

**City of Utica
Industrial Development Agency
Application**

The information required by this form is necessary to determine the eligibility of your project for IDA benefits. Please answer all questions; insert "NONE", or "NOT APPLICABLE", where necessary. If an estimate is given, put "EST." after the figure. Attach additional sheets if more space is needed for a response than is provided. Return three copies of this application to the City of Utica Industrial Development Agency.

All information contained in this form will be treated confidentially, to the extent permitted by law.

A project financed through this Agency involves the preparation and execution of significant legal documents. Please consult with an attorney before signing any documents in connection with the proposed project.

PART I

Applicant

Applicant's legal Name: 268 GENESEE ST, LLC

Principal Address: 520 SENECA STREET #401
UTICA, NY. 13502

Project Address: 268 GENESEE STREET
UTICA, NY. 13502

Telephone Number(s): ~~315-798-1208~~

Federal Identification Number: 83-3112952

Company IRS Filing Office Location: NEW YORK

Company Officer completing this application:

Name: MICHAEL L. PEZZOLANELLA

Title: LLC MEMBER

Phone: ~~315-798-1208~~ cell ~~315-798-1208~~ office

Email: MIKE@PEZZCOMPANIES.COM

1. A. **Is the applicant a:**

() Corporation: If YES, Public () Private ()
If a PUBLIC Corporation, on which exchange is it listed?

- () Sole Proprietorship
- () Partnership
- () Subchapter S
- () DISC
- (X) Other (specify) LLC

B. State of incorporation, if applicable: NEW YORK

2. **Stockholders, Directors, Officers, Partners or Members**

A. Provide the following information in regard to principal stockholders or parties:

<u>Name</u>	<u>Home Address</u>	<u>Percentage of Ownership</u>
Michael L. Pezzolanella	520 Seneca St. #402, Utica, NY	50%
Rosemarie C. Pezzolanella	520 Seneca St. #402, Utica, NY	50%

B. Provide the following information in regard to officers and directors:

<u>Company Officer</u>	<u>Name and Home Address</u>	<u>Other Principal Business Affiliation</u>
Michael L. Pezzolanella	520 Seneca St. #402, Utica NY	Primo Property Management
Rosemarie C. Pezzolanella	520 Seneca St. #402, Utica NY	Primo Property Management

- C. Is the applicant or any of the persons listed in 2(A) above related, directly or indirectly, to any other entity by more than 50% common ownership? If also, indicate name of such entity and the relationship.

Primo Property Management, LLC

Kolby Hospitality, Inc.

Pezzolanella Construction Company, Inc.

- D. Is the applicant affiliated with any other entity, directly or indirectly, other than as indicated in response to paragraph C above? If YES, please indicate name and relationship of such other entity and the address thereof:

NO

3. **Applicant's accountant**

Name and Title: Vincent J. Gilroy, CPA

Name of Firm: Vincent J. Gilroy, CPA

Address: 258 Genesee Street

Utica, NY 13502

Telephone Number: 315-734-1004

Email: _____

4. **Applicant's attorney**

Name and Title: Patricia Bobrow, Attorney

Name of Firm: Felt Evans, LLP

Address: 4-6 North Park Row

Clinton, NY. 13323

Telephone: 315-853-4436

Email: _____

5. **References** (Individuals and institutions in this section may be contacted)

A. Banking/Financial Institution:

<u>Name of Institution</u>	<u>Address and Phone Number</u>	<u>Account Officer/ Contact Person</u>
Bank of Utica	222 Genesee Street 315-797-2700	Brian Laughlin

B. Business suppliers (list three largest accounts)

<u>Name of Supplier</u>	<u>Address and Phone Number</u>	<u>Account Officer/ Contact Person</u>
Utica Valley Electric		
Gypsum Wholesalers		
McQuade & Bannigan		

C. Major customers (list three largest)

<u>Name of Customer</u>	<u>Address and Phone Number</u>	<u>Account Officer/ Contact Person</u>
Our Tenants		

6. **Business Description**

A. Describe nature of business and principal products and/or services:

Real Estate Development and Management

General Construction and Construction Management

Hospitality Development, Design and Management

Co-Packing Proprietary Food Manufacturing

B. Describe the geographical market(s) served:

All of New York and connecting states

7. **Present location(s) of business operations**

A. List present location(s):

1. 421 Broad Street Utica, NY

2. 520 Seneca Street Utica, NY

3. 9882 River Road Marcy, NY

B. For what purpose is each of these used?

1. Food Service, Leased Apartments, Leased Commercial Space

2. Food Service, Leased Apartments, Leased Commercial Space

3. Leased Commercial Space

C. For each of your present locations which are RENTED, provide the following information:

<u>Name of Landlord</u>	<u>Landlord's Address</u>	<u>Landlord's Telephone Number</u>
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1. N / A

2.

3.

<u>Amount of Space</u>	<u>Annual Rental</u>	<u>Lease Termination Date</u>
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1. N / A

2.

3.

D. For each of your present locations which you OWN, provide the following information:

<u>Location</u>	<u>Annual Mortgage Payment</u>	<u>Termination Date</u>
1. 421 Broad Street	\$188,235.96	11/2038
2. 520 Seneca Street	\$599,301.00	02/2031
3.		

E. List which of your present locations, if any, will be vacated if IDA approval for your project is given:

N / A

If any of these locations will be sublet or sold, provide information concerning your ability to do so:

N/A

PART II

Reasons for Project

Please explain in detail why you want to undertake this project and define scope of project:

See Attachment #1

Why are you requesting the involvement of the IDA in your project?

IDA involvement is entirely necessary to allow us to fulfill the entire potential of a project

of such ambitious scope. As with any project this size that is being undertaken in an existing

structure, there are countless unforeseen costs that will arise and hinder the success of such an

important project. Without IDA involvement, the feasibility of this project lowers to levels

that would make it impossible to undertake.

How will the applicant's plans be affected if IDA approval is not granted?

The project would not be feasible.

Please confirm by checking the box, below, if there is likelihood that the Project would not be undertaken but for the Financial Assistance provided by the Agency?

Yes or No

If the Project could be undertaken without Financial Assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be undertaken by the Agency:

Identify the assistance being requested of the Agency (select all that apply):

- 1. Exemption from Sales Tax Yes or No
- 2. Exemption from Mortgage Tax Yes or No
- 3. Exemption from Real Property Tax Yes or No
- 4. Tax Exempt Financing * Yes or No

* (typically for not-for-profits & small qualified manufacturers)

A. Type of Project

Check category or categories best describing your project (O - Owner) and all end-users (T – Tenant(s)) and the square footage of each:

T	Manufacturing	10,000	sf
	Industrial (Assembly or Service)		sf
	Research and Development		sf
	Warehousing		sf
T	Commercial	25,000	sf
	Pollution Control		sf
	Housing		sf
	Back Office		sf
	Facility for Aging		sf
	Multi-Tenant		sf
	Retail		sf
	Recreational		sf
T	Other (specify)	Hospitality.	10,000 sf
		Total	sf

B. Description of Proposed Project

Check all appropriate categories which apply to the proposed project:

- | | | |
|--|---------|--------|
| 1. Acquisition of land | YES(x) | NO() |
| 2. Acquisition of existing building | YES(x) | NO() |
| 3. Renovations to existing building | YES(x) | NO() |
| 4. Construction of addition to existing building | YES(x) | NO() |
| 5. Demolition | YES(x) | NO() |
| 6. Construction of a new building | YES() | NO(x) |
| 7. Acquisition of machinery and/or equipment | YES(x) | NO() |
| 8. Installation of machinery and/or equipment | YES(x) | NO() |
| 9. Other (specify) _____ | YES() | NO() |

C. What is the zoning classification of the proposed site?

Commercial

D. For what purpose was the site most recently used (e.g. light manufacturing, heavy manufacturing, assembly, etc.)?

Office Space / Retail Bank

E.	<u>Location(s)</u>	<u>Street Address</u>	<u>Number of Floors/ SF/floor</u>
	Downtown Utica	268 Genesee Street	5/9000 sqft

F. Is the site in an Empire Zone? Yes No

Is the business Empire Zone certified at this location: Yes No

Attach a copy of the last Business Annual Report filed.

Is the proposed project located within the boundary of a Central New York Regional Transportation (Centro) District? Yes No

G. 1. Please describe in detail the facility to be acquired, constructed or renovated (including number of buildings and other existing structures or facilities) and attach plot plans, photos or renderings, if available.

Oneida National Bank Building

2. If construction or renovation work on this project has already begun, please describe the work in detail.

Not Yet

3. What is the estimated useful life of the:

a. Facility: 100 + Years

b. Equipment: 20 + Years

H. List the principal items or categories of equipment to be acquired as part of the project.
Food Service Equipment, HVAC Equipment, LED Lighting Equipment, Sound
Equipment, Security Equipment, Maintenance & Delivery Vehicles

I. If any of this equipment has already been purchased or ordered, please attach all invoices and purchase orders and list amounts paid and dates of expected delivery as well as a brief description:

J. N/A

K. If the construction or operation of the proposed project will require any local ordinance or variance to be obtained or requires a permit or prior approval of any state or federal agency or body (other than normal occupancy/construction permits), please specify:
The building is located within Utica's Scenic & Historic District. We will be using all of the existing signage that is unique to the structure and have no plans to alter the exterior in any way. Should this change appropriate permits will be obtained first.

L. Will the project have a significant effect on the environment, YES () NO (x). If YES, please describe the effect. **Important: please attach Environmental Assessment Form to this Application**

M. Will a related real estate holding company, partnership or other entity be involved in the ownership structure of the Transaction? YES() NO(x) If YES, please explain:

M. 1. With regard to the present owner of the project site, please give:

Name: 268 Genesee Street, LLC

Address: 520 Seneca Street #401

Utica, NY 13502

Telephone Number: 315-796-1333

2. If the applicant already owns the project site, indicate:

a. date of purchase: 01/15/2019

b. purchase price: \$1,450,000

3. If the project site is mortgaged, please indicate:

a. balance of mortgage: \$3,400,000

b. holder of mortgage: Bank of Utica

N. Is there a relationship, legally, by virtue of common control, or through related persons, directly or indirectly, between the applicant and the present owner of the project site?
YES () NO (X) If YES, please explain:

O. Is the company currently a tenant in the building to be occupied?

YES () NO (x)

P. Are you planning to use/develop the entire proposed facility?

YES (x) NO ()

If NO, give the following information with respect to present tenants:

1. Present Tenant Information

a.	<u>Name of Business</u>	<u>Floors Occupied</u>	<u>Square Feet Occupied</u>	<u>Nature of Tenant's Business</u>
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N/A

b. Which of the above tenants will be vacating upon your initial use of the facility? How many jobs will be affected?

<u>Name of Firm</u>	<u>Jobs</u>	<u>Square Footage Now Occupied</u>
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N/A

c. For those tenants who will remain after your initial occupancy of the site, provide the following transaction:

<u>Name of Tenant</u>	<u>Term of Lease</u>	<u>Renewal Options</u>	<u>Square Footage Now Occupied</u>
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N/A

Are any of the above tenants related to the owner of the facility? YES () NO ()

d. If the applicant will be occupying the premises of any of the tenants listed in (c) when their lease expires, please list.

N/A

e. Please provide copies of all present lease(s) at the proposed project site.

f. Do you propose to lease part of the project facility to firms not presently tenants?

YES (x) NO () If YES, provide details of your proposals:

Co-Packing Food Manufacturing Commissary Kitchen Facility

Full Service Restaurant Facility

Banquet / Event Space

g. Will financing by the Agency for the Project result in the removal or abandonment of a plant or other facility of the applicant or any related entity presently located in another area in the State of New York? YES () NO (x)

If the answer is YES, please explain briefly the reasons for the move.

Is the proposed project reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the State of New York? YES () NO (x)

Is the proposed project reasonably necessary to preserve the competitive position of the project occupant in its respective industry? YES () NO (x)

h. If any of the parties who will be tenants in this project are related to or affiliated with the applicant, please identify them:

Francis J. Pezzolanella

Kati A. Pezzolanella

1. Please attach any written agreements (e.g., options, purchase contracts, invoices, etc.) concerning the acquisition of the real property or equipment for this proposed facility.

2. Employment *

- a. List your present employment in the City of Utica, if any, and an estimate of the employment at the proposed facility at the end of two years. NOTE: New York State considers Full Time employment as 35 hours or more. Full-time jobs, plus the combination of two or more part-time jobs that, when combined together, constitute the equivalent hours of a full-time position (35 or more hours).

Employment	Current # of applicant's jobs at/or to be located at proposed project location	Number of FTE jobs to be RETAINED	Number of FTE jobs to be CREATED two years after project completion	Estimate number of residents in Labor Market Area that will fill projected jobs two years after project completion
Full-Time (FTE)	0	0	50	50

The Labor Market Area consists of the following counties: Oneida, Lewis, Herkimer, Otsego, Madison and Oswego

- b. Characterize the labor force to be associated with this project location according to the following categories:

Category	Current/ Anticipated	Avg Salary or Salary Range	Avg Fringe Benefits or Range
Officers	5	50,000	Up To 15% Annual Salary
Sales/Supervisory	5	40,000	N/A
Clerical	2	40,000	N/A
Plant/Production	12	40,000	N/A
Other (specify)	Hospitality 26	20,000-60,000	N/A

Notes: As with our other businesses Health insurance will be available to all employees over 30hrs/wk

- c. Estimate the Annual Payroll for the employees associated with the project location.

Currently	End of Year One	End of Year Two
\$ 0	\$ 1,100,000	\$1,250,000

* Company/Applicant will be required to submit Annual Project Monitoring Reports (attached) along with a copy of the NYS 45 (four quarters) for a minimum of five (5) years for any commercial project and ten (10) years for any industrial/manufacturing project, or for the length of UIDA involvement in the project. Annual Project Monitoring Reports will be compared to employment counts as stated above and companies whose reported counts fall below those levels above will be subject to the Agency's Recapture Provisions Policy.

Sources of Funds for Project Costs:

		% of Total project costs
Bank Financing:	\$ 3,400,000.00	62%
Equity (excluding equity attributed to grants/tax credits)	\$ 1,000,000.00	18%
Tax Exempt Bond Issuance (if applicable)	\$ 0.00	0%
Taxable Bond Issuance (if applicable)	\$ 0.00	0%
Public Sources (Include sum total of all state and federal grants and tax credits)	\$ 1,100,000.00	20%

Identify each state and federal grant/credit:

Empire State Development	\$ 800,000.00
National Grid Mainstreet Grant	\$ 300,000.00
	\$ _____
	\$ _____

Total Sources of Funds for Project Costs: \$ 5,500,000.00 100%

Have any of the above costs been paid or incurred as of the date of this Application?

Yes No. If Yes, describe particulars:

Mortgage Recording Tax Exemption Benefit: Amount of mortgage that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent/bridge financing): \$ 5,500,000

Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage Amount as indicated above multiplied by 0.75%): \$ 41,250

Please Note: The New York State General Municipal Law was recently amended to reflect that industrial development agencies are not exempt from the additional mortgage recording tax of .25% that is assessed to properties that are located within a regional transportation district. Oneida County is located within the Central New York Regional Transportation District; as such, all UIDA projects will be exempt from .75% of mortgage recording tax, but must pay .25% of mortgage recording tax, which will be directed to the Transportation District.

3. Estimated Project Cost

Listed the costs necessary for the construction, acquisition or renovation of the project (this should NOT include working capital needs, moving expenses, work in progress, stock in trade, applicant's debt repayment, real estate broker fees or your legal fees):

Acquisition of Land	\$ <u>0</u>
Acquisition of Building(s)	\$ <u>1,400,000</u>
Renovation Costs	\$ <u>2,430,000</u>
New Construction of Buildings	\$ <u>0</u>
Machinery and Equipment (other than furniture costs)	\$ <u>1,100,000</u>
Furniture and Fixtures	\$ <u>200,000</u>
Installation Costs	\$ <u>150,000</u>
Architectural/Engineering Fees	\$ <u>100,000</u>
Fees (other than your own counsel and brokerage fees)	\$ <u>0</u>
Interest on Interim Financings	\$ <u>120,000</u>
Other (specify) _____	\$ <u>0</u>

Total Project Cost	\$ <u>5,500,000</u>

Sales and Use Tax: Gross amount of costs for goods and services that are subject to State and local Sales and Use tax - said amount to benefit from the Agency's Sales and Use Tax exemption benefit:

\$3,980,000.00

Estimated State and local Sales and Use Tax Benefit (product of 8.75% multiplied by the figure, above):

\$348,250.00

4. Real Estate Taxes

List separately the proposed project's Real Estate Taxes and/or Assessed Value as it applies to land and building:

Project's	Real Estate Taxes	Assessed Value
Land(s)	\$8,231.11	\$64,500
Building(s)	\$66,780.72	\$935,500
Total	\$75,011.83	\$1,000,000

Calculate the value of the PILOT exemption anticipated for the project described:

\$ _____

5. Project Schedule

Indicate the estimated dates for the following:

- a. Construction commencement: 01/16/19
- b. Construction completion: 10/01/19
- c. Project financing: List the dates and in what amounts the estimated funds will be required:

Funding is approved through Bank of Utica as well as through the private funds of the LLC Members. Bank of Utica financing is issued as a line of credit that is rolled into a traditional mortgage upon project completion.

- d. Indicate the name of the incorporated municipality in which the facility will be located and the applicant's (or any related entity's) estimated capital expenditures in such municipality during the past three years:

City of Utica - No Capital Expenditures

- e. What do you expect the applicant's (or any related entities) capital expenditures to be in the above municipality during the next three years (including this project):

\$5.5M + any and all build out expenses associated with new tenants

- f. If the applicant or any related entity has previously secured the benefit of tax exempt financing in the City of Utica, whether through IDA, the New York Job Development Authority or any other entity, please explain (indicate date, location of financed facility, and outstanding balance):

N/A

- g. Has the applicant or any related entity received the benefit of tax exempt financing anywhere within the United States within the past 90 days or is the applicant or any related entity contemplating the receipt of such financing assistance within the next 90 days? YES () NO () if YES, please explain.

NO - (Box would not allow me yo check no)

6. Project Financing Efforts

IT IS THE APPLICANT'S RESPONSIBILITY TO SECURE A PURCHASER FOR IDA BONDS ISSUED IN CONJUNCTION WITH THIS PROJECT. Below are a series of questions relating to your efforts to secure financing for your project if IDA approval is granted.

- A. Has the applicant contacted any bank, financial/lending institution or private investor in regard to the financing for this project? YES (x) NO () If YES, please give details:

Bank of Utica - Financing 100% Secured

Empire State Development - \$800,000 Grant Committed (Letter Attached)

National Grid Mainstreet Grant - \$300,000 Application Submitted

B. Have you obtained a financial commitment for this project? YES (x) NO ()

1. If YES, please briefly describe this commitment and attach related correspondence:

Bank of Utica - Financing 100% Secured

Empire State Development - \$800,000 Grant Committed (Letter Attached)

Personal Funds

2. If NO, please explain how you will be able to finance this project:

C. Are there any other governmental agencies that you have contacted concerning financial assistance in regard to your proposed project? YES () NO (x) If YES, please explain:

D. 1. Will the applicant's obligations be guaranteed, and if so, by whom?

Michael L. Pezzolanella, Rosemarie C. Pezzolanella

2. Is the guarantor related to or affiliated with the applicant?

SAME

E. Financial Information (Attach the Following).

1. Financial Statements for the last three fiscal years.
2. Pro forma Balance Sheet as at start of operations at project site.
3. Projected Profit and Loss Statements for first two years of operation at project site.
4. Projected "Cash Flow" Statement, by quarters, for first year of operation at project site.

REPRESENTATIONS AND CERTIFICATION BY APPLICANT

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

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

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

1. **Annual Sales Tax Filings.** In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant.
2. **Annual Employment Reports.** The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site as well as tax benefits received with the action of the Agency. Failure to provide such reports as provided in the transaction documents will be an Event of Default under the Lease (or Leaseback) Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Employment Report may be reported to Agency board members, said report being an agenda item subject to the Open Meetings Law.
3. **Absence of Conflict of Interest.** The Applicant has consulted the Agency website of the list of the Agency members, officers and employees of the Agency. No member, officer, or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as herein after described (if none, state "none"):
4. **Hold Harmless.** Applicant hereby releases the Agency and its members, officers, servants, agents and employees from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax

exemptions and other assistance requested therein are favorably acted upon by the Agency, (B) the Agency's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the processing of the Application, including attorneys' fees, if any.

5. The Applicant acknowledges that the Agency has disclosed that the actions and activities of the Agency are subject to the Public Authorities Accountability Act signed into law January 13, 2006 as Chapter 766 of the 2005 Laws of the State of New York.
6. The Applicant acknowledges that the Agency is subject to New York State's Freedom of Information Law (FOIL). **Applicant understands that all Project information and records related to this application are potentially subject to disclosure under FOIL subject to limited statutory exclusions.**
7. The Applicant acknowledges that it has been provided with a copy of the Agency's recapture policy (the "Recapture Policy"). The Applicant covenants and agrees that it fully understands that the Recapture Policy is applicable to the Project that is the subject of this Application, and that the Agency will implement the Recapture Policy if and when it is so required to do so. The Applicant further covenants and agrees that its Project is potentially subject to termination of Agency financial assistance and/or recapture of Agency financial assistance so provided and/or previously granted.
8. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:

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

9. The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.
10. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.

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

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

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

_____, being first duly sworn, deposes and says:

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

(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury
this ___ day of _____, 20__.

(Notary Public)

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

By: _____

Name: _____

Title: _____

Date: _____

Return the original application and six copies with a check in the amount of \$250.00 made payable to: Utica Industrial Development Agency, 1 Kennedy Plaza, Utica, New York, Attn.: Jack N. Spaeth, Executive Director.

PAGE 14: Attachment #1

The Utica Oneida National Building is a major renovation of a vacant 5-story building in downtown Utica - resulting in quality new businesses, new manufacturing and hospitality job creation and development, and new downtown activity.

The first-floor (rear-entry) will host space for a retail and/or banking outlet with a drive-through feature. The second-floor (Genesee Street level) will house a competitively priced modern Italian restaurant, designed to serve lunch/dinner daily, host weddings/large events and truly service the food and beverage needs of visitors of Utica's Stanley Theater. The third-floor mezzanine and fourth-floor will house extensive office space designed to attract new business to Utica's downtown core. The fifth and final-floor will house a food manufacturing commissary/incubator style kitchen.

This project will restore the vacant Oneida National Bank Building, one of the most pivotal and recognized structures in the heart of Utica's downtown, returning it to its former glory.

The Commercial Kitchen/Food Incubator will be Central New York's premier Commercial Kitchen and Incubator for food processing, cooking, baking and more. We will be an all-around commissary hub. The Commercial Kitchen/Food Incubator will be owned and operated by highly experienced and educated personnel who are fully committed to all members and their specific needs. The Commercial Kitchen/Food Incubator will be open for use, by the hour, by any individual who wishes to launch or grow a culinary venture.

Our facility will also offer the ideal ambiance for food testing and for media production/development of local cooking shows and videos. We are proud to be the first to introduce the concept of shared kitchen facilities in Central New York, and aim to be Central New York's exclusive Kitchen Incubator. Our mission is to provide food entrepreneurs, young culinary businesses and anyone with a food-related idea a value-based alternative to building or leasing a kitchen to prep, cook or package products.

The Commercial Kitchen/Food Incubator will make it easy for any and all users. If you need help with licensing, sourcing raw materials, distribution or marketing, our team will be there to assist every step of the way.

As the first to introduce the concept of a Commercial Kitchen/Food Incubator to Central New York, and as a true culinary incubator, we will take pride in the businesses we help to launch.

We won't just share our professional kitchen space, we will share our professional knowledge. Depending on where a client is in the development or growth stages of their business, we can provide guidance with their overall business planning, licensing, insurance, certifications, distribution, sourcing—and more.

We will aim to service:

Chefs
Bakers
Caterers
Food vendors
Food processors
Food Truck Operators
Culinary Students
Any type of culinary professional, idea person or entrepreneur

Our kitchen will be equipped with minimum of:

12 burners
Fryers
3 conventional ovens
Flat grills
Griller
Mixers
Food processors
Refrigeration
Freezer
Dry Storage
Plus lots of climate-controlled working area and friendly ambiance.

The Commercial Kitchen/Food Incubator will be considered both a commercial kitchen by definition as well as a Kitchen Incubator.

What is a Commercial Kitchen Incubator?

A kitchen incubator is both similar and different to a commercial kitchen for rent. It is similar to a commercial kitchen for rent because it generally offers members a similar venue that consists of comparable space, equipment, registration process, rules and regulations just as a commercial kitchen does. A kitchen incubator differs from a commercial kitchen in being more focused on using its resources to help entrepreneurs start and expand their food-based businesses. It is a launch pad as well as cooking space.

The Commercial Kitchen/Food Incubator will provide its members with an opportunity to start or to expand a food-based business. Our facility will be inspected, approved, and licensed by a local jurisdictional health department or other authority prior to our members selling food to the public. Our facility will also have updated policies and procedures that adhere to all relevant local health and safety regulations.

The Commercial Kitchen/Food Incubator space will be available either on a private or a shared basis. The Commercial Kitchen/Food Incubator will offer private space that is used by one of its member at a time. Such space varies in size from a few hundred square feet to over 1,000 square feet and varies in the amount of equipment. The Commercial Kitchen/Food Incubator will offer a shared space which consists of several food preparation tables surrounded by a wide-range of equipment. More than one member works within the space, however, each member may have their own designated table(s).

Our comprehensive range of equipment will include combination stoves, flat griddles, convection ovens, deck ovens, commercial stoves, traditional ovens, deep fryers, large stainless steel work tables, commercial mixers, potatoes and shrimp peelers, pasta and sausage makers and much more. Other equipment includes walk-in refrigerators and reach-in refrigerators and freezers. Storage space consists of a designated area in which members are able to store small wares and food products on open stainless steel shelving or in locked cages or cabinets. Open shelving may not be secured.

Since foods and related items are generally not delivered by suppliers to private home addresses, The Commercial Kitchen/Food Incubator may allow its members to receive on-site private deliveries. Commercial Kitchen/Food Incubator rent also provides a process for its members to ensure responsibility and liability.


There truly is no other facility in Central New York that will offer this type of space or equipment that jointly pairs experienced and professional guidance and knowledge, than what we are proposing.

11. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.
12. The Applicant and the individual executing this Application on behalf of the Applicant acknowledge that the Agency will rely on the representations made herein when acting on this Application and hereby represent that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

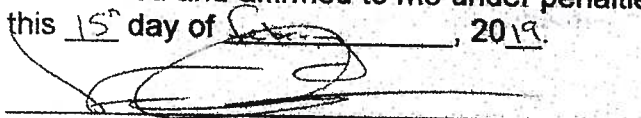
STATE OF NEW YORK)
 COUNTY OF ONEIDA) ss.:

MICHAEL Pezzolanella, being first duly sworn, deposes and says:

1. That I am the Member (Corporate Office) of 268 Genesee ST. LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.


 (Signature of Officer)

Subscribed and affirmed to me under penalties of perjury
 this 15th day of Sept, 2019.



 (Notary Public)

Vincent M. DeBella
 Notary Public
 County of Oneida, State of New York
 My Commission Expires 11/22/22

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

By: _____
 Name: _____
 Title: _____
 Date: _____

Return the original application and six copies with a check in the amount of \$250.00 made payable to: Utica Industrial Development Agency, 1 Kennedy Plaza, Utica, New York, Attn.: Jack N. Spaeth, Executive Director.