

RESOLUTION
(Home Leasing LLC Project)

A regular meeting of Seneca County Industrial Development Agency on
July 2, 2020, at 12:00 p.m. (noon).

The following resolution was duly offered and seconded, to wit:
Resolution No. 2020-12

RESOLUTION AUTHORIZING THE SENECA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") TO (i) UNDERTAKE A CERTAIN PROJECT (AS DEFINED BELOW) FOR THE BENEFIT OF HOME LEASING, LLC (THE "COMPANY"), (ii) NEGOTIATE, EXECUTE AND DELIVER A LEASE AGREEMENT, LEASEBACK AGREEMENT, PAYMENT IN LIEU OF TAX AGREEMENT, AND RELATED DOCUMENTS, (iii) PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF A PARTIAL REAL PROPERTY TAX ABATEMENT UNDER A PAYMENT IN LIEU OF TAX AGREEMENT

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 63 of the Laws of 1972 of the State of New York, as amended (hereinafter collectively called the "Act"), the SENECA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (hereinafter, the "Agency") was created with the authority and power to own, lease and sell property for the purpose of, among other things, acquiring, constructing and equipping civic, industrial, manufacturing and commercial facilities as authorized by the Act; and

WHEREAS, **Home Leasing, LLC**, a New York limited liability company, for itself or on behalf of an entity to be formed by it or on its behalf (the "Company") has submitted an application (the "Application"), a copy of which is on file with the Agency, requesting the Agency's assistance with respect to a certain project (the "Project") consisting of: (i) the acquisition of the land and improvements located at 201 Fall Street, Town of Seneca Falls, New York (the "Land"), (ii) the redevelopment of the current improvements on the Land into a approximately fifty-three unit multi-family residential community, with related amenities (collectively, the "Improvements"), and (iii) the acquisition and installation by the Company in and around the Improvements of certain items of equipment and other tangible personal property (the "Equipment" and, collectively with the Land and the Improvements, the "Facility"); and

WHEREAS, by resolution adopted on March 26, 2020 (the "Inducement Resolution"), the Agency (i) accepted the Application, and (ii) directed that a public hearing be held pursuant to General Municipal Law section 859-a; and

WHEREAS, pursuant to General Municipal Law section 859-a, on June 22, 2020, at 2:00 p.m., the Agency held a public hearing with respect to the Project and the proposed Financial Assistance (as defined in the Inducement Resolution) being contemplated by the Agency (the

“Public Hearing”) whereat interested parties were provided a reasonable opportunity, both orally and in writing, to present their views in accordance with restrictions on in-person public hearings provided for by Executive Order No. 202.15 issued by Gov. Andrew Cuomo on April 9, 2020; and

WHEREAS, copies of the minutes of the Public Hearing, written submissions and the notice of the Public Hearing published and forwarded to the affected taxing jurisdictions at least then (10) days prior to said Public Hearing are attached hereto as Exhibit A; and

WHEREAS, the Agency has prepared a cost-benefit analysis with respect to the Project and the contemplated Financial Assistance and has reviewed the results of said cost-benefit analysis; and

WHEREAS, in reviewing the Application, the Agency has considered (i) the nature of the Project, (ii) the economic condition of the area and the multiplying effect the Project will have on the area; (iii) the extent to which the Project will create permanent, private sector jobs; (iv) the estimated value of tax exemptions contemplated to be provided; (v) the economic impact of the Project and proposed tax exemptions on affected taxing jurisdictions; (vi) the impact of the Project on existing and proposed businesses and economic development projects in the vicinity of the Project; (vii) the amount of private sector investment likely to be generated by the Project; (viii) the extent to which the Project will require the provision of additional services; (ix) the extent to which the Project will provide additional sources of revenue for the municipalities and school district in which the Project is located; and (x) the benefit of the Project not otherwise available to the area in which the Project is located; and

WHEREAS, the PILOT Agreement (as defined in the Inducement Resolution) as so contemplated provides for a schedule of payments to be made by the Company to the Agency; and

WHEREAS, the Agency desires to formally approve the schedule of payments to be so made pursuant to the PILOT Agreement, which schedule is attached hereto as Exhibit B (the “PILOT Agreement Payment Schedule”); and

WHEREAS, the Agency desires to adopt a resolution (i) acknowledging that the Public Hearing was held in compliance with the Act, (ii) authorizing Financial Assistance to the Company in excess of \$100,000, and (iii) authorizing the execution and delivery of the Lease Agreement, the Leaseback Agreement, the PILOT Agreement (as all of the foregoing are defined in the Inducement Resolution) and all documents related thereto (collectively, the “Transaction Documents”).

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE AGENCY AS FOLLOWS:

Section 1. The Agency hereby finds and determines:

(a) By virtue of the Act, the Agency has been vested with all powers

necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Project will promote employment opportunities and prevent economic deterioration in Seneca County, and otherwise further the purposes of the Agency, and that by entering into the PILOT Agreement and otherwise providing financial assistance for the Project the Agency will be increasing employment opportunities in Seneca County and otherwise furthering the purposes of the Act; and

(c) The Project includes components providing for participation by the general public in recreation activities, and facilities and appurtenances thereto promoting the use of such components; and

(d) The Facility constitutes a commercial facility as contemplated by the Act, and a “project” as such term is defined in the Act; and

(e) The leasing of the Facility from and the subleasing back of the Facility to the Company will promote and maintain job opportunities, health, general prosperity and economic welfare of the citizens of the County of Seneca and State of New York and improve their standard of living and thereby serve the public purposes of the Act; and

(f) Based upon the representations and warranties of the Company, the Facility conforms with local zoning laws and planning regulations of the County of Seneca and all regional and local land use plans for the area in which the Facility is located; and

(g) Based upon the representations and warranties of the Company, the Facility and the operations conducted thereon will not cause or result in the violation of the health, labor or other laws of the United States of America, the State of New York or the County of Seneca; and

(h) It is desirable and in the public interest for the Agency to acquire an interest in the Facility; and

(i) The Lease Agreement will be an effective instrument whereby the Company leases the Facility to the Agency; and

(j) The Leaseback Agreement will be an effective instrument whereby the Agency subleases the Facility back to the Company; and

(k) The PILOT Agreement will be an effective instrument whereby the Agency and the Company set forth the terms and conditions of their agreement regarding the Company’s payment of payments in lieu of real property taxes; and

(l) The Agent Agreement will be an effective instrument whereby the Agency and the Company set forth the terms and conditions of their agreement regarding the Agency’s appointment of the Company as its agent for the Project; and

(m) The Public Hearing held by the Agency on June 22, 2020 concerning the Project and the Financial Assistance was duly held in accordance with the Act, including but not limited to the giving of at least ten (10) days published notice of the Public Hearing (such notice also provided to the Chief Executive Officer of each affected tax jurisdiction), affording interested parties a reasonable opportunity, both orally and in writing, to present their views with respect to the Project; and

(n) The Financial Assistance constitutes a deviation from the Agency’s Uniform Tax Exemption Policy (the “UTEPP”). Notices to the affected tax jurisdictions, copies of which included with attached Exhibit A, included a description of the deviation and the reasons

therefor. The contents of said notice is incorporated by reference into these Resolutions.

Section 2. In consequence of the foregoing, the Agency hereby determines to (a) acquire a leasehold interest in the facility pursuant to the Lease Agreement, (b) sublease the Facility back to the Company pursuant to the Leaseback Agreement, (c) authorize the undertaking of the Project and appoint the Company as its agent for purposes of acquiring, constructing and/or equipping the Facility, subject to the Company entering into the Agent Agreement, and (d) provide financial assistance for the Project in the form a partial real property tax abatement, subject to the terms and conditions of the PILOT Agreement.

Section 3. The Agency hereby approves the PILOT Agreement Payment Schedule, and determines to provide a real property tax exemption and related in lieu of payment schedule pursuant to the terms of the PILOT Agreement and the PILOT Agreement Payment Schedule.

Section 4. The Chairman, Vice Chairman and/or the Executive Director of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Transaction Documents in substantially the forms presented to this meeting, and all documents related thereto, with such additions, changes, variations, omissions and insertions as the Chairman, Vice Chairman and/or Executive Director, shall approve, which agreements may provide for the forfeiture and/or recapture of financial assistance where projected employment goals have not been met. The execution thereof by the Chairman, Vice Chairman and/or Executive Director of the Agency shall constitute conclusive evidence of such approval.

Section 5. The Chairman, Vice Chairman and/or Executive Director of the Agency are hereby authorized , on behalf of the Agency, to execute and deliver any mortgage, assignment of leases and rents, security agreement, UCC-1 Financing Statements and all documents reasonably contemplated by these resolutions and required by any lender or financial institution identified by the Company providing financing for the Project, all with such changes, variations, omissions and insertions as the Chairman, Vice Chairman and/or Executive Director of the Agency shall approve, the execution thereof by the Chairman, Vice Chairman and/or Executive Director of the Agency to constitute conclusive evidence of such approval, provided in all events recourse against the Agency is limited to the Agency's interest in the Project.

Section 6. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 7. These Resolutions shall take effect immediately.

The question of the adoption of the foregoing Resolutions was duly put to a vote on roll call, which resulted as follows: .

	Yea	Nay	Abstain	Absent
Steven Brusso	x			
Thomas L. Kime	x			
Donald Trout	x			
Menzo Case	x			
Jeffrey Shipley	x			
Stephen Wadhams	x			
Valerie Bassett	x			
Erica Paolicelli	x			

The Resolutions were thereupon duly adopted.

Exhibit A
NOTICE DOCUMENTS
Attached

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York General Municipal Law (the "Act") will be held by the Seneca County Industrial Development Agency (the "Agency") on **June 22, 2020 at 2:00 p.m.** in connection with the matter described below. **PLEASE NOTE THE SPECIAL HEARING LOGISTICS AND INSTRUCTIONS INCLUDED AT THE END OF THIS NOTICE.:**

Home Leasing, LLC, on behalf of itself and/or the principals of Home Leasing, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Company") has applied to the Agency to enter into a transaction in which the Agency will assist in a certain project (the "Project") consisting of: (i) the acquisition of the land and improvements located at 201 Fall Street, Town of Seneca Falls, New York (the "Land"), (ii) the redevelopment of the current improvements on the Land into a fifty-five unit multi-family residential community, with related amenities (collectively, the "Improvements"), and (iii) the acquisition and installation by the Company in and around the Improvements of certain items of equipment and other tangible personal property (the "Equipment" and, collectively with the Land and the Improvements, the "Facility");

The initial owner of the Facility will be the Company. The Agency will acquire a leasehold interest in the Facility from the Company and lease the Facility back to the Company. At the end of the lease term, the Agency will terminate its leasehold interest. The Agency contemplates it will provide financial assistance to the Company in the form of an abatement of property taxes.

PLEASE NOTE SPECIAL PUBLIC HEARING CONDUCT INSTRUCTIONS AND INFORMATION:

In accordance with Section 859-a of the Act, a representative of the Agency will be present at the hearing at the above-stated time. A copy of the Company's application will be available for viewing on the Agency's website at www.senecacountyida.org. In accordance with Executive Order No. 202.15 issued by Gov. Andrew Cuomo on April 9, 2020, the Agency will not be able to accommodate any in-person attendance at the hearing. The hearing will be livestreamed by Finger Lakes Television and may be viewed through a link on FLTV's website at <https://fingerlakestv.org/live/> or Spectrum Cable channel 1304. Interested parties may present their views with respect to the Project orally in real time via conference bridge at the following telephone number: **1 (786) 535-3211, passcode 529-846-205**. Interested parties may submit their views with respect to the Project to the Agency in writing by emailing the comments to k.kline@senecacountyida.org no later than **June 24, 2020**.

June 11, 2020

SENECA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

/s/ Sarah Davis, Executive Director



LOCAL VALUES. FORWARD VISION.

MINUTES OF PUBLIC HEARING

**Home Leasing LLC
Town of Seneca Falls**

**Monday June 22, 2020
2:00 PM**

**Held Via Conference Call due to COVID-19
Livestreamed and archived on IDA Website**

ATTENDEES:

Sarah R. Davis, Executive Director, Seneca County IDA
Patricia Jones, Deputy Director, Seneca County IDA
Kelly Kline, Office Manager, Seneca County IDA

A public hearing on assistance being extended to Home Leasing was opened by Sarah R. Davis, Executive Director of the Seneca County IDA, at 2:00 PM. Attendees are listed above. No verbal comments were received. Two written comments were received by email and are attached to these minutes. The meeting was closed at 2:15 P.M.

Respectfully submitted,

Sarah R. Davis
Executive Director

Kelly Kline

From: Squarespace <no-reply@squarespace.info>
Sent: Friday, June 19, 2020 12:49 PM
To: Kelly Kline
Subject: Form Submission - Contact Us - Public hearing on 201 all St. (Huntington Building)

Follow Up Flag: Follow up
Flag Status: Flagged

Name: Steve Gleason

Email: cgleason6@rochester.rr.com

Subject: Public hearing on 201 all St. (Huntington Building)

Message: I am writing to express my opinion for the public hearing re: 201 Fall St.

I believe that 55 apartments on that already congested corner lot of Seneca Falls is too many. There would be one entrance off the bridge for at least 55 more cars, and one exit, at the already crowded Fall St. side of the building. I have had a truck t-bone me by running the red light at the corner, and I witnessed a 10 year old boy getting hit and killed while he was going into the convenience store right near the building. A pizza driver turned the corner, and there he was. This is before adding another 100 + people to the intersection.

Also, how would fire trucks and ambulances' maneuver around that nightmare of a corner?

The total jobs created after construction would be two (2), and zero for the remainder of years the project will be there. Hardly the job creation that I understood the IDA is interested in.

Twenty five of the apartments are earmarked for disabled, homeless veterans. This is worthy, my Father served with the Marines in the Korean War, and I am not anti-Veteran, but Seneca Falls and Seneca County do not have many veterans who fit all three criteria. Other counties will provide most of the occupants for those apartments. The rest of the apartments are ear marked for working class families, but over half of the apartments are 460-500 sq. feet, about the same as many hotel rooms. The recreation is non existant for the veterans, Home Leasing telling me they have the Ludovico trail and the Rec. center. These are hardly two spots the disabled Vets. can and will walk to. They have a small area for children, but the canal is right there, the bridge, and the crowded road. Nothing good can come from this mix of people crammed in that small area. Not only would the Veterans' be in danger, but any children living there as well. I feel that the IDA should not take over this property and return it to Home Leasing in a couple of years. I am not convinced the apartments will be filled two years from completion of this project. I also feel it would be a mistake to give Home Leasing any financial assistance for this project, and therefor no abatement of property taxes. The way this looks, Home Leasing is getting all grants, federal money and otherwise, for low income housing. None of the companys' own money appears to be used for this project.

My opinion its that this is a bad project for the building, the neighborhood, the Town of Seneca Falls, and the IDA. Other projects would be more suitable to restore that building, as restoring the building seems to be the catalyst for many in Seneca Falls. I can agree to try to restore the building, but not with this project.

Thank you
Steve Gleason
11 Carol Ave.
Seneca Falls, NY 13148
315-568-5581

(Sent via [Seneca County IDA](#))

Kelly Kline

From: Tim Geraghty <tgeraght@rochester.rr.com>
Sent: Tuesday, June 23, 2020 10:11 PM
To: Kelly Kline
Cc: tgeraght@rochester.rr.com
Subject: Home Leasing, LLC Project

Kelly

I am writing in regards to the Home Leasing, LLC, project.

When it was first announced that a developer from Rochester had purchased the building at 201 Fall Street (the Huntington Building) I had hopes.

When it became known that the developer was Home Leasing I, like many others, did some quick searches for Home Leasing. The communities that they display and describe on their web site made it seem as though we would have a marvelous housing complex in a restored building.

At the Planning Board meeting I found out that this is not a Home Leasing project. It is in fact an Eagle Star Housing project, with Home Leasing as the front man.

I also "attended" the Zoning Board meeting where this project was again discussed. It is no longer a 50 unit project but a 55 unit project, with representatives explaining that this was so that the financials were "viable".

First, the thought that this building is going to be converted into 55 apartment units. They represented that half of those would likely be rented by "professionals or professional couples". I don't personally see young professionals being interested in 450 square foot apartments.

The thought of managing to squeeze 55 apartments into that building amazes me, even considering the additional floor that they apparently intend to build. When the owner of the St Patrick school building on Bayard Street was asking to put in eight apartments there was insistence that the apartments not be smaller than 1300 square feet.

Second, pretty much everything about the financing of this project seems suspicious. When they have to increase the number of units from 50 to 55 "to make the financials viable" there is some pretty tight financing. What if they don't achieve or maintain 100% occupancy? Would the financials still work? What is the guarantee that Home Leasing is going to remain financially responsible for this property? It doesn't appear as though they have any financial stake in the project, but rather the "good will" factor coupled with misleading the public into thinking that this is going to be another of their (pretty impressive) properties.

Third, to tie in with what I mentioned above, why is this being (mis-)represented as a Home Leasing project? In the Planning Board and Zoning Board meetings I heard of over 6000 sq ft of outdoor recreation area. Where exactly is this? Does that include the steep bank down to the canal? Great for kids and elderly/disabled veterans. The gazebo was apparently scrapped in order to make room for more parking to meet town code. I don't know where that was going to be anyways. There seems to be a lot of misleading or misrepresented information surrounding the entire project.

Fourth, did I mention the location?

This building is located at a corner that is one of the busiest and most dangerous intersections in Seneca Falls. Traffic is routinely backed up on the Rumsey Street bridge with traffic trying to turn onto or off of Fall Street. The addition of entrance/exit drives from the Huntington Building directly across from the convenience store parking lot entrance is only going to make this worse. I have heard two different views on this during the same presentation. At one point less than half of the residents were expected to have vehicles. In this case you have additional pedestrian traffic at this intersection in addition to residents who are attempting to cross Rumsey Street to get to the convenience store. In the

other view, transportation is going to be provided to those who don't have vehicles, in which case you have additional traffic attempting to turn into and out of the Huntington Building parking area. If you go through this intersection often you can imagine the problems this is going to create. Traffic routinely backs up to the convenience store when someone attempts to turn left onto Bayard Street, with a similar scenario when people are attempting to turn left onto Fall Street. Huntington Building as a 55 unit apartment complex is going to exacerbate this situation regardless of how many residents have vehicles.

Fifth, and I'll stop. I do not see any way that this project will provide any benefit, economically or otherwise, to the town of Seneca Falls. We may end up with a partially occupied mini-apartments complex that the taxpayers are subsidizing, or an abandoned property once "the financials" don't work out and any investors walk away. I do not see this as a wise investment on the part of the town. I was amazed that the Planning Board approved it, and only somewhat relieved when the Zoning Board denied it based on the idea that it even got to them. The idea of granting a PILOT program agreement that "provides the project stability with operating costs" would in my opinion only increase the burden on taxpayers for a project that should not have been (and was not) approved.

In conclusion, those are only some of the reasons that I am opposed to the Huntington Building project in general, and the idea of a PILOT program agreement specifically.

Respectfully,

Tim Geraghty
16 Pleasant St
Seneca Falls, NY
315 730-4989

THE HALPIN FIRM

ROBERT L. HALPIN, ATTORNEY AT LAW
4588 ROUTE 224

MONTOUR FALLS, NY 14865

PHONE: (607) 594-3786

FAX: (607) 594-3788

June 5, 2020

VIA FEDERAL EXPRESS


To: Attached Distribution List

**Re: Home Leasing, LLC; Public Hearing for Application to Seneca
County Industrial Development Agency for Financial Assistance**

Ladies and Gentlemen:

Enclosed please find a copy of the notice of the public hearing to be conducted in connection with the referenced application.

Very truly yours,



Kristi A. Pierce
Legal Assistant

Enclosure

Cc: Sarah Davis, Executive Director, Seneca County Industrial Development Agency

NOTICE OF PUBLIC HEARING

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June 8, 2020

SENECA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

/s/ Sarah Davis, Executive Director

DISTRIBUTION LIST
Notice of Public Hearing

Michael J. Ferrara
Town of Seneca Falls Supervisor
130 Ovid Street
Seneca Falls, NY 13148

Mitch Rowe
Seneca County Manager
Seneca County Office Building
One DiPronio Drive
Waterloo, NY 13165

Jeramy Clingerman
Superintendent of Schools
Seneca Falls Central School District
98 Clinton Street
Seneca Falls, NY 13148

Margaret E. Li
Clerk to Seneca County Board of Supervisors
Seneca County Office Building
One DiPronio Drive
Waterloo, NY 13165

FedEx Shipment 770640284622 Delivered

"TrackingUpdates@fedex.com" [TrackingUpdates@fedex.com]

Sent: 6/9/2020 11:53 AM

To: ""kristi@thehalpinfirm.com"" <kristi@thehalpinfirm.com>

Your package has been delivered

Tracking # 770640284622

Ship date:
Mon, 6/8/2020

Robert Halpin
HALPIN LAW FIRM
Montour Falls, NY 14865
US



Delivery date:
Tue, 6/9/2020 11:51 am


Supervisor Michael J. Ferrara
Town of Seneca Falls
130 OVID STREET
SENECA FALLS, NY 13148
US



Shipment Facts

Our records indicate that the following package has been delivered.

Tracking number:	770640284622
Status:	Delivered: 06/09/2020 11:51 AM Signed for By: M.HOWE
Reference:	Home Leasing NPH
Signed for by:	M.HOWE
Delivery location:	SENECA FALLS, NY
Delivered to:	Receptionist/Front Desk
Service type:	FedEx Priority Overnight®
Packaging type:	FedEx® Envelope
Number of pieces:	1
Weight:	0.50 lb.
Special handling/Services:	Deliver Weekday
Standard transit:	6/9/2020 by 10:30 am

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All weights are estimated.

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Thank you for your business.

FedEx Shipment 770640385091 Delivered

"TrackingUpdates@fedex.com" [TrackingUpdates@fedex.com]

Sent: 6/9/2020 10:29 AM

To: ""Kristi@thehalpinfirm.com"" <Kristi@thehalpinfirm.com>



Your package has been delivered

Tracking # 770640385091

Ship date:
Mon, 6/8/2020

Robert Halpin
HALPIN LAW FIRM
Montour Falls, NY 14865
US



Delivery date:
Tue, 6/9/2020 10:27 am

Clerk Margaret E. LI
Seneca County Board of
Supervisors
One DiPronio Drive
Seneca County Office Building
WATERLOO, NY 13165
US

Shipment Facts

Our records indicate that the following package has been delivered.

Tracking number:	770640385091
Status:	Delivered: 06/09/2020 10:27 AM Signed for By: L.I
Reference:	Home Leasing NPH
Signed for by:	L.I
Delivery location:	WATERLOO, NY
Delivered to:	Receptionist/Front Desk
Service type:	FedEx Priority Overnight®
Packaging type:	FedEx® Envelope
Number of pieces:	1
Weight:	0.50 lb.
Special handling/Services:	Deliver Weekday Adult Signature Required
Standard transit:	6/9/2020 by 10:30 am

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FedEx Shipment 770640351196 Delivered

"TrackingUpdates@fedex.com" [TrackingUpdates@fedex.com]

Sent: 6/9/2020 11:21 AM

To: ""kristi@thehalpinfirm.com"" <kristi@thehalpinfirm.com>



Your package has been delivered

Tracking # 770640351196

Ship date:
Mon, 6/8/2020

Robert Halpin
HALPIN LAW FIRM
Montour Falls, NY 14865
US



Delivery date:
Tue, 6/9/2020 11:18 am

Superintendent Jeremy
Clingerman
Seneca Falls Central School
Distric
98 Clinton Street
SENECA FALLS, NY 13148
US

Shipment Facts

Our records indicate that the following package has been delivered.

Tracking number:	770640351196
Status:	Delivered: 06/09/2020 11:18 AM Signed for By: P.WARD
Reference:	Home Leasing NPH
Signed for by:	P.WARD
Delivery location:	SENECA FALLS, NY
Delivered to:	Receptionist/Front Desk
Service type:	FedEx Priority Overnight®
Packaging type:	FedEx® Envelope
Number of pieces:	1
Weight:	0.50 lb.
Special handling/Services:	Deliver Weekday Adult Signature Required
Standard transit:	6/9/2020 by 10:30 am

Please do not respond to this message. This email was sent from an unattended mailbox. This report was generated at approximately 10:21 AM CDT on 06/09/2020.

All weights are estimated.

To track the latest status of your shipment, click on the tracking number above.

Standard transit is the date and time the package is scheduled to be delivered by, based on the selected service, destination and ship date. Limitations and exceptions may apply. Please see the FedEx Service Guide for terms and conditions of service, including the FedEx Money-Back Guarantee, or contact your FedEx Customer Support representative.

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Thank you for your business.

FedEx Shipment 770640315393 Delivered

"TrackingUpdates@fedex.com" [TrackingUpdates@fedex.com]

Sent: 6/9/2020 10:30 AM

To: ""kristi@thehalpinfirm.com"" <kristi@thehalpinfirm.com>

Your package has been delivered

Tracking # 770640315393

Ship date:
Mon, 6/8/2020Robert Halpin
HALPIN LAW FIRM
Montour Falls, NY 14865
USDelivery date:
Tue, 6/9/2020 10:28 amCounty Manager Mitch Rowe
Seneca County
One DiPronio Drive
Seneca County Office Building
WATERLOO, NY 13165
US

Shipment Facts

Our records indicate that the following package has been delivered.

Tracking number:	770640315393
Status:	Delivered: 06/09/2020 10:28 AM Signed for By: P.ORTER
Reference:	Home Leasing NPH
Signed for by:	P.ORTER
Delivery location:	WATERLOO, NY
Delivered to:	Receptionist/Front Desk
Service type:	FedEx Priority Overnight®
Packaging type:	FedEx® Envelope
Number of pieces:	1
Weight:	0.50 lb.
Special handling/Services:	Deliver Weekday Adult Signature Required
Standard transit:	6/9/2020 by 10:30 am

Please do not respond to this message. This email was sent from an unattended mailbox. This report was generated at approximately 9:30 AM CDT on 06/09/2020.

All weights are estimated.

To track the latest status of your shipment, click on the tracking number above.

Standard transit is the date and time the package is scheduled to be delivered by, based on the selected service, destination and ship date. Limitations and exceptions may apply. Please see the FedEx Service Guide for terms and conditions of service, including the FedEx Money-Back Guarantee, or contact your FedEx Customer Support representative.

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EXHIBIT B

PILOT AGREEMENT PAYMENT SCHEDULE

ADDENDUM TO IDA APPLICATION FOR FINANCIAL ASSISTANCE
 Real Property Tax Benefits (Detailed):

** This section of this Application will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application.

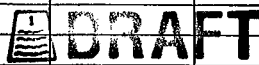
Tax Agreement Estimate Table Worksheet



Dollar Value of New Construction and Renovation Costs	Estimated New Assessed Value of Property *	County Tax Rate/1,000	Local Tax Rate (Town/City/Village)/1,000	School Tax Rate/1,000
\$17,775,901	\$1,044,590	4.96	10.09	26.54

*Apply equalization rate to value

PILOT Year	% Payment	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1		\$2,624	\$5,337	\$14,039	\$22,000	\$43,461	\$21,459
2		\$2,695	\$5,483	\$14,422	\$22,600	\$43,461	\$20,859
3		\$2,784	\$5,662	\$14,894	\$23,340	\$43,461	\$20,119
4		\$2,867	\$5,832	\$15,341	\$24,040	\$43,461	\$19,419
5		\$2,953	\$6,007	\$15,801	\$24,761	\$43,461	\$18,698
6		\$3,042	\$6,187	\$16,275	\$25,504	\$43,461	\$17,955
7		\$3,133	\$6,373	\$16,763	\$26,269	\$43,461	\$17,190
8		\$3,227	\$6,564	\$17,267	\$27,058	\$43,461	\$16,401
9		\$3,324	\$6,761	\$17,785	\$27,870	\$43,461	\$15,589
10		\$3,423	\$6,964	\$18,318	\$28,706	\$43,461	\$14,753
11		\$3,526	\$7,173	\$18,868	\$29,567	\$43,461	\$13,892
12		\$3,632	\$7,388	\$19,434	\$30,454	\$43,461	\$13,005
13		\$3,741	\$7,610	\$20,017	\$31,368	\$43,461	\$12,091
14		\$3,853	\$7,838	\$20,617	\$32,309	\$43,461	\$11,150
15		\$3,969	\$8,073	\$21,236	\$33,278	\$43,461	\$10,181
16							
17							
18							
19							
20							
TOTAL	0	48.793	99.252	261.077	409.124	651.915	242.761



*Estimates provided are based on current property tax rates and assessment values

Seneca County Industrial Development Agency • One DiPronio Drive Waterloo, NY 13185

senecacountyIDA.org • P 315.539.1725 • F 315.538.4340