

COUNTY OF OTSEGO INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION

IMPORTANT NOTICE: The answers to the questions contained in this application are necessary to determine your firm's eligibility for financing and other assistance from the County of Otsego Industrial Development Agency. These answers will also be used in the preparation of papers in this transaction. Accordingly, all questions should be answered accurately and completely by an officer or other employee of your firm who is thoroughly familiar with the business and affairs of your firm and who is also thoroughly familiar with the proposed project. This application is subject to acceptance by the Agency.

TO: COUNTY OF OTSEGO INDUSTRIAL DEVELOPMENT AGENCY
189 Main Street, Suite 500
Oneonta, New York 13820
Attention: Chief Executive Officer

This application by applicant respectfully states:

APPLICANT: Skyline Hospitality, LLC

APPLICANT'S STREET ADDRESS: 5206 State Highway 23

CITY: Oneonta STATE: New York ZIP CODE: 13820

PHONE NO.: (408) 799-3946 FAX NO.: N/A E-MAIL: MayankPatel99@hotmail.com

NAME OF PERSON(S) AUTHORIZED TO SPEAK FOR APPLICANT WITH RESPECT TO THIS APPLICATION:

Melody D. Westfall, Esq.; Ethan M. Peterson, Esq.

IF APPLICANT IS REPRESENTED BY AN ATTORNEY, COMPLETE THE FOLLOWING:

NAME OF FIRM: Westfall Law PLLC

NAME OF ATTORNEY: Melody D. Westfall, Esq.; Ethan M. Peterson, Esq.

ATTORNEY'S STREET ADDRESS: 247 West Fayette Street, Suite 203

CITY: Syracuse STATE: New York ZIP CODE: 13202

PHONE NO.: (315) 412-0440 FAX NO.: (315) 216-5388 E-MAIL: MWestfall@WestfallLaw.com

NOTE: PLEASE READ THE INSTRUCTIONS ON PAGE 2 HEREOF BEFORE FILLING OUT THIS FORM.

INSTRUCTIONS

1. The Agency will not approve any application unless, in the judgment of the Agency, said application and the summary contains sufficient information upon which to base a decision whether to approve or tentatively approve an action.
2. Fill in all blanks, using “none” or “not applicable” or “N/A” where the question is not appropriate to the project which is the subject of this application (the “Project”).
3. If an estimate is given as the answer to a question, put “(est)” after the figure or answer which is estimated.
4. If more space is needed to answer any specific question, attach a separate sheet.
5. When completed, return two (2) copies of this application to the Agency at the address indicated on the first page of this application.
6. The Agency will not give final approval to this application until the Agency receives a completed environmental assessment form concerning the Project which is the subject of this application.
7. Please note that Article 6 of the Public Officers Law declares that all records in the possession of the Agency (with certain limited exceptions) are open to public inspection and copying. If the applicant feels that there are elements of the Project which are in the nature of trade secrets or information, the nature of which is such that if disclosed to the public or otherwise widely disseminated would cause substantial injury to the applicant’s competitive position, the applicant may identify such elements in writing and request that such elements be kept confidential in accordance with Article 6 of the Public Officers Law.
8. The applicant will be required to pay to the Agency all actual costs incurred in connection with this application and the Project contemplated herein (to the extent such expenses are not paid out of the proceeds of the Agency’s bonds issued to finance the project). The applicant will also be expected to pay all costs incurred by general counsel and bond counsel to the Agency. The costs incurred by the Agency, including the Agency’s general counsel and bond counsel, may be considered as a part of the project and included as a part of the resultant bond issue.
9. The Agency has established an application fee of Two Hundred Dollars (\$200) to cover the anticipated costs of the Agency in processing this application. A check or money order made payable to the Agency must accompany each application. **THIS APPLICATION WILL NOT BE ACCEPTED BY THE AGENCY UNLESS ACCOMPANIED BY THE APPLICATION FEE.**

10. The Agency has established a project fee for each project in which the Agency participates. **UNLESS THE AGENCY AGREES IN WRITING TO THE CONTRARY, THIS PROJECT FEE IS REQUIRED TO BE PAID BY THE APPLICANT AT OR PRIOR TO THE GRANTING OF ANY FINANCIAL ASSISTANCE BY THE AGENCY.**

FOR AGENCY USE ONLY

1. Project Number	
2. Date application Received by Agency	, 20
3. Date application referred to attorney for review	, 20
4. Date copy of application mailed to members	, 20
5. Date notice of Agency meeting on application posted	, 20
6. Date notice of Agency meeting on application mailed	, 20
7. Date of Agency meeting on application	, 20
8. Date Agency conditionally approved application	, 20
9. Date scheduled for public hearing	, 20
10. Date Environmental Assessment Form ("EAF") received	, 20
11. Date Agency completed environmental review	, 20
12. Date of final approval of application	_____, 20____

AGENCY FEE SCHEDULE INFORMATION

1. APPLICATION FEE: \$200.00 (Non-refundable)

2. AGENCY FEE:

- (a) Bond Transactions: 1% of bond amount, minimum, plus annual administrative fee of 3.5% of initial fee, minimum
- (b) Sale Leaseback Transactions: 1% of Total Project Cost, minimum (see page 14) plus annual administrative fee of 7% of initial fee, or more, based upon the size and complexity of project reporting

3. AGENCY LOCAL COUNSEL FEE:

- (a) \$3,000 minimum agency counsel fee
- (b) 1% up to and including \$1,500,000
- (c) 1/2 of 1% for all amounts in excess of \$1,500,000

- (d) \$20,000 maximum agency counsel fee, provided that an additional counsel fee at a rate of \$100/hour may be charged in special circumstances
- (e) disbursements (e.g., photocopying, telephone charges, postage) are charged in addition to the legal fee

4. AGENCY SPECIAL COUNSEL AND BOND COUNSEL FEE:

In connection with the Project there will be fees of the Agency's Special Counsel/Bond Counsel. The amount of such fees is based on, among other things, the structure and size of the financing. An estimate of such fees will be provided shortly after the applicant delivers the Application to the Agency.

SUMMARY OF PROJECT

Applicant: Skyline Hospitality, LLC
Contact Person: Melody D. Westfall, Esq.
Phone Number: (315) 412 - 0440
Occupant: N/A - New Build
Project Location: 4882 State Highway 28, Cooperstown, NY 13326
Tax Map ID#: 146.00-1-26.04
Approximate Size of Project Site: 6.1503 acres (per deed)
Description of Project: Construction & Operation of Haption Inn Hotel

Type of Project: Manufacturing Warehouse/Distribution
 Commercial Not-For-Profit
 Other-Specify

Employment Impact: Existing Jobs - 0
New Jobs - 41 within the first four years (est)

Project Cost: \$18,620,000.00

Type of Financing: Tax-Exempt Taxable Straight Lease

Amount of Bonds Requested: \$ 0.00

Estimated Value of Tax-Exemptions:

N.Y.S. Sales and Compensating Use Tax:	<u>\$ 650,000</u>
Mortgage Recording Taxes:	<u>\$ 153,750 - (3/4 of 1% of \$18,620,000)</u>
Real Property Tax Exemptions:	<u>\$ 1,950.00 (est) - currently assessed as vacant parcel</u>
Other (please specify):	<u>\$ 2,700.00 (est) - school tax</u>

I. INFORMATION CONCERNING THE PROPOSED OCCUPANT OF THE PROJECT (HEREINAFTER, THE "COMPANY").

A. Identity of Company:

1. Company Name: Skyline Hospitality, LLC

Present Address: 5206 State Highway 23, Oneonta, NY

Zip Code: 13820

Employer's ID No.: 82-1574414

2. If the Company differs from the Applicant, give details of relationship:

N/A

3. Indicate type of business organization of Company:

a. _____ Corporation (If so, incorporated in what country?
What State? _____ Date Incorporated? _____ Type of
Corporation? _____ Authorized to do business in New York?
Yes ____; No ____).

b. _____ Partnership (if so, indicate type of partnership _____,
Number of general partners _____, Number of limited partners ____).

c. Limited liability company,
Date created? May 16, 2017 _____.

d. _____ Sole proprietorship

4. Is the Company a subsidiary or direct or indirect affiliate of any other organization(s)? If so, indicate name of related organization(s) and relationship:

N/A

B. Management of Company:

1. List all owners, officers, members, directors and partners (complete all columns for each person):

NAME (First, Middle, Last) HOME ADDRESS	OFFICE HELD	OTHER PRINCIPAL BUSINESS
Mayank Patel	Member	Oneonta Hotels, LLC
Niren Patel	Member	Oneonta Hotels, LLC
Nimisha Patel	Member	Oneonta Hotels, LLC

2. Is the Company or management of the Company now a plaintiff or a defendant in any civil or criminal litigation? Yes ; No .

3. Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)? Yes ; No .

4. Has any person listed above or any concern with whom such person has been connected ever been in receivership or been adjudicated a bankrupt? Yes ; No .
(If yes to any of the foregoing, furnish details in a separate attachment).

5. If the answer to any of questions 2 through 4 is yes, please, furnish details in a separate attachment.

C. Principal Owners of Company:

1. Principal owners of Company: Is Company publicly held? Yes ; No .
If yes, list exchanges where stock traded:

2. If no, list all stockholders having a 5% or more interest in the Company:

NAME	ADDRESS	PERCENTAGE OF HOLDING
Mayank Patel	5206 State Highway 23, Oneonta, NY 13820	50%
Niren Patel	8 Davis Dr, Oneonta, NY13820	25%
Nimisha Patel	5206 State Highway 23 Oneonta, NY 13820	25%

D. Company's Principal Bank(s) of account:

D. Company's Principal Bank(s) of account:

Bank of America

II. DATA REGARDING PROPOSED PROJECT

A. Summary: (Please provide a brief narrative description of the Project.)

Construction of a Hampton Inn Hotel

B. Location of Proposed Project:

1. Street Address 4882 State Highway 28
2. City of
3. Town of Hartwick
4. Village of
5. County of Otsego

C. Project Site:

1. Approximate size (in acres or square feet) of Project site: 6.1503 Acres (per deed)
Is a map, survey or sketch of the project site attached? Yes ; No .
2. Are there existing buildings on project site? Yes ; No .
 - a. If yes, indicate number and approximate size (in square feet) of each existing building:

N/A

- b. Are existing buildings in operation? Yes ; No .
- If yes, describe present use of present buildings:

N/A

- c. Are existing buildings abandoned? Yes ; No . About to be abandoned? Yes ; No . If yes, describe:

N/A

- d. Attach photograph of present buildings.

N/A

3. Utilities serving project site:
- Water-Municipal: On-site well
 Other (describe)
- Sewer-Municipal: On-site Septic System
 Other (describe)
- Electric-Utility: NYSEG
 Other (describe)
- Heat-Utility: Electric - via NYSEG
 + Propane - used to heat pools
 Other (describe)
4. Present legal owner of project site:
- a. If the Company owns project site, indicate date of purchase:
October 9, 2018; Purchase price: \$ 590,000.00.
- b. If Company does not own the Project site, does Company have option signed with owner to purchase the Project site? Yes ___; No ___. If yes, indicate date option signed with owner: ____, 20__; and the date the option expires: ____, 20__.
- c. If the Company does not own the project site, is there a relationship legally or by common control between the Company and the present owners of the project site? Yes ___; No ___. If yes, describe:
5. a. Zoning District in which the project site is located:
 Town of Hartwick - No Zoning Code
- b. Are there any variances or special permits affecting the site? Yes ___; No X. If yes, list below and attach copies of all such variances or special permits:

D. Buildings:

1. Does part of the project consist of a new building or buildings? Yes X; No ___. If yes, indicate number and size of new buildings:

1 Building - 60,000 Sq.Ft.

2. Does part of the project consist of additions and/or renovations to the existing buildings? Yes ___; No X. If yes, indicate the buildings to be expanded or renovated, the size of any expansions and the nature of expansion and/or renovation:

3. Describe the principal uses to be made by the Company of the building or buildings to be acquired, constructed or expanded:

Operation of a Hampton Inn Hotel

E. Description of the Equipment:

1. Does a part of the Project consist of the acquisition or installation of machinery, equipment or other personal property (the "Equipment")? Yes ; No . If yes, describe the Equipment:

- | | |
|--|-------------------------------------|
| 1. Wast Water Treatment (pump stations & force main) | 5. Water Sanitation System (inside) |
| 2. 30k Gallon Water Storage Tank | 6. Fire Pump (inside) |
| 3. Diesel Generator | 7. Laundry Machines |
| 4. Well Pump | 8. Sanitation Machines & Equipment |

2. With respect to the Equipment to be acquired, will any of the Equipment be Equipment which has previously been used? Yes ; No . If yes, please provided detail:

3. Describe the principal uses to be made by the Company of the Equipment to be acquired or installed:

- | | |
|--------------------------------------|---|
| 1. to treat wastewater | 5. to treat well water |
| 2. to store water for the Fire Dept. | 6. to make fire prevention system operational |
| 3. as a backup power source | 7. to ensure amenities are clean for guests |
| 4. to provide water | 8. to ensure facilities are clean for guests |

F. Project Use:

1. What are the principal products to be produced at the Project?

N/A

2. What are the principal activities to be conducted at the Project?

Temporary Housing / Hotel

3. Does the Project include facilities or property that are primarily used in making retail sales of goods or services to customers who personally visit such facilities? Yes ; No . If yes, please provide detail:

4. If the answer to question 3 is yes, what percentage of the cost of the Project will be expended on such facilities or property primarily used in making retail sales of goods or services to customers who personally visit the Project? _____%

N/A

5. If the answer to question 3 is yes, and the answer to question 4 is more than 33.33%, indicate whether any of the following apply to the Project:

- a. Will the Project be operated by a not-for-profit corporation? Yes ; No . If yes, please explain:

N/A

b. Is the Project likely to attract a significant number of visitors from outside the economic development region in which the Project will be located? Yes ____; No _____. If yes, please explain:

N/A

c. Would the Project occupant, but for the contemplated financial assistance from the Agency, locate the related jobs outside the State of New York? Yes ____; No _____. If yes, please explain:

N/A

d. Is the predominant purpose of the Project to make available goods or services which would not, but for the Project, be reasonable accessible to the residents of the city, town or village within which the Project will be located, because of a lack of reasonably accessible retail trade facilities offering such goods or services? Yes ____; No _____. If yes, please provide detail:

N/A

e. Will the Project be located in one of the following: (i) an area designed as an economic development zone pursuant to Article 18-B of the General Municipal Law; or (ii) a census tract or block numbering area (or census tract or block numbering area contiguous thereto) which, according to the most recent census data, has (x) a poverty rate of at least 20% for the year in which the data relates, or at least 20% of households receiving public assistance, and (y) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates? Yes ____; No _____. If yes, please explain: _____

6. If the answers to any of subdivisions c. through e. of question 5 is yes, 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, please explain:

N/A

7. Will the completion of the Project result in the removal of a plant or facility of the Company or another proposed occupant of the Project (a "Project Occupant") from one area of the State of New York to another area of the State of New York? Yes ____; No X. If yes, please explain:

8. Will the completion of the Project result in the abandonment of one or more plants or facilities of the Company located in the State of New York? Yes ____; No X. If yes, please provide detail:

9. If the answer to either question 7 or question 8 is yes, indicate whether any of the following apply to the Project:

- a. Is the Project reasonably necessary to preserve the competitive position of the Company on such Project Occupant in its industry? Yes ___; No ___. If yes, please provide detail:

Land, machinery and equipment (part), utilities, architects and engineering fees
N/A

- b. Is the Project reasonably necessary to discourage the Company or such Project Occupant from removing such other plant or facility to a location outside the State of New York? Yes ___; No ___. If yes, please provide detail:

N/A

10. Will the Project be owned by a not-for-profit corporation? Yes ___; No . If yes, please provide detail:

11. Will the Project be sold or leased to a municipality? Yes ___; No . If yes, please provide detail:

G. Other Involved Agencies:

1. Please indicate all other local agencies, boards, authorities, districts, commissions or governing bodies (including any city, county and other political subdivision of the State of New York and all state departments, agencies, boards, public benefit corporations, public authorities or commissions) involved in approving or funding or directly undertaking action with respect to the Project. For example, do you need a municipal building permit to undertake the Project? Do you need a zoning approval to undertake the Project? If so, you would list the appropriate municipal building department or planning or zoning commission which would give said approvals.

1. Town of Hartwick
2. Small Business Association (SBA)
3. Department of Environmental Conservation (DEC)
4. Department of Transportation (DOT)

2. Describe the nature of the involvement of the federal, state or local agencies described above:

1. Town - Zoning and Site Plan Approval
2. SBA - Financing
3. DEC - site plan approval
4. DOT - site plan approval

H. Construction Status:

1. Has construction work on this project begun? Yes ; No _____. If yes, please discuss in detail the approximate extent of construction and the extent of completion. Indicate in your answer whether such specific steps have been completed as site clearance and preparation; completion of foundations; installation of footings; etc.:

1. Foundation walls are 100% installed
2. Footers have been installed 80%
3. Some site cleaning work has been completed
- stripped top soil from building site & parking lot, no retention areas

2. Please indicate amount of funds expended on this project by the Company in the past three (3) years and the purposes of such expenditures:

\$ 1,822,078.83 est

I. Method of Construction After Agency Approval:

1. If the Agency approves the project which is the subject of this application, there are two methods that may be used to construct the project. The applicant can construct the project privately and sell the project to the Agency upon completion. Alternatively, the applicant can request to be appointed as "agent" of the Agency, in which case certain laws applicable to public construction may apply to the project. Does the applicant wish to be designated as "agent" of the Agency for purposes of constructing the project? Yes ; No _____.

2. If the answer to question 1 is yes, does the applicant desire such "agent" status prior to the closing date of the financing? Yes ; No _____.

III. INFORMATION CONCERNING LEASES OR SUBLEASES OF THE PROJECT. (PLEASE COMPLETE THE FOLLOWING SECTION IF THE COMPANY INTENDS TO LEASE OR SUBLEASE ANY PORTION OF THE PROJECT).

A. Does the Company intend to lease or sublease more than 10% (by area or fair market value) of the Project? Yes ____; No . If yes, please complete the following for each existing or proposed tenant or subtenant:

1. Sublessee name:
Present Address:
City: _____ State: _____ Zip: _____
Employer's ID No.: _____
Sublessee is: ____ Corporation: ____ Partnership: ____ Sole Proprietorship
Relationship to Company:
Percentage of Project to be leased or subleased:
Use of Project intended by Sublessee:
Date of lease or sublease to Sublessee:
Term of lease or sublease to Sublessee:
Will any portion of the space leased by this sublessee be primarily used in making retail sales of goods or services to customers who personally visit the Project?
Yes ____; No _____. If yes, please provide on a separate attachment (a) details and

(b) the answers to questions II(F)(4) through (6) with respect to such sublessee.

2. Sublessee name:
Present Address:
City: _____ State: _____ Zip: _____
Employer's ID No.: _____
Sublessee is:
_____ Corporation: _____ Partnership: _____ Sole Proprietorship
Relationship to Company:
Percentage of Project to be leased or subleased:
Use of Project intended by Sublessee:
Date of lease or sublease to Sublessee:
Term of lease or sublease to Sublessee: _____
Will any portion of the space leased by this sublessee be primarily used in making retail sales of goods or services to customers who personally visit the Project?
Yes ____; No _____. If yes, please provide on a separate attachment (a) details and (b) the answers to questions II(F)(4) through (6) with respect to such sublessee.

3. Sublessee name:
Present Address:
City: _____ State: _____ Zip: _____
Employer's ID No.: _____
Sublessee is: _____ Corporation: _____ Partnership: _____ Sole Proprietorship
Relationship to Company:
Percentage of Project to be leased or subleased:
Use of Project intended by Sublessee:
Date of lease or sublease to Sublessee:
Term of lease or sublease to Sublessee:
Will any portion of the space leased by this sublessee be primarily used in making retail sales of goods or services to customers who personally visit the Project?
Yes ____; No _____. If yes, please provide on a separate attachment (a) details and (b) the answers to questions II(F)(4) through (6) with respect to such sublessee.

B. What percentage of the space intended to be leased or subleased is now subject to a binding written lease or sublease?
N/A

IV. Employment Impact

A. Indicate below the number of people presently employed at the project site and the number that will be employed at the project site at end of the first and second years after the project has been completed (Do not include construction workers). Also indicate below the number of workers employed at the project site representing newly created positions as opposed to positions relocated from other project sites of the applicant. Such information regarding relocated positions should also indicate whether such positions are relocated from other project sites financed by obligations previously issued by the Agency.

TYPE OF EMPLOYMENT					
	PROFESSIONAL MANAGERIAL	SKILLED	SEMI- SKILLED	UNSKILLED	TOTALS
Present Full Time	--	--	--	--	--
Present Part Time	--	--	--	--	--
Present Seasonal	--	--	--	--	--
First Year Full Time	5	4	3	2	14
First Year Part Time	--	3	3	3	9
First Year Seasonal	--	3	2	5	10
Second Year Full Time	5	4	3	2	14
Second Year Part Time	--	3	3	3	9
Second Year Seasonal	--	3	2	5	10

B. Please prepare a separate attachment describing in detail the types of employment at the project site. Such attachment should describe the activities or work performed for each type of employment.

V. Project Cost

A. Anticipated Project Costs. State the costs reasonably necessary for the acquisition of the project site and the construction of the proposed project including the acquisition and installation of any machinery and equipment necessary or convenient in connection therewith, and including any utilities, access roads or appurtenant facilities, using the following categories:

<u>Description of Cost</u>	<u>Amount</u>
Land	\$ 630,000.00
Buildings	\$ 0.00
Machinery and equipment costs	\$ 95,000.00
Utilities, roads and appurtenant costs	\$ 130.00/mo (est)
Architects and engineering fees	\$ 249,000.00
Costs of Bond issue (legal, financial and printing)	\$ 0.00
Construction loan fees and interest (if applicable)	\$ 1,500,000.00 (est)

Other (specify)	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
TOTAL PROJECT COST	\$ _____

B. Have any of the above expenditures already been made by applicant?
 Yes ; No _____. (If yes, indicate particular.)

Land, machinery and equipment (in part), utilities, architects and engineering fees (in part)

V. **BENEFITS EXPECTED FROM THE AGENCY**

A. **Financing**

1. Is the applicant requesting that the Agency issue bonds to assist in financing the project? Yes ____; No . If yes, indicate:

- a. Amount of loan requested: _____ Dollars;
- b. Maturity requested: _____ Years.

2. If the answer to question 1 is yes, is the interest on such bonds intended to be exempt from federal income taxation? Yes ____; No ____.

3. If the answer to question 2 is yes, will any portion of the Project be used for any of the following purposes:

- a. retail food and beverage services: Yes ____; No ____
- b. automobile sales or service: Yes ____; No ____
- c. recreation or entertainment: Yes ____; No ____
- d. golf course: Yes ____; No ____
- e. country club: Yes ____; No ____
- f. massage parlor: Yes ____; No ____
- g. tennis club: Yes ____; No ____
- h. skating facility (including roller skating, skateboard and ice skating): Yes ____; No ____
- i. racquet sports facility (including handball and racquetball court): Yes ____; No ____
- j. hot tub facility: Yes ____; No ____
- k. suntan facility: Yes ____; No ____
- l. racetrack: Yes ____; No ____

4. If the answer to any of the above questions contained in question 3 is yes, please furnish details on a separate attachment.

B. Tax Benefits

1. Is the applicant requesting any real property tax exemption in connection with the Project that would not be available to a project that did not involve the Agency? Yes ___; No X. If yes, is the real property tax exemption being sought consistent with the Agency's Uniform Tax Exemption Policy? Yes ___; No ___.

2. Is the applicant expecting that the financing of the Project will be secured by one or more mortgages? Yes X; No ___. If yes, what is the approximate amount of financing to be secured by mortgages? \$ 18,620.00.00.

3. Is the applicant expecting to be appointed agent of the Agency for purposes of avoiding payment of N.Y.S. Sales Tax or Compensating Use Tax? Yes ___; No ___. If yes, what is the approximate amount of purchases which the applicant expects to be exempt from the N.Y.S. Sales and Compensating Use Taxes? \$ 650,000.00 (est)

4. What is the estimated value of each type of tax-exemption being sought in connection with the Project? Please detail the type of tax-exemption and value of the exemption.

a.	N.Y.S. Sales and Compensating Use Taxes:	\$ <u>650,000.00 (est)</u>
b.	Mortgage Recording Taxes:	\$ <u>153,750.00 (est)</u>
c.	Real Property Tax Exemptions:	\$ <u>1,950.00 (est)</u>
d.	Other (please specify):	-- currently assessed as vacant par
	-- School Tax	\$ <u>2,700.00 (est)</u>
		\$ _____

5. Are any of the tax-exemptions being sought in connection with the Project inconsistent with the Agency's tax-exemption policy contained in its Rules and Regulations? Yes ___; No X. If yes, please explain.

C. Project Cost/Benefit Information. Complete the attached Cost/Benefit Analysis so that the Agency can perform a cost/benefit analysis of undertaking the Project. Such information should consist of a list and detailed description of the benefits of the Agency undertaking the Project (e.g., number of jobs created, types of jobs created, economic development in the area, etc.). Such information should also consist of a list and detailed description of the costs of the Agency undertaking the Project (e.g., tax revenues lost, buildings abandoned, etc.).

VI. REPRESENTATIONS BY THE APPLICANT. The applicant understands and agrees with the Agency as follows:

A. Job Listings. 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 Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOC") and with the administrative entity (collectively with the DOC, the "JTPA Entities") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA") in which the Project is located.

B. First Consideration for Employment: 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 Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.

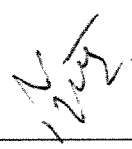
C. Annual Sales Tax Filings. In accordance with Section 874(8) of the New York General Municipal Law, the applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal 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.

D. Annual Employment Reports: The applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site.

E. Absence of Conflicts of Interest: The applicant has received from the Agency a list of the 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 hereinafter described:

(Applicant)

BY: _____



NOTE: APPLICANT MUST ALSO COMPLETE THE APPROPRIATE VERIFICATION APPEARING ON PAGES 18 THROUGH 21 HEREOF BEFORE A NOTARY PUBLIC AND MUST SIGN AND ACKNOWLEDGE THE HOLD HARMLESS AGREEMENT APPEARING ON PAGE 22

VERIFICATION

(If Applicant is a Corporation)

STATE OF _____)
) SS.:
COUNTY OF _____)

_____deposes and says that he is the
(Name of chief executive of applicant)

_____of _____,
(Title) (Company Name)

the corporation named in the attached application; that he has read the foregoing application and knows the contents thereof; and that the same is true and complete and accurate to the best of his knowledge. Deponent further says that the reason this verification is made by the deponent and not by said company is because the said company is a corporation. The grounds of deponent's belief relative to all matters in the said application which are not stated upon his own personal knowledge are investigations which deponent has caused to be made concerning the subject matter of this application as well as information acquired by deponent in the course of his duties as an officer of and from the books and papers of said corporation.

(officer of applicant)

Sworn to before me this
____day of _____, 20__.

(Notary Public)

N/A

VERIFICATION

(If applicant is limited liability company)

STATE OF _____)

) SS.:

COUNTY OF _____)

_____, deposes and says

(Name of Individual)

that he is one of the members of the firm of _____,

(Limited Liability Company)

the limit liability company named in the attached application; that he has read the foregoing application and knows the contents thereof; and that the same is true and complete and accurate to the best of his knowledge. The grounds of deponent's belief relative to all matters in the said application which are not stated upon his own personal knowledge are investigations which deponent has caused to be made concerning the subject matter of this application as well as information acquired by deponent in the course of his duties as a member of and from the books and papers of said limited liability company.

Sworn to before me this
___ day of _____, 20__.

(Notary Public)

**NOTE: THIS APPLICATION WILL NOT BE ACCEPTED BY THE AGENCY UNLESS THE HOLD
HARMLESS AGREEMENT APPEARING ON PAGE 22 IS SIGNED BY THE APPLICANT.**

HOLD HARMLESS AGREEMENT

Applicant hereby releases County of Otsego Industrial Development Agency and the members, officers, servants, agents and employees thereof (hereinafter collectively referred to as the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (i) 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 issue of bonds requested therein are favorably acted upon by the Agency, (ii) the Agency's financing of the Project described therein; and (iii) 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 find buyers willing to purchase the total bond issue requested, then, and in that event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all actual costs incurred by the Agency in the processing of the Application, including attorneys' fees, if any.

(Applicant)

BY: _____



Sworn to before me this
1st day of April 2023

Cherri Jones
(Notary Public)

CHERRI JONES
Notary Public, State of New York
No. 01JO6006715
Qualified in Otsego County
Commission Expires May 4, 2026

TO: Project Applicants
 FROM: County of Otsego Industrial Development Agency
 RE: Cost/Benefit Analysis

In order for the County of Otsego Industrial Development Agency (the "Agency") to prepare a Cost/Benefit Analysis for a proposed project (the "Project"), the Applicant must answer the questions contained in this Project Questionnaire (the "Questionnaire") and complete the attached Schedules. This Questionnaire and the attached Schedule will provide information regarding various aspects of the Project, and the costs and benefits associated therewith.

Since we need this Questionnaire to be completed before we can finalize the Cost/Benefit Analysis, please complete this Questionnaire and forward it to us at your earliest convenience.

PROJECT QUESTIONNAIRE

1. Name of Project Beneficiary ("Company"):	
2. Brief Identification of the Project:	
3. Estimated Amount of Project Benefits Sought:	
A. Amount of Bonds Sought:	\$ 0.00
B. Value of Sales Tax Exemption Sought	\$ 650,000 (est)
C. Value of Real Property Tax Exemption Sought	\$ 1950(est)—currently assessed as vacant land
D. Value of Mortgage Recording Tax Exemption Sought	\$139,650 -(3/4 of 1% 18,620,000)

PROJECTED PROJECT INVESTMENT

A. Land-Related Costs	
1. Land acquisition	\$ 630,000
2. Site preparation	\$ 300,000
3. Landscaping	\$ 95,000
4. Utilities and infrastructure development	\$ 485,000
5. Access roads and parking development	\$ 450,000
6. Other land-related costs (describe)	\$ 300,000
B. Building-Related Costs	
1. Acquisition of existing structures	\$ 0.00
2. Renovation of existing structures	\$ 0.00
3. New construction costs	\$10,551,722
4. Electrical systems	\$ 1,250,000
5. Heating, ventilation and air conditioning	\$ 855,000
6. Plumbing	\$ 782,000
7. Other building-related costs (describe)	\$ 0.00

C.	Machinery and Equipment Costs	
1.	Production and process equipment	\$ n/a
2.	Packaging equipment	\$ n/a
3.	Warehousing equipment	\$ n/a
4.	Installation costs for various equipment	\$35,000
5.	Other equipment-related costs (describe)	\$95,000
D.	Furniture and Fixture Costs	
1.	Office furniture	\$ 1,436,000
2.	Office equipment	\$ 129,000
3.	Computers	\$ 35,000
4.	Other furniture-related costs (describe)	\$ 35,000
E.	Working Capital Costs	
1.	Operation costs	\$ 135,000
2.	Production costs	\$
3.	Raw materials	\$
4.	Debt service	\$
5.	Relocation costs	\$
6.	Skills training	\$
7.	Other working capital-related costs (describe)	\$ 145,000
F.	Professional Service Costs	
1.	Architecture and engineering	\$ 275,000
2.	Accounting/legal	\$147,000
3.	Other service-related costs (describe)	\$75,000 - Franchise Fee
G.	Other Costs	
1.	CPM	\$200,000
2.	Inspection	\$ 180,000
H.	Summary of Expenditures	
1.	Total Land-Related Costs	\$ 2,260,000
2.	Total Building-Related Costs	\$13,438,000
3.	Total Machinery and Equipment Costs	\$ 130,000
4.	Total Furniture and Fixture Costs	\$ 1,635,000
5.	Total Working Capital Costs	\$ 280,000
6.	Total Professional Service Costs	\$ 497,000
7.	Total Other Costs	\$ 380,000

PROJECTED CONSTRUCTION EMPLOYMENT IMPACT

- I. Please provide estimates of total construction jobs and the total annual wages and benefits of construction jobs at the Project: **N/A**

Year	Number of Construction Jobs	Total Annual Wages and Benefits	Estimated Additional NYS Income Tax
Current Year		\$ _____	\$ _____
Year 1		\$ _____	\$ _____
Year 2		\$ _____	\$ _____
Year 3		\$ _____	\$ _____
Year 4		\$ _____	\$ _____
Year 5		\$ _____	\$ _____

PROJECTED PERMANENT EMPLOYMENT IMPACT

- I. Please provide estimates of total number of existing permanent jobs to be preserved or retained as a result of the Project: **N/A**

Year	Professional	Skilled	Semi-Skilled	Unskilled
Current Year				
Year 1				
Year 2				
Year 3				
Year 4				
Year 5				

- II. Please provide estimates of total new permanent jobs to be created at the Project:

Year	Professional	Skilled	Semi-Skilled	Unskilled
Current Year	--	--	--	--
Year 1	7	3	7	9
Year 2	--	--	1	4
Year 3	--	--	1	4
Year 4	--	--	1	4
Year 5	--	--	--	--

- III. Please provide estimates for the following:

A. Creation of New Job Skills relating to permanent jobs. Please complete Schedule A.

- IV. Provide the projected percentage of employment that would be filled by County of Otsego residents:

90%

A. Provide a brief description of how the project expects to meet this percentage:

Applicant will advertise in Otsego County for Job Openings and will work with local job agency in county to promote openings

PROJECTED OPERATING IMPACT

I. Please provide estimates for the impact of Project operating purchases and sales:

Additional Purchases (1 st year following project completion)	\$300,000.00
Additional Sales Tax Paid on Additional Purchases	\$ 24,000.00
Estimated Additional Sales (1 st full year following project completion)	\$ 3,103,322.00
Estimated Additional Sales Tax to be collected on additional sales (1 st full year following project completion)	\$ 248,266.00 8% sales tax \$ 124,133.00 4% occupancy tax

II. Please provide estimates for the impact of Project on existing real property taxes and new payments in lieu of taxes ("Pilot Payments"):

Year	Existing Real Property Taxes (Without IDA involvement)	New Pilot Payments (With IDA)	Total (Difference)
Current Year	\$1,950.00		
Year 1	Unknown - property will have to		Total value of property taxes
Year 2	be reassessed		
Year 3			
Year 4			
Year 5			
Year 6			
Year 7			
Year 8			
Year 9			
Year 10			

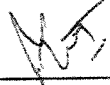
III. Please provide a brief description for the impact of other economic benefits expected to be produced as a result of the Project:

- Brings new Job Opportunities to area
- New & Modern Hiton Property (Hampton Inn) will be located in County
- Applicatns are supports of local and community growth

CERTIFICATION

I certify that I have prepared the responses provided in this Questionnaire and that, to the best of my knowledge, such responses are true, correct and complete.

I understand that the foregoing information and attached documentation will be relied upon, and constitute inducement for, the Agency in providing financial assistance to the Project. I certify that I am familiar with the Project and am authorized by the Company to provide the foregoing information, and such information is true and complete to the best of my knowledge. I further agree that I will advise the Agency of any changes in such information, and will answer any further questions regarding the Project prior to the closing.

Date Signed: <u>April 01, 2023</u>	Name of Person Completing Project Questionnaire on behalf of the Company. Name: <u>Nipun Patel</u> Title: <u>Managing Member</u> Phone Number: <u>408-621-2512</u> Address: <u>5206 NY-23, Orono, NY-13820</u> Signature: <u></u>
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