

**TOWN OF COLONIE INDUSTRIAL DEVELOPMENT AGENCY
APPLICATION FOR FINANCIAL ASSISTANCE**

Joseph LaCivita
Executive Director
Telephone: 518-783-2741
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347 Old Niskayuna Road
Public Operations Center
Latham, NY 12110

DATE: 03/20/2017

APPLICANT: Afrim Realty Company, LLC & Afrim Sports, Inc. (the "Applicant")

ADDRESS: 636 Albany Shaker Road, Loudonville New York 12211

FEDERAL ID #: [REDACTED]

CONTACT PERSON: Afrim Nezaj TITLE: Member

TELEPHONE NO.: 518-438-3131 FAX NO.: 518-438-4422

EMAIL ADDRESS: anezaj1@gmail.com

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

NAME OF ATTORNEY: Paul V. Sciocchetti, Esq.

FIRM: Sciocchetti & Abbott, PLLC

ADDRESS: 12 Century Hill Drive, Latham New York 12110

TELEPHONE NO.: 518-867-3001 FAX NO.: 518-867-3017

EMAIL ADDRESS: pvs1@pvslaw.com

PLEASE READ THE INSTRUCTIONS ON PAGE 2 OF THIS APPLICATION
BEFORE FILLING OUT THE REST OF THIS FORM

INSTRUCTIONS

1. The answers to the questions contained in this application are necessary to determine the Company's eligibility for financial assistance from the Town of Colonie Industrial Development Agency (the "Agency"). These answers will also be used in the preparation of papers in this transaction. Accordingly, all questions should be answered accurately and completely by an officer, member, partner or other employee of your firm who is thoroughly familiar with the business and affairs of the Company and who is also thoroughly familiar with the proposed project. This application is subject to acceptance by the Agency.
2. The Agency will not approve any application unless, in the judgment of the Agency, said application contains sufficient information upon which to base a decision whether to approve or tentatively approve the project contemplated therein.
3. Please respond to all items either by filling in blanks by attachment (by marking space "See Attachment Number 1," etc.) or by using "none" or "not applicable" or "N/A" where the question is not appropriate to the project which is the subject of this application.
4. If an estimate is given as the answer to a question, put ("est") after the figure or answer which is estimated.
5. When completed, return five (5) copies of this application to the Agency at the address indicated on the first page of this application.
6. The Agency will not give final approval to this application until the Agency receives a completed environmental assessment form concerning the project that is the subject of this application.
7. Please note that Article 6 of the Public Officers Law declares that all records in the possession of the Agency (with certain limited exceptions) are open to public inspection and copying. If the Applicant feels that there are elements of the project which are in the nature of trade secrets or competitive issues which if disclosed to the public or otherwise widely disseminated would cause substantial injury to the Company's competitive position, the Applicant may identify such elements in writing and request that such elements be kept confidential in accordance with Article 6 of the Public Officers Law.
8. The Applicant shall pay or cause to be paid to the Agency all actual costs and expenses (including legal fees) incurred by the Agency in connection with this application and the project contemplated herein. The costs incurred by the Agency, including the Agency's counsel may be considered as a part of the project.
9. The Agency has established an administrative fee to be paid by the Company said fee being intended to cover the indirect expenses incurred by the Agency in administering the project including compiling reports relating to the project. The administrative fee is 1/2 of 1% of the total project cost. The fee shall be payable upon the earlier to occur of (a) the closing of the straight lease transaction or (b) one (1) year after the Company is appointed agent of the Agency.
10. The Agency has established a non-refundable application fee of \$250.00 to cover the anticipated costs of the Agency in processing this application. A check or money order made payable to the Agency must accompany each application. THIS APPLICATION WILL NOT BE ACCEPTED BY THE AGENCY UNLESS ACCOMPANIED BY THE APPLICATION FEE.
11. **ALL ESTIMATES OF FINANCIAL ASSISTANCE AND ALL OTHER INFORMATION WILL BE RELIED UPON BY THE AGENCY. ANY REQUEST FOR CHANGES TO THIS APPLICATION MUST BE MADE IN WRITING AND MAY IMPACT THE GRANT OF FINANCIAL ASSISTANCE TO THE PROJECT.**

PART I. PROPOSED PROJECT OWNER ("COMPANY")

1) Company Name: Afrim Realty Company, LLC & Afrim Sports, Inc.
Address: 636 Albany Shaker Road, Loudonville, New York 12211
Federal ID No.: [REDACTED]
If the Company differs from the Applicant, give details of relationship: N/A

2) Business Organization of the Company

Type of business organization: Limited Liability Company and Corporation
State incorporated in: New York State

3) Company Ownership

a) Is the Company publicly held? Yes ☒ No

i) If yes, list exchanges where stock of the Company is traded: N/A

ii) If no, list all stockholders, partners, members or managers having an interest in the ownership or profits of the Company:

Name	Address/Telephone/Email	Percentage of Holding
Afrim Neza	636 Albany Shaker Road	100%
	Loudonville, New York 12211	
	anezaj1@gmail.com	

iii) Has any person listed in Section 3(a)(ii) above ever been convicted of a criminal offense (other than a minor traffic violation)? Yes ☒ No

iv) Has any person listed in Section 3(a)(ii) above or any concern with whom such person has been connected ever been in receivership or been adjudicated a bankrupt? Yes ☒ No

v) If yes to (iii) or (iv), please furnish detail in a separate attachment. (N/A)

4) Company Management

a) List all officers, directors, members, managers, partners and general counsel:

Name	Address/Telephone/Email	Office Held	Principal Business Affiliations
Afrim Neza	636 Albany Shaker Road	Member/Manager	- Afrim Sports Inc.
	Loudonville, NY 12211		
	anezaj1@gmail.com		

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

c) Has any person listed above or any concern with whom such person has been connected ever been in receivership or been adjudicated a bankrupt? Yes ☒ No

d) Is the Company or management of the Company now a plaintiff or a defendant in any criminal litigation? Yes ☒ No

e) If yes to (b), (c) or (d) above, please furnish detail in a separate attachment. (N/A)

5) Company Affiliates and Service Providers

- a) Please list the name of and relationship to any subsidiary or direct or indirect affiliate of the Company: Afrim Realty Company, Inc is the real estate holding entity and Afrim Sports, Inc. is the operating entity.

- b) Company's Principal Bank : M&T Bank

- c) Commercial real estate broker the Company is utilizing for this project: Charles Curto and Anthony Sabatino of Realty USA

- d) Please list a few locally based suppliers you use during the course of business operation. These could be raw material, packaging, supplies, equipment vendors, etc.: Ginsberg Food Services, Sam's Club, Hill and Marks, Pepsi, Saratoga Eagle, Inferno, DeCrescente Distributing Company, and Sanico, Inc.

6) Company's Prior Benefits

- a) Please list any prior industrial development agency assistance or any other municipal incentives including, but not limited to, New York State or Local Economic Development Assistance Programs in which the Company (or any Company affiliate) has been involved: NONE

- b) Please list any New York State or utility economic development benefits for this project for which the Company has applied: NONE

- c) Has the Company or any related person applied to another IDA in regard to this Project?
Yes ☒ No
 If yes, please provide details of any action taken with respect to and the current status of such application: (N/A)

PART III. PROJECT COST

- 1) State the costs reasonably necessary for the acquisition of the project site and the construction of the proposed project:

<u>Description of Cost</u>	<u>Amount</u>	
Purchase of land	<u>\$ 1,150,000.00</u>	
Purchase of existing buildings	<u>\$ 0.00</u>	
Renovations/additions to existing buildings	<u>\$ 0.00</u>	
New building construction and turf fields	<u>\$ 6,100,000.00*</u>	
Machinery & equipment cost	<u>\$200,000.00</u>	
Utilities, roads and appurtenant costs	<u>\$1,000,000.00</u>	
Architects & engineering fees	<u>\$400,000.00</u>	
Legal fees	<u>\$ 200,000.00</u>	
Construction loan fees & interest	<u>\$450,000.00</u>	
Other (specify) <u>Impact Fees, Infrastructure & Soft Costs</u>	<u>\$500,000.00</u>	
TOTAL PROJECT COST	<u>\$ 10,000,000.00</u>	

*New building construction:
 \$4,000,000.00 for Site Work
 \$1,100,000.00 for Turf
 \$1,000,000.00 for Dome
 TOTAL: \$6,100,000.00

PART III. COST/BENEFIT ANALYSIS

ALL ESTIMATES OF FINANCIAL ASSISTANCE AND ALL OTHER INFORMATION WILL BE RELIED UPON BY THE AGENCY. ANY REQUEST FOR CHANGES TO THIS APPLICATION MUST BE MADE IN WRITING AND MAY IMPACT THE GRANT OF FINANCIAL ASSISTANCE TO THE PROJECT.

1) Estimated value of each type of exemption sought (indicate N/A if not being requested):

Mortgage amount	\$ 9,000,000
Mortgage recording tax exemption	\$ 90,000.00
Project costs subject to sales and use taxes	\$ 3,500,000.00
Sales and use tax exemption	\$ 280,000.00

Real property tax exemption/PILOT \$ Please see the attached continuation sheet.

(a) fill out the chart below based on the Agency's UTEP; or

(b) if a deviation is being requested, please call Chris Kelsey at 783-2708

PILOT ESTIMATE WORKSHEET:

Dollar Value of New Construction and Renovation Costs	Estimated New Assessed Value of Property Subject to IDA Financial Assistance*	County Tax Rate/1000 (15%)	Local Tax Rate (Town/City/Village)/1000 (10%)	School Tax Rate/1000 (75%)
\$8,850,000	\$3,200,000	\$5.569599	\$3.611744	\$27.141585

*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	Please see the attached continuation sheet.						
2							
3							
4							
5							
6							
7							
8							
9							
10							
TOTAL							

- 2) Is there a mortgage or other financing for this project? ☒ Yes ☐ No
 Name of Lender: Please see the attached continuation sheet.
 Approximate amount of financing: Please see the attached continuation sheet.

3) Amount the Company has invested and plans to invest in the project: \$1,500,000.00

4) Percentage of the project to be financed from public sector sources: 46%

5) Percentage of the project to be financed from private sector sources: 54%

6) Benefits of the project

Existing jobs	<u>15 (FT), 200 (PT)</u>	
Jobs created	<u>+15(FT), +100 (PT)</u>	
Jobs retained	<u>100%</u>	
Estimated payroll	<u>\$2,000,000.00</u>	
Sales tax generated	<u><\$782,000.00 annually</u>	(See the attached Economic Impact Analysis)
Property tax/special district tax	<u>unknown</u>	
Increase in assessed value	<u><\$6,000,000.00 annually</u>	(Representing the annual residual benefit to local businesses, i.e: hotels, restaurants, transportation, gas station, etc. See the attached Economic Impact Analysis)
Other (please specify)		

Projected timeframe for the creation of new jobs: 2 years +/-

- 7) Discuss how the project will benefit the Town of Colonie and its residents. See Addendum A for particular selection criteria that the Agency will use in evaluating this project and incorporate relevant information regarding the selection criteria into your response.

Please see the attached continuation sheet.

PART V. DATA REGARDING PROPOSED PROJECT

- 1) Summary: (Please provide a brief narrative description of the project including why the Company is undertaking the project and why the Company is requesting the assistance of the Agency.)

Please see the attached continuation sheet.

- 2) Type of Project:

 Manufacturing Warehouse/Distribution ☒ Commercial
 Non-Profit Other:

3) Location of Proposed Project

Street Address: 969 Watervliet Shaker Road, Loudonville New York
Tax Map No.: 30-2-2.21
City: N/A Town: Colonie
Village: N/A School District: South Colonie CSD
Fire District: Midway County: Albany

Please attach a map or sketch of the project site.

4) Project Site

- a) Approximate size (in acres or square feet): Entire Parcel is 28.6 acres
b) Number and approximate size (in square feet) of each existing building: N/A
c) Present legal owner: Susan Coleman
d) Business operation currently at project site: NONE
e) Is project site currently vacant or underutilized and if so, for how many years? Vacant for 20+ years
f) If the Company (or Sublessee) owns the project site, please indicate the purchase price: N/A
g) If the Company is not the owner of the project site, is there an option signed with owner to purchase?
The Company currently has the project site under Contract.
If yes, indicate date option signed with owner: 1/2012 Date option expires: N/A
Purchase Price: \$1,150,000.00 + Proposed Closing Date: 6/1/2017

- h) Is the project located within a federally-designated flood zone? No

5) Project Site Plans

- a) Does part of the project consist of construction of a new building or buildings? ☒ Yes ☐ No
If yes, indicate number and size of new buildings (1) 86,400 sq ft air supported dome; (2) 12,000 +/- sq ft clubhouse/
multi-purpose building; and (3) 900 sq ft storage building
b) Does part of the project consist of additional and/or renovations to the existing buildings? ☐ Yes
☒ No
If yes, indicate nature of expansion and/or renovation The project does include extensive site work and
infrastructure to allow for the construction of 4 artificial outdoor, turf fields.
c) Will you be leasing the entire project site or a portion of it? Lease from Company to related operating entity.
Proposed lease term in years: Twenty (20) + years
If a portion, provide the square footage of proposed rented space: (N/A)

Please provide a copy of lease if available.

6) Zoning

- a) Zoning District in which project site is located: Commercial Office (CO)
b) Are there any variances or special permits affecting the site? ☒ Yes ☐ No
If yes, list below and attach copies of all such variances or special permits:
Special Use Permit granted 10/14/14
c) Will the project meet current zoning requirements? ☒ Yes ☐ No
If no, please provide the details/status of any change of zoning request:

7) Project Equipment

- a) Does a part of the project consist of the acquisition or installation of machinery, equipment or other personal property (the "Equipment")? ☒ Yes ☐ No
If yes, describe the Equipment: All of the equipment, machinery and fixtures required for the multi-use fields (i.e. goal, score boards, bleachers, clubhouse furnishings, etc.) and equipment to operate the dome.
- b) Will any of the Equipment have been previously used? ☐ Yes ☒ No
If yes, please provide detail: N/A

8) Project Use

- a) What are the principal products to be produced and/or principal activities to be conducted at the project? Sports leagues, youth programs, camps and tournaments
- b) Is there a likelihood that the Company, but for the contemplated financial assistance from the Agency, would be unable to undertake the project? ☒ Yes ☐ No
If no, please explain why the Agency should undertake the project: N/A
- c) Does the project include facilities or property that are primarily used in making retail sales of goods or services to customers who personally visit such facilities? ☒ Yes ☐ No. There will be some retail sales of associates equipment (i.e. cleats, jerseys, pads, etc.)
If yes, what percentage of the cost of the project will be expended on such facilities or property primarily used in making such retail sales? 1 %

If greater than 33.33% please respond to the following:

Is the project a "tourism destination" that is likely to attract a significant number of visitors from outside the economic development region in which the project will be located? ☐ Yes ☐ No
If yes, please explain: _____

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 Town of Colonie because of a lack of reasonably accessible retail trade facilities offering such goods or services? ☐ Yes ☐ No

Will the project be located in a "highly distressed area"? A "highly distressed area" is (i) an area designed as an economic development zone pursuant to Article 18-B of the General Municipal Law; or (ii) a census tract or block numbering area (or census tract or block numbering area contiguous thereto) which, according to the most recent census data, has (x) a poverty rate of at least 20% for the year in which the data relates, or at least 20% of households receiving public assistance, and (y) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates? ☐ Yes ☐ No

- d) Are there facilities within the State of New York that will close or be subject to reduced activity as a result of the project? ☐ No

If yes, please indicate whether the project is reasonably necessary for the Company to maintain its competitive position in its industry or to prevent the Company from moving out of New York State: N/A

- e) Will the project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York? ☒ Yes ☐ No

If yes, please explain: In addition to the positive employment impact, shown in Part VI below, tournament attendance will result in a significant increase in lodging, dining out, and transportation demands throughout the Town. This will assist local companies in preserving their need for staff, and it will likely require a demand for an increase in staff for multiple local businesses during tournaments.

9) Project Construction Status

- a) Please discuss the approximate extent of construction and/or acquisition which has commenced and the extent of completion. Indicate whether such specific steps have been completed as site clearance and preparation; completion of foundations; installation of footings; etc.:
Construction has not commenced. Projected to start 6 months to 1 year from purchase closing
- b) What is the scheduled completion date of the project? November 1, 2017
- c) Building/Contractor Name and Address: N/A
- d) Architect and/or Engineer Address: _____

PART V. LESSEE OR SUBLESSEE

- 1) Please give the following information with respect to each Sublessee to whom the Company intends to lease or sublease more than 10% (by area or fair market rental value) of the project:

- a) Lessee/Sublessee name: Afrim's Sports, Inc.
- b) Present address: 636 Albany Shaker Road, Loudonville New York 12211
- c) Relationship to the Company: Same Principal
- d) Percentage of project to be leased or subleased: 100%
- e) Date of lease or sublease to Sublessee: November 1, 2017
- f) Use of project intended: Multi-use Sports Complex

PART VI. EMPLOYMENT IMPACT

Indicate the number of full time equivalent ("FTE") jobs presently at the Company and the number of FTE jobs that will be employed at the project at the end of the first and second years after the project has been completed, by category, including full time equivalent independent contractors or employees of independent contractors that work at the project location. Do not include construction workers. Indicate the salary and fringe benefit averages or ranges for each category of jobs.

	Present	Year 1	Year 2
Number of Professional/ Managerial/ Technical Jobs	15	20	30
Estimated Average Salary or Salary Range for Professional/ Managerial/ Technical Jobs	\$50,000.00 each	\$50,000.00	\$55,000.00
Estimated Average Benefits or Benefits Range for Professional/ Managerial/ Technical Jobs	\$2,500.00	\$2,500.00	\$3,000.00
Number of Skilled Jobs	-	-	-
Estimated Average Salary or Salary Range for Skilled Jobs	N/A	N/A	N/A

Estimated Average Benefits or Benefits Range for Skilled Jobs	N/A	N/A	N/A
Number of Unskilled or Semi-Skilled Jobs	0	1	2
Estimated Average Salary or Salary Range for Unskilled or Semi-Skilled Jobs	\$30,000.00	\$30,000.00	\$35,000.00
Estimated Average Benefits or Benefits Range for Unskilled or Semi-Skilled Jobs	\$2,500.00	\$2,500.00	\$3,000.00

Professional/ Managerial/ Technical Jobs includes jobs which involve skill or competence of extraordinary degree and may include supervisory responsibilities (*Examples:* architect, engineer, accountant, scientist, medical doctor, financial manager, programmer).

Skilled Jobs includes jobs that require specific skill sets, education, training and experience and are generally characterized by high education or expertise levels (*Examples:* electrician, computer operator, administrative assistant, carpenter, sales representative).

Unskilled or Semi-Skilled Jobs includes jobs that require little or no prior acquired skills and involve the performance of simple duties that require the exercise of little or no independent judgment (*Examples:* general cleaner, truck driver, typist, gardener, parking lot attendant, line operator, messenger, information desk clerk, crop harvester, retail salesperson, security guard, telephone solicitor, file clerk).

Please describe or list each job title or position that will be created and/or retained and whether such position is a professional/managerial/technical job, skilled job or unskilled or semi-skilled job: Managerial Jobs: Corporate Director, General Manager, Managers of Leagues, Tournaments, Rentals, Customer Sales, and Concession. Unskilled: field maintenance

Please detail how many residents of the Economic Development Region as defined by the State Department of Economic Development or the Labor Market Area (defined by the Agency to consist of Albany County, Schenectady County, Rensselaer County, and Saratoga County) will fill such jobs: It is very likely that all such jobs will be filled by residents of the Economic Development Region.

Estimate of number of construction jobs to be created and timeframe(s) for such jobs An average of 10 - 15 jobs over the course of the first year on any given day.

PART VII. COMPANY AFFIRMATIONS

The Company understands and agrees as follows:

- a) Truth of Statements. 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 exemptions claimed by reason of the Agency's involvement in the project.
- b) General Municipal Law Compliance. The provisions of Article 18-A, including Sections 859-a and 862(1), of the New York General Municipal Law will not be violated if financial assistance is provided for the proposed project.
- c) Job Listings and Consideration for Employment. In accordance with Section 858-b(2) of the New York General Municipal Law, if the project receives any financial assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the project must be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entities") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA") in which the project is located. Further, except as otherwise provided by collective bargaining agreements, where practicable, the Company will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the project.
- d) Annual Sales Tax Filings. In accordance with Section 874(8) of the New York General Municipal Law, if the project receives any sales tax exemptions as part of the financial assistance from the Agency, the Company will 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 Company and all consultants or subcontractors retained by the Company.
- e) Annual Employment Reports. If the project receives any financial assistance from the Agency, the Company will file, or cause to be filed, with the Agency, on an annual basis, 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 the salary and fringe benefit averages or ranges for categories of jobs retained and jobs created that was provided in this application is still accurate and if it is not still accurate, providing a revised list of salary and fringe benefit averages or ranges for categories of jobs retained and jobs created.
- f) Absence of Conflicts of Interest. The Company has received from the Agency a list of the members, officers and employees of the Agency. No member, officers or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this application, except as hereinafter described:
- g) Payment of Fees and Expenses. The Company shall pay all reasonable legal fees and expenses paid or incurred by the Agency arising out of or connected with the Agency's undertaking or attempting to undertake the acquisition, construction, equipping or financing of the project or the Agency's granting or attempting to grant any financial assistance (within the meaning of Article 18-A of the General Municipal Law) with respect to the project, regardless of whether any such acquisition, construction, equipping or financing or granting is consummated.
- h) Compliance. The Company is in substantial compliance with all applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.

IN WITNESS WHEREOF, the Applicant has duly executed this application this 30th day of
January, 2017.

Applicant: Afrim Realty Company, LLC

By: 

Name: Afrim Nezaj

Title: Member

APPLICANT MUST COMPLETE THE VERIFICATION AND HOLD HARMLESS AGREEMENT
APPEARING BELOW BEFORE A NOTARY PUBLIC.

VERIFICATION AND HOLD HARMLESS AGREEMENT

STATE OF NEW YORK)
COUNTY OF Albany)

Afrim Nezaj _____, deposes and says that s/he is the
(Name of Individual)

Member _____ of Afrim Realty Company, LLC
(Title) (Applicant Name)

that s/he has read the foregoing application and knows the contents thereof and that the same is true, accurate and complete to the best of her/his knowledge, as subscribed and affirmed under the penalties of perjury. The grounds of deponent's beliefs relative to all matters in the said application which are not stated upon his own personal knowledge are investigations which the deponent has caused to be made concerning the subject matter of this application as well as, if applicable; information acquired by deponent in the course of her/his duties for the applicant and from the books, and papers of the applicant.

Deponent on behalf of applicant hereby releases the Town of Colonie Industrial Development Agency and the members, officers, servants, agents and employees thereof (herein collectively referred to as the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (i) the Agency's examination and processing of; and action pursuant to or upon, the attached Application, regardless of whether the Application or the project described therein are favorably acted upon by the Agency and (ii) the Agency's granting of financial assistance to the Applicant; 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, then, and in that event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns all actual costs incurred by the Agency in the processing of the Application, including attorneys' fees, if any.


(Applicant/Representative's Signature)

Sworn to before me this 30th day of January, 2017.

Notary Public
PAUL V. SCIOCCETTI
Notary Public, State of New York
License No. 02SC4891006
Qualified in Albany County
Commission Expires April 06, 2019

ADDENDUM A

SELECTION CRITERIA BY PROJECT TYPE

Manufacturing, Warehouse, Distribution

1. Alignment with local planning and development efforts
2. Wage rates (as compared to median wage for area)
3. Regional wealth creation (% sales/customers within municipality)
4. Regional purchases (% of overall purchases)
5. Research and development activities
6. Investments in energy efficiency
7. Location, land use, including use of brownfields or locally designated development areas
8. Use of LEED/renewable resources
9. Retention/flight risk

Agricultural, Food Processing

1. Alignment with local planning and development efforts
2. Wage rates (as compared to median wage for area)
3. Regional wealth creation (% sales/customers outside area)
4. Regional purchases (% of overall purchases)
5. Research and development activities
6. Investments in energy efficiency
7. Location, land use factors, proximity to local agricultural production
8. Use of LEED/renewable resources
9. Retention/flight risk

Adaptive Reuse, Community Development

1. Alignment with local planning and development efforts
2. Location within distressed census tract
3. Age of structure
4. Elimination of slum and blight
5. Building or facility vacancy
6. Redevelopment supports local community development plan
7. Environmental or safety issues
8. Use of LEED/renewable resources
9. Building or site has historic designation
10. Site or structure has delinquent property or other local taxes
11. Project developer's return on investment
12. Ability to obtain conventional financing

Tourism

1. Alignment with local planning and development efforts
2. Market study (documenting demand and impact on existing tourism and businesses)
3. Regional wealth creation
4. Proximity to and/or support of regional tourism attractions/facilities
5. Support of local official(s), convention visitors bureau
6. Regional purchases, support of local vendors
7. Use of LEED/renewable resources
8. Generation of additional local revenues (such as hotel bed taxes)

Retail

1. Alignment with local planning and development efforts
2. Meets all requirements of General Municipal Law Section 862
3. Market study documenting need
4. Goods or services not readily available
5. Impact on existing businesses
6. Regional wealth creation
7. Location within highly distressed census tract
8. Location in urban or town center
9. Elimination of slum and blight
10. Alignment with local planning and development efforts

High Tech

1. Alignment with local planning and development efforts
2. Wage rates (as compared to median wage for area)
3. Regional wealth creation (% sales/customers outside area)
4. Regional purchases (% of purchases from local vendors)
5. Research and development activities
6. Investments in energy efficiency
7. Support of local business
8. Retention/flight risk
9. Use of LEED/renewable resources

Back Office, Data, Call Centers

1. Alignment with local planning and development efforts
2. Wage rates (as compared to median wage for area)
3. Regional wealth creation (% sales/customers outside area)
4. Regional purchases (% of purchases from local vendors)
5. Support of local business
6. Retention/flight risk
7. Use of LEED/renewable resources

Senior Housing

1. Alignment with local planning and development efforts
2. Market study (documenting unmet need and impact on existing housing facilities)
3. Location within a highly distressed census tract
4. Urban, town/village center location
5. Local official(s) support
6. Located in areas that provide support for below median income seniors
7. Location promotes walkable community areas
8. Project developer's return on investment
9. Ability to obtain conventional financing
10. Provision of senior-specific amenities (community rooms, health services, etc.)
11. Income level of potential residents (at or below median income)

Affordable Housing

1. Alignment with local planning and development efforts
2. Market study (documenting unmet need and impact on existing housing facilities)
3. Location within a highly distressed census tract
4. Alignment with local planning and development efforts
5. Urban, town/village center location

6. Local official(s) support
7. Located in areas that provide support for below median income individuals
8. Location promotes walkable community areas
9. Project developer's return on investment
10. Ability to obtain conventional financing
11. Income level of potential residents (at or below median income)

Commercial Housing

1. Alignment with local planning and development efforts
2. Market study (documenting unmet need and impact on existing housing facilities)
3. Location within a highly distressed census tract
4. Alignment with local planning and development efforts
5. Location within urban or town/village center
6. Support from local official(s) and the community
7. Location within areas that have inadequate housing supply
8. Promotion of transit-oriented or walkable community areas
9. Project developer's return on investment
10. Ability to obtain conventional financing

Student Housing

1. Alignment with local planning and development efforts
2. Market study (documenting unmet need and impact on existing housing facilities)
3. Location within a highly distressed census tract
4. Alignment with local planning and development efforts
5. Location within urban or town/village center
6. Support from local official(s) and the community
7. Location within areas that have inadequate housing supply
8. Promotion of transit-oriented or walkable community areas
9. Project developer's return on investment
10. Ability to obtain conventional financing

Energy Production

1. Alignment with local planning and development efforts
2. Wage rates (above median wage for area)
3. In region purchases (% of overall purchases, local construction jobs/suppliers)
4. Advances renewable energy production/transmission goals
5. Provides capacity or transmission to meet local demand or shortage

Miscellaneous Projects

1. Alignment with local planning and development efforts
2. Location within a highly distressed census tract
3. Alignment with local planning and development efforts
4. Location within urban or town/village center
5. Support from local official(s) and the community
6. Promotion of transit-oriented or walkable community

**TOWN OF COLONIE INDUSTRIAL DEVELOPMENT AGENCY
APPLICATION FOR FINANCIAL ASSISTANCE
CONTINUATION SHEET**

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Economic Impact:

The Economic Impact of this project is discussed at length in the Economic Impact Analysis, which is submitted herewith. As you can see, the positive economic impact that this project will have on the Town of Colonie far exceeds the Town of Colonie's potential loss in taxes, with a projected potential overall benefit of over \$6,000,000.00 in a single year per tournament. The Town of Colonie will see an increase in tourism, lodging, restaurant attendance, transportation fees, and will become a leader in recreation infrastructure and a well-known youth athletic center.

Notwithstanding all of the above, this project will not result in any loss to the Town, County or School District. The Town will generate \$24,433.00, or approximately 97% +/- more, in property taxes during the first year alone. The current owner is paying \$567.00 in taxes annually.

Creation of Jobs:

In addition to the overall economic impact, the facility will create and retain 15 full time jobs and 100 part time/secondary jobs with an estimated payroll of \$2,000,000.00. This is discussed at length in the Economic Impact Analysis. The tournaments will also result in increased business for multiple local companies, which will assist such local companies in their preservation of local full time and part time jobs.

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Part V. Data Regarding Proposed Project.

1) Summary:

As noted above, the Applicant is taking on this project to create what will be a major tournament site for the entire east coast. The demand for both indoor sports facilities and outdoor turf fields with lighting is at an all-time high, with more and more children dedicating their time to high intensity sports teams.¹ In addition, soccer is more popular in New York and the surrounding northeast region than in all other regions; the states of Massachusetts, New Jersey, Pennsylvania and New York alone, make up almost 25% of total youth soccer participation in the United States.² The increased demand and popularity throughout the Northeast, coupled with the fact that Applicant has been successfully managing and growing this brand for the last quarter century, make it abundantly clear that this project will be a success.

The Applicant is taking on this project in large part due to his passion for both children and sports. He sees his facilities as an escape for the adults and children who use them, and an opportunity and safe place for the children. In that regard, the value of this project is immeasurable to the Town. To date, Applicant has executed his projects exclusively throughout the Greater Capital Region. His facilities have benefited this Town for decades and he has become a renowned member of our local family.

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SUPERIOR DATA SERVICES, INC.

WWW.SUPERIOR-DATA.COM

188 Montague Street 10th Floor
Brooklyn, NY 11201
Tel: 718-625-9949
Fax: 347-896-5551

1471 Route 9 Sulte 203
Clifton Park, NY 12065
Tel: 518-785-4892
Fax: 518-785-5086

COUNTY: ALBANY

TITLE: AAATITLE 160381280

PAGE 1 OF 2

The unpaid taxes, water rates, assessments and other matters relating to taxes which are properly filed and indexed liens at the date of this search are set forth below. Our policy does not insure against such items which have not become a lien up to the date of the policy or installments due after the date of the policy. Neither our tax search nor our policy covers any part of streets on which the premises to be insured abut. If the tax lots reported cover more or less than the premises under examination, this fact will be noted herein. In such cases, the interested parties should take the necessary steps to make the tax map conform to the description to be insured.

Ass'd To: SUSAN COLEMAN

Search Date: 8/23/2016

Premises: 969 WVL SHAKER RD

Tax Class: 330 SWIS: 012689

School Dis: SOUTH COLONIE

Town/City: TOWN OF COLONIE

Village:

District: Acct. No.:

District:

Section: 30. Acreage: 28.60

Section:

Block: 2 Land: \$715,000.00

Block: Land:

Lot(s): 2.21 Total: \$715,000.00

Lot(s): Total:

Exemp:

Exemp:

AGRI DIST 707,000

2016 Town TAX \$353.09 Paid
Tax w/o Exemptions \$6,845.22

Year: 1/1-12/31

Lien: 1/1

Due: 1/1

2015/2016 School TAX \$214.31 Paid
Tax w/o Exemptions \$19,396.58

Year: 7/1-6/30

Lien: 7/1

Due: 9/1

*** ALL TAXES REFLECT AGRI DIST 707,100 ***

TAXES SEARCHED BACK TO 2000 ONLY.

WATER ACCOUNT INFORMATION NOT AVAILABLE WITHOUT HOMEOWNERS CONSENT. OWNER SHOULD PRESENT BILL/RECEIPT AT CLOSING.

TAX CLASSIFICATION: 330 - VACANT LAND LOCATED IN COMMERCIAL AREAS

*****TAX PAYMENTS*****

TAXES SUBJECT TO CONTINUATION PRIOR TO CLOSING

Recent payments of any open items returned on this tax search may not be reflected on the public records. Therefore please request the seller or borrower to have the receipted bills available at closing.

0000000.00 0017.00 0000017.00

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[illegible]

County rate	local	school
5.569599	3.611744	27.141585

[illegible]