



**APPLICATION TO
HERKIMER COUNTY INDUSTRIAL DEVELOPMENT AGENCY
FOR FINANCIAL ASSISTANCE**

I. APPLICANT INFORMATION:

Company Name: Bloom Utica LLC
Address: 2005 Palmer Avenue, #111
 Larchmont, NY 10538
Product/Services: Real estate investment and development
Phone No.: 631-235-2039 **Fax No.:** n/a
Email Address: aaron@routineproperties.com
Fed ID No.: 88-2988485 **NAICS Code:** 53
Contact Person/Title: Aaron Marcus/Member

Principal Owners/Officers/Directors:

(list owners with 15% or more in equity holdings with percentage ownership)

Aaron Marcus
 Evan Goldfine

Corporate Structure (attach schematic if Applicant is a subsidiary or otherwise affiliated with another entity)
See attached

Form of Entity:

- Corporation
- Partnership (General _____ or Limited _____; number of general partners _____ and, if applicable, number of limited partners).
- Limited Liability Company/Partnership (number of members² _____).
- Sole Proprietorship

If a corporation, partnership, limited liability company/partnership:

Date of establishment 06/22/2022.

Place of organization New York.

If a foreign organization, is the Applicant authorized to do business in the State of New York? n/a.

APPLICANTS' COUNSEL:

Name: Daniel Seidenstein (Thompson LLP)
Address: 75 Broad Street, Suite 2120
 New York, NY 10004
Phone No.: 917-902-8623
Telefax No.: 646-924-3040
Email: dseidenstein@thomplegal.com

II. PROJECT INFORMATION:

A) Describe the proposed project, acquisition, construction or reconstruction in as much detail as possible.

Construction of a single-load 52,500 SF distribution facility with 15 dock doors, 50 automobile stalls and 34 box truck stalls.

The facility will be constructed using a pre-engineered metal building system.

The facility will be leased by a national retailer and used as a last-mile distribution facility.

B) Project Description (check all applicable)

- Manufacturing
- Warehousing/Distribution
- Tourism Destination Facility
- Retail*
- Other – Specify _____

*If the Project has a retail component, please complete part VII of this application – the Retail Questionnaire.

C) Name of all sub-lessees or other occupants of the facility:

(Confidential - Withhold from Public Inspection)

D) Principals of any sub-lessee or occupant.

n/a

III. COST BENEFIT ANALYSIS:

A) Estimate Project Costs (where applicable)

1. Land	\$ 165,000
2. Building	\$ 4,802,149
3. Renovation Costs	\$ n/a
4. Machinery and Equipment	\$ 2,316,887
5. Soft Costs	\$ 753,405
6. Legal Costs	\$ 120,000
7. Other (specify)	\$ 564,164 (Financing Expense)
Total Estimated Project Amount	\$ 8,721,605

Of the above amount, total dollar value of labor and materials to be sourced within the Mohawk Valley Regional Economic Development Council Region (Herkimer, Oneida, Fulton, Montgomery, Schoharie, Otsego Counties) \$5,465,105

B) Financing (Source of funds where applicable)

Bank	\$ 6,977,284
Private Funds Invested	\$ 1,744,321
Industrial Revenue Bond	\$ n/a
Other	\$ n/a
Total (should equal III. A)	\$ 8,721,605

C) Financial Assistance Requested (Proposed Benefit Estimates) (Please note n/a in any line where you are not seeking assistance)

Type of Financing: Tax-Exempt Taxable Straight Lease

Amount of Bonds Requested: \$ n/a

Amount of New Mortgage (s) required for project: \$ 6,977,284

Project-Related Costs Subject to Sales Tax: \$ 3,137,697

Estimated Value of Tax Exemptions:

1. NYS Sales and Compensating Use Tax (State 4% + Local 4.25% = Total 8.25%) \$ 258,860

2. Mortgage Recording Taxes (1% of total proposed mortgage amount)	\$ <u>69,773</u>
3. Real Property Tax Exemptions (See "Property Tax Exemption" table below, Column C minus Column B. The Agency can assist with this estimation at your request.)	\$ <u>420,803.66</u>
4. Estimated interest savings on Issuance by the Agency of Industrial Revenue Bonds	\$ <u>n/a</u>
Total Estimated Value of Tax Exemptions	\$ <u>749,436.67</u>

D.) Real Property Tax Exemption

Please use the table below to list estimated real property exemption by year. In 'Column A' enter the tax revenue generated by all applicable parcels absent a project. Typically, this value is calculated for the current year and then escalated at 2% per year for the duration of the would-be PILOT term. In 'Column B' enter the estimated value of the PILOT payments for each year through the duration of the PILOT term. In 'Column C' enter the property taxes that the Project would otherwise pay, but-for the PILOT abatement, on the full assessed value. Typically, this value is calculated for the current year and then escalated at 2% a year for the PILOT term. Each column should have an equal number of entries for the entire length of the of PILOT.

Year	<u>Column A</u> Property Tax Without the Project	<u>Column B</u> Estimated PILOT Payments	<u>Column C</u> Estimated Property Taxes on Full Assessment
1	0	76,509.75	153,019.54
2	0	84,160.73	153,019.54
3	0	91,811.71	153,019.54
4	0	99,462.69	153,019.54
5	0	107,113.66	153,019.54
6	0	114,764.64	153,019.54
7	0	122,415.61	153,019.54
8	0	130,066.59	153,019.54
9	0	137,717.57	153,019.54
10	0	145,368.54	153,019.54

Attach more sheets as necessary.

Column A: The amount of tax due in each year if the Project that is the subject of this application does not occur.

Column B: The estimated PILOT amounts for each year.

Column C: The hypothetical value of property tax payments as if the Project moves forward and the property is fully taxable.

E.) Employment Information/Job Creation

*The Agency uses the following standard when reporting **FTE – Full Time Equivalent** jobs: Full-time equivalent is a ratio that compares the number of hours worked during a pay period by an employee to the number of work hours during the pay period that equates to full time employment. For example, an employee who works hours equal to full time is 1.0 FTE. An employee who works half the hours of full-time employment is 0.5 FTE, while an employee that works one-third the hours of full-time employment would be considered .3 FTE. Please contact the Agency for assistance if needed.*

Please estimate the number of jobs (both retained and created) associated with the operations of the Project subject to this application:

Previous Year	Current Year	Year 1	Year 2	Year 3
0	0	0	0	0

For year 3, total number of jobs retained: FTE 0

For year 3, total number of jobs created: FTE 0

For the jobs that will be created and retained as a result of this project, please provide more information below.

The tables below capture the number of jobs created and retained in the first three years of operations as the Project reaches employment stability. Do not include construction phase employment below. Also note, the following tables should be **cumulative**. In other words, jobs that are created in Year 1 and expected to be retained through Year 3, should be included in each of the three tables below. Therefore, in most cases, job counts in Year 3 should be greater than, or equal to, jobs in Year 1.

In the ‘Description’ tab please enter the job title for each position. In the ‘NAICS Code’ column enter the NAICS code associated with each position. If NAICS Code is unknown, please use the keyword search function in the following link to find the most appropriate code: <https://www.census.gov/naics/>. Enter the **cumulative** job count and the average salary for each position in the ‘Count’ and ‘Average Salary’ columns respectively. Attached additional sheets as needed.

Year 1

Description	NAICS Code	Job Count	Average Salary

Year 2

Description	NAICS Code	Job Count	Average Salary

Year 3 (Stabilization and thereafter)

Description	NAICS Code	Job Count	Average Salary

Note: Enter the entire created/retained job count for the Project in Year 3, even if full employment won't occur until a later year.

Please note any proposed fringe benefits for jobs to be created by job title.

n/a

F.) Other Benefits

In this section, please list any other public and/or private benefits associated with the Project. Wherever possible, please quantify those benefits. (If necessary, please use an attachment to describe and quantify those amounts for each year of the PILOT.) Examples of such quantifiable benefits would include hotel occupancy tax, retail sales tax, host community benefit payments, etc. Please also describe any non-quantifiable benefits if applicable.

Other Public Benefits: n/a

As with public benefits, please list any quantifiable or non-quantifiable benefits that accrue to private individuals (royalty payments, solar lease payments, etc.)

Other Private Benefits: n/a

IV. PROJECT LOCATION/UTILITIES/IMPACT:

A) Project Address: Parcel "E" - Schuyler Business Park
Schuyler, New York

B) Are Utilities on Site
Water _____ Electric _____
Gas _____ Sanitary/Storm Sewer _____

C) Present legal owner of the site HERKIMER COUNTY INDUSTRIAL DEVELOPMENT AGENCY.

D) Zoning of Project Site: Current: Planned Development **Proposed:** Planned Development.

E) Are any variances needed: No.

F) Principal use of Project upon completion: Warehouse/Distribution.

G) Will the Project result in the removal of a plant or facility of the Applicant from one area of the State of New York to another? No.

H) Will the Project result in the removal of a plant or facility of another proposed occupant of the Project from one area of the State of New York to another area of the State of New York? No.

I) Will the Project result in the abandonment of one or more plants or facilities located in the State of New York? No.

If you answered yes to G-H or I please indicate whether the project is reasonably necessary for the company to maintain its competitive position in the industry. Please explain in detail. Attach supporting documentation.

n/a

V. REPRESENTATIONS BY THE APPLICANT:

The Applicant understands and agrees with the Agency as 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. The IDA encourages to the fullest extent possible, the hiring of local labor for all construction projects.
- B.) **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. A copy of such form should be provided to the Agency annually upon submission to the State.
- C.) **Sales Tax Tracking.** The Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance that they will submit to the Agency, a quarterly tracking form (form will be provided) listing all sales tax savings incurred to allow for the Agency to monitor and report to the State as required.
- D.) **Recapture of Benefits.** The Applicant understands and agrees that the benefits received from tax abatements/exemptions shall be subject to recapture in accordance with the Agency’s tax exemption policy. The Agency reserves the right to include in the transaction documents the recapturing of the total value of real property/sales tax exemptions approved for a Project if any of the following conditions arise:
- a. The Project Facility as defined in the PILOT/Lease Agreement is sold or closed and the Applicant leaves or departs Herkimer County.
 - b. There is a significant change in the use of the Project Facility and/or business activities of the Applicant.
 - c. There is a significant reduction in the number of full/part-time jobs at the Project Facility in comparison to what was estimated in the Applicant’s Project Application that are not reflective of the Applicant’s normal business cycle or national economic conditions.
 - d. The Applicant fails to fully comply with all periodic and/or annual reporting requirements of the Agency, State or Federal government.
 - e. The Applicant failed to achieve any minimal new job creation figures specified by and within the time frames specified by the Agency

E.) Annual Employment Reports. The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site in addition to any additional project information as may be required. The Chief Executive Office shall submit to the Agency prior to February 1st of each year, a written certification setting forth:

- a. Number of full-time equivalent employees at the Project location as of the last date of the prior year
- b. Number of construction jobs during the fiscal year as a result of the Project

F.) Absence of Conflicts of Interest. The Applicant has received from the Agency a list (see pages 24&25) 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:

n/a

VI. RETAIL QUESTIONNAIRE (if applicable):

(To be completed by Applicant indicated retail component of the Project in Part II, Question B of this application).

A.) Will any portion of the Project (including that portion of the cost to be financed from equity or sources other than Agency financing) consist of facilities or property that are or will be primarily used in making retail sales to customers who personally visit the Project?

YES NO

For purposes of Question A, the term “retail sales” means (i) sales by a registered vendor under Article 28 of 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.) If the answer to Question A is YES, what percentage of the cost of the Project (including that portion of the cost to be financed from equity or sources other than Agency financing) will be expended on such facilities or property primarily used in making retail sales of goods or services to customers who personally visit the Project?

_____ %

C.) If the answer to Question A is YES, and the amount entered for Question B is greater than 33.33%, indicate whether any of the following apply to the Project:

1. Is the Project likely to attract a significant number of visitors from outside the economic development region (i.e., Onondaga and Albany Counties) in which the Project is or will be located?

YES NO

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 city, town or village within which the Project will be located, because of a lack of reasonably accessible retail trade facilities offering such goods or services?

YES _____ NO _____

3. Will the Project be located in one of the following: (a) an area designated as an empire zone pursuant to Article 18-B of the General Municipal Law; or (b) 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 (i) a poverty rate of at least 20% for the year in which the data relates, or at least 20% of the 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?

YES _____ NO _____

If the answer to any of the subdivisions 1 through 3 of Question C is YES, attach details.

D.) If the answer to any of the subdivisions 2 through 3 of Question C is YES, will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York? If YES, attach details.

YES _____ NO _____

E.) State percentage of the Applicant's annual gross revenues comprised of each of the following:

Retail Sales: _____% Services: _____%


F.) State percentage of Project premises utilized for same:

Retail Sales: _____% Services: _____%

Please include the following attachments:

1. Financial Statements for the last three fiscal years.
2. Proforma balance sheet as at start of operations at project site.
3. Projected profit and loss statements for first two years of operation at project site.
4. Projected "cash flow" statement, by quarters, for first year of operation at project site.
5. Detailed site plans
6. Construction budgets or contractor estimates
7. Evidence of current employment, such as NYS-45 Quarterly Report

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

Applicant: Bloom Utica LLC
 Date: 7/20/2022
 By: 
 Name: Aaron Marcus
 Title: Manager

Submit this application with a general application fee of \$500.00. If this application is for Market Rate Housing Benefits, please submit \$1,500.00 which includes a non-refundable application fee of \$500.00 and a commitment fee of \$1,000.00 that will be applied at closing; if the project does not close the \$1,000.00 is not refundable. Make check payable to: Herkimer County Industrial Development Agency, 420 E. German Street, Suite 101A, Herkimer, New York 13350, to the attention of John J. Piseck, Jr., Chief Executive Officer. The Agency will collect ½ (one-half) of its Project Fee at the time of the signing of an inducement agreement. The final half of the Agency fee will be payable at which time the HCIDA takes title to the Facility, or upon issuance of bonds. The applicant will also be responsible for all HCIDA legal fees related to this project. Should your company for any reason decide to withdraw this application for financial assistance after submission but prior to completion, you will be responsible for any legal fees involved to that point. In addition, the Agency will assess a fee for services rendered and costs incurred.

Agency fees will be assessed at 1% of the total project cost.

The Agency will assess your company an annual administration fee in the form of rent under the Lease Agreement in the amount of \$750.00 for general projects; \$1,500 for solar projects; \$1,500 for housing projects in years 1-5, then increased by \$500 every five years throughout the duration of the project.

Please call 315-866-3000 with any questions

“This institution is an equal opportunity provider, employer and lender”

HOLD HARMLESS AGREEMENT

Applicant hereby releases the Herkimer County Industrial Development Agency and the members, officers, servants, agents and employees thereof (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 expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax exemptions and other Assistance requested therein are favorably acted upon by the Agency, (B) the Agency's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing.

Bloom Utica LLC

(Applicant)

7-22-22

(Date)

(By)
Aaron Marcus

(Name)
Manager

(Title)

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

On the 22 day of July, in the year 2022, before me, the undersigned a Notary Public in and for said State, personally appeared Aaron Marcus, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individuals, or the person or behalf of which the individuals acted, executed this instrument.

Karl Lewis

Notary Public

KARL LEWIS
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LE6360247
Qualified in Bronx County
My Commission Expires 06-19-2025

2022 BOARD MEMBERS & STAFF
HERKIMER COUNTY INDUSTRIAL DEVELOPMENT AGENCY

CHAIRMAN**Date Appointed****Vincent J. Bono****7/3/2002**

Current partner in Bono Brothers LLC Manufactured Housing community, Current Chairman of the Herkimer County Legislature.

VICE CHAIRMAN**Cory Albrecht****4/4/2018**

Director of the Advanced Institute for Manufacturing at Mohawk Valley Community College, previous Vice President/Business Development Manager at Mohawk Valley Applied Technology Corp. (10 years).

SECRETARY**John Scarano****4/24/2013**

Former Executive Director of the Herkimer County Chamber of Commerce (10 years); former VP Finance Curtains and Fabrics, manufacturer of lace curtains. (8 years)

TREASURER**Michael Werenczak****10/26/2011**

Current Specialist with the Herkimer County Employment & Training Administration (13 years); former Production Foreman with Special Metals Corporation (12 years), Product Manager for AAR Corporation (5 years); Expeditor for Allied / Bendix Corporation. (5 years)

DIRECTOR**Ann Gaworecki****8/07/2019**

Commercial Lending Officer at Adirondack Bank (15 years).

DIRECTOR**Tim Day****5/18/2022**

Tim has owned and operated Day and Read, Inc. (an "all lines" insurance agency with five locations) for 38 years. He is currently involved in the insurance agency's operations as a marketing and sales executive. He was appointed as a member of the insurance agents' advisory councils for several regional and national insurance carriers and has also served the community as a board member for many not-for-profit and youth organizations.

All Above Board Members are appointed by the Herkimer County Board of Legislators and serve at the pleasure of the board.

ASSISTANT SECRETARY/TREASURER**Stacey J. Holleran****IDA ATTORNEY****Anthony Hallak, Esq.****HUMAN RESOURCES REPRESENTATIVE****Stacey J. Holleran****COMMITTEES**

Revolving Loan Committee (12/21/2021):
Audit and Governance Committees (12/21/2021):
Marketing Committee (5/24/2022):
Finance Committee (12/21/2021):
Claims Auditors

Ann Gaworecki, John Scarano, Cory Albrecht
Board as a Whole
John Scarano, Michael Werenczak, Tim Day
Board as a Whole
John Scarano, Ann Gaworecki, Vincent J. Bono

Board Meetings held the last Tuesday of every month at 8:00 AM (subject to change)

**At the Herkimer County Chamber of Commerce, Conference Room
 420 E. German St., Herkimer, NY**

STAFF**John J. Piseck, Jr., Chief Executive Officer**

John joined the IDA in February 2018. His experience includes: Sales Engineer for CTM Corporation (15 years); Herkimer County Legislator (4 years); past Chairman of the Board of Directors for the HCIDA; former member of Mohawk Valley Economic Development District; served on Board of Directors for the Creative Core.

Stacey Holleran, Chief Financial Officer

Stacey Holleran is a graduate of Mohawk Central High School and Central City Business Institute. Stacey joined the IDA in 2015 after 23 years of economic development experience at the Mohawk Valley Economic Development District and 13 years of purchasing experience at General Electric. Stacey performs all financial operations, human resource functions, and administrative tasks for the Agency under the direction of the Executive Director.

Victoria Adams, Administration & Grant Coordinator

Victoria Adams joined the IDA in March 2019. She comes from a financial background in accounting and banking. She assists Stacey and John in performing administrative duties for the IDA as well as coordinating grants awarded to, or passing through, the IDA.

Ryan Palmiotto, Marketing & Communications Specialist

Ryan Palmiotto joined the IDA in February 2022. He graduated from Utica College in 2015 with a Bachelor's in Management with a specialization in Marketing. He also received his Master's in General Business from Utica College in 2021.

