Section I: Applicant Information

Please answer all questions. Use "None" or "Not Applicable" where necessary.

A) Applicant Information-company receiving benefit:

Applicant Name: Saratoga Auto Supplement Address: 288 Milton Avenue Phone: 518 587-8555 Website: https://www.napaonline.com/en/ry/ballston-spa/stors/27141?sdref=modal Federal ID#: 46-5766487	Fax: E-mail: jeff.shorr@saratoganapa.com
State and Year of Incorporation/Organization: Ge	orgia/NY 2104
List of stockholders, members, or partners of Applica	ant: Jeπrey L. Shorr Jr.
Will a Real Estate Holding Company be utilized to of What is the name of the Real Estate Holding Company: 85- State and Year of Incorporation/Organization: List of stockholders, members, or partners of Real Estate Holding Company: Neverther State and Year of Incorporation/Organization: List of stockholders, members, or partners of Real Estate Holding Company: Neverther Holding Company be utilized to organization to organization.	y: JV Real Estate Ventures, LLC. 4343406 v York - 2021
Agency assisting in application (SCPP or SEDC): S B) Individual Completing Application: Name: Jeff Shorr President Address: 288 Milton Avenue, Balls: Phone: 518 587-8555 E-Mail: jeff.shorr@saratoganapa. C) Company Contact (if different from individual	ton Spa, NY 12020 Fax: com completing application):
Name:	
Title:	
Address:	
Phone:	Fax:

Name of Attorney: Steven Thomas Firm Name: Lavelle & Finn Address: 29 British American Blvd, Latham, NY 12110 Phone: 518 869-6227 E-mail: Steve@lavalleandfinn.com E) Identify the assistance being requested of the Agency (select all that apply): 1. Exemption from Sales Tax 2. Exemption from Mortgage Recording Tax 3. Exemption from Real Property Tax 4. Tax Exempt Financing *
1. Exemption from Sales Tax 2. Exemption from Mortgage Recording Tax 3. Exemption from Real Property Tax 4. Tax Exempt Financing *
2. Exemption from Mortgage Recording Tax
2. Exemption from Mortgage Recording Tax
4. Tax Exempt Financing *
* (typically small qualified manufacturers) * Business Organization (check appropriate category): S Corporation Corporation Partnership Public Corporation Joint Venture Sole Proprietorship Limited Liability Company
S Corporation
S Corporation Corporation Partnership Public Corporation Joint Venture Sole Proprietorship Limited Liability Company
Public Corporation
Sole Proprietorship Limited Liability Company
Other (please specify)
Year Established: 2021 State in which Organization is established: New York - 2021
State in which Organization is established:
List all stockholders, members, or partners with % of ownership greater than 20%:
Name Name % of ownership
Jeffrey L. Shorr Jr. 100%
Applicant Business Description:
escribe in detail company background, products, customers, goods and services. Description is critical
determining eligibility: See attached document

H. Applicant Business Description

Saratoga Auto Supply (applicant) is a locally-owned corporation that was established in 2014. It is more commonly recognized by its affiliation with NAPA Auto Parts, a well-known and respected national distributor of automotive parts for over 100 years. Saratoga Auto Supply is owned in full by Jeffery L. Shorr Jr, a resident of Saratoga County. Saratoga Auto Supply operates locations in Saratoga, Warren, and Washington Counties.

Saratoga Auto Supply currently has 4 retall NAPA Auto Parts store locations and in 3 counties. They include Saratoga Springs (Saratoga), Ballston Spa (Saratoga), Queensbury (Warren), and Salem (Washington). Saratoga Auto Supply also operates two private automotive parts supply facilities for large local clients. They are Rowland Street Garage of Ballston Spa (Saratoga) and Romeo Auto Group (Warren).

Saratoga Auto Supply primary distributes and sells automotive parts and supplies. The product mix includes brakes, filters, automotive chemicals, motor oil, batteries, heavy duty parts, small engine, and paint and body products. In addition, Saratoga Auto Supply also provides automotive paint mixing, machine shop services, hydraulic hose construction, and light-duty installation services to its customers.

Saratoga Auto Supply is primarily a wholesale distributor of these products and services, with 70% of it's revenue coming from selling to other businesses leaving 30% of revenue as retail revenue sold directly to end user consumers. Saratoga Auto Supply warehouses a local inventory more than \$4 million of automotive parts and supplies. This figure is necessary due to the diversity of supplies our clients require and competitive pressure from both online retailers and other local competitors.

As part of their efforts to service these wholesale customers, Saratoga Auto Supply operates a fleet of 26 vehicles that provides parts delivery services to its medium to large sized clients. Saratoga Auto Supply is the primary supplier of automotive parts and supplies for independent automotive repair facilities, local and county municipalities, construction and transportation fleets, and OE car dealerships.

Estimated % of sales within Saratoga County: 71%			
Estimated % of sales outside Saratoga County but within New York State: 29%			
Estimated % of sales outside New York State but within the U.S.: 0%			
Estimated % of sales outside the U.S. 0%			
(*Percentage to equal 100%)			
I) What percentage of your total annual supplies, raw materials and vendor services are purchased from firms in Saratoga County. Include list of vendors, raw material suppliers and percentages for each.			
Provide supporting documentation including estimated percentage of local purchases. Annual Supplies - 5%			
Annual vendor Services - 15%			
Continuit, Daring David Continuity			
Section II: Project Description & Details			
A) Project Location:			
Municipality or Municipalities of current operations: Town of Milton			
Will the Proposed Project be located within the Municipality, or within a Municipality, identified above?			
Yes or No 🗌			
If Yes, in which Municipality will the proposed project be located? Town of Milton			
If No, in which Municipality will the proposed project be located?			
Provide the Property Address of the proposed Project: 352 Rowland Street, Ballston Spa, NY 12020			
SBL (Section, Block, Lot) # for Property upon which proposed Project will be located: 190.10-1-1.1			
What are the current real estate taxes on the proposed Project Site?			
If amount of current taxes is not available, provide assessed value for each: Land: \$300,000 Buildings(s): \$0			

^{**} If available please include a copy of current tax bill.

Are Real Property Taxes current? Wes or No. If no, please explain
Town/City/Village: Town of Milton School District: Ballston Spa
Does the Applicant or any related entity currently hold fee title to the Project site? Yes or No If No, indicate name of present owner of the Project Site: Rowland Milton LLC
Does Applicant or related entity have an option/contract to purchase the Project site? I Yes or No
Describe the present use of the proposed Project site: Vacant Commercial
B) Please provide narrative of project, the purpose of the project (new build, renovations, and/or equipment purchases), and the type of project (educational, recreational, historic preservation, etc.). Identify specific uses occurring within the project. Describe any and all tenants and any/all end users: (This information is critical in determining project eligibility – Attach additional pages if necessary): See attached document
Describe the reasons why the Agency's financial assistance is necessary, and the effect the Project will have on the Applicant's business or operations. Focus on competitiveness issues, project shortfalls, etc Your eligibility determination will be based in part on your answer (attach additional pages if necessary):
See attached document

B: Project Narrative

The proposed Milton NAPA Auto Parts Warehouse is designed as a new build project that successfully develops a 3.05 parcel of vacant land at 352 Rowland Street in Milton, NY. The result of the project would be a brand new 15,600 sq/ft warehouse facility. The primary function of the facility would be to provide inventory distribution support to the existing NAPA Auto Parts locations owned by Saratoga Auto Supply. The facility would also provide inventory support to projected future locations throughout the Capital Region, including other future sites projected in Saratoga County in Corinth, NY and Malta, NY. The General Contractor hired to construct the contract is a Saratoga County Contractor, Munter Enterprises.

The facility would also include office and conference room space to localize some additional support functions including inside commercial sales, account payable/receivable, technical support, and general office functions. Additionally, approximately 25-30% of the facility would be allocated to a showroom where general consumers can come and purchase items for their own use, and existing larger clients can come in place large order, demonstrate products, and participate in industry training seminars.

There are no proposed additional tenants for the project as Saratoga Auto Supply will use the entire facility to allow for future expansion.

Agency Assistance:

The Agency's assistance is necessary here due to several factors:

- 1. The primary driver of the assistance required is that the project costs have risen significantly since the onset of the project, putting the entire project cost above a figure that Saratoga Auto Supply can afford. The unprecedented increases in steel structure and lumber costs, along with the related increases caused by inflated prices in many other building materials, have increased this project by several hundred thousand dollars since the initial proposal in Q3 of 2020.
- 2. In addition, the project scope has increased due to competitive pressures. Initially, the project was to be a designed as a smaller facility that would just serve as a retail NAPA Auto Parts location, but over the past 18 months, several new competitors have expanded into the area, including O'Reilly Auto Parts, and additional national competitors have pending projects in our service area, including Autozone Auto Parts in Ballston Spa, NY and Advance Auto Parts in Wilton, NY. Saratoga Auto Supply needs a deep and well-stocked warehouse facility that supports all of its local stores in order to compete long-term and this project will provide that support.
- 3. The proposal 5-Year PILOT is necessary as it allows Saratoga Auto Supply the necessary time to grow into a larger facility without being suffocated by the large property tax associated with the project. Saratoga Auto Supply plans to add at least 12 jobs over the 5 year period and make significant investments in inventory, expanded delivery service, and partnerships with other local Saratoga County Automotive Repair facilities. This investment in jobs is possible because of the PILOT.

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:
If the Applicant is unable to obtain Financial Assistance for the Project, what will be the impact on
the Applicant and County/City/Town/Village? Loss of investment to increase tax base of County, Town and
school district. Loss of new jobs for residents of County and Town.
C) Will Project include the leasing of any equipment? Yes or No If Yes, please describe:
D) Site Characteristics: Will the Project meet zoning/land use requirements at the proposed location? No
Describe the present zoning/land use: Commercial
Describe required zoning/land use, if different:
1. Utilities serving project site:
a. Water - Municipal: Other (Describe): Heritage Springs Water
b. Sewer - Municipal: Saratoga County Sewer District No. 1 Other (Describe):

	c.	Electric - Utility:	National Grid
		Other (Describe):	
	d.	mont - Othicy.	N/A
		Other (Describe):	
	e.	Gas – Utility:	National Grid
		Other (describe):	
2.	If yes,	please describe:	eture improvements required or proposed? Yes No
To 4b		1	
			a site where the known or potential presence of contaminants is of the property? If yes, please explain:
			on the property (22 years expansion
E) Has	a Phas	e I Environmental	Assessment been prepared or will one be prepared with respect to the
			No If yes, please provide a copy.
			ssments been undertaken with respect to the proposed project site that esence of contamination that would complicate the site's development?
			please provide copies of the study
		Wen steell	
G) Pro	vide any	y additional informa	tion or details:

H) Se	lect Project Type for all end users at project site (you may chec	k more than one):
** Wil with re	case check any and all end users as identified below. Il customers personally visit the Project site for either of the forespect to either economic activity indicated below, complete the IV of the Application.	
	Retail Sales: Yes or No Services:	Yes or No
of tang	For purposes of this question, the term "retail sales" means (a 28 of the Tax Law of the State of New York (the "Tax Law" gible personal property (as defined in Section 1101(b)(4)(i) at to customers who personally visit the Project.	primarily engaged in the retail sale
Housin	sition of Existing Facility	
I) Proj	ject Information:	
Estima	ated costs in connection with Project:	
1.	Land and/or Building Acquisition: 3.05 square feet	_{\$} _600,000
2.	New Building Construction: 15,600 square feet	\$ 2,900,000
3.	New Building Addition(s): square feet	\$
4.	Infrastructure Work	\$
5.	Reconstruction/Renovation:square feet	\$
6.	Manufacturing Equipment:	\$
7.	Non-Manufacturing Equipment (furniture, fixtures, etc.):	\$
8.	Soft Costs: (professional services, etc.):	\$
9.	Other, Specify:	\$
	TOTAL Capital Cost	s: \$3,500,000
	refinancing; estimated amount inancing of existing debt only)	\$ O

Boulees of Funds for Froject Costs.	
Bank Financing:	\$3,150,000
Equity (excluding equity that is attributed to grants/tax credits):	\$_350,000
Tax-Exempt Bond Issuance (if applicable):	\$
Taxable Bond Issuance (if applicable):	\$
Public Sources (Include sum total of all state and federal grants and tax credits):	\$
Identify each state and federal grant/credit:	
	\$
7	\$
1	\$
(\$
Other:	\$
Total Sources of Funds for Project Costs:	\$ 3,500,000
Total Investment by applicant:	s_350,000
Total Amount being financed:	\$ 3,150,000
Percent of total costs be financed through the public sector	40 %
Percent of total costs be financed through the private sector	50_%
Have any of the above costs been paid or incurred as of the date of this Appl	lication? Yes or No
If Yes, describe particulars:	
Mortgage Recording Tax Exemption Benefit: Amount of mortgage that verecording tax:	would be subject to mortgage
Mortgage Amount (include sum total of construction/permanent/brid	dge financing): \$
Estimated Mortgage Recording Tax Exemption Benefit (product of amount as indicated above multiplied by current mortgage recording	mortgage g tax in Saratoga County): a 11,813

Construction Cost Breakdown:

Total Cost of Construction (sum of 2,3,4,5, and/or 7 in Question I, above)	_{\$} 2,900,000	
Cost for materials	\$ 1,740,000	
% sourced in Saratoga County:	%	
% sourced in New York State:	%	
Cost for labor:	_{\$} 1,160,000	

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:

Estimated State and local Sales and Use Tax Benefit (product of 7 % multiplied by the figure, above):

\$121,800

** Note that the estimate provided above will be provided to the New York State Department of Taxation and Finance. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to undertake the total amount of investment as proposed within this Application, and that the estimate above represents the maximum amount of sales and use tax benefit that the Agency may authorize with respect to this Application. The Agency may utilize the estimate above as well as the proposed total Project Costs as contained within this Application, to determine the Financial Assistance that will be offered.

Real Property Tax Benefit:

Identify and describe if the Project will utilize a real property tax exemption benefit OTHER THAN the Agency's PILOT benefit:

IDA PILOT Benefit: Indicate the amount of PILOT Benefit based on estimated Project Costs as contained herein and anticipated tax rates and assessed valuation, including the annual PILOT Benefit abatement amount for each year of the PILOT benefit year and the sum total of PILOT Benefit abatement amount for the term of the PILOT as depicted in Section V of the Application.

Percentage of Project Costs financed from Public Sector sources: Calculate the percentage of Project Costs financed from Public Sector sources based upon Sources of Funds for Project Costs as depicted above in Section II(I) of the Application.

J) For the proposed facility, please indicate the square footage for each of the uses outlined below:

*If company is paying for FFE for tenants, please include in cost breakdown

	Square Footage	Cost	% of Total Cost of Project
Manufacturing/Processing			
Warehouse	10,200	\$1,896,600	65.4%
Research & Development			
Commercial			
Retail (see section K)	4,000	\$742,400	25.6%
Office	1,400	\$261,000	9.0%
Specify Other			

K) What is your project timetable (Provide dates):

("SEQR") Environmental Assessment Form.

1. Start date: acquisition of equipment or construction of facilities: Second Quarter 2021
2. Estimated completion date of project: End of Fourth Quarter 2021
3. Project occupancy – estimated starting date of operations: First Quarter 2022
4. Have construction contracts been signed? Tyes or Mo
5. Has financing been finalized? Yes or No
6. Indicate number of full-time construction jobs to be created by the project 11.
** If construction contracts have been signed, please provide copies of executed construction
contracts and a complete project budget. The complete project budget should include all related
construction costs totaling the amount of the new building construction, and/or new building addition(s),
and/or renovation.
L) Have site plans been submitted to the appropriate Planning Department?
Yes or No

** If yes, provide the Agency with a copy of the related State Environmental Quality Review Act

Has the Project received site plan approval from the Local Pla	anning Board? Yes or No.
If No, What is the anticipated approval date?	
If Yes, provide the Agency with a copy of the Plant the related SEQR determination. [NOTE: SEQR Determination agency appointment].	
M) Is the project necessary to expand project employment:	Yes or No
Is project necessary to retain existing employment:	Yes or No

Indicate below the number of people presently employed at the site of the project and the number

N) Employment Plan (Specific to the proposed project location):

that will be employed at the site at the end of the first and second years after the project has been completed. (Do not include construction workers.)

		TY	PE OF EMPLO	YMENT	
		Professional Managerial Technical	Skilled	Unskilled or Semi – Skilled	Totals
PRESENT:	Full Time	2	4	6	12
	Part Time	1		2	3
	Seasonal				
FIRST YEAR:	Full Time	8	6	9	23
	Part Time	1		3	4
	Seasonal				
SECOND YEAR:	Full Time	10	7	12	29
	Part Time	1		4	5
	Seasonal				

	of construction job	s expected to be a	generated by the project a	nd the expected duration of
such jobs:	Number of Jobs	1	Length of Employment	7 months

*** By statute, project the number of FTE jobs that would be retained and created if the request for Financial Assistance is granted. Project such jobs over the TWO-Year time period following Project completion. Convert PTE jobs into FTE jobs by dividing the number of PTE jobs by two (2).

Note: Agency Staff will review and verify all projections.

Salary and Fringe Benefits for Jobs to be Retained and Created:

Category of Jobs to be Retained and Created	Average Salary or Range of Salary	Average Fringe Benefits or Range of Fringe Benefits
Management		
Professional		
Administrative		
Production		
Independent Contractor		
Other	\$45,000 to \$75,000	\$6 to 10k Health Ins 401K 4% match

Annual Payroll Current:

Annual Payroll, Yr. 1 (after project completion)

Annual Payroll, Yr. 2

<u>s</u> O	
\$1,620,000	
\$1,920,000	

Employment at other locations in Saratoga County: (provide address and number of employees at each location):

	Address	Address	Address
Full time	18	12	
Part Time	4	3	
Total	22	15	

- O) Will any of the facilities described above be closed or subject to reduced activity? \blacksquare Yes or \square No
- ** If any of the facilities described above are located within the State of New York, and you answered Yes to the question, above, you must complete Section IV of this Application.
- ** Please note that the Agency may utilize the foregoing employment projections, among other items, to determine the Financial Assistance that will be offered by the Agency to the Applicant. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to retain the number of jobs and create the number of jobs with respect to the Project as set forth in this Application.

P) Is the project reasonably necessary to prevent the project occupant from moving out of New York State? Yes or No.
If yes, please explain and identify out-of-state locations investigated, type of assistance offered and provide supporting documentation if available:
Q) What competitive factors led you to inquire about sites outside of New York State?
R) Have you contacted or been contacted by other Local, State and/or Federal Economic Development Agencies? Yes or No.
If yes, please identify which agencies and what other Local, State and/or Federal assistance and the assistance sought and dollar amount that is anticipated to be received:
Section III Retail Questionnaire
To ensure compliance with Section 862 of the New York General Municipal Law, the Agency requires additional information if the proposed Project is one where customers personally visit the Project site to undertake either a retail sale transaction or to purchase services.
Please answer the following:
A. Will any portion of the project (including that portion of the cost to be financed from equity or other sources) consist of facilities or property that are or will be primarily used in making sales of goods or services to customers who personally visit the project site?
Yes or No. If the answer is yes, please continue. If no, proceed to section V
For purposes of Question A, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

B.	What percentage of the cost of the Project will be expended on such facilities or property primarily used in making sales of goods or services to customers who personally visit the project? 25.6 %. If the answer is less than 33% do not complete the remainder of the retail determination and proceed to section V.
If to	the answer to A is Yes \underline{AND} the answer to Question B is greater than $\underline{33.33\%}$ indicate which the following questions below apply to the project:
	1. Is the Project location or facility likely to attract a significant number of visitors from outside the (8) county economic development region (Albany, Columbia, Greene, Rensselaer, Saratoga, Schenectady, Washington, Warren Counties) in which the project will be located?
	☐ Yes or ☐ No
	If yes, please provide a third party market analysis or other documentation supporting your response.
	2. Is the predominant purpose of the project to make available goods or services which would not, but for the project, be reasonably accessible to the residents of the municipality within which the proposed project would be located because of a lack of reasonably accessible retail trade facilities offering such goods or services?
	☐ Yes or ☐ No
	If yes, please provide a third party market analysis or other documentation supporting your response.
	3. Will the project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York?
	Yes or No.
	If yes, explain
	4. Is the project located in a Highly Distressed Area? Yes or
	"Highly distressed area" - As defined in NY General Municipal Law § 854 (18)
	(a) a census tract or tracts or block numbering areas or areas or such census tract or block numbering area contiguous thereto which, according to the most recent census data available, has:
	(i) a poverty rate of at least twenty percent for the year to which the data relates or at least twenty percent of households receiving public assistance; and
	(ii) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates; or
	(b) a city, town, village or county within a city with a population of one million or more for which:
	(i) the ratio of the full value property wealth, as determined by the comptroller for the year nineteen hundred ninety, per resident to the statewide average full value property wealth per resident; and
	(ii) the ratio of the income per resident; as shown in the nineteen hundred ninety census to the statewide average income per resident; are each fifty-five percent or less of the statewide average; or
	(c) an area which was designated an empire zone pursuant to article eighteen-B of this chapter

Section IV Inter-Municipal Move Determination

The Agency is required by state law to make a determination that, if completion of a Project benefiting from Agency Financial Assistance results 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, Agency Financial Assistance is required to prevent the project occupant from relocating out of the state, or is reasonably necessary to preserve the project occupant's competitive position in its respective industry.

preserve the project occupant's competitive position in its res	pective industry.			
Will the Project result in the removal of an industrial occupant from one area of the state to another area of the	l or manufactu state?	ring plant	of the	Project
Yes or No				
Will the Project result in the abandonment of one or occupant located within the state?	more plants or	r facilities	of the	Project
Yes or No				
If Yes to either question, explain how, notwithstanding the a the Agency's Financial Assistance is required to prevent the l reasonably necessary to preserve the Project occupant's comp	Project from relo	cating out o	of the S	tate, or is
Does the Project involve relocation or consolidation municipality?	of a project	occupant	from	another
Within New York State	Yes or	No		
Within Saratoga County/City/Town/Village	☐ Yes or ■	No		
If Yes to either question, please, explain:				

Section V: Estimate of Real Property Tax Abatement Benefits*** and Percentage of Project Costs financed from Public Sector sources

PILOT Estimate Table Worksheet

Dollar Value of New Construction and Renovation Costs	Estimated New Assessed Value of Property Subject to IDA*	County Tax Rate/1000	Local Tax Rate(s) (Town/City/Village)/1000	School Tax Rate/1000
\$2,900,000	\$2,465,000	\$2.769672	\$0.616976	19.843727

*Apply equalization rate to value

1	2	3	4	5	6	7	8
PILOT Year	% Payment	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o	Net Exemption
					(3+4+5)	PILOT	(7-6)
1st	0%	\$1,662	\$370	\$11,906	\$13,938	\$71,201	\$57,263
2nd	0%	\$1,662	\$370	\$11,906	\$13,938	\$71,201	\$57,263
3rd	0%	\$1,662	\$370	\$11,906	\$13,938	\$71,201	\$57,263
4th	0%	\$1,662	\$370	\$11,906	\$13,938	\$71,201	\$57,263
5th	0%	\$1,662	\$370	\$11,906	\$13,938	\$71,201	\$57,263
6th							
7th							
8th							
9th							
10th							
TOTAL							

^{***} Estimates provided are based on current property tax rates and assessment value (current as of date of application submission) and will be reviewed and verified by IDA staff

^{**} Section V of this Application will be: (i) reviewed & verified 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.

Percentage of Project Costs financed from Public Sector Table Worksheet:

Total Project Cost	Estimated Value of Property Tax Exemptions	Estimated Value of Sales Tax Exemptions	Estimated Value of Mortgage Tax Exemptions	Total of Other Public Incentives (Tax Credits, Grants, ESD Incentives, etc.)
\$3,500,000	\$286,315	\$121,800	\$11,813	0%

Percentage of Project Costs financed from Public Sector	(Est. Property Tax + Est. Sal	es Tax+
Est. Mortgage Tax+ Other) / Total Project Cost):	12 %	

Section VI Representations, Certifications and Indemnification

** This Section of the Application <u>can only</u> be completed upon the Applicant receiving, and <u>must be completed</u> after the Applicant receives, IDA staff confirmation that Section I through Section V of the Application are complete.

Jeff Shorr	(name of CEO or other authorized representat	tive of Applicant)
confirms and says that Saratoga Auto Supply	he/she is the President	(title) of
	_(name of corporation or other entity) named	in the attached
Application (the "Applicant"), that h	e/she has read the foregoing Application and kn	ows the contents
thereof, and hereby represents, unders	tands, and otherwise agrees with the Agency and a	s follows:

- A. Job Listings: 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 Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (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.
- B. First Consideration for Employment: 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 Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant 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.

- C. Annual Sales Tax Filings: In accordance with Section 874(8) 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. Copies of all filings shall be provided to the Agency.
- D. 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, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, "Employment Reports") that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an Event of Default under the PILOT Agreement between the Agency and Applicant and, if applicable, an Event of Default under the Agent 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.
- E. The Applicant acknowledges that certain environmental representations will be required at closing. The Applicant shall provide with this Representation, Certification and Indemnification Form copies of any known environmental reports, including any existing Phase I Environmental Site Assessment Report(s) and/or Phase II Environmental Investigations. The Agency may require the Company and/or owner of the premises to prepare and submit an environmental assessment and audit report, including but not necessarily limited to, a Phase I Environmental Site Assessment Report and a Phase II Environmental Investigation, with respect to the Premises at the sole cost and expense of the owner and/or the Applicant. All environmental assessment and audit reports shall be completed in accordance with ASTM Standard Practice E1527-05, and shall be conformed over to the Agency so that the Agency is authorized to use and rely on the reports. The Agency, however, does not adopt, ratify, confirm or assume any representation made within reports required herein.
- F. The Applicant and/or the owner, and their successors and assigns, hereby release, defend and indemnify the Agency from any and all suits, causes of action, litigations, damages, losses, liabilities, obligations, penalties, claims, demands, judgments, costs, disbursements, fees or expenses of any kind or nature whatsoever (including, without limitation, attorneys', consultants' and experts' fees) which may at any time be imposed upon, incurred by or asserted or awarded against the Agency, resulting from or arising out of any inquiries and/or environmental assessments, investigations and audits performed on behalf of the Applicant and/or the owner pursuant hereto, including the scope, level of detail, contents or accuracy of any environmental assessment, audit, inspection or investigation report completed hereunder and/or the selection of the environmental consultant, engineer or other qualified person to perform such assessments, investigations, and audits.
- G. Hold Harmless Provision: The Applicant acknowledges and agrees that the Applicant shall be and is responsible for all costs of the Agency incurred in connection with any actions required to be taken by the Agency in furtherance of the Application including the Agency's costs of general counsel and/or the Agency's bond/transaction counsel whether or not the Application, the proposed Project it describes, the attendant negotiations, or the issue of bonds or other

transaction or agreement are ultimately ever carried to successful conclusion and 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 Application, regardless of whether or not the Application or the proposed Project described herein or the tax exemptions and other assistance requested herein are favorably acted upon by the Agency; (ii) the Agency's acquisition, construction and/or installation of the proposed Project described herein; and (iii) any further action taken by the Agency with respect to the proposed Project including, without limiting the generality of the foregoing, all causes of action and attorney's fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. Applicant hereby understands and agrees, in accordance with Section 875(3) of the New York General Municipal Law and the policies of the Agency that any New York State and local sales and use tax exemption claimed by the Applicant and approved by the Agency, any mortgage recording tax exemption claimed by the Applicant and approved by the Agency, and/or any real property tax abatement claimed by the Applicant and approved by the Agency, in connection with the Project, may be subject to recapture and/or termination by the Agency under such terms and conditions as will be established by the Agency and set forth in transaction documents to be entered into by and between the Agency and the Applicant. The Applicant further represents and warrants that the information contained in this Application, including without limitation information regarding the amount of the New York State and local sales and use tax exemption benefit, the amount of the mortgage recording tax exemption benefit, and the amount of the real property tax abatement, if and as applicable, to the best of the Applicant's knowledge, is true, accurate and complete.

- H. This obligation includes an obligation to submit an Agency Fee Payment to the Agency in accordance with the Agency Fee policy effective as of the date of this Application
- I. By executing and submitting this Application, the Applicant covenants and agrees to pay the following fees to the Agency and the Agency's general counsel and/or the Agency's bond/transaction counsel, the same to be paid at the times indicated:
 - (i) a non-refundable \$\frac{1,000}{2}\$ application and publication fee (the "Application Fee");
 - (ii) a \$_____ expense deposit for the Agency's Counsel Fee Deposit.

 - (iv) All fees, costs and expenses incurred by the Agency for (1) legal services, including but not limited to those provided by the Agency's general counsel and/or the Agency's bond/transaction counsel, thus note that the Applicant is entitled to receive a written estimate of fees and costs of the Agency's general counsel and the Agency's bond/transaction counsel; and (2) other consultants retained by the Agency in connection with the proposed project, with all such charges to be paid by the Applicant at the closing.
- J. If the Applicant fails to conclude or consummate the 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 Applicant is unable to find buyers willing to purchase the bond issue requested, or if the Applicant is unable to facilitate the sale/leaseback or lease/leaseback transaction, then, upon the presentation of an invoice, Applicant shall pay to the Agency, its agents, or assigns all actual costs incurred by

the Agency in furtherance of the Application, up to that date and time, including but not necessarily limited to, fees of the Agency's general counsel and/or the Agency's bond/transaction counsel.

- K. The Applicant acknowledges and agrees that all payment liabilities to the Agency and the Agency's general counsel and/or the Agency's bond and/or transaction counsel as expressed in Sections H and I are obligations that are not dependent on final documentation of the transaction contemplated by this Application.
- L. The cost incurred by the Agency and paid by the Applicant, the Agency's general counsel and/or bond/transaction counsel fees and the processing fees, may be considered as a cost of the Project and included in the financing of costs of the proposed Project, except as limited by the applicable provisions of the Internal Revenue Code with respect to tax-exempt bond financing.
- M. 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.
- N. The Applicant acknowledges that it has been provided with a copy of the Uniform Tax Exemption Policy, Attachment A, being the Uniform Modification of Real Property Tax Abatement AND Claw Back Penalty for Failure to Meet Employment Levels. The Applicant covenants and agrees that it fully understands that the Termination and Recapture Policy is applicable to the Project that is the subject of this Application, and that the Agency will implement the Termination and 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.
- O. 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.
- P. 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.
- Q. 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.

- R. 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.
- S. The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents 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 SARATOGA Jeff Shorr

) E8.;

, being first duly sworn, deposes and says:

- 1. That I am the PIBSIGENT (Corporate Office) of Saratoga Auto Supply (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 13 day of

. 20<u>2</u>1

(Notary Public)

ROBIN J. GODFREY
Notary Public, State of New York
Washington Co. #01GO6335630
Commission Expires Jan. 19, 20

PROJECTED EMPLOYMENT PLAN

OF BUSINESS: Auto part	werehouse supply for retail	stores	m uniter stronger	
TACT PERSON: Jeff Shorr				
	//////			
PHONE NUMBER: 518 58	7-6555			
complete the following chart d	secribing your projected employment pl	en following rece	elpt of financing.	
rrent and Planned Full Time	Current Number Full Time John	Rathmated 1	Number of Full Tin	na Tohe A A-
Occupations in Company	Per Occupation		empletion of the Pro	
Mana		1 Year	2 Year	3 Year
Management Inside Sales	2	4		5
Outside Seise		2	. 3	4
		4 1		2
			et-	
Technical Support	0	A	5	5
Technical Support Warehouse		4	6	5
Technical Support Warehouse Driver	1		6	5 6 10
Technical Support Warehouse Driver TOTALS	1 12	23	29	5 6 10 32
Technical Support Warehouse Driver TOTALS	1	23	29	5 6 10 32
Technical Support Warehouse Driver TOTALS sindicate the estimated hiringed.	g dates for new jobs shown above	8 2.3 and any special	2.9 recruitment or to	5 6 10 37- aining that
Technical Support Warehouse Driver TOTALS sindicate the estimated hiringed.	g dates for new jobs shown above a rently covered by a collective bargain	8 2.3 and any special	2.9 recruitment or to	5 6 10 37- aining that
Technical Support Werehouse Driver TOTALS indicate the estimated hiringed. e employees of your firm cur provide Trade's Name and I	g dates for new jobs shown above a rently covered by a collective bargain	8 2.3 and any special	29 recruitment or to	5 6 10 37- aining that
Technical Support Warshouse Driver TOTALS indicate the estimated hirined.	g dates for new jobs shown above a rently covered by a collective bargain	8 2.3 and any special	2.9 recruitment or to	5 6 10 37- aining that

ATTACHMENT "A"

ENVIRONMENTAL ASSESSMENT QUESTIONNAIRE

NAME OF APPLICANT: Saratoga Auto Supp	oly
Are approvals, consents, permits, funding or other actions required from any other governmental agency (including municipal Planning Boards, State agencies, etc.)	
YES 🔳 NO 🗌	
If "NO," skip the rest of this form and request a "long form environmental assessment form" from the Agency.	
If "YES," list below the names of the other agency and the type of action required.	
Name of Agency	Type of Action
Town of Milton Planning Board	Site Plan Review - completed
Attach copies of all Environmental Assessment Forms or Environmental Asses	conmental Impact Statements submitted to any of the agencies you have

ATTACHMENT "B"

EMPLOYMENT REPORTING AGREEMENT AND PLAN

AGENCY, Saratoga Auto Supply	Profess Selection and Selection and Selection and Profess Selection and
employment opportunities created in connection with	h projects financed by the proceeds of such obligations to be listed with the New
York State Department of Labor Community Service Service Auto Supply	oes Division and with the Saratoga County Dept. of Employment & Training.
Scrutoga Industrial Development Agency on or bef	bre Jenuary 10 of each year on the status of employment plans filed with the
Department of Economic Development, including the	te number of new employment opportunities created, the number listed and the
requirements of any existing collective bergaining eligible for service under the Job Training Pertnership	agreement, to first consider for new employment opportunities those persons
DATED: 5/12/2021	Saratoga Auto Supply
	By: Jeffen L. Show Je - President The Je - President

 $\omega^{\mathrm{ph}_{\varphi}}$

ATTACHMENT "C"

Report to Agency added 09/14/09 Abstement requires Cert.05/14/12 Recepture language in bold 08/12/13

Title

ugha ha ing

SALES TAX REPORTING ACREEMENT

Upon being designated as an agent of the County of Saratoga Industrial Development Agency in conjunction with the issuance of
Industrial Revenue Bonds or the provision of other forms of financial essistence by the Agency, Saratoga Auto Supply
(Project Reneficiary) agrees to annually file a statement with the New York State Department of Taxation
and Finance on a form and in such manner as is prescribed by the Commissioner, describing the value of all sales tax exemptions claimed by Saratoga Auto Supply Commissioner, describing the value of all sales tax exemptions claimed by Saratoga Auto Supply Commissioner, describing the value of all sales tax exemptions
Industrial Development Agency, including but not limited to, consultants and subcontractors. The Saratoga Auto Supply
Project Beneficiary) recognizes that failure to file such statement will result in its removal of authority to act as an agent of the Agency. Saratoga Auto Supply (Project Beneficiary) fluther agrees that it will provide the Agency a report of all sales tax abated during any applicable calendar year. Such report shall include the name, city and state of any company providing materials or a service which was subject to New York State and local sales tax; a description of the materials purchased or service provided the cost of those materials or services and the amount of sales tax abated in each case. The report shall be submitted by the last day in Pebruary following the close of the calendar year in which sales tax abated in each case. The report shall be submitted by the last day in Pebruary following the close of the calendar year in which sales tax abated in each case. The report shall be submitted by the last day in Pebruary following the close of the calendar year in which sales tax abated in each case. The report shall be submitted by the last day in Pebruary following the close of the calendar year in which sales tax abated in each case. The report shall be submitted to extent it (1) utilizes the examption provided in this application from New York State and/or local sales and/or use tax which exceeds the scope of the examption provided in this application it will be subject to a recognize of sales and/or use tax which exceeds the scope of the examption provided in this application it will be subject to a recognize of sales and/or use tax which exceeds the scope of the examption provided in this application it will be subject to a recognize of sales and/or use tax which exceeds the scope of the examption pervisions of which are hareby incorporated harein by reference. The Company agrees to cooperate with the altern of the Agency to recognize and any failure to do so shall constitute an Event of
Deskult.
5-12-21 President

MOTE: Abatement of NYS Sales Tax on eligible purchases of goods and services by approved companies is subject to the issuance of a valid sales tax exemption certificate by the Agency.

Signature

ATTACHMENT "D"

LABOR POLICY

Saratoga County Industrial Development Agency
Declaration of Motivation
For the Employment of Local Tradespeople
During the Construction Phase of IDA-Benefited Projects

The County of Saratoga Industrial Development Agency (IDA), formed pursuant to Section 856 of the New York State Industrial Development Act (the "Act"), was created for the purpose of promoting employment opportunities for and the general prosperity and economic welfare of Saratoga County residents. The IDA is authorized by Section 858 of the Act to enter into agreements requiring payments in lieu of taxes ("PILOT Agreements") with private companies in order to facilitate the location or the expansion of their businesses in Saratoga County. A PILOT Agreement essentially extends, either in whole or in part, an IDA's exemption from real property and other taxes to private companies participating in IDA programs.

Construction jobs, although limited in time duration, are vital to the overall employment opportunities within Saratoga County since construction wages earned by local residents are reinvested in the local economy, adding greatly to its vitality. It is the IDA's strong conviction that companies benefiting from its programs should employ New York State residents during the construction phase of projects. Only in that way can the public benefits accruing from the IDA's efforts be maximally distributed to the residents and taxpayers of Saratoga County. It is, therefore, the request of the IDA that firms benefiting from its programs be fully cognizant of the IDA's mission to promote employment opportunities during all project phases, including the construction phase.

The IDA hereby declares its right to request companies benefiting from its programs to engage Saratoga County residents in and during the project construction phase through the addition of an amendment to the IDA project application requiring applicants, prior to and during the construction phase of the development project, to:

- 1. Identify the name, title, mailing address, phone/FAX/E-Mail of the project contact person who will be responsible and accountable for providing information about the bidding for and awarding of future construction contracts relative to the application and project.
- 2. Describe, in the best way possible, the nature of construction jobs created by the project. The description should provide as much detail as possible, including the number, type and duration of construction positions.
- Submit to the IDA a "Construction Completion Report" listing the names and business locations
 of prime contractors, subcontractors and vendors who have been engaged for the construction
 phase of the project by companies benefiting from IDA programs.

In turn the IDA will:

- 1. Post all applications approved for a public hearing to its web site (<u>www.saratogacountyida.org</u>) within two business days of such authorization.
- 2. Following the public hearing and after Agency approval has been granted for an inducement resolution, the website will be promptly updated for all current data.
- 3. Reserve the right to modify and/or rescind benefits granted to any company under the IDA's Uniform Tax Exemption Policy for the failure to comply with any of the provision listed herein.

ATTACHMENT "D-1"

CONSTRUCTION EMPLOYMENT AGREEMENT

amefiting commentes sh	Supply		n consideration of the extens		
re termedores Bernerica	ould employ New Yor	rk State residents	and sames to provide the i	information remoded by	icy's policy
rovide local constructio	a opportunities. Call	BIOGE AUTO	Supply	(Project I	leneficines I
grees to provide an cal	imute of the number, t	ype and duration	of construction jobs to be a	mated through TDA flor	colal assiste
apenter emblohment iv 8	pained directly through	the Company, its	sensoal contrastor, or indivi-	dual vendors.	
	empletion Saratog		The state of the s	(Project Separity	ary) ahali,
equested by the Agency,	, submit to the IDA & C	Construction Com	pletion Report in which is id	situd ben somen bolitino	icas addresses
io brania consistent' and	-contractors and vendo	es engaged in the	construction of the facility.		
Saratog	Auto Supply		- 1d - 1d		
ompany Representative			Company: Main	determined TERPRISE	· C
leff Shorr		TRY BEAD.	Representative: MI	10-11	د.
lailing Address; 288	Milton Avenue	9	Malling Address:	e Municipal	
Ballston Spa, N	VY 12020		samuel votable:		
Construction start date is a	Duration of	# to be	with occupancy to be to	MUNTERSIATED	if to be
or Process	Cousts william Physics	Employed	от Риссеи	Construction Phase	Zamploy est
5.00			Saratosa Auto	Sumb	
			Saratoga Auto	Supply	
			Saratoga Auto	Supply	
				Supply	

NOTE: THIS APPLICATION WILL NOT BE ACCEPTED BY THE AGENCY UNLESS THE FOLLOWING HOLD HARMLESS AGREEMENT IS SEGNED BY THE APPLICANT.

HOLD HARMLESS AGREEMENT

Applicant hereby releases the County of Saminga Industrial Development Agency and the members, officers, servests, agents and employees thereof (hereinafter collectively referred to as the "Agency") from, agrees that the Agency shall not be liable for and agrees to indomnity, defend and hold the Agency issualess from and against any and all liability arising from or expense incurred by (i) the Agency's examination and processing of, and estion pursuant to or upon, the attached Application, regardless of whether or not the application or the Project described therein or the issue of bonds requested thereof are favorably acted upon by the Agency, and (ii) the Agency's financing of the Project described herein; including without limiting the generality of the foregoing, all causes of action attorneys' fees and any other expenses incurred in defending any suits or sections which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to somelude or consummate necessary regardedons, or fails, within a resonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency of the Agency in the processing of the Applicant are unable to find buyers willing to purchase the total bond issue requested, then, upon presentation of an invoice itemizing the same, Applicant ahall pay to the Agency, its agents or antigns, all actual costs incurred by the Agency in the processing of the Application, including attorneys' fees.

By: Applicant By:

Sworn to before me this

Notary Public

Notary Public, State of New York
No. 6074147

Qualified in Saratoga County
My commission expires May 13, 20

			2	S O		35	\$3,500,000			its Costs	\$1,000	\$15,000	\$8,000	\$28,250		\$50,250		\$352,941		\$8,199	ECTIMATE
		Other Costs	MacMonty & Foreigners	Fotures & Fumiture	Soft Costs	Total Other Costs	TOTAL PROJECT COST			Estimated Benefits Costs	Application Fee	Est. Bond Counsel Fee	Est. IDA Counsel Fee	IDA Fee ***		Est. Total Cost of Benefits		Present Assessed Value of property (Land Only)		Present Annual Taxes (Land Only)	Z
		Cost	15.800	\$186	\$2,900,000.00		\$3,500,000			\$1,740,000	\$3,150,000			\$11,813	\$121,800		\$133,613		DC	Saratoga Economic	rporation
		New Construction Cost		Cost/Sq./t.	Big. Cost (Size x Cost)		Land & Building Costs		Benefits Assumptions	Cost of Contruction Materials 60% of building cost)	Mortgage Amt 90%		Proposed Tax Benefits	Mortgage Tax Benefit - 3/4% of mortgage amount - SBA504 share removed	7% Sales Tax Benefit - cost of Construction Materials, Equipment, Fixtures & Furniture		Sales & Mortgaga Tax Banafits	(SED	Saratoga	Development Corporation
									\$1,891	\$8,480	\$60,821										
Spa, NY (Milton)			3.05	0\$	\$600,000			Total	0.616976	2.769672	19.843727	0.00000	23.230375		85.0000		\$2,465,000	\$600,000	\$3,065,000		\$71.201
Clent: Z1020 NAPA Warehouse Property: 352 Rowland Street, Ballston Spa, NY (Milton)	190.10-1-1.1	Land Purchase Price	Total Acres	Price/Acre	Land Cost (Acres x Price)		Current Tax Rates		Town / City Tax Rate	County Tax Rate	School Tax Rate	Other	Total Tax Rate		Equalization Rate	Assessment Estimates	Estimeted New Construction Assessment	(Purchase Price)Land & Bidg. Assessment	Estimated Total Assessment		Annual Taxes without incentive and & Buttook
Property:	SBL#														-	71:4					

	WANEHOUSE	-S TEAK FILOI		
ESTIMATED TOTAL ASSESSMENT	FUL VALI TAXI PAII	PILOT ASSESSMENT	PILOT	ESTIMATED TAX SAVINGS
\$3,065,000	30 \$71,201	\$600,000	\$13,938	\$57,263
\$3,065,000		000,009	13,938	57,263
\$3,065,000		000,009	13,938	57,263
\$3,065,000		000,009	13,938	57,263
\$3,065,000		000,009	13,938	57,263
Z	N/A \$356,005	N/A	069,698	\$286,315
Total Pilot Paid	\$69,690	Mort. Rec. Tax	\$11,813	Total
Total Abatement	\$286,315	Sales Tax	\$121,800	Savings
		Property Tax	\$286,315	\$419,928.00
		Application Fee	\$1,000	
		Bond Counsel Fee	\$12,000	Total
		IDA Counsel Fee	\$8,000	Costs
		IDA Fee	\$26,250	\$47,250.00
Present Assessed Value of property (Land Only)	sd \$352,941		Bottom Line Savings	\$372,678.00
Present Annual Taxes (Land Only)	\$8,199			
				SEDC
83	ESTIMATE		Sare	Saratoga Economic

	Total PILOT	\$13,938	\$13,938	\$13,938	\$13,938	\$13,938
\$0.000000	Other	\$0	\$0	\$0	0\$	9
\$19.843727	School	\$11,906	\$11,906	\$11,906	\$11,906	\$11,906
\$0.616976	Local PILOT	\$370	\$370	\$370	\$370	\$370
\$2.769672	Cty PILOT	\$1,662	\$1,662	\$1,662	\$1,662	\$1,662
Rates	% Pmt	%0	%0	%0	%0	%0



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