

ISLAND INTRNATIONAL EXTERIOR FABRICATORS LLC
EPCAL JOB RETENTION AND EXPANSION PROJECT

SCHEDULE B

Company Overview:

The Island Companies (Island) are made up of several related entities located mainly in the EPCAL facility. The companies manufacture curtainwall, mega-panels, windows, steel studs, structural steel, etc., with over 200 manufacturing labor employees and approximately 100 design/engineering/project management/administrative and accounting professionals in Calverton. These employees are spread over four companies, based upon the tasks they perform. The companies have grown significantly over the last few years and plans to continue this growth for the foreseeable future.

Issue:

Island has outgrown its current facilities, located at Buildings 81 and 707 (1101 Scott Avenue), 400 Burman Blvd and 705 David Court (totaling approximately 260,000 square feet). In order to continue its expansion, Island must either find additional manufacturing space in the EPCAL facility or move its facilities elsewhere. It is estimated that a minimum of an additional 70k-100k square feet would be needed within the next year to house staff of at least 80 additional employees in the manufacturing and engineering/design fields.

Expansion outside of Calverton:

Island has explored the possibility of moving all of its operations to either Pennsylvania or New Jersey. After visiting several sites in each state, a site in York Pennsylvania was selected. This site totals 1.5 million square feet and will have approximately 250k square feet of space available within a few months. Additional space will become available as the current tenant ceases operations over the next few years. The costs of moving our facilities to this location are far outweighed by the projected savings (labor savings of approximately \$4/hour, leasing expense savings of approximately \$3 square foot, as well as insurance, utilities, taxes, etc.). The facility is fitted with overhead cranes, jib cranes, sufficient power, significant parking/outdoor storage – everything we need to begin operations immediately.

Attachment to Calverton:

The decision to move our operations to another location involves more than just numbers. Island has “grown up” here in Calverton. We have worked with the local governmental agencies, we have been engaged in the community, we have employed many area residents. We feel that we are part of this town and would hate to leave without exploring every opportunity to stay. Island has been working with the Empire State Development Corp. agency in mitigate this significant cost differential, and we now ask the Riverhead IDA for their help as well.

Expansion Plans:

An opportunity has recently arisen whereby a 70k square foot facility in EPCAL has come available to lease. We have negotiated a lease with the owner, which is contingent upon us receiving acceptable programs from both Empire State Development and the Riverhead IDA. The lease cost for this facility would be over \$440k per year (increasing to almost \$500k for year 5). We estimate that there will be approximately \$800k in building renovations/leasehold improvements.

In addition, we have identified three potential plans if we were to stay here in New York:

1. We are in the process of obtaining approvals for a 30,000 square foot addition to our existing building at 400 Burman Blvd. We estimate that this building would cost in the neighborhood of \$1.6 million, with an additional \$1 million in equipment and machinery.
2. We are requesting assistance in obtaining additional density through rezoning of the Building 81 property to allow for a new 60,000 square foot production facility. This facility would cost approximately \$6,000,000 to build and would require significant manufacturing machinery and equipment as well.
3. We are investigating the possibility of running a second shift in our existing buildings (as well as the new building we are planning to lease) in an effort to maximize the monetization of the existing infrastructure. This would be a complicated task as we would need to hire and rely on a second shift management team while maintaining the same quality we have been experiencing with our current crews.

What Island Needs:

In order to remain in Calverton, we are respectfully requesting the following from the Riverhead IDA:

- A. Buildings 81/707 – we are asking for full abatement of real estate taxes for a period of 15 years, and an exemption of mortgage recording taxes. In addition, there will be significant improvements that will need to be made to the facilities for which we are asking for an exemption from sales taxes. We are requesting assistance in the rezoning of the property to allow for the above-referenced new building. Lastly, we are looking for the approval for significant outdoor storage of raw materials and finished goods as well as an additional parking lot on the southeast corner of the property.
- B. Building 400 – we are asking for a restart of this program which will provide full abatement of real estate taxes for a period of 15 years, and an exemption of mortgage recording taxes, in the event that we decide to refinance the property within this ten-year window. We are also asking for sales tax exemptions for the improvements that need to be made to this

building, including any expansion as detailed above. Lastly, we are looking for immediate approvals of an increase in lot density allowing an addition of 30,000 square feet of manufacturing space, the ability to cover the existing concrete courtyard between the two buildings, and significant outdoor storage of raw materials and finished goods.

- C. Leased Property at 347 Burman – We are asking for a full real estate tax abatement for a period of 15 years as well as a sales tax exemption on any leasehold improvements and equipment purchases at this facility. We are also looking for approvals for significant outdoor storage of raw materials and finished goods, as well as approval for exterior fencing around the facility and parking lot.
- D. Future buildings – we are asking for a full real estate tax abatement for a period of 15 years as well as a mortgage recording tax exemption and a sales tax exemption on any buildings we would acquire/build in plan #2 above. We would also be seeking the ability to increase lot density and coverage on these parcels to allow for future expansion (manufacturing space, parking areas and outdoor storage of raw materials and finished goods).

Our goal is to stay in the EPCAL facility and expand here – but we need your help. We would appreciate the opportunity to discuss these expansion plans and requested assistance with you.

Thank you for your time and consideration.

12/4/17

Town of Riverhead

Industrial Development Agency Application for Financial Assistance



PROJECT SUMMARY

GENERAL

Name of Project Island International Exterior Fabricator LLC Job Retention and Expansion Project

Location of Project 1101 Scott Avenue

Urban Renewal Area Empire Zone ☒ Brownfield Vacant Blighted

PROJECT TYPE

Industrial Not-for-Profit Commercial Office Other

Housing Manufacturing ☒ Retail Services

KEY DATES

Application Submitted Proposed Public Hearing

PROJECT SIZE see schedule A

Acreage sch. A Building Sq Ft schedule A New Construction (sq. ft.) Phase 2 (60,000 sq ft)

Add Rehab/Expansion (sq. ft.) 25,000 sq ft Estimated Project Cost 2,000,000

TYPE OF ASSISTANCE REQUESTED

Tax Exempt Bonds Taxable Bonds

Sales Tax ☒ Mortgage Recording Tax ☒ Real Property Tax Deferral ☒

Standard 485-b Not-for-Profit Double 485B

Affordable Housing Downtown Policy

Other Schedule B Additional

JOBS/PAYROLL (Estimated)

Retained Jobs 213 Current Payroll 6,724,035.02 Avg. Annual Wage 15

New Jobs 80 Projected Payroll 10,500,000 New Avg. Annual Wage 18

Construction Jobs 80 Avg. Wage 18

ASSESSED VALUE/TAXES see schedule A

Current Assessed Value \$1,760,473 Projected Increase AV \$1375,000

Current Taxes \$471,767 Projected Increase in Taxes \$20,000

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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 12-11-19 UPDATED
9-25-18 (ORIG)

APPLICATION OF: Island International Exterior Fabricators LLC
Name of owner/user of Proposed Project
1101 Scott Avenue
Address

Type of Application:

- ☐ Tax-Exempt Bond ☐ Taxable Bond
☒ Straight 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 1 copy 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

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SCHEDULE B	Local Labor Policy
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Please answer all questions. Do not leave blanks. Answer N/A where applicable.

Part I: Owner & User Data

1. Owner Data:

A. Owner of Facility (Applicant for assistance): Island International Exterior Fabricators LLC
(Company Name)

Address: 1101 Scott Avenue

Calverton, NY 11993

Federal Employer ID #: [REDACTED] Website: www.islandcompanies.com

NAICS Code: 112300

Owner Officer Certifying Application: Ed Harms

Title of Officer: Executive Vice president

Phone Number: 631-208-3500

E-mail: [REDACTED]

B. Business Type:

Sole Proprietorship ☐ Partnership ☒ Privately Held ☒

Public Corporation ☐ Listed on

Date & State of Incorporation/Formation: 12/2/2009 Delaware

C. Nature of Business:

(e.g., "manufacturer of _____ for _____ industry"; "distributor of _____"; or "real estate holding company")

manufacturing exterior wall panels and curtain wall

D. Owner Counsel:

Firm Name: Elizabeth Fitzpatrick (in house counsel)

Address: 1101 Scott Ave

Calverton, NY 11933

Individual Attorney: Same

Phone Number: 631-208-3500

E-mail: EFitzpatrick@islandcompanies.com

E. Principal Stockholders, Members or Partners, if any, of the Owner (5% or more equity):

Name	Percent Owned
Tim Stevens	70%
Ed Harms	20%
Kevin Haber	10%

F. Has the Owner, or any subsidiary or affiliate of the Owner, or any stockholder, partner, member, officer, director or other entity with which any of these individuals is or has been associated with:

- i. ever filed for bankruptcy, been adjudicated bankrupt or placed in receivership or otherwise been or presently is the subject of any bankruptcy or similar proceeding? (if yes, please explain)

no

- ii. been convicted of a felony, or misdemeanor, or criminal offense (other than a motor vehicle violation)? (if yes, please explain)

no

G. If any of the above persons (see "E", above) or a group of them, owns more than 50% interest in the Owner, list all other organizations which are related to the Owner by virtue of such persons having more than a 50% interest in such organizations.

no

H. Is the Owner related to any other organization by reason of more than a 50% ownership? If so, indicate name of related organization and relationship:

yes - see schedule C

I. List parent corporation, sister corporations and subsidiaries:

n/a

- J. Has the Owner (or any related corporation or person) been involved in or benefited by any prior industrial development financing in the municipality in which this project is located, whether by this agency or another issuer? If so, explain in full:

Yes - prior IDA for 400 Burman and Cal 81. See attached "Schedule D" for PILOT statement for 2017/2018

- K. Has the Owner/Company made a public offering or private placement of stock within the last 3 years? If so, please describe and provide the Offering Statement used.

n/a

- L. List major bank references of the Owner:

Russ Guter: Senior VP Bank of America 631-547-7722

Victoria Scolaro: Vice President Bank of America

2. User Data

*** (for co-applicants for assistance or where a landlord/tenant relationship will exist between the owner and the user) ***

A. User (together with the Owner, the "Applicant"): _____
(Company Name)

Address: _____

Federal Employer ID #: _____ Website: _____

NAICS Code: _____

User Officer Certifying Application: _____

Title of Officer: _____

Phone Number: _____ E-mail: _____

B. Business Type:

Sole Proprietorship ☐ Partnership ☐ Privately Held ☐

Public Corporation ☐ Listed on _____

Date and State of Incorporation/Formation: _____

C. Nature of Business:

(e.g., "manufacturer of _____ for _____ industry"; "distributor of _____"; or "real estate holding company")

D. Are the User and the Owner Related Entities? Yes ☐ No ☐

i. If yes, the remainder of the questions in this Part I, Section 2 (with the exception of "F" below) need not be answered if answered for the Owner.

ii. If no, please complete all questions below.

E. User's Counsel:

Firm Name: _____ Phone Number: _____

Address: _____ E-mail: _____

Individual Attorney: _____

F. Principal Stockholders or Partners, if any (5% or more equity):

Name	Percent Owned
_____	_____
_____	_____
_____	_____

G. Has the User, or any subsidiary or affiliate of the User, or any stockholder, partner, officer, director or other entity with which any of these individuals is or has been associated with:

i. ever filed for bankruptcy, been adjudicated bankrupt or placed in receivership or otherwise been or presently is the subject of any bankruptcy or similar proceeding? (if yes, please explain)

- ii. been convicted of a felony or criminal offense (other than a motor vehicle violation)? (if yes, please explain)

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

- I. Is the User related to any other organization by reason of more than a 50% ownership? If so, indicate name of related organization and relationship:

- J. List parent corporation, sister corporations and subsidiaries:

- K. Has the User (or any related corporation or person) been involved in or benefited by any prior industrial development financing in the municipality in which this project is located, whether by this agency or another issuer? (Municipality herein means city, town or village, or if the project is not in an incorporated city, town or village, the unincorporated areas of the county in which it is located.) If so, explain in full:

- L. List major bank references of the User:

Filled out multiple Part II and Part III for properties

Part II – Applicant's Operation at Current Location

**** (This section seeks information related to the current location of the applicant's business operations. If the Owner and the User are unrelated entities, please answer separately for each.) ****

Island International Exterior Fabricators LLC - Cal 81

1. Current Location Address: _____

2. Owned or Leased: Lease

3. Describe your present location (acreage, square footage, number buildings, number of floors, etc.): 2 Buildings, 2 Floors. 170,008 sq ft of existing building and 60,000 sq ft of Phase 2 Proposed
— Additional Building

4. Type of operation (manufacturing, wholesale, distribution, retail, etc.) and products and/or services at this location:
manufacturing

5. Are other facilities or related companies of the Applicant located within the State?
Yes ☒ No ☐

A. If yes, list the Addresses:
393 Burman - 347 Burman Blvd Calverton NY, NYC Battery Park, NY, Cal 81 - 1101 Scott Ave, Calverton, 400 Burman Blvd, Calverton NY, Cal 705 - 4062 Grumman Blvd, Calverton NY

6. If yes to above ("5"), will the completion of the project result in the removal of such facility or facilities from one area of the state to another OR in the abandonment of such facility or facilities located within the State? Yes ☐ No ☒

A. If no, explain how current facilities will be utilized: Calverton facilities - manufacturing/administration
NYC - design/engineering office

B. If yes, please indicate whether the project is reasonably necessary for the Applicant to maintain its competitive position in its industry or remain in the State and explain in full:

7. Has the Applicant actively considered sites in another state? Yes ☒ No ☐

A. If yes, please list states considered and explain: Pennsylvania - there is a savings of approximately \$4/hour in the Pennsylvania market, when compared to New York. This equates to roughly \$8,000 per employee, per year R/E Taxes are less than half.

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8. Is the requested financial assistance reasonably necessary to prevent the Applicant from moving out of New York State? Yes ☒ No ☐

A. Please explain: See #7 above for cost savings out of state vs. NY

9. Have you contacted or been contacted by other Local, State and/or Federal Economic Development Agencies? Yes ☒ No ☐

A. Please explain: We have a new program with Empire State Development we have contact with the Governors Action Committee in PA and the NJ Economic Development, Corp.

10. Number of full-time employees at current location and average salary: 213

11. Current annual payroll: 6,724,005.88

Part III – Proposed Project Data

1. Project Type:

- A. What type of transaction are you seeking?: (Check one)

Straight Lease ☒ Taxable Bonds ☐ Tax-Exempt Bonds ☐
Equipment Lease Only ☐

- B. Type of benefit(s) the Applicant is seeking: (Check all that apply)

Sales Tax Exemption ☒ Mortgage Recording Tax Exemption ☒
PILOT Agreement: ☒ Bond Financing: ☐

2. Location of proposed project:

A. Street Address: 1101 Scott Avenue, Calverton NY 11933

B. Tax Map: District 0600 Section 135.01 Block 0001 Lot(s) 002.000

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3. Project Components (check all appropriate categories):

- A. Acreage: 26.1 (existing)
- B. Construction of a new building ☒ Yes ☐ No
i. Square footage: Phase 2 - 60,000 sqft TBD
- C. Acquisition of an existing building ☐ Yes ☒ No
i. Square footage of existing building: _____
- D. Construction of addition to an existing building ☐ Yes ☒ No
i. Square footage of addition: _____
ii. Total square footage upon completion: _____
- E. Renovations of an existing building ☐ Yes ☒ No
i. Square footage: _____
- F. Demolition of an existing building ☐ Yes ☒ No
i. Square footage: _____
- G. Installation of machinery and/or Equipment ☒ Yes ☐ No
i. List principal items or categories of equipment to be acquired: _____
Manufacturing equipment

4. Current Use(s) at Proposed Location:

A. Present use of the proposed location: manufacturing of exterior wall panels, curtain wall, steel studs structural steel.

- B. Does the Applicant currently hold fee title to the proposed location? no
- i. If no, please list the present owner of the site: Cal 81 Realty LLC
- ii. If yes, indicate:
a) Date of Purchase _____
b) Purchase Price _____
c) Balance of existing mortgage _____
d) Holder of mortgage _____
e) Special conditions _____

C. Is there an option or contract to purchase the site? ☐ Yes ☒ No

D. Is there an existing or proposed lease for the site? ☒ Yes ☐ No

- E. If yes to C. or D. above, please attach a copy of the option, contract or lease and indicate:
i. Date signed: _____
ii. Purchase Price: _____

JFL

Cal 81

iii. Proposed settlement/closing date: _____

5. Proposed Use:

A. Describe the specific operations of the Applicant or other users to be conducted at the project site. What will the building or buildings to be acquired, constructed or expanded be used for: manufacturing of exterior wall panels, curtain wall, steel studs

structural steel.

B. Proposed product lines and market demands: see above 5.A.

C. If any space is to be leased to third parties, indicate the tenant(s), total square footage of the project to be leased to each tenant, and the proposed use by each tenant (an additional sheet may be used):

Office space - Electronic Payments 8,625 sq. ft

Island Diversified 4,000 sq. ft

D. Will any portion of the project be used for the making of retail sales to customers who personally visit the project location? Yes ☐ No ☒

i. If yes, what percentage (sq footage) of the project location will be utilized in connection with the sale of retail goods and/or services to customers who personally visit the project location?

E. Existing Assessed Land Value from latest tax bill: 208,900
Total Assessed Value from latest tax bill: 932,300
Current Tax amount on property: 236,413

JA

iii. Proposed settlement/closing date: _____

5. Proposed Use:

- A. Describe the specific operations of the Applicant or other users to be conducted at the project site. What will the building or buildings to be acquired, constructed or expanded be used for: manufacturing of exterior wall panels, curtain wall, steel studs

structural steel.

- B. Proposed product lines and market demands: see above 5.A.

- C. If any space is to be leased to third parties, indicate the tenant(s), total square footage of the project to be leased to each tenant, and the proposed use by each tenant (an additional sheet may be used):

Office space - Electronic Payments 8,625 sq. ft

Island Diversified 4,000 sq. ft

- D. Will any portion of the project be used for the making of retail sales to customers who personally visit the project location? Yes ☐ No ☒

- i. If yes, what percentage (sq footage) of the project location will be utilized in connection with the sale of retail goods and/or services to customers who personally visit the project location?

- E. Existing Assessed Land Value from latest tax bill: 932,300 existing
Total Assessed Value from latest tax bill:
Current Tax amount on property: 236,413

REMOVED

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Filled out multiple Part II and Part III for properties

Part II – Applicant's Operation at Current Location

**** (This section seeks information related to the current location of the applicant's business operations. If the Owner and the User are unrelated entities, please answer separately for each.) ****

1. Current Location Address: Island International Exterior Fabricators LLC - 400 Burman
2. Owned or Leased: Lease
3. Describe your present location (acreage, square footage, number buildings, number of floors, etc.): 2 buildings, 2 floors. 65,778 existing building, 25,000 additional for extension
4. Type of operation (manufacturing, wholesale, distribution, retail, etc.) and products and/or services at this location:
manufacturing
5. Are other facilities or related companies of the Applicant located within the State?
Yes ☒ No ☐
 - A. If yes, list the Addresses:
393 Burman - 347 Burman Blvd Calverton NY, NYC Battery Park, NY, Cal 81 - 1101 Scott Ave, Calverton, 400 Burman Blvd, Calverton NY, Cal 705 - 4062 Grumman Blvd, Calverton NY
6. If yes to above ("5"), will the completion of the project result in the removal of such facility or facilities from one area of the state to another OR in the abandonment of such facility or facilities located within the State? Yes ☐ No ☒
 - A. If no, explain how current facilities will be utilized: Calverton facilities - manufacturing/administration
NYC - design/engineering office
 - B. If yes, please indicate whether the project is reasonably necessary for the Applicant to maintain its competitive position in its industry or remain in the State and explain in full:
7. Has the Applicant actively considered sites in another state? Yes ☒ No ☐
 - A. If yes, please list states considered and explain: Pennsylvania - there is a savings of approximately \$4/hour in the Pennsylvania market, when compared to New York. This equates to roughly \$8,000 per employee, per year R/E
Taxes are less than half.

8. Is the requested financial assistance reasonably necessary to prevent the Applicant from moving out of New York State? Yes ☒ No ☐

A. Please explain: See #7 above for cost savings out of state vs. NY

9. Have you contacted or been contacted by other Local, State and/or Federal Economic Development Agencies? Yes ☒ No ☐

A. Please explain: We have a new program with Empire State Development we have contact with the Governors Action Committee in PA and the NJ Economic Development, Corp.

10. Number of full-time employees at current location and average salary: 213

11. Current annual payroll: 6,724,005.88

Part III – Proposed Project Data

1. Project Type:

- A. What type of transaction are you seeking?: (Check one)

Straight Lease ☒ Taxable Bonds ☐ Tax-Exempt Bonds ☐

Equipment Lease Only ☐

- B. Type of benefit(s) the Applicant is seeking: (Check all that apply)

Sales Tax Exemption ☒ Mortgage Recording Tax Exemption ☒

PILOT Agreement: ☒ Bond Financing: ☐

2. Location of proposed project:

A. Street Address: 400 Burman Blvd, Calverton NY 11933

B. Tax Map: District 0600 Section 135.020 Block 0001 Lot(s) 024.00

3. Project Components (check all appropriate categories):

- A. Acreage: 10.79
- B. Construction of a new building ☐ Yes ☐ No
i. Square footage: _____
- C. Acquisition of an existing building ☐ Yes ☒ No
i. Square footage of existing building: _____
- D. Construction of addition to an existing building ☒ Yes ☐ No
i. Square footage of addition: 25,000 sq ft
ii. Total square footage upon completion: 394,602 total project
- E. Renovations of an existing building ☒ Yes ☐ No
i. Square footage: see applications for properties
- F. Demolition of an existing building ☐ Yes ☒ No
i. Square footage: _____
- G. Installation of machinery and/or Equipment ☒ Yes ☐ No
i. List principal items or categories of equipment to be acquired: _____
manufacturing equipment

4. Current Use(s) at Proposed Location:

- A. Present use of the proposed location: manufacturing of exterior wall panels, curtain wall, steel studs
structural steel.

- B. Does the Applicant currently hold fee title to the proposed location? No

- i. If no, please list the present owner of the site: Cal 81 Realty LLC, 400 Burman LLC & Ted
Loudis for 393 Burman
- ii. If yes, indicate:
a) Date of Purchase _____
b) Purchase Price _____
c) Balance of existing mortgage _____
d) Holder of mortgage _____
e) Special conditions _____

- C. Is there an option or contract to purchase the site? ☐ Yes ☒ No

- D. Is there an existing or proposed lease for the site? ☒ Yes ☐ No

- E. If yes to C. or D. above, please attach a copy of the option, contract or lease and indicate:

- i. Date signed: _____
ii. Purchase Price: _____

3. Project Components (check all appropriate categories):

- A. Acreage: 45 (existing)
- B. Construction of a new building ☒ Yes ☐ No
 i. Square footage: 60,000 square ft. (proposed phase 2)
- C. Acquisition of an existing building ☐ Yes ☒ No
 i. Square footage of existing building: _____
- D. Construction of addition to an existing building ☒ Yes ☐ No
 i. Square footage of addition: 25,000 sq ft
 ii. Total square footage upon completion: 394,602 total project
- E. Renovations of an existing building ☒ Yes ☐ No
 i. Square footage: see applications for properties
- F. Demolition of an existing building ☐ Yes ☒ No
 i. Square footage: _____
- G. Installation of machinery and/or Equipment ☒ Yes ☐ No
 i. List principal items or categories of equipment to be acquired: manufacturing equipment

4. Current Use(s) at Proposed Location:

- A. Present use of the proposed location: manufacturing of exterior wall panels, curtain wall, steel studs structural steel.
- B. Does the Applicant currently hold fee title to the proposed location? No
 i. If no, please list the present owner of the site: Cal 81 Realty LLC, 400 Burman LLC & Ted Loudis for 393 Burman
 ii. If yes, indicate:
 a) Date of Purchase _____
 b) Purchase Price _____
 c) Balance of existing mortgage _____
 d) Holder of mortgage _____
 e) Special conditions _____
- C. Is there an option or contract to purchase the site? ☐ Yes ☒ No
- D. Is there an existing or proposed lease for the site? ☒ Yes ☐ No
- E. If yes to C. or D. above, please attach a copy of the option, contract or lease and indicate:
 i. Date signed: _____
 ii. Purchase Price: _____

JR

iii. Proposed settlement/closing date: _____

5. Proposed Use:

- A. Describe the specific operations of the Applicant or other users to be conducted at the project site. What will the building or buildings to be acquired, constructed or expanded be used for: manufacturing of exterior wall panels, curtain wall, steel studs

structural steel.

- B. Proposed product lines and market demands: see above

- C. If any space is to be leased to third parties, indicate the tenant(s), total square footage of the project to be leased to each tenant, and the proposed use by each tenant (an additional sheet may be used):

No

- D. Will any portion of the project be used for the making of retail sales to customers who personally visit the project location? Yes ☐ No ☒

- i. If yes, what percentage (sq footage) of the project location will be utilized in connection with the sale of retail goods and/or services to customers who personally visit the project location?

118,700

- E. Existing Assessed Land Value from latest tax bill: _____
Total Assessed Value from latest tax bill: 376,500
Current Tax amount on property: 81,423

(In)

iii. Proposed settlement/closing date: _____

5. Proposed Use:

A. Describe the specific operations of the Applicant or other users to be conducted at the project site. What will the building or buildings to be acquired, constructed or expanded be used for: manufacturing of exterior wall panels, curtain wall, steel studs

structural steel.

B. Proposed product lines and market demands: see above

C. If any space is to be leased to third parties, indicate the tenant(s), total square footage of the project to be leased to each tenant, and the proposed use by each tenant (an additional sheet may be used):

No

D. Will any portion of the project be used for the making of retail sales to customers who personally visit the project location? Yes ☐ No ☒

i. If yes, what percentage (sq footage) of the project location will be utilized in connection with the sale of retail goods and/or services to customers who personally visit the project location?

376,500 for existing

E. Existing Assessed Land Value from latest tax bill: _____

Total Assessed Value from latest tax bill: _____

Current Tax amount on property: 81,423

Revised

Filled out multiple Part II and Part III for properties

Part II – Applicant's Operation at Current Location

**** (This section seeks information related to the current location of the applicant's business operations. If the Owner and the User are unrelated entities, please answer separately for each.) ****

- Island International Exterior Fabricators LLC - 393 Burman
1. Current Location Address: _____
 2. Owned or Leased: Lease
 3. Describe your present location (acreage, square footage, number buildings, number of floors, etc.): Island leases a 68,816 vacated portion of a 322,426 sq ft building as of June 2018.

 4. Type of operation (manufacturing, wholesale, distribution, retail, etc.) and products and/or services at this location: manufacturing

 5. Are other facilities or related companies of the Applicant located within the State?
Yes ☒ No ☐
 - A. If yes, list the Addresses:
393 Burman - 347 Burman Blvd Calverton NY, NYC Battery Park, NY, Cal 81 - 1101 Scott Ave, Calverton, 400 Burman Blvd, Calverton NY, Cal 705 - 4062 Grumman Blvd, Calverton NY
 6. If yes to above ("5"), will the completion of the project result in the removal of such facility or facilities from one area of the state to another OR in the abandonment of such facility or facilities located within the State? Yes ☐ No ☒
 - A. If no, explain how current facilities will be utilized: Calverton facilities - manufacturing/administration
NYC - design/engineering office
 - B. If yes, please indicate whether the project is reasonably necessary for the Applicant to maintain its competitive position in its industry or remain in the State and explain in full:

 7. Has the Applicant actively considered sites in another state? Yes ☒ No ☐
 - A. If yes, please list states considered and explain: Pennsylvania - there is a savings of approximately \$4/hour in the Pennsylvania market, when compared to New York. This equates to roughly \$8,000 per employee, per year R/E
Taxes are less than half.

JR

8. Is the requested financial assistance reasonably necessary to prevent the Applicant from moving out of New York State? Yes ☒ No ☐

A. Please explain: See #7 above for cost savings out of state vs. NY

9. Have you contacted or been contacted by other Local, State and/or Federal Economic Development Agencies? Yes ☒ No ☐

A. Please explain: We have a new program with Empire State Development we have contact with the Governors Action Committee in PA and the NJ Economic Development, Corp.

10. Number of full-time employees at current location and average salary: 213

11. Current annual payroll: 6,724,005.88

Part III – Proposed Project Data

1. Project Type:

A. What type of transaction are you seeking?: (Check one)

Straight Lease ☒ Taxable Bonds ☐ Tax-Exempt Bonds ☐
Equipment Lease Only ☐

B. Type of benefit(s) the Applicant is seeking: (Check all that apply)

Sales Tax Exemption ☒ Mortgage Recording Tax Exemption ☒
PILOT Agreement: ☒ Bond Financing: ☐

2. Location of proposed project:

A. Street Address: 393 Burman Blvd, Calverton NY 11933

B. Tax Map: District 0600 Section 135.20 Block 001 Lot(s) 016.00

3. Project Components (check all appropriate categories):

- A. Acreage: 8.26
- B. Construction of a new building ☐ Yes ☒ No
 i. Square footage: _____
- C. Acquisition of an existing building ☐ Yes ☒ No
 i. Square footage of existing building: _____
- D. Construction of addition to an existing building ☐ Yes ☒ No
 i. Square footage of addition: _____
 ii. Total square footage upon completion: _____
- E. Renovations of an existing building ☒ Yes ☐ No
 i. Square footage: 68,816
- F. Demolition of an existing building ☐ Yes ☒ No
 i. Square footage: _____
- G. Installation of machinery and/or Equipment ☒ Yes ☐ No
 i. List principal items or categories of equipment to be acquired: _____
Manufacturing equipment

4. Current Use(s) at Proposed Location:

- A. Present use of the proposed location: manufacturing of exterior wall panels, curtain wall, steel studs structural steel.
- B. Does the Applicant currently hold fee title to the proposed location? no
 i. If no, please list the present owner of the site: Ted Loudis
 ii. If yes, indicate:
 a) Date of Purchase _____
 b) Purchase Price _____
 c) Balance of existing mortgage _____
 d) Holder of mortgage _____
 e) Special conditions _____
- C. Is there an option or contract to purchase the site? ☐ Yes ☒ No
- D. Is there an existing or proposed lease for the site? ☒ Yes ☐ No
- E. If yes to C. or D. above, please attach a copy of the option, contract or lease and indicate:
 i. Date signed: _____
 ii. Purchase Price: _____

JRK

393 / 347 Burman

iii. Proposed settlement/closing date: _____

5. Proposed Use:

A. Describe the specific operations of the Applicant or other users to be conducted at the project site. What will the building or buildings to be acquired, constructed or expanded be used for: manufacturing of exterior wall panels, curtain wall, steel studs

structural steel.

B. Proposed product lines and market demands: see above

C. If any space is to be leased to third parties, indicate the tenant(s), total square footage of the project to be leased to each tenant, and the proposed use by each tenant (an additional sheet may be used):

n/a

D. Will any portion of the project be used for the making of retail sales to customers who personally visit the project location? Yes ☐ No ☒

i. If yes, what percentage (sq footage) of the project location will be utilized in connection with the sale of retail goods and/or services to customers who personally visit the project location?

E. Existing Assessed Land Value from latest tax bill: _____

Total Assessed Value from latest tax bill: 2,121,000

Current Tax amount on property: _____ Total taxes 402,032.15 Tax attributable to Island 85,633

(JR)

iii. Proposed settlement/closing date: _____

5. Proposed Use:

A. Describe the specific operations of the Applicant or other users to be conducted at the project site. What will the building or buildings to be acquired, constructed or expanded be used for: manufacturing of exterior wall panels, curtain wall, steel studs

structural steel.

B. Proposed product lines and market demands: see above

C. If any space is to be leased to third parties, indicate the tenant(s), total square footage of the project to be leased to each tenant, and the proposed use by each tenant (an additional sheet may be used):

n/a

D. Will any portion of the project be used for the making of retail sales to customers who personally visit the project location? Yes ☐ No ☒

i. If yes, what percentage (sq footage) of the project location will be utilized in connection with the sale of retail goods and/or services to customers who personally visit the project location?

E. Existing Assessed Land Value from latest tax bill: see schedule A for all properties

Total Assessed Value from latest tax bill: _____

Current Tax amount on property: _____

Revised

Retail Questionnaire

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

Please answer the following:

- A. Will any portion of the project consist of facilities or property that are or will be primarily used in making sales of goods or services to customers who personally visit the project site?

☐ Yes or ☒ No. If the answer is yes, please continue. If no, proceed to section V

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

- B. What percentage of square feet of the Project will be primarily used in making sales of goods or services to customers who personally visit the project? ____%. If the answer is less than 33% do not complete the remainder of the retail determination and proceed to page 11, Adaptive Reuse.

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

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

2. Is the Project location or facility likely to attract a significant number of visitors from outside the economic development region (Long Island) in which the project will be located?

☐ Yes or ☐ No

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

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

☐ Yes or ☐ No

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

4. Will the project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York?

☐ Yes or ☐ No.

If yes, explain _____

5. Is the project located in a Highly Distressed Area? ☐ Yes or ☐ No

Adaptive Reuse Determination

(Adaptive Reuse is the process of adapting old structures or sites for new purposes)

- A) What is the age of the structure (in years) _____
- B) Has the structure been vacant or underutilized for a minimum of 3 years? (Underutilized is defined as a minimum of 50% of the rentable square footage of the structure not being utilized or being utilized for a use for which the structure was not designed or intended) ☐ Yes or ☐ No. How many years? _____
- C) Is the structure currently generating insignificant income? (Insignificant income is defined as income that is 50% or less than the market rate income average for that property class) ☐ Yes or ☐ No
If yes, what is the current market rate average income for this type of property: _____
and please provide dollar amount of income currently being generated, if any: _____
- D) Does the site have historical significance? ☐ Yes or ☐ No
- E) Are you applying for either State/Federal Historical Tax Credit Programs? ☐ Yes or ☐ No. If yes, provide estimated value of tax credits _____
- F) Summarize the financial obstacles to development that this project faces without Agency or other public assistance. Please provide the Agency with documentation to support the financial obstacles to development (you may be asked to provide cash flow projections, documenting costs, expenses and revenues with and without IDA and other tax credits included indicating below average return on investment rates compared to regional industry averages): _____

- G) Briefly summarize the demonstrated support that you intend to receive from local government entities. Please provide the Agency documentation of this support in the form of signed letters from these entities: _____

- H) Please indicate other factors that you would like the Agency to consider such as: structure or site presents significant public safety hazard and/or environmental remediation costs, site or structure is located in distressed census tract, structure presents significant costs associated with building code compliance, site has historical significance, site or structure is presently delinquent in property tax payments: _____

6. Project Work:

A. Builder or contractor information:

Island International Exterior Fabricators LLC

1101 Scott Avenue

Calverton NY 11933

B. Architect Information:

Arvent Inc.

- 102 Spray Street

Massapequa, NY 11758

C. Has construction work on this project begun? If yes, complete the following:

i.	Site Clearance:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	% COMPLETE	100%
ii.	Foundation:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	% COMPLETE	
iii.	Footings:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	% COMPLETE	
iv.	Steel:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	% COMPLETE	
v.	Masonry:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	% COMPLETE	

Other: _____

D. Will the project meet zoning requirements at the proposed location?

Yes ☒

No ☐

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

Requires variance for density and for set back.

- E. Have site plans been submitted to the appropriate planning department? Yes ☒ No ☐
- F. Has the project received site plan approval? Yes ☐ No ☒
- If yes, please provide the Agency with a copy of the planning department approval along with the related SEQRA approval.

- G. Is the proposed project located on a site where environmental constraints inhibits the development/use of the property? If yes, explain:
- The site plan has been submitted and approved by NYS DEC for SWPP WSRR. A NYS DEC building permit has been issued.

JR

7. Project Completion Schedule:

A. What is the proposed commencement date for the acquisition and the construction/renovation/equipping of the project?

i. Acquisition: _____

ii. Construction/Renovation/Equipping: 6/1/19

B. Provide an accurate estimate of the time schedule to complete the project and when the first use of the project is expected to occur: 6/1/20

Part IV – Project Costs and Financing

1. Project Costs:

A. Give an accurate estimate of cost necessary for the acquisition, construction, renovation, improvement, and/or equipping of the project location. This page must be completed in addition to any attachments of sources and uses and/or detailed budgets. Translate your attached detailed budget to match the line items below. Be sure that the totals equal.

	Description	Amount	Phase 2 Cal Extension	Phase 1 ONLY
				Total Cost
347/393	400 Burman			
3,257,195	Land* (cost or current market value)	\$ 855,803		5,619,126
105,104	Acquisition and Rehabilitation**	\$		105,104
	New construction	\$ 1,800,000	4,200,000	1,800,000
	New additions/expansions of existing	\$		
	Site Work	\$ 300,000	700,000	300,000
	Machinery and Equipment	\$ 600,000	1,400,000	1,737,105
	Legal Fees	\$ In house legal		
	Architectural/Engineering Fees	\$ 0 - In house		
	Financial Charges	\$		
5,215,574	Other (Specify)-EXISTING BURMAN VALUE	\$ 1,858,689		7074,263
4,498,404	Total	\$ 5,414,492		16,635,598

7. Project Completion Schedule:

A. What is the proposed commencement date for the acquisition and the construction/renovation/equipping of the project?

i. Acquisition: _____

ii. Construction/Renovation/Equipping: 6/1/19

B. Provide an accurate estimate of the time schedule to complete the project and when the first use of the project is expected to occur: 6/1/20

Part IV – Project Costs and Financing

Revised

1. Project Costs:

A. Give an accurate estimate of cost necessary for the acquisition, construction, renovation, improvement, and/or equipping of the project location. This page must be completed in addition to any attachments of sources and uses and/or detailed budgets. Translate your attached detailed budget to match the line items below. Be sure that the totals equal.

<u>Description</u>	<u>Amount</u>	Phase 2	Total Cost
	400 Burman	Cal Extension	
Land* (cost or current market value)	\$ _____		
Acquisition and Rehabilitation**	\$ _____		
New construction	\$ 1,800,000	4,200,000	= 6,000,000
New additions/expansions of existing	\$ _____		
Site Work	\$ 300,000	700,000	= 1,000,000
Machinery and Equipment	\$ 600,000	1,400,000	= 2,000,000
Legal Fees	\$ In house legal		
Architectural/Engineering Fees	\$ 0 - In house		
Financial Charges	\$ _____		
Other (Specify)	\$ _____		
Total	\$ 2,700,000	6,300,000	= 9,000,000

12/4/18

**400 Burman Expansion
Budget**

Project Costs	
Total Hard Cost & Site Improvement	
Project Costs	72,972
Hard Cost & Site Improvement	10,065
Building Concrete Structure	3,774
Structural Steel - Fabricate	119,523
Structural Steel - Erect	62,907
Structural Frame Labor	50,326
Roof	40,890
Steel Doors and Frames	6,291
Wood Doors w/ finish hardware	3,145
Door Hardware install	43,657
Windows	125,814
Drywall	9,436
Insulation	31,453
Gypcrete	28,937
Painting/Wallcovering Installation	25,163
Carpet & Base Installation	22,646
Finish Carpentry	106,942
Millwork	9,436
Fire Sprinkler System	15,098
Fire Hydrant & Water Main	132,105
Plumbing	276,791
Bathrooms	114,524
HVAC	199,962
Electric & Alarm	37,744
Electric	150,001
Light Fixtures	9,436
Phone, Data & Cabling	51,068
General Conditions	69,198
Acoustic Ceiling	6,291
Total Hard Cost & Site Improvement	1,835,594
Machinery & Equipment	600,000
Soft Costs	
Professional Fees	18,159
Insurance Cost	18,872
interest reserve	103,796
borrower legal	10,000
lender legal	10,000
bank commitment fee	18,872
appraisal	5,000
environmental	2,000
Misc. Closing Fees	22,479
Architectural & Engineering Costs	35,228
Permit, Inspection Fees	15,000
Survey	5,000
Total Soft Costs	264,406
Total Budgeted Project Costs	\$ 2,700,000

* 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).

2. Method of Financing: (Must equal budget on page 13)

	Amount	Term
A. Tax-exempt bond financing:	\$ _____	_____ years
B. Taxable bond financing:	\$ _____	_____ years
C. Conventional Mortgage:	\$ 7,500,000	15 years
D. SBA (504) or other governmental financing:	\$ _____	_____ years
E. Public Sources (include sum of all State and federal grants and tax credits):	\$ _____	_____ years
F. Other loans:	\$ _____	_____ years
G. Owner/User equity contribution***:	\$ 1,500,000	_____ years
Total Project Costs	\$ 9,000,000	

i. What percentage of the project costs will be financed from public sector sources?
0

*** 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.

3. Project Financing:

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

None

B. Will any of the funds borrowed through the Agency be used to repay or refinance an existing mortgage or outstanding loan? Give details:

No

D. Has the Applicant made any arrangements for the marketing or the purchase of the bond or bonds? If so, indicate with whom:

No

- E. Has a commitment for financing been received as of this application date Yes ☐ No ☐
If so, please attach a copy of the commitment and provide the institution name and contact:

Part V – Requested Project Benefits

1. Mortgage Recording Tax Benefit:

- A. Mortgage Amount for exemption (include sum total of construction/permanent/bridge financing):

\$ 7,500,000 (includes Cal 81 "sister" sister building and 400 Burman extension)

- B. Estimated Mortgage Recording Tax Exemption (product of Mortgage Amount and .75%):

\$ 56,250

2. Sales and Use Tax Benefit:

- A. Estimated gross amount of COSTS for goods and services that will be subject to State and local Sales and Use Tax (such amount to benefit from the Agency's exemption):

(IR) \$ 1,500,000

- B. Estimated State and local Sales and Use Tax exemption (typically a product of 8.625% and figure above):

(IR) \$ 129,375

- C. If your project has a landlord/tenant (owner/user) arrangement, please provide a breakdown of the number in "B" above:

i. Owner: \$ 172,500 (half of the total sales tax projected)

ii. User: \$ 172,500

****Please attach a copy of the calculations used to derive the above numbers** explained in answers

3. Real Property Tax Benefit:

- A. Identify and describe if the project will utilize a real property tax exemption benefit in addition to the Agency's PILOT benefit:

n/a

(IR)

E. Has a commitment for financing been received as of this application date Yes ☐ No ☒
If so, please attach a copy of the commitment and provide the institution name and contact:

Part V – Requested Project Benefits

1. Mortgage Recording Tax Benefit:

A. Mortgage Amount for exemption (include sum total of construction/permanent/bridge financing):

\$ 7,500,000 (includes Cal 81 "sister" sister building and 400 Burman extension)

B. Estimated Mortgage Recording Tax Exemption (product of Mortgage Amount and .75%):

\$ 56,250

2. Sales and Use Tax Benefit:

A. Estimated gross amount of COSTS for goods and services that will be subject to State and local Sales and Use Tax (such amount to benefit from the Agency's exemption):

\$ 4,000,000 (3m construction costs, 1m renovations)

B. Estimated State and local Sales and Use Tax exemption (typically a product of 8.625% and figure above):

\$ 345,000

C. If your project has a landlord/tenant (owner/user) arrangement, please provide a breakdown of the number in "B" above:

i. Owner: \$ 172,500 (half of the total sales tax projected)

ii. User: \$ 172,500

****Please attach a copy of the calculations used to derive the above numbers explained in answers**

3. Real Property Tax Benefit:

A. Identify and describe if the project will utilize a real property tax exemption benefit in addition to the Agency's PILOT benefit:

n/a

B. Agency PILOT Benefit:

RIDA provides real property tax abatements on the increased assessment (value added) as the result of the project. The real property tax abatement is applied uniformly to all eligible taxing jurisdictions. As a general rule the term of the real property tax abatement is 10 years. The basic real property tax abatement provided by RIDA is based upon the equivalent of Section 485(b) of the New York State Real Property Tax Law. This section provides for a 50% real property tax abatement on the increased assessed value in the first year; 45% real property tax abatement in the second year; 40% abatement in the third year; and thereafter declining 5% per year over a 10-year period. A 485(b) real property tax abatement is the standard that RIDA provides. An enhanced or reduced real property tax abatement is considered and/or provided under certain circumstances.

 We are requesting the standard PILOT Abatement

 ^x Yes No Based upon the RIDA Uniform Tax Exempt Policy, I believe this project qualifies for an enhanced real property tax abatement or one that deviates from the standard and request consideration for a variation from the standard abatement in order to make the project viable.

If you check yes above, please provide a brief explanation as to why:

Significant retention of jobs.

Significant addition of jobs.

Significant lower tax rates in competing jurisdictions.

Scope of project and positive effect on local community.

- i. Term of PILOT requested: 15 years
- ii. Upon acceptance of this application, the Agency staff will draft a PILOT schedule and indicate the estimated amount of PILOT Benefit based on anticipated tax rates and assessed valuation and attach such information to Exhibit A hereto. At such time, the Applicant will certify that it accepts the proposed PILOT schedule and the schedule will become part of the application.

**** This application will not be deemed complete and final until Exhibit A hereto has been completed and executed****

B. Agency PILOT Benefit:

Revised

RIDA provides real property tax abatements on the increased assessment (value added) as the result of the project. The real property tax abatement is applied uniformly to all eligible taxing jurisdictions. As a general rule the term of the real property tax abatement is 10 years. The basic real property tax abatement provided by RIDA is based upon the equivalent of Section 485(b) of the New York State Real Property Tax Law. This section provides for a 50% real property tax abatement on the increased assessed value in the first year; 45% real property tax abatement in the second year; 40% abatement in the third year; and thereafter declining 5% per year over a 10-year period. A 485(b) real property tax abatement is the standard that RIDA provides. An enhanced or reduced real property tax abatement is considered and/or provided under certain circumstances.

☒ We are requesting the standard PILOT Abatement

☐ Yes ☐ No Based upon the RIDA Uniform Tax Exempt Policy, I believe this project qualifies for an enhanced real property tax abatement or one that deviates from the standard and request consideration for a variation from the standard abatement in order to make the project viable.

If you check yes above, please provide a brief explanation as to why:

Significant retention of jobs.

Significant addition of jobs.

Significant lower tax rates in competing jurisdictions.

Scope of project and positive effect on local community.

- i. Term of PILOT requested: 15 years 100%
- ii. Upon acceptance of this application, the Agency staff will draft a PILOT schedule and indicate the estimated amount of PILOT Benefit based on anticipated tax rates and assessed valuation and attach such information to Exhibit A hereto. At such time, the Applicant will certify that it accepts the proposed PILOT schedule and the schedule will become part of the application.

**** This application will not be deemed complete and final until Exhibit A hereto has been completed and executed****

Part VI – Measures of Growth and Benefits

1. List the Applicant's and each users present employment at the proposed location, and estimates of (i) employment at the proposed project location at the end of year one and year two following project completion and (ii) the number of residents of the Labor Market Area* ("LMA") that would fill the full-time and part-time jobs at the end of the second year following completion:
 * The Labor Market Area includes Nassau and Suffolk Counties.

	<u>Present</u>	<u>First Year</u>	<u>Second Year</u>	<u>Residents of LMA</u>
Full-Time	213	260	293	293
Part-Time**				

Please prepare a separate attachment describing in detail the types of employment at the Project site. Such attachment should outline the titles and corresponding pay scale/benefits.

** Agency staff converts Part-Time jobs into FTEs for state reporting purposes by dividing the number of Part-Time jobs by two (2).

2. Salary and Fringe Benefits:

Category of Jobs to be Retained and Created	Average Salary	Average Fringe Benefits
Salary Wage Earners	n/a	
Commission Wage Earners	n/a	
Hourly Wage Earners	\$15 per hour	
1099 and Contract Workers	1 - \$130,000	n/a

3. INDIRECT/CONSTRUCTION JOBS – please indicate the projected number of indirect construction jobs that will be created as a result of the project: 40 - for the building of expansion projects

Please provide the estimated average wage for the indirect jobs: \$25 per hour

4. What, if any, will be the expected increase in the annual gross dollar amount of sales (or rent)?
 \$ 80,000,000

5. How many jobs will be retained as a result of this project? 213 + 50-75 professional staff

6. Describe other public benefits anticipated as a result of this Project.
 Employment of local residents - manufacturing and professional

Relocation of young professional to the Town of Riverhead.

Economic impacts of 300+ employees including restaurants, shopping, residents, etc.

Local suppliers of manufacturing materials.

Support of Colleges and Trade Schools.

Note: The Agency reserves the right to visit the facility to confirm that job creation numbers are being met.

Part VII – Representations, Certifications and Indemnification

1. Is the Applicant in any litigation or does the Applicant anticipate any litigation which would have a material adverse effect on the Applicant's financial condition? (if yes, furnish details on a separate sheet)

Yes ☐ No ☒

2. Has the Applicant or any of the management of the Applicant, the anticipated users or any of their affiliates, or any other concern with which such management has been connected, been cited for a violation of federal, state or local laws or regulations with respect to labor practices, hazardous wastes, environmental pollution or other operating practices? (If yes, furnish details on a separate sheet)

Yes ☐ No ☒

3. Is there a likelihood that the project would not be undertaken but for the financial assistance provided by the Agency? (If yes, explain why)

Yes ☒ No ☐

We are at a competitive disadvantage in our industry. Our competition manufacturers in areas

with lower costs out of state. We need the assistance to remain competitive.

4. If the Project could be undertaken without the financial assistance of the Agency, then provide a statement in the space below indicating why the Project should be undertaken by the Agency and what would be the impact on the Applicant and on the municipality if the applicant was unable to obtain financial assistance?

The Project is dependent on the financial assistance of the Agency.

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

§ 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither

restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

Initial JR

6. The Applicant understands and agrees that in accordance with Section 858-b(2) of the General Municipal Law and any amendment thereto, 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 and with the administrative entity of the service delivery area created pursuant to the Job Training Partnership Act (PL 97-300) in which the project is located (collectively, the "Referral Agencies").

Initial JR

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

Initial JR

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

Initial JR

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

Initial JR

10. In accordance with Section 862(1) of the New York General Municipal Law the Applicant understands and agrees that projects which result in the removal of an industrial or manufacturing plant of the project occupant from one area of the State to another area of the State or in the abandonment of one or more plants or facilities of the project occupant within the State is ineligible for financial assistance from the Agency, unless otherwise approved by the Agency as reasonably necessary to preserve the competitive position of the project in its respective industry or to discourage the project occupant from removing such other plant or facility to a location outside the State.

Initial JR

11. The Applicant represents and warrants that to the Applicant's knowledge neither it nor any of its affiliates, nor any of their respective partners, members, shareholders or other equity owners, and none of their respective employees, officers, directors, representatives or agents is, nor will they become a person or entity with who United States persons or entities are restricted from doing business under regulations of the Office of Foreign Asset Control (OFAC) of the Department of the Treasury (including those named on OFAC's Specially Designated and Blocked Persons List or under any statute, executive order including the September 24, 2001, Executive Order Block Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit, or Support Terrorism, or other governmental action and is not and will not assign or otherwise transfer this Agreement to, contract with or otherwise engage in any dealings or transactions or be otherwise associated with such persons or entities.

Initial JR

12. The Applicant confirms and hereby acknowledges it has received the Agency's fee schedule attached hereto as Schedule A and agrees to pay such fees, together with any expenses incurred by the Agency, including those of Transaction Counsel, with respect to the Facility. The Applicant agrees to pay such expenses and further agrees to indemnify the Agency, its members, directors, employees and agents and hold the Agency and such persons harmless against claims for losses, damage or injury or any expenses or damages incurred as a result of action taken by or on behalf of the Agency in good faith with respect to the project.

Initial JR


13. The Applicant confirms and hereby acknowledges it has received the Agency's Local Labor Policy attached hereto as Schedule B and agrees to comply with the same.

Initial JR

14. The Applicant hereby agrees to comply with Section 875 of the General Municipal Law. The Company further agrees that the financial assistance granted to the project by the Agency is subject to recapture pursuant to Section 875 of the Act and the Agency's [Recapture and Termination] Policy, attached hereto as Schedule C.


Initial JR

Date: 10/9/18


Applicant Signature

JEFFREY ROBINSON
Printed Name


CEO
Print Title

Sworn to me before this 9th
Day of October, 2018

(seal)

DEBRA AIELLO
Notary Public, State of New York
No. 01AI6276949
Qualified in Suffolk County
Commission Expires February 25, 2021


Continued from page 21

Date: 10/9/18


Facility/User Applicant Signature

JEFFREY ROBINSON
Printed Name

CEO
Print Title

Sworn to me before this 9th
Day of October, 2018

(seal)

DEBRA AIELLO
Notary Public, State of New York
No. 01A16276949
Qualified in Suffolk County
Commission Expires February 25, 2021

Part VIII – Submission of Materials


1. A cover letter providing a narrative of the project and the purpose. (New build, renovations and/or equipment purchases). Identify specific uses occurring within the project. Describe any new tenants and end users. Provide an historical picture and overview of the project.
2. Certified Financial statements for the last two fiscal years (unless included in the Applicant's annual report).
3. Applicant's annual reports (or 10-K's if publicly held) for the two most recent fiscal years.
4. Quarterly reports (form 10-Q's) and current reports (form 8-K's) since the most recent annual report, if any.
5. In addition, please attach the financial information described in items A, B, and C of any expected guarantor of the proposed bond issue.
6. Completed Long Environmental Assessment Form and/or applicable short form.
7. Most recent quarterly filing of NYS Department of Labor Form 45, as well as the most recent fourth quarter filing. Please remove the employee Social Security numbers and note the full-time equivalency for part-time employees.
8. A copy of the most recent real property tax bill for the proposed project location.
9. Attach a map highlighting the location of the project.
10. An electronic copy and 2 paper copies of preliminary plans or sketches of the proposed project.
11. Attach a detailed budget for the project
12. A copy of the proposed employment schedule reference on page 17 under Part VI Measures of Growth
13. Socio/Economic Impact Study or Market Study if requested or if you answered yes to questions 2 or 3 within the Retail Questionnaire on page 10, then you must also submit a third party market study.
14. Attach an explanation of how you calculated the requested sales tax exemption.
15. In addition to 7 hard copies, THE APPLICATION MUST BE PROVIDED IN ELECTRONIC FORM along with a separate electronic redacted version to be used by the Agency in the event of a FOIL request. Signatures, ID Numbers, personal contact phone numbers and other confidential information should be redacted. If you have any questions, please contact the Agency personnel.


Part IX – Certification

Jeffrey Robinson (name of representative of company submitting application) deposes and says that he or she is the CEO (title) of Island International Exhibitors LLC, the corporation (company name) named in the attached application; that he or she has read the foregoing application and knows the contents thereof; and that the same is true to his or her knowledge.

Deponent further says that s/he is duly authorized to make this certification on behalf of the entity named in the attached Application (the "Applicant") and to bind the Applicant. The grounds of deponent's belief relative to all matters in said Application which are not stated upon his/her personal knowledge are investigations which deponent has caused to be made concerning the subject matter this Application, as well as in formation acquired by deponent in the course of his/her duties in connection with said Applicant and from the books and papers of the Applicant.

As representative of 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") in connection with this Application, the attendant negotiations and all matters relating to the provision of financial assistance to which this Application relates, whether or not ever carried to successful conclusion. If, for any reason whatsoever, the 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 the Applicant is unable to find buyers willing to purchase the total bond issue required, then upon presentation of 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 or transaction counsel for the Agency and fees of general counsel for the Agency. Upon successful conclusion and sale of the transaction contemplated herein, the Applicant shall pay to the Agency an administrative fee set by the Agency in accordance with its fee schedule in effect on the date of the foregoing application, and all other appropriate fees, which amounts are payable at closing.


Applicant Signature

Sworn to me before this 9th
Day of October, 2018

(seal)

DEBRA AIELLO
Notary Public, State of New York
No. 01A16276949
Qualified in Suffolk County
Commission Expires February 25, 2021

EXHIBIT A

Proposed PILOT Schedule

Upon acceptance of the Application and completion of the Cost Benefit Analysis, the Agency will attach the proposed PILOT Schedule, together with the estimates of net exemptions based on estimated tax rates and assessment values to this Exhibit.

DRAFT
Island Companies
APPLICATION SUMMARY and COST/BENEFIT ANALYSIS

Company: Island International Exterior Fabricators, LLC 1101 Scott Avenue Calverton, NY 11933	Informal Presentation to IDA Board: Date presented: 8/6/2018
Company Contact: Ed Harms, Jeff Robinson, Tim Stevens	IDA Public Hearing Date: Date of hearing 10/7/2018 Resolution # #47-18 Date Adopted 12/4/2017
Type of Business: Manufacturing external wall panels, curtain walls, steel studs, structural steel	Publication of Public Hearing: Date 10/4/2018 10-25 19, 11-29-18 Publisher The News Review Website
Employment Estimates: (see page 18 of IDA application) Current Manufacturing 213 retained Projected 47 yr 1 and 33 yr 2 Total New 80 50-75 Retained Professional positions on/offsite	Project Location: Applicable S.C.T.M. 0600 135.010 0001 002.000 Cal 81 0600 135.010 0001 002.000 400 Burman 0600 135.020 0001 016.000 347 Acreage: 45.15 (acreage estimated on 347 portion)
Construction Jobs: 40 Indirect Construction Jobs for expansion portion	Project Costs Land/building value 12,693,389 Site work 405,104.00 Construction costs 1,800,000.00 Engineering & Architectural Fees Equipment to be Installed 1,737,105.00 Legal Fees Financial Charges Other Fees/Charges Total Project Costs \$ 16,635,598.00 Amount of Bond Requested \$ -
Project Description: Two Phase Manufacturing Retention Project Phase I: The retention of 213 manufacturing jobs plus 50-75 prof staff. Immediate securing of 68,816 sq ft leased and renovated. Construction of approximately 25,000 sq ft manufacturing space as addition to 400 Burman Blvd Phase II (not included in calculations) the addition of 60,000 sq ft of manufacturing space. Original requested estimated incentive package \$5,788,176	Estimate of Requested Exemptions: Current Real Property Taxes 3 properties 471,767.00 Current Assessed Value (347 apportioned) 1,760,473.00 Base 1,760,473.00 Improvements 375,000.00 Estimated New Total Assessment \$ 2,135,473.00 Current Taxes: \$ 471,767.00 Estimated Taxes by year 15 of Pilot \$ 616,829.00 ESTIMATED EXEMPTIONS: Real Property Tax Abatement/deferrment*: 2,721,232.00 Sales Tax Exemption:** 129,375.00 Mortgage Recording Tax Exemption:*** 56,250.00 TOTAL ESTIMATED EXEMPTIONS: \$ 2,906,857.00

*See attached calculation

**Calculation estimate provided by client (see app page15)

***Calculation is estimated at .0075% of value of requested mortgage.

Renovation Costs
Filed Mortgage

	4,000,000.00
	7,500,000.00

ISLAND COMPANIES SUMMARY-Includes Cal 81, 400 Burman and Bldg 347

SUMMARY Abatement Request Estimate

Group I					Group II					Group IV				
CURRENT TAXES					REQUESTED PILOT PAYMENT (Land only)					IDA Proposal Using Bldg 347 Scenario 2				
Year	Current Taxes	Current Special District Taxes	Total Current Taxes		REQUESTED PILOT PAYMENT (Abatement on 100% of Building Value)	Special District Taxes	Special District Taxes	Requested PILOT Payment plus Special District	Abated Value	IDA Proposed PILOT	Special District Taxes	Total IDA Proposed Taxes	Abated Value	
	2% escalator	2% escalator	2% escalator		2% escalator	2% escalator	2% escalator							
17/18	378,667	93,100	471,767		67,277	91,304	158,581							
18/19	386,240	93,130	481,202		68,623	93,130	161,752							
1	393,965	96,861	490,826		69,995	96,861	166,856	323,970		160,500	96,861	257,361	233,466	
2	401,844	98,798	500,643		71,395	98,798	170,193	330,450		163,710	98,798	262,508	238,135	
3	409,881	100,774	510,656		72,823	100,774	173,597	337,059		166,984	100,774	267,758	242,898	
4	418,079	102,790	520,869		74,279	102,790	177,069	343,800		170,323	102,790	273,113	247,755	
5	426,441	104,845	531,286		75,765	104,845	180,610	350,676		173,730	104,845	278,575	252,711	
6	434,969	106,942	541,912		77,280	106,942	184,222	357,689		177,205	106,942	284,147	257,765	
7	443,669	109,081	552,750		78,826	109,081	187,907	364,843		207,041	109,081	316,122	236,628	
8	452,542	111,263	563,805		80,402	111,263	191,665	372,140		237,999	111,263	349,262	214,543	
9	461,593	113,488	575,081		82,010	113,488	195,498	379,583		270,114	113,488	383,602	191,479	
10	470,825	115,758	586,583		83,650	115,758	199,408	387,174		303,417	115,758	419,175	167,408	
	4,313,808	1,060,601	5,374,409		766,426	1,060,601	1,827,026	3,547,383		2,031,022	1,060,601	3,091,623	2,282,787	
11	480,241	118,073	598,314		85,323	118,073	203,397	394,918		337,945	118,073	456,018	142,297	
12	489,846	120,434	610,281		87,030	120,434	207,464	402,816		373,732	120,434	494,167	116,114	
13	499,843	122,843	622,686		88,771	122,843	211,614	410,872		410,816	122,843	533,659	88,827	
14	509,636	125,300	634,936		90,546	125,300	215,846	419,090		449,233	125,300	574,533	60,403	
15	519,829	127,806	647,635		92,357	127,806	220,163	427,472		489,023	127,806	616,829	30,805	
	6,813,003	1,675,058	8,488,061		1,210,452	1,675,058	2,885,510	5,602,551		4,091,771	1,675,058	5,766,829	2,721,232	

ISLAND COMPANIES SUMMARY-Includes Cal 81, 400 Burman and Bldg 347


SUMMARY Abatement Request Estimate

Group I					Group II					Group IV				
CURRENT TAXES					REQUESTED PILOT PAYMENT (Land only)					IDA Proposal Using Bldg 347 Scenario 2				
Year	Current Taxes	Special District Taxes	Total Current Taxes		REQUESTED PILOT PAYMENT (Abatement on 100% of Building Value)	Special District Taxes	Requested PILOT Payment Plus Special District	Abated Value		IDA Proposed PILOT	Special District Taxes	Total IDA Proposed Taxes	Abated Value	
	2% escalator	2% escalator			2% escalator	2% escalator								
17/18	378,667	93,100	471,767		67,277	91,304	158,581			89,018	96,861	185,879	304,947	
18/19	386,240	93,130	481,202		68,623	93,130	161,752			90,799	98,798	189,597	311,046	
1	393,965	96,861	490,826		69,995	96,861	166,856	323,970		105,629	100,774	206,404	304,252	
2	401,844	98,798	500,643		71,395	98,798	170,193	330,450		114,823	102,790	217,613	303,256	
3	409,881	100,774	510,656		72,823	100,774	173,597	337,059		128,086	104,845	232,932	298,354	
4	418,079	102,790	520,869		74,279	102,790	177,069	343,800		141,834	106,942	248,776	293,136	
5	426,441	104,845	531,286		75,765	104,845	180,610	350,676		167,067	109,081	276,148	276,602	
6	434,969	106,942	541,912		77,280	106,942	184,222	357,689		190,522	111,263	301,784	262,020	
7	443,669	109,081	552,750		78,826	109,081	187,907	364,843		214,847	113,488	328,336	246,745	
8	452,542	111,263	563,805		80,402	111,263	191,665	372,140		240,070	115,758	355,828	230,755	
9	461,593	113,488	575,081		82,010	113,488	195,498	379,583		1,482,696	1,060,601	2,543,297	2,831,113	
10	470,825	115,758	586,583		83,650	115,758	199,408	387,174		260,981	118,073	379,054	219,261	
	4,313,808	1,060,601	5,374,409		766,426	1,060,601	1,827,026	3,547,383		287,971	120,434	408,406	201,875	
11	480,241	118,073	598,314		85,323	118,073	203,397	394,918		306,104	122,843	428,947	193,539	
12	489,846	120,434	610,281		87,030	120,434	207,464	402,816		334,876	125,300	460,177	174,759	
13	499,643	122,843	622,486		88,771	122,843	211,614	410,872		363,860	127,806	491,666	155,969	
14	509,636	125,300	634,936		90,546	125,300	215,846	419,090		3,036,488	1,675,058	4,711,545	3,776,516	
15	519,829	127,806	647,635		92,357	127,806	220,163	427,472						
	6,813,003	1,675,058	8,488,061		1,210,452	1,675,058	2,885,510	5,602,551						

DATED 2-22-19

FINAL ESTIMATED PILOT CALCULATION

2-22-19

SIGNED: 

FINAL 2-22-19

Island Companies

APPLICATION SUMMARY and COST/BENEFIT ANALYSIS

Company: Island International Exterior Fabricators, LLC 1101 Scott Avenue Calverton, NY 11933	Informal Presentation to IDA Board: <div style="text-align: right;">Date presented: 8/6/2018</div>																								
Company Contact: Ed Harms, Jeff Robinson, Tim Stevens	IDA Public Hearing Date: <div style="text-align: right;">Date of hearing 10/7/2018</div> <div style="text-align: right;">Resolution # #47-18</div> <div style="text-align: right;">Date Adopted 12/4/2017</div>																								
Type of Business: Manufacturing external wall panels, curtain walls, steel studs, structural steel	Publication of Public Hearing: <div style="text-align: right;">Date 10/4/2018</div> <div style="text-align: right;">10-25 19, 11-29-18</div> <div style="text-align: right;">Publisher The News Review Website</div>																								
Employment Estimates: (see page 18 of IDA application) Current Manufacturing 213 retained Projected 47 yr 1 and 33 yr 2 Total New 80 50-75 Retained Professional positions on/offsite	Project Location: Applicable S.C.T.M. 0600 135.010 0001 002.000 Cal 81 0600 135.010 0001 002.000 400 Burman 0600 135.020 0001 016.000 347 Acreage: 45.15 (acreage estimated on 347 portion)																								
Construction Jobs: 40 Indirect Construction Jobs for expansion portion	Project Costs <table style="width: 100%;"> <tr><td style="text-align: right;">Land/building value</td><td style="text-align: right;">12,693,389</td></tr> <tr><td style="text-align: right;">Site work</td><td style="text-align: right;">405,104.00</td></tr> <tr><td style="text-align: right;">Construction costs</td><td style="text-align: right;">1,800,000.00</td></tr> <tr><td style="text-align: right;">Engineering & Architectural Fees</td><td></td></tr> <tr><td style="text-align: right;">Equipment to be installed</td><td style="text-align: right;">1,737,105.00</td></tr> <tr><td style="text-align: right;">Legal Fees</td><td></td></tr> <tr><td style="text-align: right;">Financial Charges</td><td></td></tr> <tr><td style="text-align: right;">Other Fees/Charges</td><td></td></tr> <tr><td style="text-align: right;">Total Project Costs</td><td style="text-align: right;">\$ 16,635,598.00</td></tr> <tr><td style="text-align: right;">Amount of Bond Requested</td><td style="text-align: right;">\$ -</td></tr> </table>	Land/building value	12,693,389	Site work	405,104.00	Construction costs	1,800,000.00	Engineering & Architectural Fees		Equipment to be installed	1,737,105.00	Legal Fees		Financial Charges		Other Fees/Charges		Total Project Costs	\$ 16,635,598.00	Amount of Bond Requested	\$ -				
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*See attached calculation

**Calculation estimate provided by client (see app page15)

***Calculation is estimated at .0075% of value of requested mortgage.

Renovation Costs
 Filed Mortgage

	4,000,000.00
	7,500,000.00

Signature _____

SCHEDULE A

Agency's 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.

1% of the financial assistance for amended applications post initial financial approval.

Reporting/Compliance Fee:

State law requires that the Town of Riverhead Industrial Development Agency file certain financial and compliance reports with the State of New York. Much of the information within these reports is required to be furnished by your company and the IDA is obligated to meet a state submission deadline.

Annual Compliance Reporting fee for Lease Projects \$250 annually

Annual Compliance Reporting fee for Bond Projects \$300 annually

Annual Compliance Reporting fee for Mixed Use/Multi Family Housing Projects \$500
(with 21 or more residential units and/or 3 or more commercial tenant spaces)

*Compliance fees apply to each phase of a project which necessitates a separate NYS filing for reporting.

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-ratable 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 extension, 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 \$4000 fee for each of these transactions if requests are made prior to any transfer, otherwise the assignment/assumption will require a full administrative fee of ¾ of 1%.

Reprocessing/Refinance Fee:

During the course of IDA ownership/involvement, the Agency may be required, by the company, to consent to a variety of simple refinancing mechanisms i.e. second mortgages, additional secured financing, refinancing, etc. The Agency will charge a \$2500 processing fee for each request and reserves the right to increase the fee to reflect the complexity of each transaction, but not to exceed the basic administrative application fee.

Late PILOT Payment:

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

Re-Notification Fee

Occasionally, an applicant will cause an adjournment of a public hearing. The IDA will charge a fee of \$100 per requested adjournment to re-notify and repost public notice and payment by the applicant of any necessary stenography or incidental costs associated with the reprocessing.

- All Agency fees are non-refundable and are as amended from time to time.

Initial

SCHEDULE B

Agency's Local Labor Policy

Purpose

The purpose of this part is to request companies benefitting from the Riverhead Industrial Development Agency (the "Agency") programs 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.

3. 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.

__________
Initial

SCHEDULE C
RECAPTURE AND TERMINATION POLICY
RIVERHEAD INDUSTRIAL DEVELOPMENT AGENCY
EFFECTIVE June 16, 2016

Pursuant to Sections 874(10) and (11) of Title 1 of Article 18-A of the New York State General Municipal Law (the "Act"), the Riverhead Industrial Development Agency (the "Agency") is required to adopt policies (i) for the discontinuance or suspension of any financial assistance provided by the Agency to a project or the modification of any payment in lieu of tax agreement and (ii) for the return of all or part of the financial assistance provided by the Agency to a project.

Termination or Suspension of Financial Assistance

The Agency, in its sole discretion and on a case-by-case basis, may determine (but shall not be required to do so) to terminate or suspend the Financial Assistance (defined below) provided to a project upon the occurrence of an Event of Default, as such term is defined and described in the Lease Agreement entered into by the Agency and a project applicant (the "Applicant") or any other document entered into by such parties in connection with a project (the "Project Documents"). Such Events of Default may include, but shall not be limited to, the following:

- 1) Sale or closure of the Facility (as such term is defined in the Project Documents);
- 2) Failure by the Applicant to pay or cause to be paid amounts specified to be paid pursuant to the Project Documents on the dates specified therein;
- 3) Failure by the Applicant to create and/or maintain the FTEs as provided in the Project Documents;
- 4) A material violation of the terms and conditions of the Project Documents; and
- 5) A material misrepresentation contained in the application for Financial Assistance, any Project Documents or any other materials delivered pursuant to the Project Documents.

The decision of whether to terminate or suspend Financial Assistance and the timing of such termination or suspension of Financial Assistance shall be determined by the Agency, in its sole discretion, on a case-by-case basis, and shall be subject to the notice and cure periods provided for in the Project Documents.

For the purposes of this policy, the term "Financial Assistance" shall mean all direct monetary benefits, tax exemptions and abatements and other financial assistance, if any, derived solely from the Agency's participation in the transaction contemplated by the Project Documents including, but not limited to:

- (i) any exemption from any applicable mortgage recording tax with respect to the Facility on mortgages granted by the Agency on the Facility at the request of the Applicant;
- (ii) sales tax exemption savings realized by or for the benefit of the Applicant, including the savings realized by any agent of the Applicant pursuant to the Project Documents in connection with the Facility; and

- (iii) real property tax abatements granted under the Project Documents.

I. Recapture of Financial Assistance

The Agency, in its sole discretion and on a case-by-case basis, may determine (but shall not be required to do so) to recapture all or part of the Financial Assistance provided to a project upon the occurrence of a Recapture Event, as such term is defined and described in the Project Documents at least as stringent as stated in the attached Exhibit A and Exhibit B. Such Recapture Events may include, but shall not be limited to the following:

- 1) Sale or closure of the Facility (as such term is defined in the Project Documents);
- 2) Failure by the Applicant to pay or cause to be paid amounts specified to be paid pursuant to the Project Documents on the dates specified therein;
- 3) Failure by the Applicant to create and/or maintain the FTEs as provided in the Project Documents;
- 4) A material violation of the terms and conditions of the Project Documents; and
- 5) A material misrepresentation contained in the application for Financial Assistance, any Project Documents or any other materials delivered pursuant to the Project Documents.

The timing of the recapture of the Financial Assistance shall be determined by the Agency, in its sole discretion, on a case-by-case basis, and is subject to the notice and cure periods provided for in the Project Documents. The percentage of such Financial Assistance to be recaptured shall be determined by the provisions of the Project Documents along with statutory interest as provided by law.

All fees and costs including reasonable attorney fees shall be paid by the Applicant.

All recaptured amounts of Financial Assistance shall be redistributed to the appropriate affected taxing jurisdiction, unless agreed to otherwise by any local taxing jurisdiction.

The Agency may determine to terminate, suspend and/or recapture Financial Assistance in its sole discretion. Such actions may be exercised simultaneously or separately and are not mutually exclusive of one another.

II. Modification of Payment In Lieu of Tax Agreement

In the case of any Event of Default or Recapture Event, in lieu of terminating, suspending or recapturing the Financial Assistance, the Agency may, in its sole discretion, adjust the payments in lieu of taxes due under the Project Documents, so that the payments in lieu of taxes payable under the Project Documents are adjusted upward retroactively and/or prospectively for each tax year until such time as the Applicant has complied with the provisions of the Project Documents. The amount of such adjustments shall be determined by the provisions of the Project Documents.

EXHIBIT A to Schedule C
PROJECT AGREEMENT RECAPTURE PROVISIONS

Termination, Modification and/or Recapture of Agency Financial Assistance. It is understood and agreed by the Parties hereto that the Agency is entering into the Ground Lease Agreement, the Lease Agreement, the PILOT Agreement, the Sales Tax Authorization Letter and the Project Agreement in order to provide Financial Assistance to the Company for the Facility and to accomplish the public purposes of the Act. The Company hereby makes the following representations and covenants in order to induce the Agency to proceed with the Project/Facility:

(a) In accordance with Section 875(3) of the New York General Municipal Law, the policies of the Agency, and the Resolutions, the Company covenants and agrees that it may be subject to a Recapture Event (as hereinafter defined) resulting in the potential recapture of any and all Financial Assistance, as described below, if the Company receives, or its Subagents receives any Financial Assistance from the Agency, and it is determined by the Agency that:

- (1) the Project shall be placed in service no later than five (5) years from the date hereof and shall have received a valid and subsisting Certificate of Occupancy for all structures and uses; or
- (2) the Company or its Subagents, if any, authorized to make purchases for the benefit of the Project is not entitled to the sales and use tax exemption benefits; or
- (3) the sales and use tax exemption benefits are in excess of the amounts authorized by the Agency to be taken by the Company or its Subagents, if any; or
- (4) the sales and use tax exemption benefits are for property or services not authorized by the Agency as part of the Project; or
- (5) the Company has made a material false or misleading statement, or omitted any information which, if included, would have rendered any information in the application or supporting documentation false or misleading in any material respect, on its application for Financial Assistance; or
- (6) the Company fails to meet and maintain the thresholds and requirements representing certain material terms and conditions, said Investment Commitment, Employment Commitment, and Local Labor Commitment, all as further defined below, being additional purposes to be achieved by the Agency with respect to its determination to provide Financial Assistance to the Project and required by the Agency to be complied with and adhered to, as evidenced by submission, as so required by the Agency, of written confirmation certifying and confirming on an annual basis beginning in the first year in which Financial Assistance is so claimed, through the conclusion of the later of either two (2) years following the (i) construction completion date or (ii) the calendar year of the termination of the PILOT Agreement or final bond payment whichever is later (said date hereinafter referred to as the "Project Completion Date" and the time period so referenced being hereinafter defined as the "Material Terms and Conditions Monitoring Period") confirming the following:

(a) Investment Commitment - that the total investment actually made with respect to the Project at the Project's construction completion date equals or exceeds (insert amount) (which represents the product of 85% multiplied by (insert amount) being the total project cost as stated in the Company's application for Financial Assistance); and

(b) Employment Commitment - that there are at least (insert number) existing full time equivalent ("FTE") employees located at, or to be located at, the Facility as stated in the Company's application for Financial Assistance (the "Baseline FTE"); and

- the number of current FTE employees in the then current year at the Facility; and
- that the Company has maintained and created FTE employment at the Facility equal to (insert number) FTE employees (representing the sum of (insert number) Baseline FTE plus the product

of 85% multiplied by (insert number) (being the total number of new FTE employee positions as proposed to be created by the Company as stated in the Company's application for Financial Assistance); and

(c) Local Labor Commitment - that the Company adheres to and undertakes or has undertaken construction activities in compliance with the Agency's Local Labor Workforce Policy on an annual reporting basis during the construction period; and

(d) Project Assessment Reporting Commitment - that the Company shall provide, annually, to the Agency, certain information to confirm that the Project is achieving the investment, job retention, job creation, and other objectives of the Project.

In order to accomplish the foregoing, the Company shall provide annually, to the Agency, a certified statement and documentation: i) enumerating the full time equivalent jobs retained and the full time equivalent jobs created as a result of the Financial Assistance, by category, including full time equivalent independent contractors or employees of independent contractors that work at the Project location, and (ii) indicating that the salary and fringe benefit averages or ranges for categories of jobs retained and jobs created in form as supplied by the Agency and as may be amended from time to time by the Agency.

The findings made by the Agency with respect to Section 3(a)(1), (2), (3) and/or (4) and/or failure to provide the written confirmation as required by Section 3(a)(5) with respect to the thresholds and requirements as identified in Section 3(a)(5), above, and/or failure to meet the thresholds and requirements as identified in Section 3(a)(5) above, may potentially be determined by the Agency, in accordance with the Sales Tax Authorization Letter and Section 6.15 Recapture of Agency Benefits contained in the Lease Agreement and/or a failure to comply with the Agency's policies and Resolutions (collectively, findings and determinations made as described herein with respect to Section 3(a)(1), (2), (3) and/or (4) and/or the failure under Section 3(a)(5) to submit the required certification and/or the failure to meet the required thresholds and requirements as specified in Section 3(a)(5) are hereby defined as a "Recapture Event"). If the Agency declares a Recapture Event, the Company agrees and covenants that it will (i) cooperate with the Agency in its efforts to recover or recapture any or all Financial Assistance obtained by the Company and (ii) promptly pay over any or all such amounts to the Agency that the Agency demands in connection therewith. Upon receipt of such amounts, the Agency shall then redistribute such amounts to the appropriate affected tax jurisdiction(s). The Company further understands and agrees that in the event that the Company fails to pay over such amounts to the Agency, the New York State Tax Commissioner may assess and determine the New York State and local sales and use tax due from the Company, together with any relevant penalties and interest due on such amounts.

(b) In accordance with the Resolutions the Company further: (i) covenants that the purchase of goods and services relating to the Project and subject to New York State and local sales and use taxes are estimated in an amount up to (insert amount), and, therefore, the value of the sales and use tax exemption benefits authorized and approved by the Agency, subject to Section 3(a) of this Agent Agreement, cannot exceed (insert amount).

(c) The Company acknowledges and understands that a Recapture Event made with respect to Section 3(a)(4) of this Project Agreement will, in addition, immediately result in the loss and forfeiture of the Company's right and ability to obtain any and all future Financial Assistance with respect to the Project.

EXHIBIT B to Schedule C
LEASE AGREEMENT RECAPTURE PROVISIONS

Recapture of Agency Benefits.

(a) It is understood and agreed by the parties to this Lease Agreement that the Agency is entering into this Lease Agreement in order to accomplish the public purposes of the Act. In consideration therefor, the Company hereby agrees as follows:

(i) If there shall occur a Recapture Event (as defined below) prior to the completion of the construction and equipping of the Project and the Company thereafter sells all or substantially all of the Project or causes all or substantially all of the Project to be sold within two years of the exercise of such option to terminate this Lease Agreement, the Company shall pay to the Agency, as a return of public benefits conferred by the Agency, all Benefits as defined below.

(ii) If there shall occur a Recapture Event after the earlier of (i) the date on which the Project shall have been substantially completed, or (ii) twenty-four months from the date of execution of this Lease Agreement (the earlier of said dates hereinafter the "Operations Commencement Date"), the Company shall pay to the Agency as a return of public benefits conferred by the Agency, the amounts set forth in this paragraph (a)(ii) of Section 6.15.

1. one hundred percent (100%) of the Benefits if the Recapture Event occurs within the first six (6) years after the Operations Commencement Date;
2. eighty percent (80%) of the Benefits if the Recapture Event occurs during the seventh (7th) year after the Operations Commencement Date;
3. sixty percent (60%) of the Benefits if the Recapture Event occurs during the eighth (8th) year after the Operations Commencement Date;
4. forty percent (40%) of the Benefits if the Recapture Event occurs during the ninth (9th) year after the Operations Commencement Date;
5. twenty percent (20%) of the Benefits if the Recapture Event occurs during the tenth (10th) year after the Operations Commencement Date.

The term "Benefits" shall mean, collectively, all Financial Assistance realized by the Company including, but not limited to, exemption from real property tax, mortgage recording tax, transfer tax, sales or use tax, and filing and recording fees.

The term "Recapture Event" shall mean any of the following events:

1. The Company shall have liquidated its operations and/or assets or shall have ceased all or substantially all of its operations at the Project (whether by relocation to another facility or otherwise, or whether to another facility either within or outside of the Town);
2. The Company shall have leased all or any portion of the Project in violation of the limitations imposed by Section 7.1 hereof, without the prior written consent of the Agency;
3. The Company shall have effected substantial changes in the scope and nature of the Company's operations at the Project;
4. The Company shall have transferred all or substantially all of its employees to a location outside of the Town; or
5. The Company shall have sold, leased, transferred or otherwise disposed of all or substantially all of its interest in the Project.

Notwithstanding the foregoing, a Recapture Event shall not be deemed to have occurred if the Recapture Event shall have arisen as a direct immediate result of (i) a taking or condemnation by governmental authority of all or substantially all of the Project, (ii) the inability at law of the Company to rebuild, repair, restore or replace the Project after the damage or destruction of the project, in whole or in part, to substantially its condition prior to such event, which inability shall

have arisen in good faith through no fault on the part of the Company, or (iii) a matter to which the Agency shall have given its express prior written consent.

6. The submission of any knowingly materially false or knowingly materially misleading information in the Application or proceedings held by the Agency on the Application. This is a continuing obligation of the Company.

7. Failure to comply with the requirements of General Municipal Law Section 875.

(b) The Company covenants and agrees to furnish the Agency with written notification upon any Recapture Event occurring within ten (10) years of the Operations Commencement Date, which notification shall set forth the terms thereof. The provisions of this Section 6.15 shall survive the termination of this Lease Agreement for any reason whatsoever, notwithstanding any provision of this Lease Agreement to the contrary.

(c) In the event any payment owing by the Company under this Section 6.15 shall not be paid on demand by the Company, such payment shall bear interest from the date of such demand at the rate of nine percent (9%) per annum until the Company shall have paid such payment in full, together with such accrued interest to the date of payment, to the Agency.

(d) The Agency, in its sole discretion, may waive all or any portion of any payment owing by the Company under this Section 6.15.

(e) The Company covenants and agrees to furnish the Agency with written notification upon any such disposition of the Project or any portion thereof made within ten (10) years of its completion, which notification shall set forth the terms of such sale. The provisions of this Section 6.15 shall survive the termination of this Lease Agreement for any reason whatsoever, notwithstanding any provision of this Lease Agreement to the contrary.

(f) In the event of a conflict between this section 6.15 "Recapture of Agency Benefits" and the General Municipal Law Section 875, Section 875 shall control.

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 and is of particular importance to IDA applicants. (copy attached). This section requires the Agency to transmit financial statements within 90 days following each December end of the Agency's fiscal year., 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:

All bonds and notes issued, outstanding or retired during the period and whether or not they are obligations of the Agency.

All new bond issues shall be listed and for each new bond issue, the following information is required:

Name of the project financed with the bond proceeds.

Name and address of each owner of the project.

The amount of tax exemptions granted for each project.

Purpose for which the bond was issued.


Bond interest rate at issuance and, if variable, the range of interest rates applicable.

Bond maturity date.

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 Agency. 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

10/9/18
Date

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

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

1

PART II - ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If YES, coordinate the review process and use the FULL EAF.

☐ YES

☐ NO

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If NO, a negative declaration may be superseded by another involved agency.

☐ YES

☐ NO

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic or other natural or cultural resources: or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly.

C4. A community's existing plans or goals as officially adopted, or a change in use of intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CEA?

☐ YES

☐ NO

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?

☐ YES

☐ NO If Yes, explain briefly

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the Full EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

PART I — PROJECT INFORMATION **Prepared by Project Sponsor**

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, including Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Please provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action		
Location of Action (Include Street Address, Municipality and County)		
Name of Applicant/Sponsor (and contact person)		Business Telephone
Address		
City/PO	State	Zip Code
Name of Owner (if different)		Business Telephone
Address		
City/PO	State	Zip Code
Description of Action:		

Please Complete Each Question—Indicate N/A if Not Applicable

A. SITE DESCRIPTION

1. Present land use: ☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban)
 ☐ Rural (non farm) ☐ Agricultural ☐ Other _____

2. Total Acreage of project area: _____ acres.

APPROXIMATE ACREAGE	CURRENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	_____ acres	_____ acres
Forested	_____ acres	_____ acres
Agricultural (includes orchards, cropland, pasture, etc.)	_____ acres	_____ acres
Wetland (Freshwater or Tidal as per Articles 24, 25, or ECL)	_____ acres	_____ acres
Water Surface Area	_____ acres	_____ acres
Unvegetated (rock, earth or fill)	_____ acres	_____ acres
Roads, and other paved surfaces	_____ acres	_____ acres
Buildings (ground floor coverage)	_____ acres	_____ acres
Other (indicate type)	_____ acres	_____ acres

Totals

_____ acres

_____ acres

3. What is predominant soil type(s) on the project site? _____
- a. Soil drainage: ☐ Well drained (____% of site); ☐ Moderately well drained (____% of site);
☐ Poorly drained (____% of site).
- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? _____ acres. (See NYCRR 370).
4. Are there bedrock outcroppings on project site? ☐ Yes ☐ No
- a. What is depth to bedrock? _____ (in feet).
5. Approximate percentage of proposed site with slopes: 0-10% _____%; 10-15% _____%; 15% or greater _____%
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places? ☐ Yes ☐ No.
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks?
☐ Yes ☐ No.
8. What is the depth of the water table? ____ (in feet)
9. Is site located over a primary, principal, or sole source aquifer? ☐ Yes ☐ No.
10. Do hunting, fishing, or shell fishing opportunities currently exist in the project area? ☐ Yes ☐ No.
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?
☐ Yes ☐ No. According to: _____
Identify each species: _____
12. Are there any unique or unusual land forms on the project site (i.e., cliffs, dunes, other geological formations) ☐ Yes ☐ No. If yes, describe: _____
13. Is the project site presently used by the community or neighborhood as an open space or recreation area?
☐ Yes ☐ No. If yes, describe: _____
14. Does the project site include scenic views known to be important to the community?
☐ Yes ☐ No.
15. Streams within or contiguous to project area:
a. Name of stream and name of river to which it is tributary: _____
16. Lakes, ponds, wetland areas within or contiguous to project area? ☐ Yes ☐ No.
a. Name _____ b. Size (in acres) _____
17. Is site served by existing public utilities? ☐ Yes ☐ No.
a. If Yes, does sufficient capacity exist to allow connection? ☐ Yes ☐ No.
b. If Yes, will improvements be necessary to allow connections? ☐ Yes ☐ No.
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA Sections 303 and 304? ☐ Yes ☐ No. If yes, describe: _____
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL and 6 NYCRR 617? ☐ Yes ☐ No.
20. Has the site ever been used for storage or disposal of solid or hazardous waste? ☐ Yes ☐ No.

B. PROJECT DESCRIPTION

1. Physical dimensions and scale of project (fill in dimensions as appropriate)

- Total contiguous acreage owned or controlled by project sponsor: ____ acres.
- Project acreage to be developed: ____ acres initially; ____ acres ultimately.
- Project acreage to remain undeveloped: ____ acres.
- Length of project, in miles _____ (if appropriate)
- If the project is an expansion, indicate percent of expansion proposed ____%;
- The number of off-street parking spaces existing: ____ proposed: ____
- Maximum vehicular trips generated per hour _____ (upon completion of project)?
- If residential, number and type of housing units:

	One-Family	Two-Family	Multiple-Family	Condominium
Initially	_____	_____	_____	_____
Ultimately	_____	_____	_____	_____

- Dimension (in feet) of largest proposed structure ____' height; ____ width ____ length
 - Linear feet of frontage along a public thoroughfare project will occupy is? ____ ft.
- How much natural material (i.e., rock, earth, etc.) will be removed from the site? ____ tons/cubic yards.
 - Will disturbed areas be reclaimed? ☐ Yes ☐ No ☐ N/A.
 - If yes, for what intended purpose is the site being reclaimed? _____
 - Will topsoil be stockpiled for reclamation? ☐ Yes ☐ No.
 - Will upper subsoil be stockpiled for reclamation? ☐ Yes ☐ No.
 - How many acres of vegetation (trees, shrubs, ground cover) will be removed from site? ____ acres.
 - Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project? ☐ Yes ☐ No.
 - The anticipated period of construction (including demolition): _____ months (including demolition)
 - If multi-phased:
 - Total number of phases anticipated _____
 - Anticipated date of commencement Phase I: ____ month _____ year (including demolition)
 - Approximate completion date of final phase: ____ month _____ year
 - Is Phase I functionally necessary to subsequent phases? ☐ Yes ☐ No.
 - Will blasting occur during construction? ☐ Yes ☐ No.
 - Number of jobs generated: during construction ____; after project is complete ____.
 - Number of jobs eliminated by this project: ____.
 - Will project require relocation of any people, businesses, or facilities? ☐ Yes ☐ No.
If yes, explain: _____
 - Is surface liquid waste disposal involved? ☐ Yes ☐ No
 - If yes, indicate type of waste (sewage, industrial, etc.) and amount _____
 - Name of water body into which effluent will be discharged _____

13. Is subsurface liquid waste disposal involved? ☐ Yes ☐ No Type _____
14. Will surface area of an existing water body increase or decrease by proposal? ☐ Yes ☐ No
Explain _____
15. Is project or any portion of project located in a 100 year flood plain? ☐ Yes ☐ No
16. Will the project generate solid waste? ☐ Yes ☐ No.
- If yes, what is the amount generated per month? _____ tons.
 - If yes, will an existing solid waste facility be used? ☐ Yes ☐ No
 - If yes, give name _____
 - Will any wastes **not** go into a sewage disposal system or into a sanitary landfill?
☐ Yes ☐ No.
 - If yes, explain: _____
17. Will the project involve disposal of solid waste? ☐ Yes ☐ No.
- If yes, what is the anticipated rate of disposal? _____ tons/month.
 - If yes, what is the anticipated site life? _____ years.
18. Will project use herbicides or pesticides? ☐ Yes ☐ No. If yes, identify: _____
19. Will project routinely produce odors (more than one hour per day)? ☐ Yes ☐ No.
20. Will project produce operating noise exceeding the local ambient noise levels? ☐ Yes ☐ No.
21. Will project result in an increase in energy use? ☐ Yes ☐ No.
If yes, indicate type(s) _____
22. If water supply is from wells, indicate pumping capacity _____ gallons/minute.
23. Total anticipated water usage per day: _____ gallons/day.
24. Does project involve any local, state or federal funding? ☐ Yes ☐ No
If yes, explain: _____

Approvals/Permits Required.

		Type	Submittal Date
City, Town, Village Board	<input type="checkbox"/> Yes <input type="checkbox"/> No		
City, Town, Village Planning Board	<input type="checkbox"/> Yes <input type="checkbox"/> No		
City, Town Zoning Board	<input type="checkbox"/> Yes <input type="checkbox"/> No		
City, County Health Department	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Other Local Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Other Regional Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No		
State Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Federal Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No		

C. ZONING AND PLANNING INFORMATION

1. Does proposed action involve a planning or zoning decision? ☐ Yes ☐ No.
If yes, indicate specific decision required:
☐ zoning amendment; ☐ zoning variance; ☐ special use permit; ☐ subdivision; ☐ site plan;
☐ new/revision of master plan; ☐ resource management plan; ☐ other _____
2. What is the present zoning classification(s) of the site?
3. What is the maximum potential development of the site if developed as permitted by the present zoning?

4. What is the proposed zoning of the site? _____
5. What is the maximum potential development of the site if developed as permitted by the proposed zoning? _____
6. Is the proposed action consistent with the recommended uses in adopted local land use plans?
☐ Yes ☐ No.
7. What are the predominant land use(s) and zoning classifications within a ¼-mile radius of proposed action? _____
8. Is the proposed action compatible with adjoining, surrounding land uses within a ¼-mile radius? ☐ Yes
☐ No.
9. If the proposed action requires the subdivision of land, how many lots are proposed? _____
 - a. What is the minimum lot size proposed? _____
10. Will proposed action require any authorization(s) for the formation or extension of sewer or water districts? ☐ Yes ☐ No.
11. Will the proposed action create an increased demand for any community provided services (recreation, education, police, fire protection)? ☐ Yes ☐ No
 - a. If yes, is existing capacity sufficient to handle projected demand? ☐ Yes ☐ No.
12. Will the proposed action result in the generation of traffic significantly above present levels?
☐ Yes ☐ No.
 - a. If yes, is the existing road network adequate to handle the additional traffic?
☐ Yes ☐ No.

D. INFORMATIONAL DETAILS

Attach any additional information as needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. VERIFICATION

I certify that the information provided above is true to the best of my knowledge.

Applicant/Project Sponsor Name _____ Date _____

Signature _____ Title _____

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

Schedule A Revised
12/4/18

ISLAND INTERNATIONAL EXTERIOR FABRICATIONS LLC SPECIAL JOB RETENTION AND EXPANSION PROJECT SCHEDULE A (1)													
Building	Address	Title/Owner	Tenant	Sq. Ft.	Floors	Number of Buildings	Average Assessed Value	2018 Taxes	Proposed Mortgage	Estimated Cost of Construction	Project Increase In AV	Project Increase In Taxes	
Cal 81 & 707 Phase 2: Proposed Additional Building	1101 Scott Ave, Calverton NY 11933	Cal 81 Realty LLC SECTION 135.010 BLK 0001 LOT 002.000	Island International Exterior Fabricators LLC	170,008	2	2	26.1	992,300	226,413		TBD	TBD	
303 Burman Blvd NY 11933	1101 Scott Ave, Calverton NY 11933	Cal 81 Realty LLC	Island International Exterior Fabricators LLC	60,000						5,000,000	TBD	TBD	
	347 Burman Blvd, Calverton NY 11933	Islands of Calverton, LLC BLK 0001 LOT 0016.000	Island International Exterior Fabricators LLC	68,816	2	1	8.26	✓ 1,876,600	✓ 357,526				
400 Burman Proposed Expansion	400 Burman Blvd, Calverton NY 11933	400 Burman Blvd LLC SECTION 135.020 BLK 0001 LOT 024.000	Island International Exterior Fabricators LLC	65,778	2	2	10.79	376,500	81,423		TBD	TBD	
		400 Burman Blvd LLC	Island International Exterior Fabricators LLC	25,000-30,000						2,500,000	3,000,000	TBD	
Total:				394,602	6	5	45	3,185,400	675,362	7,500,000	9,000,000	0	

✓ The taxes and assessed value for 393 Burman are listed here for the full premises, Island rents 60,000 square feet of the premises which is made up of 322,425 square feet.

✓ The taxes and assessed value for 393 Burman are listed here for the full premises, Island rents 60,000 square feet of the premises which is made up of 322,425 square feet.

JR

ISLAND INTERNATIONAL EXTERIOR FABRICATORS LLC SPECIAL JOB RETENTION AND EXPANSION PROJECT SCHEDULE A													
Building	Address	Title/Owner	Tenant	Sq. Ft.	Floors	Number of buildings	Acres	Assesd Value	2018 Taxes	Proposed Mortgage	Estimated Cost of Construction	Project Increase in AV	Project Increase in Taxes
Cal 81 & 707	1101 Scott Ave, Calverton NY 11933	Cal 81 Realty LLC SECTION 135.010 BLK 0001 LOT 002.000	Island International Exterior Fabricators LLC	170,008	2	2	26.1	932,300	236,413			TBD	TBD
Proposed Additional Building	1101 Scott Ave, Calverton NY 11933	Cal 81 Realty LLC	Island International Exterior Fabricators LLC	60,000						5,000,000	6,000,000	TBD	TBD
393 Burman Blvd	347 Burman Blvd, Calverton NY 11933	Islands of Calverton, LLC BLK 0001 LOT 0016.000	Island International Exterior Fabricators LLC	68,216	2	1	8.26	1,876,600	357,526				
400 Burman	400 Burman Blvd, Calverton NY 11933	400 Burman Blvd LLC SECTION 135.020 BLK 0001 LOT 024.000	Island International Exterior Fabricators LLC	65,778	2	2	10.79	376,500	81,423			TBD	TBD
Proposed Expansion	400 Burman Blvd, Calverton NY 11933	400 Burman Blvd LLC	Island International Exterior Fabricators LLC	30,000						2,500,000	3,000,000	TBD	TBD
Total:				394,602	6	5	45	3,185,400	675,362	7,500,000	9,000,000	0	0
	</												

Island Entities Ownership List
SCHEDULE C

COMPANY	STATE	ORG	ADDRESS	TAX ID	COMPANY TYPE	OWNERSHIP/EXECUTIVE MANAGEMENT/EM					TYPE OF BUSINESS
						TIMOTHY	KEVIN	ED	OTHER	TOTAL	
400 Burman Boulevard LLC	NY		1101 SCOTT AVENUE CALVERTON, NY 11933	46-1775819	LLC	60.00		40.00		100.00	REAL ESTATE
Eastern Motavia Corporation	NY		1101 SCOTT AVENUE CALVERTON, NY 11933	11-2427459	S	100.00	EM			100.00	MATERIAL PURCHASING COMPANY
International Exterior Fabricators, LLC	NY		1101 SCOTT AVENUE CALVERTON, NY 11933	113562955	LLC	100.00	EM			100.00	DORMANT - CLOSING
Island Consolidated LLC	NY		1101 SCOTT AVENUE CALVERTON, NY 11933	20-0463236	LLC	99.00	KP		1.00	100.00	MANAGEMENT COMPANY
Island International Enterprises, LLC	NY		1101 SCOTT AVENUE CALVERTON, NY 11933	27-1824892	LLC	60.00	20.00	20.00		100.00	FIREPROOFING
Island International Exterior Fabricators, LLC	NY		1101 SCOTT AVENUE CALVERTON, NY 11933	27-1824894	LLC	70.00	10.00	20.00		100.00	EXTERIOR WALL FABRICATOR
Island International Exterior Fabricators, LLC	DEL		1101 SCOTT AVENUE CALVERTON, NY 11933	27-406912	LLC	70.00	10	20.00		100.00	EXTERIOR WALL PANEL FABRICATORS
Island International Industries, Inc (NJ)	NJ		1101 SCOTT AVENUE CALVERTON, NY 11933	22-3895439	S	100.00	EM			100.00	FIREPROOFING - INACTIVE
Island International Industries, Inc (NY)	NY		1101 SCOTT AVENUE CALVERTON, NY 11933	11-3429370	S	100.00	EM			100.00	FIREPROOFING - NY
Mark Tree Road LLC	NY		1101 SCOTT AVENUE CALVERTON, NY 11933	20-4165970	LLC	100.00	EM			100.00	REAL ESTATE
Northeast Steel Fabricators, Inc.	NY		1101 SCOTT AVENUE CALVERTON, NY 11933	11-3511071	S	100.00	EM			100.00	ORNAMENTAL STEEL FABRICATOR
TOS Realty, Inc.	NY		1101 SCOTT AVENUE CALVERTON, NY 11933	11-3478929	S	100.00	EM			100.00	REAL ESTATE
Island Green Steel	NY		1101 SCOTT AVENUE CALVERTON, NY 11933	46-2044893	LLC	60.00	EM	40.00		100.00	DORMANT STEEL STUD MANUFACTURER



Town of Riverhead

All Roads Lead to Riverhead™

Town of Riverhead Industrial Development Agency

200 Howell Avenue

Riverhead, New York 11901

www.riverheadida.org

ph. 631.369.5129 • fax. 631.369.6925

December 18, 2017

400 Burman Blvd LLC
1101 Scott Avenue
Calverton, NY 11933
Attn: Mr. Tim Stevens

Dear Mr. Stevens,

Enclosed you will find the 2017/2018 Town of Riverhead "Statement of Real Property Taxes" for parcel described as Suffolk County Tax Map No. 600-135.20-1-24 and the worksheet calculating your "Payment In Lieu Of Taxes-PILOT payment" for property located at 400 Burman Blvd. Please note in order to avoid penalties, there are two separate payments that should be made payable to two different entities on or before **January 10, 2018**. One payment will be made to the Town of Riverhead Receiver of Taxes and the other will be to the Riverhead Industrial Development Agency.

The worksheet calculates the taxes payable to the Riverhead Industrial Development Agency (RIDA). This payment is for taxes due the Town of Riverhead, County of Suffolk, Riverhead Central School District and Manorville Fire District pursuant to the Payment In Lieu Of Tax Agreement dated November 8, 2013 between the Riverhead IDA and 400 Burman Blvd LLC.

Payment of the amount provided on the worksheet is to be made directly to the Riverhead Industrial Development Agency and forwarded to my attention at 200 Howell Avenue, Riverhead, New York 11901 no later than **January 10, 2018**. Upon my receipt of same, I shall then remit the appropriate amount to each affected taxing jurisdiction.

Payment of the amount on the Statement of Real Property Taxes is to be made directly to the Town of Riverhead Receiver of Taxes.

Should you have any questions regarding the enclosed worksheet or any other matter, please do not hesitate to contact me.

Sincerely,

A black rectangular box redacting the signature of Denise M. Cooper.

Denise M. Cooper, CPA
Chief Financial Officer

Encl.

cc: Bonnie S. Nachamie, Esq

PILOT PAYMENT WORKSHEET FOR
400 Burman, Blvd LLC
Year 4 of 10
of Real Property Tax Abatement

2017-2018 Assessed Value	% of Tax Abatement	Assessed Value for Calculation of PILOT Payment	Agreed Base
\$ 118,700.00	Year 4 - 0%	\$ 118,700.00	
\$ 257,800.00	Year 4 - 70%	\$ 77,340.00	
\$ 376,500.00		\$ 196,040.00	Total
Levy Description	Tax Rate Per \$1,000	Assessed Value	Tax Amount
Riverhead CSD #2	111.022	196,040.00	21,764.75
Riverhead Free Library	3.914	196,040.00	767.30
Baiting Hollow Free Library	0.014	196,040.00	2.74
Suffolk County Tax	1.462	196,040.00	286.61
NYS Real Property Tax Law	0.468	196,040.00	91.75
NY State MTA Tax	0.048	196,040.00	9.41
SC out of Cty Tuition	0.133	196,040.00	26.07
Riverhead Town Tax	44.273	196,040.00	8,679.28
Highway	8.453	196,040.00	1,657.13
Manorville Fire District	7.527	196,040.00	1,475.59
TOTAL PILOT PAYMENT			\$ 34,760.63

\$22,534.79

\$ 413.84

\$ 10,336.41

\$ 1,475.59

\$34,760.63

126
126-00-71400
18-0101 400 Burman

400 Burman Blvd

Exhibit A

SCHEDULE A

REAL PROPERTY TAX ABATEMENT

<u>Tax Year</u>	<u>% of abatement over \$118,700 AV</u>
2014-2015	100%
2015-2016	90%
2016-2017	80%
2017-2018	70%
2018-2019	60%
2019-2020	50%
2020-2021	40%
2021-2022	30%
2022-2023	20%
2023-2024	10%
2024-2025	0%

IF THE WORD "APPEARS" IS PRINTED HERE,
SEE NOTICE OF APPEALS ON THE REVERSE SIDE.

STATEMENT OF REAL PROPERTY TAXES

TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK
DECEMBER 1, 2017 THROUGH NOVEMBER 30, 2018 TAX LEVY
TAXABLE STATUS DATE MARCH 1, 2017
TAXES BECOME A LIEN DECEMBER 1, 2017

BILL NUMBER
16014

ESTIMATED STATE-AID

TOWN 100,000
SCHOOL 29,434,568

IF PROPERTY HAS BEEN SOLD OR TRANSFERRED
AFTER MARCH 1, 2017, PLEASE FORWARD BILL
TO NEW OWNER OR RETURN TO THIS OFFICE.

MAKE FUNDS PAYABLE TO:
LAURIE A. ZANESKI
RECEIVER OF TAXES
TOWN OF RIVERHEAD
200 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 \$10 fee). Visit
www.townofriverheadny.gov to pay by credit/debit card or electronic
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

400 BURMAN BLVD LLC
1101 SCOTT AVE
CALVERTON, NY 11933

SUFFOLK COUNTY TAX MAP NUMBER
SWIS DISTRICT SECTION BLOCK LOT SITE
473000 0600 135.020 0001 024.000

PROPERTY CODE ACREAGE TAX CODE ROLL SECTION
700 10.79 8

OWNER AS OF TAXABLE STATUS DATE OF MARCH 1, 2017

400 BURMAN BLVD LLC

EQUALIZATION RATE/RESIDENTIAL ASSESSMENT RATIO/UNIFORM
PERCENT OF VALUE: 13.87%

CODE	EXEMPTION INFORMATION DESCRIPTION	APPLIED TO	AMOUNT	FULL AMOUNT
18020	IDA	COUNTY, TOWN AND SCHOOL	376,500	2,714,492

PHYSICAL LOCATION	BANK & LOAN #	LAND ASSESSMENT	TOTAL ASSESSMENT	FULL VALUE AS OF JULY 1, 2016
400 BURMAN BLVD	0089	118,700	376,500	2,714,492

LEVY DESCRIPTION	TOTAL DISTRICT LEVY	% CHANGE OVER LAST YEAR	TAXABLE VALUE	TAX RATE PER \$100	TAX TO BE LEVIED	TAX AMOUNT
RIVERHEAD CSD #2	101,357,047	3.8	0	111.022	0.00	0.00
RIVERHEAD FREE LIBRY	3,572,723	1.0	0	3.914	0.00	0.00
BAITNG HLLW FREE LIB	12,175	0.2	0	0.014	0.00	0.00

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

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

TOTAL TAX TO BE LEVIED FOR SCHOOL: 00.00 % \$ 0.00

COUNTY GENERAL FUND 49,037,038 0.0 0 1.462 0.00

TOTAL TAX TO BE LEVIED FOR COUNTY: 00.00 % \$ 0.00

RIVERHEAD TOWN TAX 37,322,626 2.9 0 44.273 0.00
HIGHWAY 1,2,3 & 4 7,126,404 0.0 0 8.453 0.00

TOTAL TAX TO BE LEVIED FOR TOWN: 00.00 % \$ 0.00

NYS REAL PROP TX LAW	391,953	-10.7	0	0.468	0.00
NY STATE MTA TAX	1,777,996	0.0	0	0.048	0.00
OUT OF COUNTY TUITION	14,669,013	9.0	0	0.133	0.00
RVRHD AMBULANCE DIST	1,447,846	2.7	376,500	1.986	747.73
MANORVILLE FIRE	1,773,925	2.5	0	7.527	0.00
LIGHT DISTRICT	1,219,199	2.5	376,500	1.330	500.75
CALV SEWER DIST	3,200	0.0	376,500	0.252	94.88
CALV SEWER RENT	0	0.0	304	42.337	12,870.45
RIVERHEAD WATER	1,280,441	2.7	376,500	1.221	459.71

OTHER TOTAL TAX TO BE LEVIED: 100.00 % \$ 14,673.52

FIRST HALF DUE JANUARY 10, 2018 W/O PENALTY: \$	\$7,336.76	SECOND HALF DUE MAY 31, 2018 W/O PENALTY: \$	\$7,336.76	TOTAL TAXES TO BE LEVIED	\$14,673.52
---	------------	--	------------	-----------------------------	-------------

TOWN HALL WILL BE CLOSED ON DEC. 25, JAN. 1 & MAY 28

WHEN PAYING BY MAIL, DETACH AND RETURN THIS STUB WITH
REMITTANCE FOR FIRST HALF GENERAL TAX LEVY.

DUE AND PAYABLE DECEMBER 1, 2017
NO PENALTY IF PAID ON OR BEFORE
JANUARY 10, 2018

BILL #
16014

TOWN OF RIVERHEAD

SWIS CODE SECTION BLOCK LOT SUFFIX
473000 135.020 0001 024.000 0000

FIRST HALF TAX \$7,336.76 PENALTY

CASH CCK PARTIAL PAY:

OWNER'S
NAME 400 BURMAN BLVD LLC

PAID BY OTHER:

PLEASE WRITE BILL NUMBER ON THE FACE OF YOUR CHECK.
PLEASE INDICATE ADDRESS CHANGE ON REVERSE SIDE.

WHEN PAYING BY MAIL, DETACH AND RETURN THIS STUB WITH
REMITTANCE FOR SECOND HALF GENERAL TAX LEVY.

DUE AND PAYABLE DECEMBER 1, 2017
NO PENALTY IF PAID ON OR BEFORE
MAY 31, 2018

BILL #
16014

TOWN OF RIVERHEAD

SWIS CODE SECTION BLOCK LOT SUFFIX
473000 135.020 0001 024.000 0000

SECOND HALF TAX \$7,336.76

CASH CCK PARTIAL PAY:

OWNER'S
NAME 400 BURMAN BLVD LLC

PAID BY OTHER:

PLEASE WRITE BILL NUMBER ON THE FACE OF YOUR CHECK.
PLEASE INDICATE ADDRESS CHANGE ON REVERSE SIDE.

The Assessment Roll of the Town of Riverhead, County of Suffolk, for 2017-2018 upon which this assessment and tax appears, was delivered to me on or about the first day of December 2017.

LAURIE A. ZANESKI, RECEIVER OF TAXES

This bill covers only taxes for the year indicated and does not assume to cover prior taxes. If uncertain as to prior taxes, consult the Office of the County Comptroller, 330 Center Drive, Riverhead, New York 11901 or call 631-852-3000.

TAXPAYER'S BILL OF RIGHTS

These taxes are payable December 1, 2017. First half payable until and including January 10, 2018 without penalty.

SCHEDULE OF PENALTY ON FIRST HALF TAXES ONLY

No Penalty December 1 through January 10th

1% Penalty After Jan 10th

2% Penalty After Feb 12th

3% Penalty After March 12th

4% Penalty After April 10th

5% Penalty After May 10th

Second half to be paid at this office without penalty until May 31, 2018, after which date all bills must be paid to the Suffolk County Comptroller, 330 Center Drive, Riverhead, New York 11901-3311. A penalty of 5% plus interest on the total unpaid tax and penalty, to the date of payment, at the rate of 1% per month or part thereof from the first day of February after the tax was levied shall be paid to the Suffolk County Comptroller. A \$20.00 tax sale advertising charge per item will be included after August 31st.

COUNTY COMPTROLLER'S NOTICE: Whenever any real estate tax or assessment levied on the assessment roll shall remain unpaid as of June 1st (with certain exceptions), and unpaid prior to the annual tax lien sale, the tax lien for that parcel shall be sold at the annual tax lien sale in December or thereafter pursuant to Suffolk County Tax Act Sec. 40. After May 31st, the amount of arrears may be obtained from and paid to the Suffolk County Comptroller, 330 Center Drive, Riverhead NY 11901-3311. For inquiries call 631-852-3000. Continued failure to pay all of the taxes levied against the property will result in your loss of property. The Suffolk County Legislature has passed resolution #551-2001 allowing for partial payment under certain circumstances.

NOTICE OF ARREARS: Taxes from one or more prior levies remained due and owing when this statement was prepared. Payment of arrears should be made to the Suffolk County Comptroller's Office, 330 Center Drive, Riverhead, NY 11901-3311, telephone 631-852-3000. To determine the amount in arrears, contact the office.

CREDIT CARD PAYMENTS: Online payments are accepted by going to the town website at www.townofriverheadny.gov and clicking on the online payment link. Visa MasterCard and Discover are accepted. No American Express. Only full payments are accepted, no partial payments. There is a site fee charged by the company to your credit/debit card to utilize the services provided by the site.

RETURNED CHECKS: A charge of \$20.00 will be added to any account owing where a tendered payment for such amount was by check or other written order and dishonored by their respective financial institution. Future payments may be requested to be tendered in cash, certified or cashier's check.

RECEIPTS: Pursuant to Real Property Tax Law §986, a receipt for real property taxes will only be generated if requested by taxpayer.

THIRD PARTY NOTICE: If you are either 65 years of age or older or disabled and you own and occupy a one-, two- or three-family residence you may designate a consenting adult third party to receive duplicate copies of your tax bills and notices of unpaid taxes until further notice. Applications may be obtained in person from your Receiver of Taxes or by mail.

EXEMPTION INFORMATION: You may qualify for certain exemptions if you are a veteran, 65 or older by December 31st, 2018, or a person with disabilities. Please contact the Assessor's Office at 727-3200 Ext. 257 prior to March 1, 2018. For Basic or Enhanced Star exemptions or credits, contact either the Assessors Office or visit www.tax.ny.gov. Any property owner who receives the Enhanced Star or over-65 exemption has the opportunity to pay second-half taxes without penalty through June 7, 2018.

ASSESSMENT REVIEW PROCEDURES: If you feel your property assessment is overvalued, please contact the Board of Assessors at 727-3200 Ext 257 during the month of April to review your file. After such review, you may still file an official grievance with the Board of Assessment Review (BAR) by Grievance Day, the third Tuesday in May. It is not necessary for you to appear in person. After due deliberation, the BAR will render a decision and notify you by mail of their decision. If you are dissatisfied with the BAR's decision, there is an opportunity to seek Small Claims Assessment Review, if eligible. For complete filing information, contact the Board of Assessors at the above number.

NEW YORK STATE TAXATION & FINANCE SCHOOL CODE TELEPHONE NUMBERS FOR SCHOOL TAX INFORMATION:

	CODE	TELEPHONE
Riverhead Central:	537	631-369-6717
Shoreham-Wading River:	585	631-821-8105
Maitituck-Cutchogue:	382	631-298-4242
South Manor:	603	631-874-6720

LAND ASSESSMENT/TOTAL ASSESSMENT: The assessed value of your property as determined by the town assessors. This figure is determined by recent sales, location of property, as well as improvements. To equate this figure to the Assessor's determined market value, divide your total assessment by the equalization rate or residential assessment ratio.

EQUALIZATION RATE: An Equalization Rate is a statistical determination based on sampling by the State Board of Real Property Tax Services of the average percentage of full value at which assessments have been set by the assessors based on the State Board's valuation date.

RESIDENTIAL ASSESSMENT RATIO (RAR): The Residential Assessment Ratio is a percentage that is established by the State Board according to law. This ratio is computed by taking the aggregate assessments of taxable residential property divided by the ORPTS (Office of Real Property Tax Services) measurement of the full value of those residential properties. The RAR is an indication of the level of assessment of residential real property in a community.

SWIS: State Wide Information Systems - A code used associating Riverhead with the State Real Property System.

PROPERTY TYPE: A code used in identifying the property classification i.e. Single Family Residence, Commercial, Vacant Land.

TAX RATE SHEET: Available upon request or visit Town website at www.townofriverheadny.gov

With respect to the County portion of the tax bill, any deviation from percentages listed is due to State adjustments and changes in the full equalized value of property.

New York State law added article 23 to the Tax Law, which established the Metropolitan Commuter Transportation District Mobility Tax. This tax will be administered by the New York State Tax Department, and the proceeds from this tax will be distributed to the Metropolitan Transportation Authority.

FOR OWNER'S PERMANENT ADDRESS CHANGE

NAME _____

ADDRESS _____

FOR OWNER'S PERMANENT ADDRESS CHANGE

NAME _____

ADDRESS _____



Town of Riverhead

All Roads Lead to Riverhead™

Town of Riverhead Industrial Development Agency

200 Howell Avenue

Riverhead, New York 11901

www.riverheadida.org

ph. 631.369.5129 • fax. 631.369.6925

December 16, 2016

Cal 81 Realty, LLC
1101 Scott Avenue
Calverton, NY 11933
Attn: Tim Stevens

Dear Mr. Stevens:

Enclosed you will find the 2016/2017 Town of Riverhead "Statement of Real Property Taxes" for parcel described as Suffolk County Tax Map No. 0600-135.-1-1.2 and the worksheet calculating your "Payment In Lieu Of Taxes-PILOT payment" for property located at 1101-21-61 Scott Avenue. Please note in order to avoid penalties, there are two separate payments that should be made payable to two different entities on or before **January 10, 2017**. One payment will be made to the Town of Riverhead Receiver of Taxes and the other will be to the Riverhead Industrial Development Agency.

The worksheet calculates the taxes payable to the Riverhead Industrial Development Agency (RIDA). This payment is for taxes due the Town of Riverhead, County of Suffolk, Riverhead Central School District and Manorville Fire District pursuant to the Payment In Lieu of Tax Agreement dated December 1, 2006 between the Riverhead IDA and Cal 81 Realty, LLC.

Payment of the amount provided on the worksheet is to be made directly to the Riverhead Industrial Development Agency and forwarded to my attention at 200 Howell Avenue, Riverhead, New York 11901 no later than **January 10, 2017** and **May 31, 2017**. Upon my receipt of same, I shall then remit the appropriate amount to each affected taxing jurisdiction.

Payment of the amount on the Statement of Real Property Taxes is to be made directly to the Town of Riverhead Receiver of Taxes.

The enclosed invoice is to be paid with the first installment. Please remit invoice payment with a separate check.

Should you have any questions regarding the enclosed worksheet or any other matter, please do not hesitate to contact me.

Sincerely,

Denise M. Cooper, CPA
Chief Financial Officer

Encl.

IF THE WORD "ARREARS" IS PRINTED HERE,
SEE NOTICE OF ARREARS ON THE REVERSE SIDE.

STATEMENT OF REAL PROPERTY TAXES

TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK
DECEMBER 1, 2016 THROUGH NOVEMBER 30, 2017 TAX LEVY
TAXABLE STATUS DATE MARCH 1, 2016
TAXES BECOME A LIEN DECEMBER 1, 2016

BILL NUMBER 16040

IF PROPERTY HAS BEEN SOLD OR TRANSFERRED
AFTER MARCH 1, 2016, PLEASE FORWARD BILL
TO NEW OWNER OR RETURN TO THIS OFFICE.

ESTIMATED STATE AID 100,000
TOWN 23,689,962
SCHOOL

MAKE FUNDS PAYABLE TO:

Laurie A. Zaneski

RECEIVER OF TAXES
TOWN OF RIVERHEAD
200 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 state fee): Visit
www.townofriverheadny.gov/lopaybycredit/debitcardorelectronic
check. Checks will be accepted subject to collection for which
this office assumes no responsibility. No cash by mail accepted.

SUFFOLK COUNTY TAX MAP NUMBER
SWIS DISTRICT SECTION BLOCK LOT SITE
473000 0600 135.010 0001 002.000

PROPERTY CODE ACREAGE TAX CODE ROLL SECTION
700 26.11 8

CURRENT OWNER & TAX BILLING ADDRESS

TOWN OF RIVERHEAD IDA
200 HOWELL AVE
RIVERHEAD, NY 11901

OWNER AS OF TAXABLE STATUS DATE OF MARCH 1, 2016
TOWN OF RIVERHEAD IDA,

EQUALIZATION RATE/RESIDENTIAL ASSESSMENT RATIO/UNIFORM
PERCENT OF VALUE: 14.66

CODE	EXEMPTION INFORMATION DESCRIPTION	APPLIED TO	AMOUNT	FULL AMOUNT
18020	IDA	COUNTY, TOWN AND SCHOOL	932300	6359482

PHYSICAL LOCATION	BANK & LOAN #	LAND ASSESSMENT	TOTAL ASSESSMENT	FULL VALUE AS OF JULY 1, 2015
1101-21-61 SCOTT AVE		208900	932300	6,359,482

LEVY DESCRIPTION	TOTAL DISTRICT LEVY	% CHANGE OVER LAST YEAR	TAXABLE VALUE	TAX RATE PER \$100	TAX TO BE LEVIED	TAX AMOUNT
RIVERHEAD CSD #2	97,672,426	.5		106.607		0.00
RIVERHEAD FREE LIBRY	3,536,371	2.4		3.861		0.00
BAITING HLLW FREE LIB	12,145	.2		0.014		0.00

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

YOUR 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

1.411

0.00

TOTAL TAX TO BE LEVIED FOR COUNTY:

.00 %

\$ 0.00

RIVERHEAD TOWN TAX
HIGHWAY

36,255,226
7,126,668

4.8
1.4

43.157
8.483

0.00
0.00

TOTAL TAX TO BE LEVIED FOR TOWN:

.00 %

\$ 0.00

NYS REAL PROP TX LAW
NY STATE MTA TAX
SC OUT OF CTY TUITION
RVRHD AMBULANCE DIST
MANORVILLE FIRE
LIGHT DISTRICT
CALV SEWER DIST
RIVERHEAD WATER
CALV SEWER RENT

438,752
1,777,947
13,463,175
1,409,753
1,730,384
1,190,028
3,200
1,246,817

12.5-
6.1
8.5-
.0
1.3
.0
.0
1.5

932,300
932,300
932,300
932,300
932,300
932,300
932,300
815

0.526
0.048
0.174
1.945
7.074
1.305
0.264
0.965
44.730

0.00
0.00
0.00
1,813.32
0.00
1,216.65
246.13
899.67
36,454.95

OTHER TOTAL TAX TO BE LEVIED:

100.00 %

\$ 40,630.72

FIRST HALF

DUE JANUARY 10, 2017
W/O PENALTY: \$

20,315.36

SECOND HALF

DUE MAY 31, 2017
W/O PENALTY: \$

20,315.36

TOTAL TAXES
TO BE LEVIED

40,630.72

TOWN HALL WILL BE CLOSED ON DEC. 26, JAN. 2 & MAY 29

WHEN PAYING BY MAIL, DETACH AND RETURN THIS STUB WITH
REMITTANCE FOR FIRST HALF GENERAL TAX LEVY.

BILL #

DUE AND PAYABLE DECEMBER 1, 2016
NO PENALTY IF PAID ON OR BEFORE
JANUARY 10, 2017

16040

TOWN OF RIVERHEAD

SWIS CODE SECTION BLOCK LOT SUFFIX
473000 135.010 0001 002.000 0000

FIRST HALF TAX

20,315.36

PENALTY

CASH

CHECK

PARTIAL PAY:

OWNER'S
NAME

TOWN OF RIVERHEAD IDA

PAID BY OTHER

PLEASE WRITE BILL NUMBER ON THE FACE OF YOUR CHECK.
PLEASE INDICATE ADDRESS CHANGE ON REVERSE SIDE.

WHEN PAYING BY MAIL, DETACH AND RETURN THIS STUB WITH
REMITTANCE FOR SECOND HALF GENERAL TAX LEVY.

BILL #

DUE AND PAYABLE DECEMBER 1, 2016
NO PENALTY IF PAID ON OR BEFORE
MAY 31, 2017

16040

TOWN OF RIVERHEAD

SWIS CODE SECTION BLOCK LOT SUFFIX
473000 135.010 0001 002.000 0000

SECOND HALF TAX

20,315.36

CASH

CHECK

PARTIAL PAY:

OWNER'S
NAME

TOWN OF RIVERHEAD IDA

PAID BY OTHER

PLEASE WRITE BILL NUMBER ON THE FACE OF YOUR CHECK.
PLEASE INDICATE ADDRESS CHANGE ON REVERSE SIDE.

The Assessment Roll of the Town of Riverhead, County of Suffolk, for 2016-2017 upon which this assessment and tax appears, was delivered to me on or about the first day of December 2016.

LAURIE A. ZANESKI, RECEIVER OF TAXES

This bill covers only taxes for the year indicated and does not assume to cover prior taxes. If uncertain as to prior taxes, consult the Office of the County Comptroller, 330 Center Drive, Riverhead, New York 11901 or call 631-852-3000.

TAXPAYER'S BILL OF RIGHTS

These taxes are payable December 1, 2016. First half payable until and including January 10, 2017 without penalty.

SCHEDULE OF PENALTY ON FIRST HALF TAXES ONLY

No Penalty December 1 through January 10th
1% Penalty After Jan 10th
2% Penalty After Feb 10th
3% Penalty After March 10th
4% Penalty After April 10th
5% Penalty After May 10th

Second half to be paid at this office without penalty until May 31, 2017, after which date all bills must be paid to the Suffolk County Comptroller, 330 Center Drive, Riverhead, New York 11901-3311. A penalty of 5% plus interest on the total unpaid tax and penalty, to the date of payment, at the rate of 1% per month or part thereof from the first day of February after the tax was levied shall be paid to the Suffolk County Comptroller. A \$20.00 tax sale advertising charge per item will be included after August 31st.

COUNTY COMPTROLLER'S NOTICE: Whenever any real estate tax or assessment levied on the assessment roll shall remain unpaid as of June 1st (with certain exceptions), and unpaid prior to the annual tax lien sale, the tax lien for that parcel shall be sold at the annual tax lien sale in December or thereafter pursuant to Suffolk County Tax Act Sec. 40. After May 31st, the amount of arrears may be obtained from and paid to the Suffolk County Comptroller, 330 Center Drive, Riverhead NY 11901-3311. For inquiries call 631-852-3000. Continued failure to pay all of the taxes levied against the property will result in your loss of property. The Suffolk County Legislature has passed resolution #551-2001 allowing for partial payment under certain circumstances.

NOTICE OF ARREARS: Taxes from one or more prior levies remained due and owing when this statement was prepared. Payment of arrears should be made to the Suffolk County Comptroller's Office, 330 Center Drive, Riverhead, NY 11901-3311, telephone 631-852-3000. To determine the amount in arrears, contact the office.

CREDIT CARD PAYMENTS: Online payments are accepted by going to the town website at www.townofriverheadny.gov and clicking on the online payment link. Visa MasterCard and Discover are accepted. No American Express. Only full payments are accepted, no partial payments. There is a site fee charged by the company to your credit/debit card to utilize the services provided by the site.

RETURNED CHECKS: A charge of \$20.00 will be added to any account owing where a tendered payment for such amount was by check or other written order and dishonored by their respective financial institution. Future payments may be requested to be tendered in cash, certified or cashier's check.

RECEIPTS: Pursuant to Real Property Tax Law §986, a receipt for real property taxes will only be generated if requested by taxpayer.

THIRD PARTY NOTICE: If you are either 65 years of age or older or disabled and you own and occupy a one-, two- or three-family residence you may designate a consenting adult third party to receive duplicate copies of your tax bills and notices of unpaid taxes until further notice. Applications may be obtained in person from your Receiver of Taxes or by mail.

EXEMPTION INFORMATION: You may qualify for certain exemptions if you are a veteran, 65 or older by December 31st, 2017, primary residence owner (Basic Star) or a person with disabilities. Please contact the Assessor's Office at 727-3200 Ext. 257 prior to March 1, 2017. Any property owner who receives the Enhanced Star or over-65 exemption has the opportunity to pay second-half taxes without penalty through June 7, 2017.

ASSESSMENT REVIEW PROCEDURES: If you feel your property assessment is overvalued, please contact the Board of Assessors at 727-3200 Ext 257 during the month of April to review your file. After such review, you may still file an official grievance with the Board of Assessment Review (BAR) by Grievance Day, Tuesday May 16, 2017. It is not necessary for you to appear in person. After due deliberation, the BAR will render a decision and notify you by mail of their decision. If you are dissatisfied with the BAR's decision, there is an opportunity to seek Small Claims Assessment Review, if eligible. For complete filing information, contact the Board of Assessors at the above number.

NEW YORK STATE TAXATION & FINANCE SCHOOL CODE TELEPHONE NUMBERS FOR SCHOOL TAX INFORMATION:

	CODE	TELEPHONE
Riverhead Central:	537	631-369-6717
Shoreham-Wading River:	585	631-821-8105
Matinecock-Cutchogue:	382	631-298-4242
South Manor:	603	631-874-6720

LAND ASSESSMENT/TOTAL ASSESSMENT: The assessed value of your property as determined by the town assessors. This figure is determined by recent sales, location of property, as well as improvements. To equate this figure to the Assessor's determined market value, divide your total assessment by the equalization rate or residential assessment ratio.

EQUALIZATION RATE: An Equalization Rate is a statistical determination based on sampling by the State Board of Real Property Tax Services of the average percentage of full value at which assessments have been set by the assessors based on the State Board's valuation data.

RESIDENTIAL ASSESSMENT RATIO (RAR): The Residential Assessment Ratio is a percentage that is established by the State Board according to law. This ratio is computed by taking the aggregate assessments of taxable residential property divided by the ORPTS (Office of Real Property Tax Services) measurement of the full value of those residential properties. The RAR is an indication of the level of assessment of residential real property in a community.

SWIS: State Wide Information Systems - A code used associating Riverhead with the State Real Property System.

PROPERTY TYPE: A code used in identifying the property classification i.e. Single Family Residence, Commercial, Vacant Land.

TAX RATE SHEET: Available upon request or visit Town website at www.townofriverheadny.gov

With respect to the County portion of the tax bill, any deviation from percentages listed is due to State adjustments and changes in the full equalized value of property.

New York State law added article 23 to the Tax Law, which established the Metropolitan Commuter Transportation District Mobility Tax. This tax will be administered by the New York State Tax Department, and the proceeds from this tax will be distributed to the Metropolitan Transportation Authority.

FOR OWNER'S PERMANENT ADDRESS CHANGE

NAME _____

ADDRESS _____

FOR OWNER'S PERMANENT ADDRESS CHANGE

NAME _____

ADDRESS _____

Island Int'l | Cal 81

EXHIBIT B

PILOT PAYMENTS SCHEDULE

FOR FUTURE IMPROVEMENTS

Tax Year (see Section 101(a))	Percentage Of Exemption Of Real Estate Taxes To Be Paid	Percentage Of Real Estate Taxes To Be Paid
2007/2008	0%	100%
1 2008/2009	100%	0%
2 2009/2010	90%	10%
3 2010/2011	80%	20%
4 2011/2012	70%	30%
5 2012/2013	60%	40%
6 2013/2014	50%	50%
7 2014/2015	40%	60%
8 2015/2016	30%	70%
9 2016/2017	20%	80%
10 2017/2018	10%	90%
Thereafter	0%	100%

Island Entities Ownership List
SCHEDULE C

12/4/18

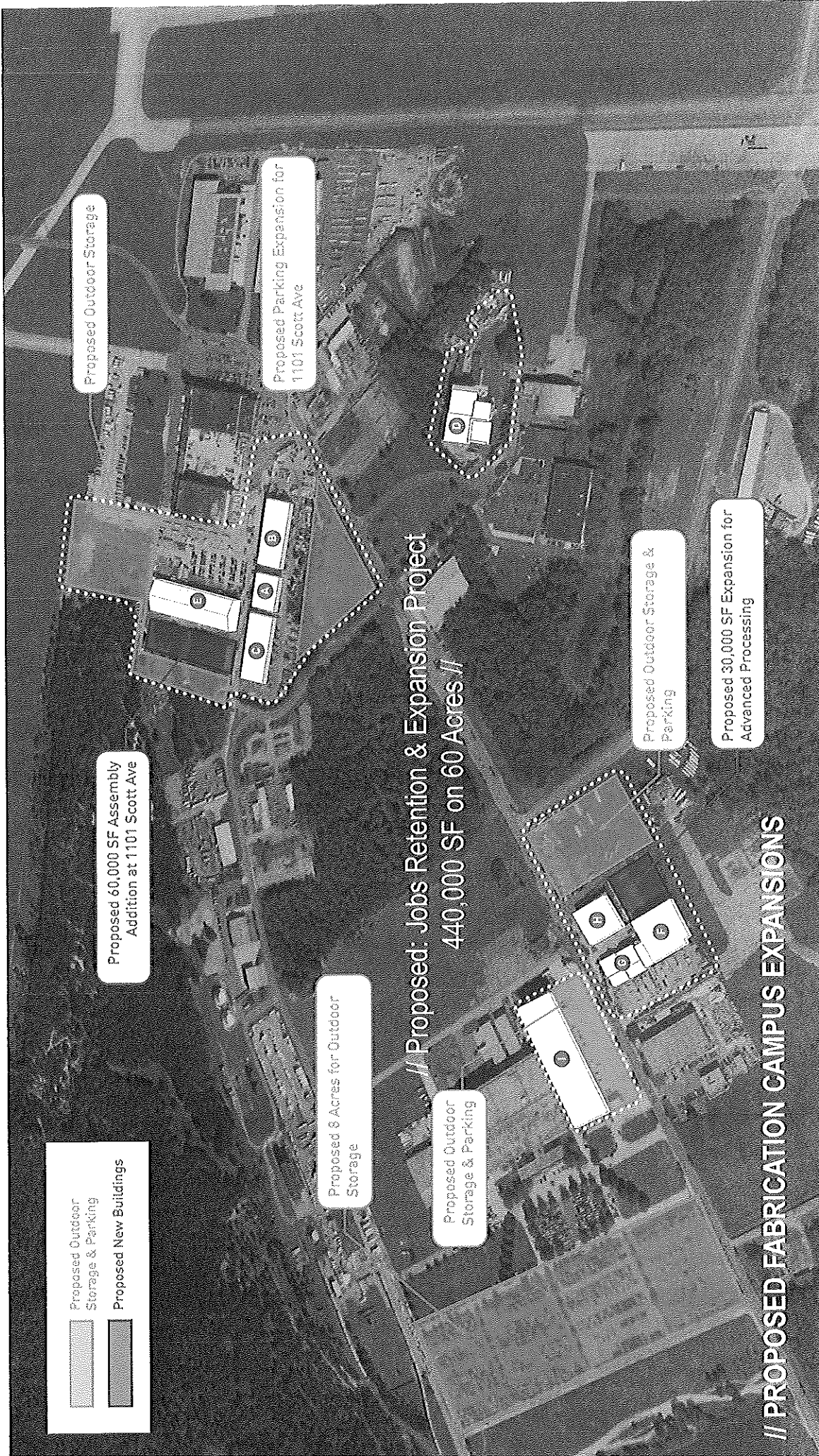
COMPANY	STATE ORG	ADDRESS	TAX ID #	COMPANY TYPE	OWNERSHIP/EXECUTIVE MANAGEMENT(EM)				TOTAL	TYPE OF BUSINESS
					TIMOTHY STEVENS	KEVIN HABER	ED HARMS	OTHER		
400 Burman Boulevard LLC	NY	1101 SCOTT AVENUE CALVERTON, NY 11933	46-1775819	LLC	60.00		40.00		100.00	REAL ESTATE
Eastern Materials Corporation	NY	1101 SCOTT AVENUE CALVERTON, NY 11933	11-2427458	S	100.00	EM			100.00	MATERIAL PURCHASING COMPANY
International Exterior Fabricators, LLC	NY	1101 SCOTT AVENUE CALVERTON, NY 11933	113562955	LLC	100.00	EM			100.00	DORMANT - CLOSING
Island Consolidated LLC	NY	1101 SCOTT AVENUE CALVERTON, NY 11933	20-0463238	LLC	99.00	KP		1.00	100.00	MANAGEMENT COMPANY
Island International Enterprises, LLC	NY	1101 SCOTT AVENUE CALVERTON, NY 11933	27-1824662	LLC	60.00	20.00	20.00		100.00	FIREPROOFING
Island International Exterior Fabricators, LLC	NY	1101 SCOTT AVENUE CALVERTON, NY 11933	27-1824846	LLC	70.00	10.00	20.00		100.00	EXTERIOR WALL FABRICATOR
Island International Exterior Fabricators, LLC	DEL	1101 SCOTT AVENUE CALVERTON, NY 11933	27-1403912	LLC	70.00	10	20.00		100.00	EXTERIOR WALL PANEL FABRICATORS
Island International Industries, Inc. (NJ)	NJ	1101 SCOTT AVENUE CALVERTON, NY 11933	22-3605439	S	100.00	EM			100.00	FIREPROOFING - INACTIVE
Island International Industries, Inc. (NY)	NY	1101 SCOTT AVENUE CALVERTON, NY 11933	11-3429370	S	100.00	EM			100.00	FIREPROOFING - NY
Mark Tree Road LLC	NY	1101 SCOTT AVENUE CALVERTON, NY 11933	20-4146370	LLC	100.00				100.00	REAL ESTATE
Northeast Steel Fabricators, Inc.	NY	1101 SCOTT AVENUE CALVERTON, NY 11933	11-3511071	S	100.00	EM			100.00	ORNAMENTAL STEEL FABRICATOR
TDS Realty, Inc.	NY	1101 SCOTT AVENUE CALVERTON, NY 11933	11-3478828	S	100.00				100.00	REAL ESTATE
Island Green Steel	NY	1101 SCOTT AVENUE CALVERTON, NY 11933	46-2044883	LLC	60.00	EM	40.00		100.00	DORMANT STEEL STUD MANUFACTURER

COLLATERAL	QUANTITY	DESCRIPTION	PRICE
HVAC Units		For building	\$225,000.00
Lighting		For building	\$141,600.00
Electric		Electrical equipment for building	\$80,000.00
Electrical Lines		Electrical equipment for production (8 outlets down one line)	\$6,500.00
Office		Typical FF&E	\$35,000.00
Compressors, airtank, dryers	2	For operations	\$36,000.00
Overhead Crane		For operations	\$22,000.00
Overhead Doors		For building	\$15,000.00
Fencing		For the property	\$30,000.00
Lull	1	For operations	\$50,000.00
Used Fork Lifts	3	For operations	\$39,000.00
Manipulator - 4 cup tilt	8	For operations	\$34,562.00
Accubird Rivet Gun	24	For operations	\$27,744.00
DeWalt Combo Kits - TEK Drill	92	For operations	\$16,008.00
2 Drawer Rolling Tool Carts	54	For operations	\$8,851.00
Roughneck Chain Electric Hoist	14	For operations	\$11,900.00
Table Saw	2	For operations	\$3,992.00
Sliding Miter Compound Saw	6	For operations	\$3,594.00
Drill Press	4	For operations	\$3,356.00
Vertical Band Saw	3	For operations	\$4,347.00
Saw Benches	6	For operations	\$1,194.00
Airless Sprayers	4	For operations	\$2,632.00
DeWalt Angle Grinder	15	For operations	\$1,140.00
Electric Chain Hoist	14	For operations	\$0.00
DeWalt Chop	5	For operations	\$995.00
Scissor Lifts	1	For operations	\$13,000.00
Airlines		For operations (air powers cutting machine)	\$6,223.00
Carts		For operations	\$58,238.00
Extrusion Carts		For operations	\$68,108.00
Rollers for Benches		for operations	\$6,280.00
Panel roller benches		for operation	\$136,661.00
jib cranes		for operations	\$21,420.00
tree carts		for operations	\$6,100.00
casters		for operations	\$20,660.00
		Total Equipment:	\$1,137,105.00
SOFT COSTS	RATE/PERSONEL		
Shop clean out	10 people @\$15/hr	labor	\$25,000.00
shop power	4 people @\$25/hr	labor	\$17,200.00
Roller/ Table and Cart building	6 people @\$23/hr	labor	\$23,736.00
Paint Shop and Office	4 people @\$16/hr	labor	\$11,008.00
Office Set up	4 people @\$23/hr	labor	\$7,360.00
Shop Set up - ready for move in date	10 people @\$16/hr	labor	\$12,800.00
Run air line/ Electric lines	4 people @\$25/hr	labor	\$8,000.00
		Total Labor:	\$105,104.00
		Total:	\$1,242,209.00

ISLAND INTERNATIONAL EXTERIOR FABRICATORS LLC
EPCAL JOB RETENTION AND EXPANSION PROJECT
SCHEDULE E

Cost Estimate per Project

	400 Burman Proposed Expansion	Cal 81 Proposed Additional Building	Total Combined Projects
New Construction	1,800,000	4,200,000	6,000,000
Site Work (maintenance)	270,000	670,000	940,000
Machinery and Equipment	600,000	1,400,000	2,000,000
Permit & Agency Fees	30,000	30,000	60,000
Total	2,700,000	6,300,000	9,000,000



Proposed Outdoor Storage & Parking

Proposed New Buildings

Proposed 60,000 SF Assembly Addition at 1101 Scott Ave

Proposed Parking Expansion for 1101 Scott Ave

Proposed 8 Acres for Outdoor Storage

Proposed Outdoor Storage & Parking

Proposed Outdoor Storage & Parking

Proposed 30,000 SF Expansion for Advanced Processing

// Proposed: Jobs Retention & Expansion Project
440,000 SF on 60 Acres //

// PROPOSED FABRICATION CAMPUS EXPANSIONS

FINAL 2-22-19
Island Companies
APPLICATION SUMMARY and COST/BENEFIT ANALYSIS

Company: Island International Exterior Fabricators, LLC 1101 Scott Avenue Calverton, NY 11933	Informal Presentation to IDA Board: <div style="text-align: right;">Date presented: 8/6/2018</div>
Company Contact: Ed Harms, Jeff Robinson, Tim Stevens	IDA Public Hearing Date: <div style="text-align: right;">Date of hearing 10/7/2018</div> <div style="text-align: right;">Resolution # #47-18</div> <div style="text-align: right;">Date Adopted 12/4/2017</div>
Type of Business: Manufacturing external wall panels, curtain walls, steel studs, structural steel	Publication of Public Hearing: <div style="text-align: right;">Date 10/4/2018</div> <div style="text-align: right;">10-25 19, 11-29-18</div> <div style="text-align: right;">Publisher The News Review Website</div>
Employment Estimates: (see page 18 of IDA application) Current Manufacturing 213 retained Projected 47 yr 1 and 33 yr 2 Total New 80 50-75 Retained Professional positions on/offsite	Project Location: Applicable S.C.T.M. 0600 135.010 0001 002.000 Cal 81 0600 135.010 0001 002.000 400 Burman 0600 135.020 0001 016.000 347 Acreage: 45.15 (acreage estimated on 347 portion)
Construction Jobs: 40 Indirect Construction Jobs for expansion portion	Project Costs <div style="text-align: right;">Land/building value 12,693,389</div> <div style="text-align: right;">Site work 405,104.00</div> <div style="text-align: right;">Construction costs 1,800,000.00</div> <div style="text-align: right;">Engineering & Architectural Fees</div> <div style="text-align: right;">Equipment to be Installed 1,737,105.00</div> <div style="text-align: right;">Legal Fees</div> <div style="text-align: right;">Financial Charges</div> <div style="text-align: right;">Other Fees/Charges</div> <div style="text-align: right;">Total Project Costs \$ 16,635,598.00</div> <div style="text-align: right;">Amount of Bond Requested \$ -</div>
Project Description: Two Phase Manufacturing Retention Project Phase I: The retention of 213 manufacturing jobs plus 50-75 prof staff. Immediate securing of 68,816 sq ft leased and renovated. Construction of approximately 25,000 sq ft manufacturing space as addition to 400 Burman Blvd Phase II (not included in calculations) the addition of 60,000 sq ft of manufacturing space.	Estimate of Requested Exemptions: <div style="text-align: right;">Current Real Property Taxes 3 properties 471,767.00</div> <div style="text-align: right;">Current Assessed Value (347 apportioned) 1,760,473.00</div> <div style="text-align: right;">Base 1,760,473.00</div> <div style="text-align: right;">Improvements 375,000.00</div> <div style="text-align: right;">Estimated New Total Assessment \$ 2,135,473.00</div> <div style="text-align: right;">Current Taxes: \$ 471,767.00</div> <div style="text-align: right;">Estimated Taxes by year 15 of Pilot \$ 491,666.00</div>
Original requested estimated incentive package \$5,788,176	ESTIMATED EXEMPTIONS: <div style="text-align: right;">Real Property Tax Abatement/deferrment*: 3,776,516.00</div> <div style="text-align: right;">Sales Tax Exemption**: 129,375.00</div> <div style="text-align: right;">Mortgage Recording Tax Exemption***: 56,250.00</div> <div style="text-align: right;">TOTAL ESTIMATED EXEMPTIONS: \$ 3,962,141.00</div>

*See attached calculation

**Calculation estimate provided by client (see app page15)

***Calculation is estimated at .0075% of value of requested mortgage.

Renovation Costs
 Filed Mortgage

	4,000,000.00
	7,500,000.00

Signature _____

ISLAND COMPANIES SUMMARY-Includes Cal 81, 400 Burman and Bldg 347

SUMMARY Abatement Request Estimate

Group I					Group II					Group IV				
CURRENT TAXES					REQUESTED PILOT PAYMENT (land only)					IDA Proposal Using Bldg 347 Scenario 2				
Year	Current Taxes	Special District Taxes	Total Current Taxes		REQUESTED PILOT PAYMENT (Abatement on 100% of Building Value)	Special District Taxes	Special District Payment plus	Requested PILOT Payment plus	Abated Value	IDA Proposed PILOT	Special District Taxes	Total IDA	Abated Value	
	2% escalator	2% escalator	2% escalator		2% escalator	2% escalator	2% escalator	2% escalator						
17/18	378,667	93,100	471,767		67,277	91,304	158,581							
18/19	386,240	93,130	481,202		68,623	93,130	161,752							
1	393,965	96,861	490,826		69,995	96,861	166,856		323,970	89,018	96,861	185,879	304,947	
2	401,844	98,798	500,643		71,395	98,798	170,193		330,450	90,799	98,798	189,597	311,046	
3	409,881	100,774	510,656		72,823	100,774	173,597		337,059	105,629	100,774	206,404	304,252	
4	418,079	102,790	520,869		74,279	102,790	177,069		343,800	114,823	102,790	217,613	303,256	
5	426,441	104,845	531,286		75,765	104,845	180,610		350,676	128,086	104,845	232,932	298,354	
6	434,969	106,942	541,912		77,280	106,942	184,222		357,689	141,834	106,942	248,776	293,136	
7	443,669	109,081	552,750		78,826	109,081	187,907		364,843	167,067	109,081	276,148	276,602	
8	452,542	111,263	563,805		80,402	111,263	191,665		372,140	190,522	111,263	301,784	262,020	
9	461,593	113,488	575,081		82,010	113,488	195,498		379,583	214,847	113,488	328,336	246,745	
10	470,825	115,758	586,583		83,650	115,758	199,408		387,174	240,070	115,758	355,828	230,755	
	4,313,808	1,060,601	5,374,409		766,426	1,060,601	1,827,026		3,547,383	1,482,696	1,060,601	2,543,297	2,831,113	
11	480,241	118,073	598,314		85,323	118,073	203,397		394,918	260,981	118,073	379,054	219,261	
12	489,846	120,434	610,281		87,030	120,434	207,464		402,816	287,971	120,434	408,406	201,875	
13	499,643	122,843	622,486		88,771	122,843	211,614		410,872	306,104	122,843	428,947	193,539	
14	509,636	125,300	634,936		90,546	125,300	215,846		419,090	334,876	125,300	460,177	174,759	
15	519,829	127,806	647,635		92,357	127,806	220,163		427,472	363,860	127,806	491,666	155,969	
	6,813,003	1,675,058	8,488,061		1,210,452	1,675,058	2,885,510		5,602,551	3,036,488	1,675,058	4,711,545	3,776,516	

DATED 2-22-19

FINAL ESTIMATED PILOT CALCULATION

2-22-19

SIGNED: _____