

REQUEST TO AMEND TERMS OF FINANCIAL ASSISTANCE
Board Summary – September 5, 2025

General Project Information –

Company: West Dacks 2 LLC (Lodging Kit Company, Inc-operating tenant)

Request for Financial Assistance

Increase Sales Tax Exemption Value from **\$102,454** to **\$133,520** related to increased project costs.

Description of Project

West Dacks 2/Lodging Kit purchased the former Ethan Allen property in the Village of Boonville and has moved its entire operation into the renovated portion of the facility. Actual cost of the new roof was \$379,000 higher than anticipated and an additional \$200,000 worth of HVAC equipment was installed.

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

OCIDA



584 Phoenix Drive,
Rome, New York 13441-4105
(315) 338-0393, fax (315) 338-5694
info@mvedge.org;
www.oneidacountyida.org

REQUEST FOR EXTENSION OR INCREASE OF SALES TAX EXEMPTION

Companies that wish to request either an extension of time, an increase in value, or both should complete this form and submit to the IDA at least 14 days prior to (i) the expiration of the current exemption or (ii) date on which increased purchases will be made. Please submit a current certificate of insurance evidencing the IDA is named as additional insured with this request. If necessary, please attach additional sheets to provide the IDA with all relevant information to consider this request.

Company Name: West Dacks LLC IDA Project # 3001-24-WestDacks2

Nature of Request: ☐ Extension of time until (date) _____ (mm/dd/yyyy)
☒ Increase in value to (amount) \$ 133,520

Current FTEs at Facility: 39

Please describe the work that has been performed to date:

Please describe the work that remains to be performed:

Please see attached spreadhseet

Please describe the reasons that an extension of time and/or increase in value is being requested (be specific about what has changed from the time the original application was submitted). If the Project Costs have changed from the original application, please complete the attached sheet that compares the original costs to the revised costs and provide an explanation for the change.

New roof quoted @ \$570k in original submission; actual cost \$948.9k completed
HVAC never included in the original; (\$200k total, taxable materials \$120,600)-Completed

Value of purchases and exemptions claimed to date:

Purchases
\$ 929,613.75

Exemptions
\$ 81,341.20

Value of purchases and exemptions projected to complete the project:

Purchases
\$ 596,336.25

Exemptions
\$ 52,179.42

TO BE COMPLETED BY OCIDA

Date original exemption was granted: 02/09/2024 (mm/dd/yyyy)

Date of any prior extensions authorized: 01/22/2025 (mm/dd/yyyy)

Has the Company remitted annual rent and reporting requirements? ☒ Yes ☐ No

Employment Obligation: Retain 26 FTE and create 8 FTE by the end of the third year of lease.

(If housing project, attach original Project Obligation)

Part IX: Estimated Project Cost and Financing

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

		Original	Revised	Difference (Use minus symbol where applicable)
LAND Acquisition	\$	200,000	200,000	0
Existing Building(s) ACQUISITION	\$	1,900,000	1,900,000	0
Existing Building(s) RENOVATION	\$	680,500	1,259,400	578,900
NEW Building(s) CONSTRUCTION	\$	400,000	400,000	0
Site preparation/parking lot construction	\$	34,000	79,000	45,000
Machinery & Equipment that is TAXABLE	\$	381,400	381,400	0
Machinery & Equipment that is TAX-EXEMPT	\$			0
Furniture & Fixtures	\$	25,000	25,000	0
Installation costs	\$	135,000	135,000	0
Architectural & Engineering	\$			0
Legal Fees (applicant, IDA, bank, other counsel)	\$	45,000	45,000	0
Financial (all costs related to project financing)*	\$			0
Permits (describe below)	\$			0
Other (describe below)	\$			0
Subtotal	\$	3,800,900	4,424,800	623,900
Agency Fee ¹	\$	19,005	22,124	3,119
Total Project Cost	\$	3,819,905	4,446,924	627,019

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

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

Space for Additional Information

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Space for Additional Information

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REPRESENTATIONS AND CERTIFICATION BY APPLICANT

The undersigned requests that the attached materials be submitted as an amendment to the Applicant's original Application for Financial Assistance for review to the Oneida County Industrial Development Agency (the "Agency") and its Board of Directors.

Approval of the modifications to the Application can be granted solely by this Agency's Board of Directors. The Agency reserves the right to request Applicant complete a full Application for Financial Assistance if, after reviewing the attached materials, the Agency determines one is required to properly evaluate the Applicant's request. The undersigned acknowledges that Applicant shall be responsible for all costs incurred by the Agency and its counsel in connection with the attendant negotiations whether or not the transaction is carried to a successful conclusion.

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

1. **Annual Sales Tax Filings.** In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant.
2. **Annual Employment, Tax Exemption & Bond Status Reports.** The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site as well as tax exemption benefits received with the action of the Agency. For Applicants not responding to the Agency's request for reports by the stated due date, a \$500 late fee will be 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.

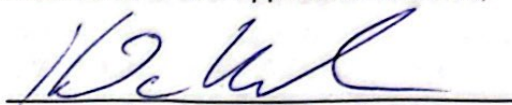
9. The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.
10. The Applicant confirms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

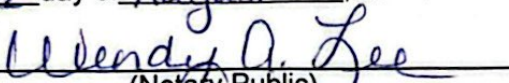
Kent C. Martin, being first duly sworn, deposes and says:

1. That I am the Vice President (Corporate Office) of West Docks LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.


(Signature of Officer)

Wendy A. Lee
Reg. #01LE6214278
Notary Public - New York
Qualified in Oneida County
My Commission Expires
12/07/2025

Subscribed and affirmed to me under penalties of perjury
this 22nd day of August, 20 .


(Notary Public)

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

By: _____

Name: _____

Title: _____

Date: _____

- Any applicant submitting this form should submit it with a non-refundable application fee of **\$500**.
- If the applicant is requesting an increase in the value of the sales tax exemption, the applicant will also pay an additional fee equal to the increased OCIDA fee (see page 25 of original application) relating to the additional financial assistance. This fee will be payable as a condition of the sales tax exemption being issued.
- If the request is the first request for an extension of time, the \$500 application fee will be the only fee payable.
- If the request is for an extension of time that is not the first request, the OCIDA has the discretion of charging an additional fee.

Please submit 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.

ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

5-Sep-25

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

Name of Applicant:	West Dacks II, LLC
	13492 State Route 12, Boonville 13309
Description of Project:	Facility Purchase/Renovation/New Const/equipping
	Former Ethan Allen/now Delta Hardwood Flooring
Name of All Sublessees or Other Occupants of	Lodging Kit Company
Facility:	210 Grove St., Village and Town of Boonville

Principals or Parent of Applicant:	Kent Martin-50%/Eric Martin-50%
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Products or Services of Applicant to be produced or carried out at facility:	Wholesale supplier to household/linen supplies to comm lodging industry, government and non-profits
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Estimated Date of Completion of Project:	Feb-26
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Type of Financing/ Structure:	<input type="checkbox"/> Tax-Exempt Financing
	<input type="checkbox"/> Taxable Financing
	<input checked="" type="checkbox"/> Sale/ Leaseback
	<input type="checkbox"/> Other

Type of Benefits being Sought by Applicant:	<input type="checkbox"/> Taxable Financing
	<input type="checkbox"/> Tax-Exempt Bonds
	<input checked="" type="checkbox"/> Sales Tax Exemption on Eligible Expenses Until Completion
	<input type="checkbox"/> Mortgage Recording Tax Abatement
	<input checked="" type="checkbox"/> Real Property Tax Abatement

Project Costs

Land Acquisition	\$ 200,000
Existing Building(s) ACQUISITION	\$ 1,900,000
Existing Building(S) RENOVATION	\$ 1,259,400
NEW Building(s) CONSTRUCTION	\$ 400,000
Installation Costs	\$ 135,000
Site Preparation/Parking Lot Construction	\$ 79,000
Machinery & Equipment (other than furniture)	\$ 381,400
Furniture & Fixtures	\$ 25,000
Architectural & Engineering	\$ -
Legal Fees (applicant, IDA, bank, other counsel)	\$ 45,000
Financial (all costs related to project financing)	\$ -
Permits	\$ -
Other	\$ -
Agency Fee	\$ 22,124
TOTAL COST OF PROJECT	\$ 4,446,924

Assistance Provided by the Following:

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

Company Information

Existing Jobs	26	Average Salary of these Positions	\$ 52,336
Created Jobs FTE (over three years)	8		\$ 40,931
Retained Jobs	26		\$ 52,336

Earnings Information for Oneida County

Average Salary of Direct Jobs for Applicant	\$ 52,336
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: 9

Calculation of Benefits (3 Year Period)

	Total Earnings	Revenues
Direct Jobs		
Created	\$ 982,344	\$ 41,750
Existing	\$ 4,082,208	\$ 173,494
Indirect Jobs		
Created	\$ 1,500,000	\$ 63,750
Existing	\$ 4,875,000	\$ 207,188
Construction - only one year		
Person Years	\$ 299,744	\$ 12,739
TOTALS Calculation of Benefits (3 Yr Period)	\$ 11,739,296	\$ 498,920

TAXABLE GOODS & SERVICES

		Spending Rate	Expenditures	State & Local Sales Tax Revenues
Direct Jobs	Created	36%	\$ 353,644	\$ 34,480
	Existing	0.36	\$ 1,469,595	\$ 143,286
Indirect Jobs	Created	0.36	\$ 540,000	\$ 52,650
	Existing	0.36	\$ 1,755,000	\$ 171,113
Construction - only one year	Person Years	0.36	\$ 107,908	\$ 10,521
TOTAL TAXABLE GOODS & SERVICES			\$ 4,226,147	\$ 412,049

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.

Tax Rate for School District where facility is located:	23.33423	Municipality	
Tax Rate for Municipality where facility is located:	14.032856	Adirondack	24-25
Tax Rate for County:	8.809803	Boonville V & T	25-26
	46.176889	Oneida	2025
Total Rate:			
Real Property Taxes Paid: \$	106,761		

COSTS: IDA BENEFITS

Real Property Taxes Abatement	\$ 174,585
Mortgage Tax Abated (.75%)	\$ -
Estimated Sales Tax Abated During Construction Period (8.75%)	\$ 133,250
Total:	\$ 307,835

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.