June 2022, Danfoss Silicon Power LLC has addded 200 + jobs.

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

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

	Number of Jobs BEFORE Project	**Location 1**	**Location 2**	**Location 3**	**Location 4**	**Location 5**	
	Address in NYS	330 Technology Drive, Marcy, NY	2049 Wafer Loop Rd. Marcy, NY				**Total**
	Full-Time Company	240	0				240
	Full-Time Independent Contractors	25	0				25
	Full-Time Leased	30	0				30
A.	**Total Full-Time BEFORE**	295	0				295
	Part-Time Company	0	0				0
	Part-Time Independent Contractors	0	0				0
	Part-Time Leased	0	0				0
B.	**Total FTE Part-Timers BEFORE**	0	0				0
C.	**Total FTE BEFORE***	295	0				295

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

Continued on next page

	Number of Jobs AFTER Project (within 3 years of project completion)	Location 1	Location 2	Location 3	Location 4	Location 5	Total
	Full-time Company	260	28				288
	Full-Time Independent Contractors	28	0				28
	Full-Time Leased	30	0				30
A.	**Total Full-Time AFTER**	318	28				346
	Part-Time Company	0	0				0
	Part-Time Independent Contractors	0	0				0
	Part-Time Leased	0	0				0
B.	**Total FTE Part-Timers AFTER**	0	0				0
C.	**Total FTE AFTER** *	318	28				346

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

	Estimate the number of residents from the Labor Market Area** in which the Project is located that will fill the JOBS CREATED within three years of project completion	Location 1	Location 2	Location 3	Location 4	Location 5	Total
A.	Full-Time	23	28				51
B.	FTE Part-Timers						
C.	**Total AFTER**	23	28				51

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

Provide Any Notes To Job Information Below

Independent Contactor jobs reflect Danfoss Silicon Power LLC third party agreement with a facility management firm for the Quad C facility and additional support that will result with its Flex Space manufacturing/logistics/warehouse space. Danfosss leased employees are through an employee agency many of whom eventually become permanent employees,

Jobs Continued on next page

	Retained Jobs		Created Jobs	
SALARY AND BENEFITS	**Average Annual Salary *per employee***	**Average Fringe Benefits (as a percentage of wages)**	**Average Annual Salary *per employee***	**Average Fringe Benefits (as a percentage of wages)**
Management	$ 126,000	28 %	$ 126,000	28%
Administrative	$ 112,044	28 %	$ 112,044	28 %
Production	$ 68,569	28 %	$ 68,569	28%
Independent Contractor	$ 83,000	0 %	$ 0	0 %
Other	$ 128,158	28%	$	28 %
Overall Weighted Average	$ 81,576	28 %	$ 87,112	28%

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

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

semiconductor and other electronic component devices Electrical Equipment Mfg.

NAICS 33635 Motor Vehicle Transmission and Power Train Parts Manufacturing
NACIS 33599 All Other Electrical Equipment and Component ManufacturingT
NACIS 33531 Electrical Equipment Mfg

Part VIII: Estimated Project Cost and Financing

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

LAND Acquisition	$		(If lease value use OTHER below)
Existing Building(s) ACQUISITION	$		
Existing Building(s) RENOVATION	$		
NEW Building(s) CONSTRUCTION	$	11,355,604	
Site preparation/parking lot construction	$	1,553,292	
Machinery & Equipment that is TAXABLE	$	300,000	anfoss
Machinery & Equipment that is TAX-EXEMPT	$	10,000,000	anfoss
Furniture & Fixtures	$	250,000	anfoss
Installation costs	$	100,000	anfoss
Architectural & Engineering	$	525,000	
Legal Fees (applicant, IDA, bank, other counsel)	$	200,000	
Financial (all costs related to project financing)*	$	759,904	ee ther elow
Permits (describe below)	$	25,000	
Other (describe below) ie: solar decommissioning expense)	$		

Other:		Cost:
1.	Bank Appraisal/Phase 1 ESA	$ 12,500
2.	Interim Interest - Construction	$ 621,104
3.	Bank Fees/UIDC/MVEDD	$ 20,000
4.	Mortgage Recording Tax 0.25%	$ 22,000
5.	Title Insurance/Other Costs	$ 84,280

Subtotal $	25,068,800
Agency Fee[1] $	66,200
Total Project Cost $	25,135,000

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

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

Permit/Other Information

ildin permit, radin ermit, i hway ermits, ischar e ermit, lectrical nspection for electrical nterconnect

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

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

12(d) Sources of Funds for Project Costs

Bank Financing: ---------- $ 8,808,000

Equity (excluding equity that is attributed to grants/tax credits) -- $ 1,400,000

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

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

Public Sources (Include sum total of all state and federal tax credits and grants) Break out individually below.---------- $ 4,272,000

Identify each Public state and federal grant/credit:

				Comments:
Source	Oneida County Grant	$	2,000,000	
Source	ESD Fast NY	$	1,272,000	
Source	ESD CFA Award	$	1,000,000	
Source		$		

Total Sources of Funds for Project Costs: $ 14,480,000

Part IX: Real Estate Taxes

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

Tax Map Parcel #	Current Land Assessment	Current Building Assessment	Current Total Assessment	Current Total Taxes Amount ($)	Estimated Post-Project Assessment
	$423,400	0	$423,400	0	$5,500,000

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

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

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

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

Gina M. Schillaci, Town Clerk/Tax Collector

Town of Marcy PO Box 220

Marcy NY 13403

13(e) Address of Receiver of School Taxes:

Whitesboro Central School District Receiver of Taxes C/O T

8539 Clark Mills Rd.

Whitesboro, NY 13492

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

☐ **Yes** ☑ **No**

If **Yes** explain below.

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

Use space below for additional information

NYS SEQRA Environmental Review

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

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

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

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

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

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

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

Agency Fee Schedule

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

Bond Fees: ½ of 1% of total bond amount

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

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

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

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

Annual Fee:
For the term in which the property remains in the IDA's name, an annual lease payment is due in the amount of $750 (Solar Projects: $2,000). The first payment is due at closing and subsequent payments are due each January 1. For annual fees not paid and delinquent, a late charge of $50 per month will be levied until such time the fee plus late charges are paid.

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

Revised 8-20-2021

REPRESENTATIONS AND CERTIFICATION BY APPLICANT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

STEVEN J. DiMEO, being first duly sworn, deposes and says:

1. That I am the PRESIDENT (Corporate Office) of MOHAWK VALLEY EDGE (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 1st day of DECEMBER, 20 23

(Notary Public)

DEBRA LAUGHINGHOUSE
Notary Public, State of New York
Registration No. 01LA6402362
Qualified in Oneida County
Commission Expires: 12/30/20 23

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

By:_____

Name: _____

Title: _____

Date:_____

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

Supplemental Information: OCIDA Application for EDGE Flex Space Project

5(a). The Flex Space project supports the full build out of the Marcy Nanocenter site and helps expand the regional ecosystem, with Wolfspeed, Danfoss, Indium, Global Foundries, Micron's proposed mega memory semiconductor campus planned in Clay, New York CREATES (Albany Nanotech R&D Center), and other regional industrial, academic and research assets. New York State has made significant investments in positioning the State as a global semiconductor hub resulting in an emerging semiconductor/advanced electronics cluster along the I-90 corridor from the Capital Region to Western NY with key nodes in Utica-Rome, Syracuse, Rochester, and Buffalo with regional linkages to a robust public and private university and community college system. The Marcy Nanocenter site can support additional development of two mid-size semiconductor factories. Developing the Flex Space site enhances the global position of Marcy Nanocenter to attract additional semiconductor growth.

Wolfspeed, Danfoss, and Indium have approximately 1,900 jobs in the Utica-Rome MSA and are a key part of the growing semiconductor and advanced electronics ecosystem that has further growth potential with the full build out of the Marcy Nanocenter and supply chain site. In addition, the Quad C site can add additional cleanroom and technology space in the region and EDGE is assisting Oneida County with plans to develop a 285-acre site located at Griffiss International Airport (Triangle site) that will be programmed for technology uses to further strengthen the regional semiconductor and advanced electronics ecosystem.

Danfoss is currently fitting out the Quad C with 8 manufacturing lines – 6 of which support its growing automotive business and two lines for industrial markets. Once on-line, these manufacturing lines will max out the Quad C facility. As part of the Phase 1 Flex Space project, Danfoss Silicon Power LLC intends to lease 73.4% of the 60,000 SF Flex Space facility for test/assembly, offices, and logistics/general warehousing.

6 (c) Micron's proposed mega memory semiconductor development will include land for supply chain companies. Sites in Oswego, Rochester, WNY and the capital region are being pursued to take advantage of expansion opportunities with Global Foundries, Albany Nanotech and its pursuit of the Federal National Semiconductor Technology Center designation through the Department of Commerce. The Griffiss Triangle site, with 285 acres, can be positioned as an industry supply chain site but the Griffiss site is several years away from being deemed shovel ready. CenterState CEO has secured a federal Tech Hub designation from EDA that makes it eligible to compete for up to $75M in federal funding. The EDA designation, which is branded as the "NY SMART I-Corridor Tech Hub", includes the Syracuse MSA, Rochester, Buffalo, Tompkins County but excludes the Utica-Rome MSA.

6 (f) Mohawk Valley EDGE secured a $1.0 M CFA grant to assist with the Flex Space project. This past August, Governor Hochul announced a $14 M grant to EDGE under the FAST NY program for additional infrastructure improvements, grading, and utility improvements at Marcy Nanocenter.

Approximately $1.272 M of the FAST NY grant is earmarked for site grading for the Flex Space site and the electrical interconnect from the MV EDGE substation to the Flex Space building. The $1.0 M CFA grant award would be reimbursed to EDGE upon completion of construction and having 50% of the facility leased. Oneida County is likely to contribute $2.0 M in funding for the flex space project with the balance of funding consisting of equity investment from EDGE and debt financing totaling $8.808 M.

13. Receiver of Taxes: See OCIDA Application for Town Receiver and School District

Maynard Fire District
9500 Maynard Drive
Marcy, NY 13403

Attn: President.

Dunham Public Library
April, L. R. Bliss Library Director
76 Main St.
Whitesboro, NY 13492

Agreement Approving PILOT Terms & Allocating PILOT Payments Exhibit OCIDA Application

Marcy Nanocenter- Flex Space Site

November 13, 2023

Agreement Approving PILOT Terms and Allocating PILOT Payments – PILOT Methodology

Yr.c ssss sxxc	Unit Value Office /GSF	Unit Value Tschnology Mfg Space/GSF	Unit Value Logistics Space/GSF	Assessed Valuation	Total Annual PILOT 2023 Tax Rate $43.1656690/ Thousand Dollars Assessed Val.	Pct to Taxing Entities	EST. Annual Remittances to Affected Taxing Jurisdictions	Est. 2% Annual Community Host Payment	PILOT Balance After Remitances to Taxing Jurisdictions + 2% Host Payment
1	$ 125	$ 125	$ 75	$ 5,500,000	$ 237,411.18	10%	$ 23,741.12	$ 4,748.22	$ 208,921.84
2	$ 123	$ 123	$ 73	$ 5,380,000	$ 232,231.30	11%	$ 25,545.44	$ 4,644.63	$ 202,041.23
3	$ 121	$ 121	$ 71	$ 5,260,000	$ 227,051.42	12%	$ 27,246.17	$ 4,541.03	$ 195,264.22
4	$ 119	$ 119	$ 69	$ 5,140,000	$ 221,871.54	13%	$ 28,843.30	$ 4,437.43	$ 188,590.81
5	$ 117	$ 117	$ 67	$ 5,020,000	$ 216,691.66	14%	$ 30,336.83	$ 4,333.83	$ 182,020.99
6	$ 115	$ 115	$ 65	$ 4,900,000	$ 211,511.78	15%	$ 31,726.77	$ 4,230.24	$ 175,554.78
7	$ 113	$ 113	$ 63	$ 4,780,000	$ 206,331.90	16%	$ 33,013.10	$ 4,126.64	$ 169,192.16
8	$ 109	$ 109	$ 61	$ 4,640,000	$ 200,288.70	17%	$ 34,049.08	$ 4,005.77	$ 162,233.85
9	$ 107	$ 107	$ 59	$ 4,520,000	$ 195,108.82	18%	$ 35,119.59	$ 3,902.18	$ 156,087.06
10	$ 105	$ 105	$ 57	$ 4,400,000	$ 189,928.94	19%	$ 36,086.50	$ 3,798.58	$ 150,043.87
11	$ 103	$ 103	$ 55	$ 4,280,000	$ 184,749.06	20%	$ 36,949.81	$ 3,694.98	$ 144,104.27
12	$ 101	$ 101	$ 53	$ 4,160,000	$ 179,569.18	21%	$ 37,709.53	$ 3,591.38	$ 138,268.27
13	$ 99	$ 99	$ 51	$ 4,040,000	$ 174,389.30	22%	$ 38,365.65	$ 3,487.79	$ 132,535.87
14	$ 97	$ 97	$ 49	$ 3,920,000	$ 169,209.42	23%	$ 38,918.17	$ 3,384.19	$ 126,907.07
15	$ 95	$ 95	$ 47	$ 3,800,000	$ 164,029.54	24%	$ 39,367.09	$ 3,280.59	$ 121,381.86
16-20	$ 95	$ 95	$ 47	$ 3,800,000	$ 164,029.54	25%	$ 41,007.39	$ 3,280.59	$ 119,741.57

Agreement Approving PILOT Terms and Allocating PILOT Payments Methodology

Yr.	Unit Value Office /GSF	Unit Value Technology Mfg. Space/GSF	Unit Value Logistics Space/GSF	Assessed Valuation	Total Annual PILOT 2023 Tax Rate $43.1656690/ Thousand Dollars Assessed Val.	Pct to Taxing Entities	EST. Annual Remittances to Affected Taxing Jurisdictions	Est. 2% Annual Community Host Payment	PILOT Balance After Remitances to Taxing Jurisdictions + 2% Host Payment
21-25	$ 95	$ 95	$ 47	**$ 3,800,000**	**$ 164,029.54**	**25%**	**$ 41,007.39**	**$ 3,280.59**	**$ 119,741.56**
26-30	$ 95	$ 95	$ 47	**$ 3,800,000**	**$ 164,029.54**	**30%**	**$ 49,208.86**	**$ 3,280.59**	**$ 111.540.09**
31-35	$ 95	$ 95	$ 47	**$ 3,800,000**	**$ 164,029.54**	**35%**	**$ 57,410.34**	**$ 3,280.59**	**$ 103,338.61**
36-40	$ 95	$ 95	$ 47	**$ 3,800,000**	**$ 164,029.54**	**40%**	**$ 65,611.82**	**$ 3,280.59**	**$ 95,137.13**
41-49	$ 95	$ 95	$ 47	**$ 3,800,000**	**$ 164,029.54**	**45%**	**$ 73,813.29**	**$ 3,280.59**	**$ 86,935.66**

PILOT Allocation Agreement

Yr.	Total Annual PILOT 2023 Tax Rate $43.1656690/ Thousand Dollars Assessed Val.	Danfoss Annual PILOT Obligation 73.4% of Flex Space GSF	Balance of PILOT for non-Danfoss Space + SUNYIT Project Development Fund	Pct to Taxing Entities	Est. Annual Payments to Taxing Entities	Est. 2% Annual Community Host Payment	PILOT Balance After Remittances to Taxing Entities + 2% Host Payment	Balance of Est. Danfoss PILOT Deposited into SUNYIT Project Development Fund	Remainder of Est. PILOT Non-Danfoss Deposited into SUNYIT Project Development Fund
1	$ 237,411.18	$ 174,259.81	$ 63,151.37	10%	$ 23,741.12	$ 4,748.22	$ 208,921.84	$ 153,348.63	$ 55,573.21
2	$ 232,231.30	$ 170,457.77	$ 61,773.53	11%	$ 25,545.44	$ 4,644.63	$ 202,041.23	$ 148,298.26	$ 53,742.97
3	$ 227,051.42	$ 166,655.74	$ 60,395.68	12%	$ 27,246.17	$ 4,541.03	$ 195,264.22	$ 143,323.94	$ 51,940.28
4	$ 221,871.54	$ 162,853.71	$ 59,017.83	13%	$ 28,843.30	$ 4,437.43	$ 188,590.81	$ 138,425.65	$ 50,165.15
5	$ 216,691.66	$ 159,051.68	$ 57,639.98	14%	$ 30,336.83	$ 4,333.83	$ 182,020.99	$ 133,603.41	$ 48,417.58
6	$ 211,511.78	$ 155,249.65	$ 56,262.13	15%	$ 31,726.77	$ 4,230.24	$ 175,554.78	$ 128,857.21	$ 46,697.57
7	$ 206,331.90	$ 151,447.61	$ 54,884.28	16%	$ 33,013.10	$ 4,126.64	$ 169,192.16	$ 124,187.04	$ 45,005.11
8	$ 200,288.70	$ 147,011.91	$ 53,276.80	17%	$ 34,049.08	$ 4,005.77	$ 162,233.85	$ 119,079.65	$ 43,154.20
9	$ 195,108.82	$ 143,209.88	$ 51,898.95	18%	$ 35,119.59	$ 3,902.18	$ 156,087.06	$ 114,567.90	$ 41,519.16
10	$ 189,928.94	$ 139,407.84	$ 50,521.10	19%	$ 36,086.50	$ 3,798.58	$ 150,043.87	$ 110,132.20	$ 39,911.67
11	$ 184,749.06	$ 135,605.81	$ 49,143.25	20%	$ 36,949.81	$ 3,694.98	$ 144,104.27	$ 105,772.53	$ 38,331.74
12	$ 179,569.18	$ 131,803.78	$ 47,765.40	21%	$ 37,709.53	$ 3,591.38	$ 138,268.27	$ 101,488.91	$ 36,779.36
13	$ 174,389.30	$ 128,001.75	$ 46,387.55	22%	$ 38,365.65	$ 3,487.79	$ 132,535.87	$ 97,281.33	$ 35,254.54
14	$ 169,209.42	$ 124,199.72	$ 45,009.71	23%	$ 38,918.17	$ 3,384.19	$ 126,907.07	$ 93,149.79	$ 33,757.28
15	$ 164,029.54	$ 120,397.68	$ 43,631.86	24%	$ 39,367.09	$ 3,280.59	$ 121,381.86	$ 89,094.29	$ 32,287.58
16-20	$ 164,029.54	$ 120,397.68	$ 43,631.86	25%	$ 41,007.39	$ 3,280.59	$ 119,741.57	$ 87,890.31	$ 31,851.26

PILOT Allocation Agreement

Yr.	Total Annual PILOT 2023 Tax Rate $43.1656690/ Thousand Dollars Assessed Val.	Danfoss Share of PILOT Obligation	Non Dnfoss Share of Phase 1 Flex Space	Pct to Taxing Entities	Est. Payments to Taxing Entities	Est. 2% Annual Community Host Payment	PILOT Bslance After Remittances to Taxing Entitities + 2% Host Payment	Balance of Danfoss PILOT deposited into DUNYIT Project Develop. Fund	Remainder of PILOT Non-Danfoss Deposited into SUNYIT Project Develop. Fund
		73.4%	26.60%					73.4%	26.60%
21-25	$164,029.54	$120,397.68	$ 43,631.86	25%	$41,007.39	$ 3,280.59	$ 119,742.56	$ 87,891.04	$ 31,851.52
26-30	$ 164,029.54	$120,397.68	$ 43,631.86	30%	$49,208.86	$ 3,280.59	$ 111,540.09	$ 81,870.43	$ 29,669.66
31-35	$ 164,029.54	$120,397.68	$ 43,631.86	35%	$57,410.34	$ 3,280.59	$ 103,338.61	$75,850.54	$27,488.07
36-40	$ 164,029.54	$120,397.68	$ 43,631.86	40%	$65,611.82	$ 3,280.59	$ 95,137.13	$69,830.65	$ 25,306.48
41-49	$ 164,029.54	$120,397.68	$ 43,631.86	45%	$73,813.29	$ 3,280.59	$ 86,935.66	$ 63,810.77	$ 23,124.89

Total Estimated Payments over 49 Years: $8,587,378

Town of Marcy
8801 Paul Becker Road
Marcy, New York 13403
(315) 768-4800 (phone) | (315) 768-1305(fax)
www.townofmarcy.org

RECEIVED
NOV 30 2023
By

November 17, 2023

Nicholas Bruno
Vice President Business Development
Mohawk Valley EDGE
584 Phoenix Drive
Rome, NY 13441

Re: Flex Space Development, "Farmer Parcel" at Marcy Nanocenter

Dear Mr. Bruno,

This letter is to confirm the town's approval of this proposed development.

The subject site was officially added to the Marcy Nanocenter in 2015, with Town Board approval to amend the PD Planned Development district to include it. The approval was made at the November 19, 2015, meeting, along with the SEQR Negative Declaration. (https://bit.ly/3G4K4qB)

On February 22, 2021, a site plan review application was submitted to the Marcy Planning Board under the PD procedures for the proposed development in its current form. The Planning Board submitted copies to involved and interested agencies pursuant to Municipal section 239 review regulations and SEQR. After review of the plans, agency comments and a public hearing, the Planning Board determined that the project was consistent with the SEQR findings of the lead agency (Town Board) for the Marcy Nanocenter, and approved the proposed site plan.

Subsequently, the Planning Board approved an increase in phase 1 of the development (from 50,000 to 60,000 GSF) on June 27, 2022. The Planning Board also approved a schedule extension and de minimis revision in the site plan on November 13, 2023.

The project is currently compliant with town regulations and eligible for a building permit.

Sincerely,

Robert Lambe
Marcy Planning Board Chair

Cc: Marcy Codes Department

Town of Marcy
8801 Paul Becker Road
Marcy, New York 13403
(315) 768-4800(phone) (315) 768-1305(fax)
www.townofmarcy.org

June 2, 2021

Nick Bruno
Associate Vice President of Business Development
Mohawk Valley EDGE
584 Phoenix Drive
Rome, NY 13441

Re: Marcy Nanocenter Farmer Parcel/Flex Space project

Dear Mr. Bruno,

This letter is to confirm the approval of the phase 1 site plan for the referenced project by the Town of Marcy Planning Board.

On February 22, 2021, the Planning Board determined that the proposed site development plan is consistent with the approved Marcy Nanocenter site plan as amended in 2015 with SEQR findings by the lead agent: Marcy Town Board. There are no anticipated significant adverse impacts because the project is within the allowed thresholds and the required infrastructure improvements have been substantially completed including road access, water main, sewer main, and overall site storm water management and wetlands mitigation. Mitigation measures for site-specific and construction phase impacts will be addressed in the conditions of approval.

On April 12, 2021, the Planning Board approved the Site Plan for the initial 50,000 SF of Flex Space Development with the condition that screening be provided along the northern portion of this site.

Please contact me with any questions.

Sincerely,

Robert Lambe, Chair
Marcy Planning Board

ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY Dec 4 2023
COST/BENEFIT ANALYSIS
Required by §859-a(3) of the
New York General Municipal Law

Name of Applicant:	MVEDGE
Description of Project:	New onstruction & equipping facility "Flex Space"
Name of All Sublessees or Other Occupants of Facility:	Danfoss Silicon Power LLC
Principals or Parent of Applicant:	
Products or Services of Applicant to be produced or carried out at facility:	
Estimated Date of Completion of Project:	May-25

Type of Financing/ Structure:

	Tax-Exempt Financing
	Taxable Financing
X	Sale/ Leaseback
	Other

Type of Benefits being Sought by Applicant:

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

C

Project Costs

Land Acquisition	$	-
Existing Building(s) ACQUISITION	$	-
Existing Building(S) RENOVATION	$	-
NEW Building(s) CONSTRUCTION	$	11,355,604
Installation Costs	$	100,000
Site Preparation/Parking Lot Construction	$	1,553,292
Machinery & Equipment (other than furniture)	$	10,300,000
Furniture & Fixtures	$	250,000
Architectural & Engineering	$	525,000
Legal Fees (applicant, IDA, bank, other counsel)	$	200,000
Financial (all costs related to project financing)	$	759,904
Permits	$	25,000
Other		
Agency Fee	$	66,200
TOTAL COST OF PROJECT	$	25,135,000

Assistance Provided by the Following:

EDGE Loan:		
MVEDD Loan:		
Grants - Please indicate source & Amount:	$	4,272,000
Other Loans - Please indicate source & Amount:	$	8,808,000

Company Information

		Average Salary of these Positions
Existing Jobs	295	$ 81,576
Created Jobs FTE (over three years)	51	$ 87,112
Retained Jobs	295	$ 81,576

Earnings Information for Oneida County

Average Salary of Direct Jobs for Applicant	$ 81,576
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: 65

Calculation of Benefits (3 Year Period)

		Total Earnings	Revenues
Direct Jobs			
	Created	$ 13,328,136	$ 566,446
	Existing	$ 72,194,760	$ 3,068,277
Indirect Jobs			
	Created	$ 9,562,500	$ 406,406
	Existing	$ 55,312,500	$ 2,350,781
Construction - only one year			
	Person Years	$ 2,081,423	$ 88,460
TOTALS Calculation of Benefits (3 Yr Period)		$ 152,479,319	$ 6,480,371

TAXABLE GOODS & SERVICES

		Spending Rate	Expenditures	State & Local Sales Tax Revenues
Direct Jobs				
	Created	36%	$ 4,798,129	$ 467,818
	Existing	0.36	$ 25,990,114	$ 2,534,036
Indirect Jobs				
	Created	0.36	$ 3,442,500	$ 335,644
	Existing	0.36	$ 19,912,500	$ 1,941,469
Construction - only one year				
	Person Years	0.36	$ 749,312	$ 73,058
TOTAL TAXABLE GOODS & SERVICES			$ 54,892,555	$ 5,352,024

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

		Municipality	
Tax Rate for School District where facility is located:	31.585129	W'Boro & DunhamLib	23-24
Tax Rate for Municipality where facility is located:	1.157928	Hway&SewerGen	2024
Tax Rate for County:	8.450875	Oneida	2023
Total Rate:	41.193932		
Real Property Taxes Paid:	$ 969,211		

COSTS: IDA BENEFITS

Real Property Taxes Abatement		Total PILOT payments over 49 years est. $ 8,587,378
Mortgage Tax Abated (.75%)	$ 66,060	
Estimated Sales Tax Abated During Construction Period (8.75%)	$ 61,250	
Total:	$ 127,310	

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.

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: Mohawk Valley EDGE Flex Space Development at Marcy Nanocenter		
Project Location (describe, and attach a general location map): 2049 Wafer Loop Road, Marcy NY (area south of Hazard Rd.)		
Brief Description of Proposed Action (include purpose or need): Phase 1 project consists of construction of a 60,261 SF one-story Flex Space building that will be demised for light manufacturing, general administrative offices, and logistics/warehousing, including loading docks for in bound raw materialand outbound distribution of finished product. The Phase 1 building is expandable to 120,000 SF(if a Phase 2 project is undertaken) with the ability to add a free standing 30,000 SF building on the balance of the 17 +/- acre site(if a phase 3 project is undertaken).		
Name of Applicant/Sponsor: Economic Development Growth Enterprises Corporation (dba Mohawk Valley EDGE)	Telephone: 315-338-0393 E-Mail:	
Address: 584 Phoenix Drive		
City/PO: Rome	State: NY	Zip Code: 13441
Project Contact (if not same as sponsor; give name and title/role): Steven J. DiMeo	Telephone: 315-338-0393 E-Mail: sjdimeo@mvedge.org	
Address: 584 Phoenix Drive		
City/PO: Rome	State: NY	Zip Code: 13441
Property Owner (if not same as sponsor): Mohawk Valley EDGE	Telephone: 315-338-0393 E-Mail:	
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 Council, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Town of Marcy Planning Bd: Site plan approval and subdivision	Site Plan-2/22/2021 Subdivision: TBD
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☑No		
e. County agencies ☐Yes ☑No		
f. Regional agencies ☐Yes ☑No		
g. State agencies ☐Yes ☑No		
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?
Planned Development - Nanotechnology

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? Whitesboro Central School District

b. What police or other public protection forces serve the project site?
Oneida County Sheriffs Dept/NYS Police

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

d. What parks serve the project site?
N/A

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Industrial

b. a. Total acreage of the site of the proposed action? 17.33 acres
b. Total acreage to be physically disturbed? 17.33 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 47.28 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: 12-17 months
ii. If Yes:
- Total number of phases anticipated 2-3
- Anticipated commencement date of phase 1 (including demolition) 1 month 2024 year
- Anticipated completion date of final phase TBD 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:
Phasing is dependent on site interest and tenant needs. Phase 1 and 2 once complete will consist of one building and a shared parking lot.

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: 30' height; 300' width; and 200' length
iii. Approximate extent of building space to be heated or cooled: 60,000 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: Stormwater facility
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☑Other specify: stormwater runoff
iii. If other than water, identify the type of impounded/contained liquids and their source.
iv. Approximate size of the proposed impoundment. Volume: 1,745,258 million gallons; surface area: .9 acres
v. Dimensions of the proposed dam or impounding structure: 8.5' height; 400' length
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): earth fill

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐Yes ☑No
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: 5,360 all phases 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: Mohawk Valley Water Authority
- 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:
  laterals will be extended to the building.
- Source(s) of supply for the district: Mohawk Valley Water Authority

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: 5,360 all phases 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: Oneida County Waste Water Treatment Plant
- Name of district: Town of Marcy
- 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: _____

  laterals will be extended to the building.

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

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

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

_____

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

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 9.5 acres (impervious surface)

_____ Square feet or 17.33 acres (parcel size)

ii. Describe types of new point sources. Stormwater runoff will be directed to the site stormwater infiltration basin.

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)?

Stormwater runoff will be directed to storm structures and on site storwater infiltration basin.

- 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)

The project will be constructed in phases & heavy construction equipment will be used for earth moving & road construction throughout the process.

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): _____

iii. Parking spaces: Existing 0 Proposed 310 Net increase/decrease 310+/-

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:
Creation of new private access roads for phased flex space development

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:
TBD

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

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: 7:00 AM - 5:00 PM
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 7:00 AM - 5:00 PM
- Saturday: _____
- Sunday: _____
- Holidays: _____

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

If yes:

i. Provide details including sources, time of day and duration:

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

Describe:

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

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Building mounted and pole mounted dark sky compliant fixture. Light does not extend past property line. Refer to Photometric Plan.

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

Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

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

If Yes:

i. Product(s) to be stored

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

iii. Generally, describe the proposed storage facilities:

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

If Yes:

i. Describe proposed treatment(s):

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

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

If Yes:

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

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

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

- Construction:
- Operation:

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

- Construction:
- Operation:

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

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will 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): _____

ii. If mix of uses, generally describe:

_____

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		9.5+/-	
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	17.33	0	17.33
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: Lawn	0	8.96	

c. Is the project site presently used by members of the community for public recreation? ☐Yes ☑No

i. If Yes: explain: _____

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

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐Yes ☑No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐Yes ☑No

If Yes:

i. Has the facility been formally closed? ☐Yes ☐ No

- If yes, cite sources/documentation: _____

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

_____

_____

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

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐Yes ☑No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

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): _____

☐ Neither database

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

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐Yes ☑No

If yes, provide DEC ID number(s): _____

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

_____

_____

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? >6 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: Kendaia Silt loam 100 %

d. What is the average depth to the water table on the project site? Average: 5-15 feet

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

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 100 % of site
☐ 10-15%: ____% of site
☐ 15% or greater: ____% of site

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

h. Surface water features.

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

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

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

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

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

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

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes ☑No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

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

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

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

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☑Yes ☐No
If Yes:

i. Name of aquifer: Principal Aquifer

m. Identify the predominant wildlife species that occupy or use the project site: _____
deer, birds, rodents, small mammals _____ _____ _____
_____ _____ _____

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): _____
_____
_____

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: Lock 20 State Canal Park

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

iii. Distance between project and resource: _____ 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 Mohawk Valley EDGE Date Dec 5, 2023

Signature _____ Title President

PRINT FORM

EAF Mapper Summary Report

Wednesday, December 6, 2023 12:25 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]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
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]	No
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