

Town of Riverhead

*FIREHOUSE
6-22-15 Red*

**Industrial Development Agency
Application for Financial Assistance**



091913



RIVERHEAD INDUSTRIAL DEVELOPMENT AGENCY

TOWN OF RIVERHEAD

200 Howell Avenue
Riverhead, New York 11901

P(631) 369-5129
F (631) 369-6925

APPLICATION FOR FINANCIAL ASSISTANCE

Date 6/12/15

APPLICATION OF: WOLF PROPERTIES ASSOCIATES LP
COMPANY NAME

WOLF PROPERTIES ASSOCIATES LP
OWNERSHIP OF PROPOSED PROJECT

Type of Application: ☐ Tax-Exempt ☒ Taxable ☐ Lease
☐ Refinance ☐ Not-for-Profit ☐ Other

Please respond to all items either by filling in blanks, by attachment (by marking space "See Attachment Number 1," etc.) or by N.A., where not applicable. Unless otherwise directed, this application must be filed in 12 copies and forwarded electronically. A non-refundable application fee is required at the time of submission of this application to the Riverhead Industrial Development Agency (the "Agency"). The non-refundable application fee is \$2,000 for applications under \$5 million and \$4,000 for applications for \$5 million or more. This fee will be applied to the Agency's Administrative Fee at closing.

If applicable and at the time of inducement, Bond Counsel will require a \$2,000 deposit which will be applied to actual out-of-pocket disbursements made during the inducement and negotiation processes, and will be reflected on their final statement at closing.

Information provided herein will not be made public by the Agency prior to the passage of an Official Inducement Resolution, but may be subject to disclosure under the New York State Freedom of Information Law.

PLEASE NOTE: Prior to submitting a completed final application, please arrange to meet with the Agency's staff to review your draft application.

www.riverheadida.org

I. COMPANY DATA

A. PROPOSED PROJECT OWNER (THE "COMPANY")

NAME WOLF PROPERTIES ASSO. LP

ADDRESS PO BOX 960 (UR#060211953)

CONTACT BOB CASTALDI POSITION MEMBER

PHONE [REDACTED] FEDERAL EMPLOYER I.D.# [REDACTED]

EMAIL [REDACTED] FAX [REDACTED]

BUSINESS TYPE: NAICS CODE: 651200

SOLE PROPRIETORSHIP ☐

GENERAL PARTNERSHIP ☐ or LIMITED PARTNERSHIP ☐

State and Date of Organization: _____

PRIVATELY HELD CORPORATION ☒ NOT-FOR-PROFIT ☐

PUBLIC CORPORATION ☐ LISTED ON _____ EXCHANGE

State and Date of Incorporation: _____

ATTORNEY MERGIM BAZHDARI ESQ
(contact info) 111 MARCUS AVE SUITE 107
LAKE SUCCESS, NY 11042
(516) 775-1555

B. FACILITY USER (tenant(s) using more than 10% of the square footage of the Facility, if different than the Company) (THE "SUBLESSEE")

NAME LONG BEARD BREWING CO LLC

ADDRESS _____

CONTACT PAUL CARLIN / CRAIG WALKER POSITION CO-FOUNDERS

PHONE [REDACTED] FEDERAL EMPLOYER I.D.# [REDACTED]

EMAIL [REDACTED] NAICS CODE 424800

SOLE PROPRIETORSHIP ☐

GENERAL PARTNERSHIP ☐ or LIMITED PARTNERSHIP ☒

State and Date of Organization: _____

PRIVATELY HELD CORPORATION ☒ NOT-FOR-PROFIT ☐

PUBLIC CORPORATION ☐ LISTED ON _____ EXCHANGE

State and Date of Incorporation: NY MAY 31 2012

(Please provide additional names and information, if any, on a separate sheet and attach it to this questionnaire. If tenant is unknown, then enter unknown)

- C. If seeking tax exempt bonds, please list any users of the project (facility user).

<u>NAME</u>	<u>BUSINESS TYPE</u>	<u>RELATIONSHIP</u>
N/A		

- D. Please list any principal stockholders or partners of the Company or the Sublessee, if any (i.e., owners of 5% or more equity in the Company or the Sublessee):

<u>NAME</u>	<u>% OWNED</u>	<u>WHICH COMPANY</u>
N/A		

- E. If any of the above persons (D), or a group of them, owns more than a 50% interest in the Company or the Sublessee, list all other persons which are related to the Company or the Sublessee by virtue of such persons having more than a 50% interest in the Company or the Sublessee.

N/A

- F. Is the Company or the Sublessee related to any other person by reason of more than 50% common ownership? In other words, what other entities might the company own collectively by the same group. If so, indicate the name of each related person and the Company's or Sublessee's relationship to such person.

N/A

- G. List the Company's and the Sublessee's parent corporations, sister corporations and subsidiaries, if any.

N/A

- H. Has the Company or the Sublessee (or any other entity listed in answer to questions C-G above) been involved in or benefitted by any prior industrial development bond financing or other conduit financing in the town in which this Project is located, whether through the Agency or another issuer? If so, please explain in full (e.g., name of issuer and beneficiary; original amount of issue; date of issue; current amount outstanding; purpose of issue; etc.).

SUFFOLK THEATER

- I. Has the Company or the Sublessee (or any related person) made a public offering or private placement of its stock within the last 3 years? If so, please describe and provide the Offering Statement used.

NO

- J. Has the Company or the Sublessee (or any related person) applied to any other town IDA or the Suffolk County IDA in regard to this Project? If so, please provide details of any action taken with respect to and the current status of such application.

NO

K. List the major bank references of the Company.

THE BRIDGHAMPTON NATIONAL BANK
SIGNATURE BANK

II. COMPANY'S OPERATIONS AT CURRENT LOCATION

- A. Address N/A
- B. Acreage of existing facility _____
- C. Number of buildings and square feet of each building _____

- D. Owned or leased _____
- E. Please describe the type of operation (e.g., manufacturing, wholesale, distribution, retail, etc.) and products and services at current location: _____

- F. Employment (current number of full-time employees or the equivalent)
0
- G. Annual payroll amount 0

III. PROPOSED PROJECT DATA

- A. Location of Project - Please attach a map highlighting the location of the project. In addition, please give the real property tax map number and exact street address of the Project, including the village and town where the Project will be located. (If no street address, please include a survey and the most precise description available):

TAX (BILL #) 15777
MAP # 473000 600 128.000 0005 025.01
24 EAST SECOND STREET.

B. Project Site - Please submit 3 copies and email one electronic copy of preliminary plans or sketches of the proposed acquisition, rehabilitation, or construction (under separate cover).

1. Acreage: _____

2. Acquisition of existing buildings:

a) Existing buildings to be acquired (number and square feet of each building):

13,000 ^{sq} ft

b) Does the Project consist of additions and/or renovations to existing buildings? If so, indicate the nature of the expansion and/or renovation in reasonable detail.

SUBDIVIDED BUILDING - EXTERIOR RESTORATION / ROOFING,
WATERPROOFING - INTERIOR BATH ROOMS, WINDOWS
& GENERAL CONSTRUCTION.

3. New construction:

a) Number and square feet of each new building to be constructed:

0

b) Builder or contractor and contact information:

WOLF PROPERTIES ASSO. LP

c) Architect and contact information:

?

4. Present use of the Project site:

OLD FIREHOUSE - VACANT FOR 6-7 YEARS

5. Present user of Project site:

VACANT

6. Relationship of present user of Project site to the Company:

N/A

7. Please attach a copy of the latest Real Property Tax Bill

C. What will the building or buildings to be acquired, constructed or expanded be used for by the Company (include description of products to be manufactured, assembled or processed and services to be rendered; PLEASE NOTE: The Tax Reform Act of 1986 limits the type of facilities eligible for tax-exempt financing to manufacturing facilities)?

~~COM.~~ BREWERY & ?
COMMERCIAL, RESIDENTIAL ?

D. If any space in the Project is to be leased by the Agency or the Company to third parties, indicate the total square footage of the Project to be leased to each tenant, and the proposed use of that space by each tenant. Although the tenants may not yet be known, the purposes for which the Project will be used must still be indicated (e.g., manufacturing, office, warehouse, etc.). Use a separate sheet, if necessary.

MANUFACTURING, OFFICE WAREHOUSE ?

DC-1

BREWERY APPROX 4,000^{sq}

E. List principal items or categories of equipment to be acquired as part of the Project.

HVAC, PLUMBING, CAMARA SYSTEM, WINDOWS
NEW WALLS & DOORS, -ELEVATOR & KITCHEN?

F. Has construction work on the Project begun? If so, complete the following:

1. Site clearance ☒ yes ☐ no 80 % complete
2. Foundation ☐ yes ☒ no 0 % complete
3. Footings ☐ yes ☒ no 0 % complete
4. Steel ☐ yes ☒ no 0 % complete
5. Masonry ☐ yes ☒ no 0 % complete
6. Other (describe below):

CLEAN EXTENSION BRICK DETULLO, SCRAPE FRAME &
PAINT ALL EXTERIOR STEEL & WOOD. ROOFING,
EXTENSION RESTORATING, DEBRIS REMOVAL

G. Existing facilities within New York State:

1. Are there other facilities owned, leased or used by the Company (or any related person) within the state? If so, tell whether such facilities are owned, leased or otherwise used and describe the terms of the Company's (or any related person's) interest in such facilities.

N/A

2. If there are other facilities within the state, is it expected that any of these other facilities will close or be subject to reduced activity as a result of the proposed Project?

☐ yes

☒ no

3. If you answered "No" to question 2, above, please explain in detail how current facilities will be utilized and whether the Project is reasonably necessary for the Company to maintain its competitive position in its industry.

NEW PROJECT - NEW START UP BREWERY
COMPANY

4. If you answered "yes" to question 2, above, please indicate whether the Project is reasonably necessary for the Company to maintain its competitive position in its industry and explain in detail.

N/A

5. Has the Company thought about moving to another state? If so, please explain.

No

6. Will the Project meet current zoning requirements at its proposed location?

☒ yes

☐ no

- a) What is the present zoning? DC-1
- b) What zoning is required? DC-1
- c) If a change of zoning is required, please provide the details/status of any change of zoning request.

H. Does the Company (or any related person) currently lease the Project site?

☐ yes

☒ no

I. Does the Company (or any related person) now own the Project site?

☒ yes

☐ no

1. If so, indicate:

a) Date of purchase 1/15

b) Purchase price \$500,000

c) Balance of existing mortgage 0

d) Holder of mortgage N/A

e) Special conditions N/A

2. If not, does the Company (or any related person) have an option or a contract to purchase the site and/or any buildings on the site?

☐ yes

☒ no

3. If so, please attach a copy of the option or contract and indicate:

a) Date signed _____

b) Purchase price _____

c) Proposed settlement/closing date

IV. PROJECT COSTS

- A. Give an accurate estimate of the cost of each of the following items, specifying in each instance the portion of such costs to be financed with tax-exempt IDB proceeds, if applicable:

LAND* (☐ tax exempt only) (%)

ACQUISITION AND REHABILITATION COSTS:

Existing Building** \$500,000 (☐) (%)

Cost of Rehabilitation** \$150,000 (☐) (%)

COSTS OF NEW CONSTRUCTION:

Construction of New Building (0) (%)

New Additions to or Expansions of Existing Building (0) (%)

ENGINEERING & ARCHITECTURAL FEES \$7,000 (☐) (%)

EQUIPMENT TO BE INSTALLED AT FACILITY ~~\$175,000~~ (☐) (%)

LEGAL FEES (Bank, Bond & Company) (0) (%)

FINANCIAL CHARGES (specify): (0) (%)

OTHER FEES/CHARGES, etc. (specify):

ATTORNEY'S FEES \$8,000 (☐) (%)

TOTAL PROJECT COSTS: \$665,000 (☐) (%)

AMOUNT OF BOND REQUESTED: \$0 (☐) (%)

BUILDING PERMITS BY TENANT

* If acquiring land, please note that Federal law prohibits the use of 25% or more of tax-exempt IDB proceeds for the purchase of land.

** If acquiring existing buildings, please note that Federal law prohibits the acquisition of existing buildings with tax-exempt IDB proceeds unless the rehabilitation expenses of the building are equal to or greater than 15% of the portion of the cost of acquiring the building that is financed with tax-exempt IDB proceeds. Rehabilitation does not include any amount expended on new construction (additions or expansions).

B. Method of financing costs:

	<u>AMOUNT</u>	<u>TERM</u>
1. Tax-exempt IDB financing	\$ _____	_____ years
2. Taxable IDB financing	\$ _____	_____ years
3. Other governmental funding	\$ * _____	_____ years
4. Other loans	\$ _____	_____ years
5. Company's/Owner's equity contribution***	<u>665,000</u>	_____ years
TOTAL PROJECT COSTS:	\$ <u>665,000</u> ^{1/2} 815,000	

- C. Have any of the above costs, which are to be reimbursed out of tax-exempt bond proceeds, been paid or incurred (including contracts of sale or purchase orders) as of the date of this application? Yes ☐ No ☒

If so, please give particulars on a separate sheet.

- D. Are costs of working capital, moving expenses, work in progress, or stock in trade included in the proposed uses of the tax-exempt bond proceeds? Give details.

w/a

- E. Will any of the funds to be borrowed through the Agency be used to repay or refinance an existing mortgage, outstanding loan, or an outstanding IDB issue? Give details.

N/A

* N.Y.S. GRANT ELIGIBILITY UP TO \$500,000

*** If a project financing with IDB proceeds is to be owned by a realty company/partnership, but will be subleased for use by another person, at least a 5% owner equity contribution is suggested.

- F. Has the Company made any arrangements for the marketing or the purchase of the bond or bonds? If so, indicate with whom.

N/A

V. MEASURES OF GROWTH AND BENEFITS

- A. Please complete the chart below by indicating on line #1 the present number of full-time or equivalent employees and the annual payroll for all current facilities of the Company. On line #2, please provide the information with respect to Town of Riverhead facilities only. (If no facilities are currently in the Town of Riverhead, indicate "0.") On lines #3 and #4, provide projections of employment and payroll at the proposed Project in the Town of Riverhead for the first and second year (cumulative) after the Project's completion:

	Full Time or Equivalent Employees	Annual Payroll \$
1. PRESENT (All Current Facilities)	<u>0</u>	_____
2. PRESENT (Riverhead Only)	<u>0</u>	_____
3. FIRST YEAR (Riverhead Only)	<u>0</u>	_____
4. SECOND YEAR (Riverhead Only)	<u>0</u>	_____
5. THIRD YEAR (Riverhead Only)	<u>0</u>	_____
6. FOURTH YEAR (Riverhead Only)	<u>0</u>	_____
7. INDIRECT/CONSTRUCTION JOBS	<u>35</u>	<u>ADVANCE RATE \$35/hr</u>

- B. What, if any, will be the expected increase in the annual dollar amount of sales (or rent)? \$ _____

- C. Describe, if applicable, other benefits anticipated as a result of this Project. This should include benefits to the municipality. (Additional sheet may be necessary)

VI. PROJECT CONSTRUCTION SCHEDULE

- A. What is the proposed date for commencement of construction or acquisition of the Project?

ASAP

- B. Give an accurate estimate of the time schedule to complete the Project and when the first use of Project is expected to occur (use additional sheets if necessary).

6 MONTH - STARTING IN SEPT.

- C. At what time or times and in what amount or amounts is it estimated that funds will be required? Please provide your most accurate present estimate.

N/A

VII. ATTACH THE FOLLOWING FINANCIAL INFORMATION OF THE COMPANY

- A. _____ Financial statements for last two fiscal years (unless included in the Company's annual report). *SUBMITTED LETTER FROM BANK*
- B. _____ Company's annual reports (or Form 10-K's) for the two most recent fiscal years.
- C. _____ Quarterly reports (Form 10-Q's) and current reports (Form 8-K's) since the most recent annual report, if any.
- D. _____ Latest Year End NYS-45 report
- E. _____ In addition, please attach the financial information described above in items A, B, and C of any expected guarantor of the proposed bond issue other than the Company.

www.riverheadida.org

RIVERHEAD INDUSTRIAL DEVELOPMENT AGENCY
TOWN OF RIVERHEAD



200 Howell Avenue
Riverhead, NY 11901

(631) 369-5129

NEW YORK STATE FINANCIAL REPORTING
REQUIREMENTS FOR INDUSTRIAL DEVELOPMENT AGENCIES

Section 859 of the General Municipal Law requires additional financial reporting requirements by all IDA's in New York State. Of particular importance to IDA applicants is Section 859 (copy attached). This section requires IDA's to transmit financial statements within 90 days following the end of an Agency's fiscal year (RIDA FY = 1/1 - 12/31), prepared by an independent, certified public accountant, to the New York State Comptroller, the Commissioner of the New York State Department of Economic Development, and the governing body of the municipality for whose benefit the Agency was created (Town of Riverhead). These audited financial statements shall include supplemental schedules listing the following information:

1. All bonds and notes issued, outstanding or retired during the period and whether or not they are obligations of the Agency.
2. All new bond issues shall be listed and for each new bond issue, the following information is required:
 - a) Name of the project financed with the bond proceeds.
 - b) Name and address of each owner of the project.
 - c) The amount of tax exemptions granted for each project.
 - d) Purpose for which the bond was issued.
 - e) Bond interest rate at issuance and, if variable, the range of interest rates applicable.
 - f) Bond maturity date.
 - g) Federal tax status of the bond issue.

The Public Authorities Reform Act of 2009, Section 2800 requires annual reports of operations and accomplishments which includes projects undertaken by the authority. The Annual Compliance Reports shall include company provided information relative to individual projects including but not limited; to capital investment made, salaries, employee count, exemptions received, and pilot payments made. Your company must submit this information no later than February 10th of each year.

Please sign below to indicate that you have read and understood the above.

Chief Executive Officer of Applicant

Date

G/28/15

**RIVERHEAD INDUSTRIAL DEVELOPMENT AGENCY
FEE SCHEDULE**

A non-refundable application fee of \$2,000 for applications under \$5 million and \$4,000 for applications over \$5 million is required at the time of application. This fee will be credited to the Agency's Administrative Fee, payable at closing.

The **Administrative Fee** charged by the Agency at closing is as follows:

¾ of 1% of the financial assistance on the first \$10 million.

¼ of 1% of the financial assistance between \$10 million and \$20 million.

1/10 of 1% of the financial assistance over \$20 million.

Annual Reporting/Compliance Fee: payable with pilot

For bond/lease projects up to \$2.5 million - \$250 annually

For bond/lease projects between \$2.5 million and \$5 million - \$500 annually

For bond/lease projects between \$5 million and \$10 million - \$1000 annually

For bond/lease projects between \$10 million and \$20 million - \$2000 annually

Late Reporting/Compliance Fee: commencing the day following report due date

State law requires that the Town of Riverhead Industrial Development Agency file an Annual Financial and Compliance Report with the State of New York. Much of the information within this report is required to be furnished by your company and the IDA is obligated to meet a state submission deadline. In order to meet this deadline, the Agency will impose a \$500 penalty for late filings applied the day immediately following the due date with an additional two hundred and a \$250 pro-rateable fee for every 30 days thereafter until the submission of the report or benefit recapture provision is implemented.

Processing Fee:

During the course of IDA ownership/involvement, the Agency may occasionally be required, by the company, to consent to a variety of items, i.e. prepayment of bonds, sales tax extensions, , etc. The Agency will charge a \$250 processing fee for each request.

Assignments & Assumptions:

Occasionally, the IDA is asked to transfer benefits that were assigned to the original company, i.e. PILOT or mortgage recording tax benefits, to a different company, typically upon the sale of the IDA property. The new company often wishes to continue IDA involvement to maintain the viability of the project and needs to retain the incentives. The Agency will charge a \$1200 fee for each of these transactions.

Refinance Fee:

During the course of IDA ownership/involvement, the Agency may be required, by the company, to consent to a variety of refinancing mechanisms i.e. second mortgages, additional secured financing, refinancing, etc. The Agency may charge a \$2500 processing fee for each request.

Late PILOT Payment:

In addition to requirements of GML 874(5), the Agency reserves the right to impose its own 5% penalty, plus \$1000 administrative fee for delinquent PILOT payments that are 5 days late.



Please Initial

**RIVERHEAD INDUSTRIAL DEVELOPMENT AGENCY:
LOCAL LABOR POLICY
Adopted by Resolution #48-14**

Purpose

The purpose of this resolution is to encourage companies receiving economic benefit and/or incentive from the Riverhead Industrial Development Agency (the "Agency") to engage local residents from the Town of Riverhead and the County of Suffolk during the construction phase of projects through the addition of an amendment to the Agency project application. All Agency projects are subject to monitoring by the Riverhead IDA.

Construction Jobs

Construction jobs, although limited in duration, are vital to the overall employment opportunities within the region since construction wages earned by local residents are reinvested in the local economy. It is hereby established to be the policy of the Agency that companies to which it has provided inducement use best efforts to employ local residents during the construction phase of projects. This will ensure that maximum public benefit is realized from Agency assistance.

Requirements of the Applicant

As a condition of receiving inducement and/or financial assistance from the Agency, the Company will agree to satisfy the following requirements, in form and substance satisfactory to the Agency.

The Company hereby represents and warrants that it will use commercially reasonable efforts to advertise, hire and cause any agent of the Company, general contractor, subcontractor, or subcontractor to a subcontractor working on the Project, to hire employees who live within Suffolk County, prioritizing Riverhead residents. The Agency understands and acknowledges that at certain times local labor may not be available.

Submit to the Agency a "Construction Completion Report" listing the names and business locations of prime contractors, subcontractors and vendors who have been engaged for the construction phase of the project by companies benefitting from the Agency programs. Said report shall identify the name, title, mailing address, phone/fax/email of the project contact person who will be responsible and accountable for providing information about the award of construction contracts relative to the project.

The Agency, may at any time during the benefit period, enhance the monitoring and reporting requirements relative to tracking and encouraging the use of local labor.

 _____ Please Initial

CERTIFICATION

ROBERT CASTAN (Name of chief executive officer of company submitting application) deposes and says that (s)he is the MEMBER (title) of WOLF PROPERTIES ASSO. LLP (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 to his knowledge.

Deponent further says that the reason this verification is being made by the deponent and not by WOLF PROPERTIES ASSO. LLP (company name) is because said company is a corporation. The grounds of deponent's belief relative to all matters in 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 said corporation and from the books and papers of said corporation.

As an officer of said corporation (hereinafter referred to as the "Applicant"), Deponent acknowledges and agrees that Applicant shall be and is responsible for all costs incurred by the Riverhead Industrial Development Agency (hereinafter referred to as the "Agency") acting on behalf of Applicant in connection with this application and all matters relating to the issuance of bonds. If, for any reason whatsoever, Applicant fails to conclude or consummate necessary negotiations or fails to act 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 Applicant is unable to find buyers willing to purchase the total bond issue, then upon presentation of an invoice, Applicant shall pay to the Agency, its agents or assigns, all actual costs incurred with respect to the application, up to that date and time, including fees to bond counsel for the Agency and fees of general counsel for the Agency. Upon the successful conclusion and sale of the bond issue, the Applicant shall pay to the Agency an administrative fee set by the Agency not to exceed an amount equal to 3/4 of one percent of the face amount of the bond issue, which amount is payable at closing. The Applicant understands that the Agency's bond counsel's fees, general counsel's fees and administrative fee are considered issuance expenses and, therefore, can only be paid for or reimbursed out of the proceeds of any resultant tax-exempt bond issue up to an aggregate amount not exceeding 2% of the face amount of such tax-exempt issue.

Deponent further certifies that he or she has read the Agency's Fee Schedule and will agree to the terms thereof.

Chief Executive Officer of Applicant

Sworn to before me this 23

day of June, 2015

Constance Lisowy
(Seal)

CONSTANCE LISOWY

NOTARY PUBLIC-STATE OF NEW YORK

-18-

No. 0116110900

325611.03

Qualified in Suffolk County

My Commission Expires June 01, 2016

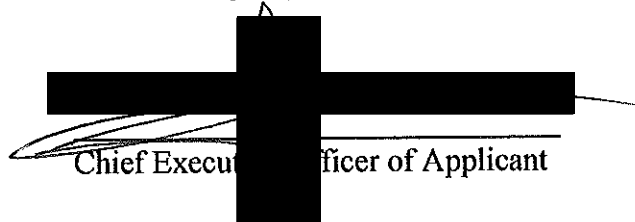
CERTIFICATION

ROBERT CASTALDI (Name of chief executive officer of company submitting application) deposes and says that (s)he is the MEMBER (title) of WOLF PROPERTIES (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 to his knowledge.

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As an officer of said corporation (hereinafter referred to as the "Applicant"), Deponent acknowledges and agrees that Applicant shall be and is responsible for all costs incurred by the Riverhead Industrial Development Agency (hereinafter referred to as the "Agency") acting on behalf of Applicant in connection with this application and all matters relating to the issuance of bonds. If, for any reason whatsoever, Applicant fails to conclude or consummate necessary negotiations or fails to act 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 Applicant is unable to find buyers willing to purchase the total bond issue, then upon presentation of an invoice, Applicant shall pay to the Agency, its agents or assigns, all actual costs incurred with respect to the application, up to that date and time, including fees to bond counsel for the Agency and fees of general counsel for the Agency. Upon the successful conclusion and sale of the bond issue, the Applicant shall pay to the Agency an administrative fee set by the Agency not to exceed an amount equal to 3/4 of one percent of the face amount of the bond issue, which amount is payable at closing. The Applicant understands that the Agency's bond counsel's fees, general counsel's fees and administrative fee are considered issuance expenses and, therefore, can only be paid for or reimbursed out of the proceeds of any resultant tax-exempt bond issue up to an aggregate amount not exceeding 2% of the face amount of such tax-exempt issue.

Deponent further certifies that he or she has read the Agency's Fee Schedule and will agree to the terms thereof.


Chief Executive Officer of Applicant

Sworn to before me this 6th
day of July, 2015

Wendy L Kukla
(Seal)

WENDY L KUKLA
NOTARY PUBLIC-STATE OF NEW YORK
No. 01KU6176871
Qualified in Suffolk County
My Commission Expires November 05, 2015

§859. Financial records

1. (a) Each agency shall maintain books and records in such form as may be prescribed by the state comptroller.

(b) Within ninety days following the close of its fiscal year, each agency shall prepare a financial statement for that fiscal year in such form as may be prescribed by the state comptroller. Such statement shall be audited within such ninety day period by an independent certified public accountant in accordance with government accounting standards established by the United States general accounting office. The audited financial statement shall include supplemental schedules listing all bonds and notes issued, outstanding or retired during the applicable accounting period whether or not such bonds or notes are considered obligations of the agency. For each issue of bonds or notes such schedules shall provide the name of each project financed with proceeds of each issue, name and address of each owner of each project, the amount of tax exemptions granted for each project, purpose for which each bond or note was issued, date of issue, interest rate at issuance and if variable the range of interest rates applicable, maturity date, and federal tax status of each issue.

(c) Within thirty days after completion, a copy of the audited financial statement shall be transmitted to the commissioner of the department of economic development, the state comptroller and the governing body of the municipality for whose benefit the agency was created.

(d) An agency with no bonds or notes issued or outstanding and no projects during the applicable accounting period may apply to the state comptroller for a waiver of the required audited financial statement. Application shall be made on such form as the comptroller may prescribe.

2. On or before September first of each year, the commissioner of the department of economic development shall prepare and submit to the governor, speaker of the assembly, majority leader of the senate, and the state comptroller, a report setting forth a summary of the significant trends in agency operations and financing; departures from acceptable agency practices; a compilation by type of the bonds and notes outstanding, and any other information which in the opinion of the commissioner bears upon the discharge of the agency's statutory functions as defined in this chapter.

§5 This act shall take effect immediately except that sections three and four of this act shall take effect of the first day of January next succeeding the date on which it shall have become a law.

617.21
Appendix C
State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

PART I-PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR <u>WOLF PROPERTIES ASSO. LP</u>	2. PROJECT NAME <u>2ND ST FIRE HOUSE</u>
3. PROJECT LOCATION: Municipality <u>24E 2ND ST RIVERTHEAD</u> County <u>SUFFOLK</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>24 EAST SECOND ST</u>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>FIRE HOUSE RESTORATION</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>3/4</u> acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: <u>DC-1</u>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals <u>CAND MARR NATIONAL REGISTER</u>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>ROBERT CATTANU WOLFEN</u> Date: <u>6/19/15</u>	
Signature: _____	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER
1

THE BRIDGE GROUP



Bridgehampton National Bank

P.O. Box 938
Cutchogue, NY 11935
Tel (631) 734-5002
Fax (631) 734-5220
www.bridgenb.com

July 6, 2015

To Whom It May Concern:

Re: Second Street Firehouse Project

Our customer, Robert Castaldi, maintains approximately a balance of [REDACTED] with us at
Bridgehampton National Bank.

Sincerely,

Wendy Kukla

Assistant Branch Manager

Bridgehampton National Bank

IF THE WORD "ARREARS" IS PRINTED BELOW,
SEE THE COUNTY TREASURER'S NOTICE ON THE
REVERSE SIDE.

STATEMENT OF REAL PROPERTY TAXES

TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK
DECEMBER 1, 2014 THROUGH NOVEMBER 30, 2015 TAX LEVY

BILL NUMBER 15777

IF PROPERTY HAS BEEN SOLD OR TRANSFERRED
AFTER MARCH 1, 2014, PLEASE FORWARD BILL
TO NEW OWNER OR RETURN TO THIS OFFICE.

TAXABLE STATUS DATE MARCH 1, 2014

TAXES BECOME A LIEN DECEMBER 1, 2014

ESTIMATED STATE-AID
TOWN 100,000
SCHOOL 21,552,967

TAKE FUNDS PAYABLE TO:

AURIE A. ZANESKI

RECEIVER OF TAXES

TOWN OF RIVERHEAD

100 HOWELL AVENUE

RIVERHEAD, NEW YORK 11901

OFFICE PAYMENT HOURS
MONDAY TO FRIDAY 8:30 A.M. TO 4:30 P.M.
PHONE 631-727-3200 EXT. 248

NOTE: TAXES ARE PAYABLE BY CHECK, CASH, OR MONEY ORDER.
ONLINE PAYMENTS ARE ACCEPTED (subject to a site fee): Visit
www.townofriverheadny.gov/topaybycredit/debitcardorelectronic
check. Checks will be accepted subject to collection for which
this office assumes no responsibility. No cash by mail accepted.

CURRENT OWNER & TAX BILLING ADDRESS

TOWN OF RIVERHEAD
200 HOWELL AV
RIVERHEAD NY 11901

SWIS	DISTRICT	SUFFOLK COUNTY TAX MAP NUMBER	SECTION	BLOCK	LOT	SI
473000	600	128.000	0005	025.001		442

PROPERTY CODE	ACREAGE	TAX CODE	ROLL SECTION
662	1.10	04	8

OWNER AS OF TAXABLE STATUS DATE OF MARCH 1, 2014

TOWN OF RIVERHEAD,

EQUALIZATION RATE/RESIDENTIAL ASSESSMENT RATIO/UNIFORMED
PERCENT OF VALUE: 15.40

CODE	EXEMPTION INFORMATION DESCRIPTION	APPLIED TO	AMOUNT	FULL AMOUNT
13500	TWN IN CO	COUNTY, TOWN, SCH	602000	3909091
PHYSICAL LOCATION		BANK & LOAN #	LAND ASSESSMENT	TOTAL ASSESSMENT
24 E SECOND ST			42000	602000
				3,909,091

LEVY DESCRIPTION	TOTAL DISTRICT LEVY	% CHANGE OVER LAST YEAR	TAXABLE VALUE	TAX RATE PER \$1000	TAX TO BE LEVIED	TAX AMOUNT
RIVERHEAD CSD #2	93,500,131	2.0	102,238	0.00		0.00
RIVERHEAD FREE LIBRY	3,352,213	1.9	3.666	0.00		0.00
BAITNG HLLW FREE LIB	11,900	.8	0.014	0.00		0.00

This year's STAR tax savings generally may not exceed last year's by more than 2%.

OUR TAX SAVINGS THIS YEAR RESULTING FROM THE NEW YORK STATE SCHOOL TAX RELIEF (STAR) PROGRAM IS: \$.00

TOTAL TAX TO BE LEVIED FOR SCHOOL: .00 % \$ 0.00

COUNTY GENERAL FUND	49,037,038	.0	1.454	0.00
---------------------	------------	----	-------	------

TOTAL TAX TO BE LEVIED FOR COUNTY: .00 % \$ 0.00

RIVERHEAD TOWN TAX	32,696,028	2.9	39.430	0.00
HIGHWAY	6,986,489	.5-	8.425	0.00

TOTAL TAX TO BE LEVIED FOR TOWN: .00 % \$ 0.00

NYS REAL PROP TX LAW	776,278	69.6-	0.945	0.00
NY STATE MTA TAX	1,631,088	6.3-	0.044	0.00
SC OUT OF CTY TUITION	15,270,442	8.5	0.134	0.00
RVRHD AMBULANCE DIST	1,381,120	1.9	1.938	0.00
BUS IMPRVMENT DIST1	111,111	1.8	4.439	0.00
RVRHD FIRE ZONE 1	4,501,596	1.6	7.417	0.00
LIGHT DISTRICT	1,065,421	1.9	1.186	0.00
RHD FULL SEWER CAP	91,611	3.6-	0.430	258.86
RIVERHEAD WATER	1,203,938	6.4-	0.839	505.08
RHD SEWER RENT			6.244	187.32

OTHER TOTAL TAX TO BE LEVIED: 100.00 % \$ 951.26

FIRST HALF DUE JANUARY 12, 2015 W/O PENALTY: \$	475.63	SECOND HALF DUE JUNE 1, 2015 W/O PENALTY: \$	475.63	TOTAL TAXES TO BE LEVIED	951.26
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RECEIPT INFORMATION

DATE 01/12/2015 AMOUNT PAID 951.26 PAYOR TOWN OF RIVERHEAD

TOWN HALL WILL BE
CLOSED ON
DEC. 25 & JAN. 1

Rec'd 7.6.15

Page 1. Please complete the State and Date of Incorporation for Wolf Properties Asso., LP under the Company Data section 1. A.

New York 5/10/14

Page 2. D. Please list the owners of Wolf Properties Asso. LP

Dianne Castaldi / 2

Robert Castaldi / 2

Tara Castaldi 98

ADD PERCENTAGE OF OWNERSHIP

Page 6. B. 1. Please indicate the acreage of the property. According to the tax bill it is 1.10 acres.

Same as Tax Bill

B. 2. a) please indicate how many floors and the sq. footage on each floor, including basement if it is to be used as part of the project.

1st floor 9000 square ft.

2nd floor 4000 square ft.

basement 3000 square ft.

B. 3. b). Is Wolf Properties Asso the construction company or the real estate holding company or both? Remember, in order for the sales tax exemption to work properly, we need very accurate information. I could not locate the definition for the NAICS code provided nor its potential crosswalk SIC code. I believe it may be non-residential building operators, but please confirm the definition and whether the code is a SIC Code or the NAICS Code. I believe the amount of digits indicates it is a NAICS code, but again, I could not locate the definition in my listings.

NAICS #

Page 7. C. Please provide more of a description as to the potential uses

Brewery plant and tasting room will occupy a portion of the first floor. The remainder of the building uses will be determined but could potentially be used for retail, office, housing, agricultural information center, multi- breweries

SQ FT of 1st floor

E. Please list the principal items for purchase to equip the building ie. HVAC, plumbing, pumps, siding, furnishing, landscaping, etc.

To this date still investigating and designing as to what repairs and alterations for various tenants use

✓ Page 8. F. Please complete 1-6.

Page 13. V. A. 1-6 Please indicate the number of indirect construction jobs to be created by the renovation of the building. Also please add average pay for those jobs as well.

\$35.00 per hour

B. Complete with N/A

C. Please describe the benefits of this project to the community.

Tourism, create jobs for local employment, save a historical building, provide construction jobs

Page 14. B. Six months from when? Please be more specific.

Pages 15 and 18 must also be completed with signatures.

Please provide a copy of the lease agreement for the site and some form of accounting that the company has the financial ability to complete the project, whether it be a letter from the bank, returns for the business, etc.

*Page 12 b - Method of financing
Total Project Costs don't add up*

Town of Riverhead

*Revised
#2 Feb
7-6-15*

**Industrial Development Agency
Application for Financial Assistance
PROJECT TENANT**





RIVERHEAD INDUSTRIAL DEVELOPMENT AGENCY

200 Howell Avenue
Riverhead, New York 11901

P(631) 369-5129
F (631) 369-6925

APPLICATION FOR FINANCIAL ASSISTANCE

SUBLESSE OF: Long Beard Brewing Co.
(Project Title/Co Name)

Date 6/23/15

APPLICATION OF: Long Beard Brewing Co., LLC
COMPANY/TENANT NAME

Please respond to all items either by filling in blanks, by attachment (by marking space "See Attachment Number 1," etc.) or by N.A., where not applicable. This application must be filed in 1 original version and electronically.

Information provided herein will not be made public by the Agency prior to the passage of an Official Resolution, but may be subject to disclosure under the New York State Freedom of Information Law.

PLEASE NOTE: Prior to submitting a completed final application, please arrange to meet with the Agency's staff to review your draft application.

www.riverheadida.org

I. COMPANY DATA

A. FACILITY USER (Tenant)

NAME Long Beard Brewing Co., LLC

MAILING

ADDRESS 356 Locust Dr. Rocky Point, NY 11778

PHYSICAL

ADDRESS 24 E. Second St., Riverhead NY 11901

CONTACT Paul Carlin

POSITION Co-owner

PHONE [REDACTED]

FEDERAL EMPLOYER I.D. # [REDACTED]

EMAIL [REDACTED]

SOLE PROPRIETORSHIP ☐

GENERAL PARTNERSHIP ☒ or LIMITED PARTNERSHIP ☐

State and Date of Organization: New York/ 5/31/12

PRIVATELY HELD CORPORATION ☒

NOT-FOR-PROFIT ☐

PUBLIC CORPORATION ☐ LISTED ON _____ EXCHANGE

State and Date of Incorporation: _____

(Please provide additional names and information, if any, on a separate sheet and attach it to this questionnaire. If tenant is unknown, then enter unknown)

ATTORNEY

(Contact info)

B. Please list any related person (facility user) that is also a user of the Project.

NAME

BUSINESS TYPE

RELATIONSHIP

- C. Please list any principal stockholders or partners of the Sub lessee, if any (i.e., owners of 5% or more equity in the Company or the Sublessee):

<u>NAME</u>	<u>% OWNED</u>	<u>WHICH COMPANY</u>
<u>[REDACTED]</u>	<u>1</u>	<u>Long Beard Brewing Co.</u>
<u>[REDACTED]</u>	<u>1</u>	<u>Long Beard Brewing Co.</u>
<u>[REDACTED]</u>	<u>3</u>	<u>Long Beard Brewing Co.</u>
<u>[REDACTED]</u>	<u>1</u>	<u>Long Beard Brewing Co.</u>

- D. List the Sub lessee's parent corporations, sister corporations and subsidiaries, if any.

N/A

- E. Is the Sub lessee a franchise or chain operation? N/A

If yes, please list the addresses of other operations owned or operated:

N/A

- F. Has the Sub lessee been involved in or benefitted by any prior industrial development bond financing or JDA financing in the town in which this Project is located, whether through the Agency, JDA or another issuer? If so, please explain in full (e.g., name of issuer and beneficiary; original amount of issue; date of issue; current amount outstanding; purpose of issue; etc.).

No

- G. Has the Sub lessee (or any related person) made a public offering or private placement of its stock within the last year? If so, please describe and provide the Offering Statement used.

No

- H. Has the Sub lessee (or any related person) applied to any other town IDA or the Suffolk County IDA? If so, please provide details of any action taken with respect to and the current status of such application.

NO

- I. List the major bank references of the Company.

Account holder is TD Bank

II. COMPANY'S OPERATIONS AT PROJECT LOCATION (newly proposed location)

- A. Address 24 E. Second St., Riverhead NY 11901

- B. Acreage of existing facility being occupied if applicable

- C. Number of buildings and square feet the sub lessee will be utilizing
1 Building/3800 sq. ft.

- D. Please describe the type of operation (e.g., manufacturing, wholesale, distribution, retail, etc.) and products and services at the project location:

Craft brewery. We produce craft beer to supply to our tasting room for patrons to be able to sample and buy.

F. Employment (current number of full-time employees or the equivalent)

Currently 2 employees (owners).

G. Annual payroll amount N/A

III. PROPOSED PROJECT DATA

A. Location of Project - Please attach a map highlighting the location or suite of the project. In addition, please give the real property tax map number and exact street address of the Project, including the village and town where the Project will be located. (If no street address, please include a survey and the most precise description available):

128. 005. 025.01

B. Project Site - Please submit 3 copies of preliminary plans or sketches of the proposed acquisition, rehabilitation, or construction (under separate cover).

1. Acreage (if applicable):

1.10 Acres

2. Acquisition/reconstruction of existing buildings:

a) Does the Project consist of additions and/or renovations to existing buildings? If so, indicate the nature of the expansion and/or renovation in reasonable detail applicable to this business/project.

Yes, we will be building a tasting room and brew floor. Both to be separated by a partition with viewing station.

b) Builder or contractor and contact information:

Waltz wood works

Craig Waltz - 607-877-2400

c) Architect and contact information:

Linda A. Beutelschies, RA

3. New construction:

a) Number and square feet of each new building to be constructed:

N/A

b) Builder or contractor and contact information:

N/A

c) Architect and contact information:

N/A

4. Present use of the Project site:

Vacant

5. Present user of Project site:

N/A

6. Relationship of present user of Project site to the Company:

N/A

- C. If any space in the Project is to be leased by the Agency or the Company to third parties, indicate the total square footage of the Project to be leased to each tenant, and the proposed use of that space by each tenant. Although the tenants may not yet be known, the purposes for which the Project will be used must still be indicated (e.g., manufacturing, office, warehouse, etc.). Use a separate sheet, if necessary.

N/A

- D. List principal items or categories of equipment to be acquired as part of the Project.

Brew Kettles, Mash Tun, Fermentors, brite tanks, burners, transfer hoses, pumps, cold room, glycolene chiller, fork lift, construction materials, kegs, bottles, etc...

- E. Has construction work on the Project (space the sub lessee will be occupying) begun? If so, complete the following:

- | | | | | |
|----|-------------------------|------------------------------|--|--------------|
| 1. | Site clearance | <input type="checkbox"/> yes | <input type="checkbox"/> no | 0 % complete |
| 2. | Foundation | <input type="checkbox"/> yes | <input type="checkbox"/> no | 0 % complete |
| 3. | Footings | <input type="checkbox"/> yes | <input type="checkbox"/> no | 0 % complete |
| 4. | Steel | <input type="checkbox"/> yes | <input type="checkbox"/> no | 0 % complete |
| 5. | Masonry | <input type="checkbox"/> yes | <input type="checkbox"/> no | 0 % complete |
| 6. | Finishing/
Equipping | <input type="checkbox"/> yes | <input checked="" type="checkbox"/> no | 0 % complete |
| 7. | Other (describe below): | | | |

F. Existing facilities within New York State:

1. Are there other facilities owned, leased or used by the Sub lessee (or any related person) within the state? If so, tell whether such facilities are owned, leased or otherwise used and describe the terms of the Company's (or any related person's) interest in such facilities.

No

2. If there are other facilities within the state, is it expected that any of these other facilities will close or be subject to reduced activity as a result of the proposed Project?

☐ yes

☒ no

3. If you answered "No" to question 2, above, please explain in detail how current facilities will be utilized and whether the Project is reasonably necessary for the Company to maintain its competitive position in its industry.

We are a new business entering the market.

4. If you answered "yes" to question 2, above, please indicate whether the Project is reasonably necessary for the Company to maintain its competitive position in its industry and explain in detail.
-
-
-

5. Has the Company thought about moving to another state? If so, please explain.

No

6. Will the Project meet current zoning requirements at its proposed location?

☒ yes

☐ no

- a) What is the present zoning? DC-1
- b) What zoning is required? DC-1
- c) If a change of zoning is required, please provide the details/status of any change of zoning request.

- G. Does the Company (or any related person) now own the Project site?

☐ yes

☒ no

1. If so, indicate:

- a) Date of purchase _____
- b) Purchase price _____
- c) Balance of existing mortgage _____
- d) Holder of mortgage _____
- e) Special conditions _____

2. If not, does the Company (or any related person) have an option or a contract to purchase the site and/or any buildings on the site?

☐ yes

☒ no

3. If so, please attach a copy of the option or contract and indicate:

- a) Date signed _____
- b) Purchase price _____
- c) Proposed settlement/closing date _____

IV. PROJECT COSTS

- A. Give an accurate estimate of the cost of each of the following items, specifying in each instance the portion of cost where applicable:

LAND* _____

ACQUISITION AND REHABILITATION COSTS:

Existing Building** _____

Cost of Rehabilitation** _____

COSTS OF NEW CONSTRUCTION:

Construction of New Building _____

New Additions to or Expansions
of Existing Building _____

Renovations of existing space 50,000.00

ENGINEERING & ARCHITECTURAL FEES 5000.00

EQUIPMENT TO BE INSTALLED AT FACILITY 100,000.000

LEGAL FEES (Bank, Bond & Company) 10,000.00

FINANCIAL CHARGES (specify): _____

OTHER FEES/CHARGES, etc. (specify):

Licensing 5000.00

Total: 170,000.00

TOTAL PROJECT COSTS: \$ 171,000

B. Method of financing costs:

	<u>AMOUNT</u>	<u>TERM</u>
1. Tax-exempt IDB financing	\$ _____	_____ years
2. Taxable IDB financing	\$ _____	_____ years
3. JDA or other governmental funding	\$ _____	_____ years
4. Other loans	\$ _____	_____ years
5. Company's/Owner's equity contribution ***	<u>170,000.00</u>	_____ years
TOTAL PROJECT COSTS:	\$ <u>170,000.00</u>	<u>171,000</u>

V. MEASURES OF GROWTH AND BENEFITS

A. Please complete the chart below by indicating on line #1 the present number of full-time or FT equivalent employees and the annual payroll for all current facilities of the Company. On line #2, please provide the information with respect to Town of Riverhead facilities only. (If no facilities are currently in the Town of Riverhead, indicate "0.") On lines #3 and #4, provide projections of employment and payroll at the proposed site in the Town of Riverhead for the first and second year (cumulative) after the Project's completion:

	Full Time or Equivalent Employees	Annual Payroll \$
1. PRESENT (All Current Facilities)	<u>0</u>	<u>N/A</u>
2. PRESENT (Riverhead Only)	<u>0</u>	<u>N/A</u>
3. FIRST YEAR (Riverhead Only)	<u>0</u>	<u>30,000.00</u>
4. SECOND YEAR (Riverhead Only)	<u>0</u>	<u>140,000.00</u>
5. THIRD YEAR (Riverhead Only)	<u>0</u>	<u>140,000.00</u>
6. FOURTH YEAR (Riverhead Only)	<u>0</u>	_____

IDA Application

Question # 10 V. A.

		Payroll
Present - 0 Riverhead	0 all facilities	0
Year 1 - 1		30,000.00
Year 2 - 4		120,000.00
Year 3 - 4		130,000.00
Year 4 - 5		145,000.00

All numbers do not include 2 owners

7. Please indicate the number of approximate INDIRECT/CONSTRUCTION JOBS that will be created during the construction phase of the project: 4 approx.

B. What, if any, will be the expected increase in the annual dollar amount of sales as a result of operating in this location? \$ We expect after operating Costs, direct costs and salaries to have bring in roughly \$178,000.00 in revenue

C. Describe, if applicable, other benefits to the community anticipated as a result of this Project.

The benefit to the community besides tax revenue and creating a desirable location to come to from all corners of

Long Island, in my opinion will be the creation of local jobs. Breweries have a trickle down effect. Even though the brewery itself may only employ five to ten people, it helps create jobs like bar tenders and waiters. Farmers and farm hands,

Drivers for delivery trucks. Helps create new small business like brew bus tours or gourmet food trucks. These are just some examples

Drivers for delivery trucks. Helps create new small business like brew bus tours or gourmet food trucks. These are just some examples

VI. PROJECT CONSTRUCTION SCHEDULE

A. What is the proposed date for commencement of construction or acquisition of the Project?

ASAP

B. Give an accurate estimate of the time schedule to complete the Project and when the first use of Project is expected to occur (use additional sheets if necessary).

We anticipate to open by St. Patricks of 2016

VII. ATTACH THE FOLLOWING FINANCIAL INFORMATION OF THE COMPANY

A. Financial statements for last two fiscal years.

B. Copy of lease agreement.

www.riverheadida.org

RIVERHEAD INDUSTRIAL DEVELOPMENT AGENCY
TOWN OF RIVERHEAD



200 Howell Avenue
Riverhead, NY 11901

(631) 369-5129

NEW YORK STATE FINANCIAL REPORTING
REQUIREMENTS FOR INDUSTRIAL DEVELOPMENT AGENCIES

Section 859 of the General Municipal Law requires additional financial reporting requirements by all IDA's in New York State. Of particular importance to IDA applicants is Section 859 (copy attached). This section requires IDA's to transmit financial statements within 90 days following the end of an Agency's fiscal year (RIDA FY = 1/1 – 12/31), prepared by an independent, certified public accountant, to the New York State Comptroller, the Commissioner of the New York State Department of Economic Development, and the governing body of the municipality for whose benefit the Agency was created (Town of Riverhead). These audited financial statements shall include supplemental schedules listing the following information:

1. All bonds and notes issued, outstanding or retired during the period and whether or not they are obligations of the Agency.
2. All new bond issues shall be listed and for each new bond issue, the following information is required:
 - a) Name of the project financed with the bond proceeds.
 - b) Name and address of each owner of the project.
 - c) The amount of tax exemptions granted for each project.
 - d) Purpose for which the bond was issued.
 - e) Bond interest rate at issuance and, if variable, the range of interest rates applicable.
 - f) Bond maturity date.
 - g) Federal tax status of the bond issue.

The Public Authorities Reform Act of 2009, Section 2800 requires annual reports of operations and accomplishments which includes projects undertaken by the authority. The Annual Compliance Reports shall include company provided information relative to individual projects including but not limited; to capital investment made, salaries, employee count, exemptions received, and pilot payments made. Your company must submit this information no later than February 10th of each year.

Please sign below to indicate that you have read and understood the above.



Chief Executive Officer of Applicant

July 15, 2015
Date

RIVERHEAD INDUSTRIAL DEVELOPMENT AGENCY
FEE SCHEDULE

A non-refundable application fee of \$2,000 for applications under \$5 million and \$4,000 for applications over \$5 million is required at the time of application. This fee will be credited to the Agency's Administrative Fee, payable at closing.

The **Administrative Fee** charged by the Agency at closing is as follows:

¾ of 1% of the financial assistance on the first \$10 million.

¼ of 1% of the financial assistance between \$10 million and \$20 million.

1/10 of 1% of the financial assistance over \$20 million.

Annual Reporting/Compliance Fee: payable with pilot

For bond/lease projects up to \$2.5 million - \$250 annually

For bond/lease projects between \$2.5 million and \$5 million - \$500 annually

For bond/lease projects between \$5 million and \$10 million - \$1000 annually

For bond/lease projects between \$10 million and \$20 million - \$2000 annually

Late Reporting/Compliance Fee: commencing the day following report due date

State law requires that the Town of Riverhead Industrial Development Agency file an Annual Financial and Compliance Report with the State of New York. Much of the information within this report is required to be furnished by your company and the IDA is obligated to meet a state submission deadline. In order to meet this deadline, the Agency will impose a \$500 penalty for late filings applied the day immediately following the due date with an additional two hundred and a \$250 pro-rateable fee for every 30 days thereafter until the submission of the report or benefit recapture provision is implemented.

Processing Fee:

During the course of IDA ownership/involvement, the Agency may occasionally be required, by the company, to consent to a variety of items, i.e. prepayment of bonds, sales tax extensions, , etc. The Agency will charge a \$250 processing fee for each request.

Assignments & Assumptions:

Occasionally, the IDA is asked to transfer benefits that were assigned to the original company, i.e. PILOT or mortgage recording tax benefits, to a different company, typically upon the sale of the IDA property. The new company often wishes to continue IDA involvement to maintain the viability of the project and needs to retain the incentives. The Agency will charge a \$1200 fee for each of these transactions.

Refinance Fee:

During the course of IDA ownership/involvement, the Agency may be required, by the company, to consent to a variety of refinancing mechanisms i.e. second mortgages, additional secured financing, refinancing, etc. The Agency may charge a \$2500 processing fee for each request.

Late PILOT Payment:

In addition to requirements of GML 874(5), the Agency reserves the right to impose its own 5% penalty, plus \$1000 administrative fee for delinquent PILOT payments that are 5 days late.



Please Initial

**RIVERHEAD INDUSTRIAL DEVELOPMENT AGENCY:
LOCAL LABOR POLICY
Adopted by Resolution #48-14**

Purpose

The purpose of this resolution is to encourage companies receiving economic benefit and/or incentive from the Riverhead Industrial Development Agency (the "Agency") to engage local residents from the Town of Riverhead and the County of Suffolk during the construction phase of projects through the addition of an amendment to the Agency project application. All Agency projects are subject to monitoring by the Riverhead IDA.

Construction Jobs

Construction jobs, although limited in duration, are vital to the overall employment opportunities within the region since construction wages earned by local residents are reinvested in the local economy. It is hereby established to be the policy of the Agency that companies to which it has provided inducement use best efforts to employ local residents during the construction phase of projects. This will ensure that maximum public benefit is realized from Agency assistance.

Requirements of the Applicant

As a condition of receiving inducement and/or financial assistance from the Agency, the Company will agree to satisfy the following requirements, in form and substance satisfactory to the Agency.

The Company hereby represents and warrants that it will use commercially reasonable efforts to advertise, hire and cause any agent of the Company, general contractor, subcontractor, or subcontractor to a subcontractor working on the Project, to hire employees who live within Suffolk County, prioritizing Riverhead residents. The Agency understands and acknowledges that at certain times local labor may not be available.

Submit to the Agency a "Construction Completion Report" listing the names and business locations of prime contractors, subcontractors and vendors who have been engaged for the construction phase of the project by companies benefitting from the Agency programs. Said report shall identify the name, title, mailing address, phone/fax/email of the project contact person who will be responsible and accountable for providing information about the award of construction contracts relative to the project.

The Agency, may at any time during the benefit period, enhance the monitoring and reporting requirements relative to tracking and encouraging the use of local labor.

 Please Initial

CERTIFICATION

Paul Carlin (Name of chief executive officer of company submitting application) deposes and says that (s)he is the CO-owner (title) of Long Beard Brewing Company (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 to his knowledge.

Deponent further says that the reason this verification is being made by the deponent and not by Long Beard Brewing Company (company name) is because said company is a corporation. The grounds of deponent's belief relative to all matters in 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 said corporation and from the books and papers of said corporation.

As an officer of said corporation (hereinafter referred to as the "Applicant"), Deponent acknowledges and agrees that Applicant shall be and is responsible for all costs incurred by the Riverhead Industrial Development Agency (hereinafter referred to as the "Agency") acting on behalf of Applicant in connection with this application and all matters relating to the issuance of bonds. If, for any reason whatsoever, Applicant fails to conclude or consummate necessary negotiations or fails to act 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 Applicant is unable to find buyers willing to purchase the total bond issue, then upon presentation of an invoice, Applicant shall pay to the Agency, its agents or assigns, all actual costs incurred with respect to the application, up to that date and time, including fees to bond counsel for the Agency and fees of general counsel for the Agency. Upon the successful conclusion and sale of the bond issue, the Applicant shall pay to the Agency an administrative fee set by the Agency not to exceed an amount equal to 3/4 of one percent of the face amount of the bond issue, which amount is payable at closing. The Applicant understands that the Agency's bond counsel's fees, general counsel's fees and administrative fee are considered issuance expenses and, therefore, can only be paid for or reimbursed out of the proceeds of any resultant tax-exempt bond issue up to an aggregate amount not exceeding 2% of the face amount of such tax-exempt issue.

Deponent further certifies that he or she has read the Agency's Fee Schedule and will agree to the terms thereof.


Chief Executive Officer of Applicant

Sworn to before me this 15th

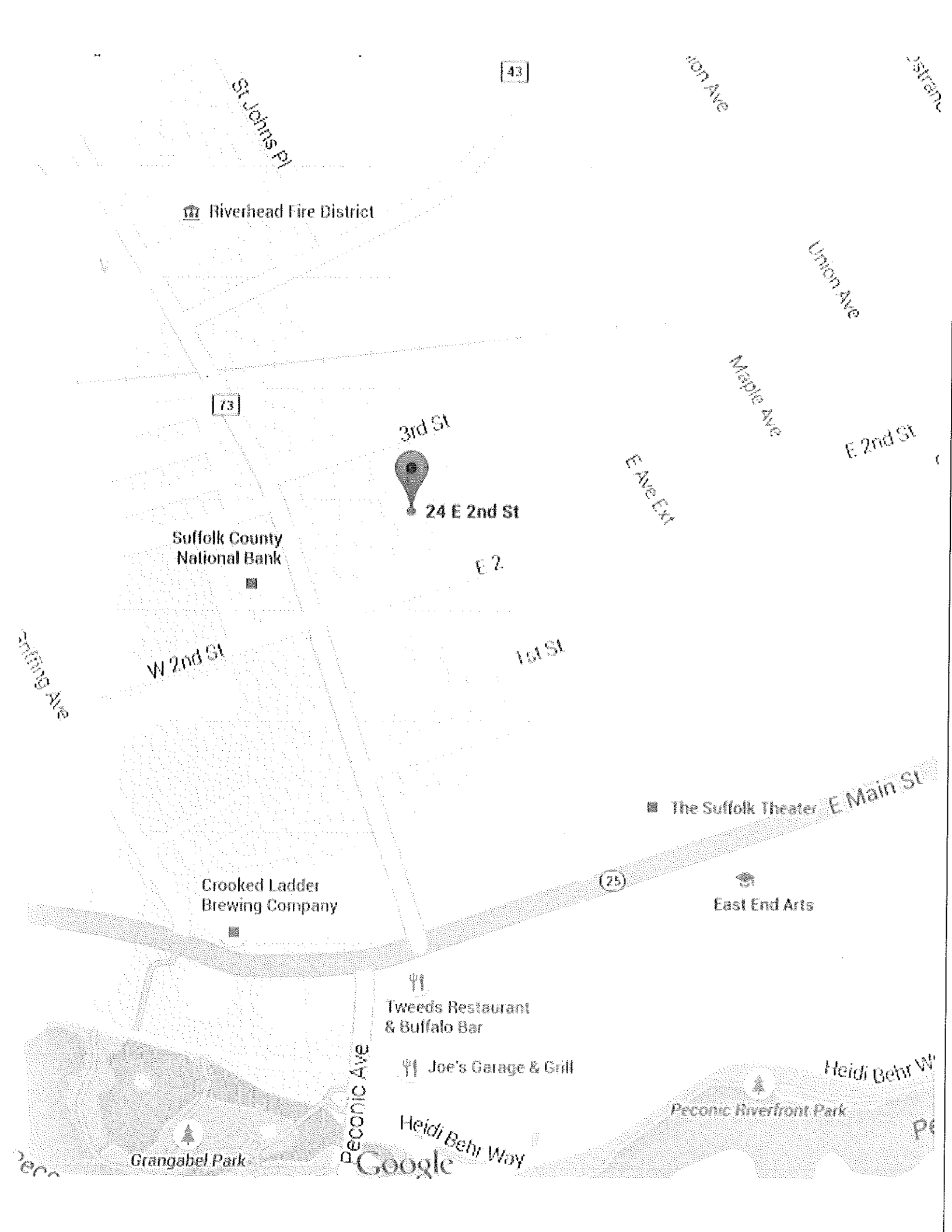
day of July, 2015

Kelly Ann Gudy
(Seal)

KELLY ANN GUDY
Notary Public, State of New York
Qualified in Suffolk County
No. 01GU6292189

My commission expires November 04, 2017 -18-





43

St Johns Pl

Riverhead Fire District

73

3rd St



24 E 2nd St

Suffolk County
National Bank

E 2

W 2nd St

1st St

Crooked Ladder
Brewing Company

The Suffolk Theater

E Main St

East End Arts

Tweeds Restaurant
& Buffalo Bar

Joe's Garage & Grill

Heidi Behr Way

Heidi Behr Way

Peconic Riverfront Park

Grangabel Park

Peconic Ave

Google

TOTAL
PROJECT
COST of Brewery ONLY

IV. PROJECT COSTS

- A. Give an accurate estimate of the cost of each of the following items, specifying in each instance the portion of such costs to be financed with tax-exempt IDB proceeds, if applicable:

LAND*		tax exempt only <input type="checkbox"/> (%)
ACQUISITION AND REHABILITATION COSTS:		
Existing Building**	500,000	() (%)
Cost of Rehabilitation**	350,000	() (%)
COSTS OF NEW CONSTRUCTION:		
Construction of New Building		() (%)
New Additions to or Expansions of Existing Building		() (%)
ENGINEERING & ARCHITECTURAL FEES	12,000	() (%)
EQUIPMENT TO BE INSTALLED AT FACILITY	100,000	() (%)
LEGAL FEES (Bank, Bond & Company)	19,000	() (%)
FINANCIAL CHARGES (specify):		() (%)
OTHER FEES/CHARGES, etc. (specify):		
LICENSING	5000	() (%)
		() (%)
TOTAL PROJECT COSTS:	\$ 986,000	() (%)
AMOUNT OF BOND REQUESTED:	\$ 0	() (%)

* If acquiring land, please note that Federal law prohibits the use of 25% or more of tax-exempt IDB proceeds for the purchase of land.

** If acquiring existing buildings, please note that Federal law prohibits the acquisition of existing buildings with tax-exempt IDB proceeds unless the rehabilitation expenses of the building are equal to or greater than 15% of the portion of the cost of acquiring the building that is financed with tax-exempt IDB proceeds. Rehabilitation does not include any amount expended on new construction (additions or expansions).