



Application for Financial Assistance

A) Applicant Information:

Applicant Name: Keuka Gardens, LLC
Applicant Address: 180 Clinton Square, Rochester, New York 14604
Phone: (585)262.6210 Fax (585) 232.3135
Website: www.Homeleasing.net E-mail: jeniferhi@homeleasing.net
Federal ID#: to be assigned NAICS: _____
State and Year or Incorporation/Organization: New York, to be formed
Will a Real Estate Holding Company be utilized to own the Project property/facility? Yes or No
What is the name of the Real Estate Holding Company: _____
Federal ID#: _____
State and Year or Incorporation/Organization: _____

B) Individual Completing Application:

Name: Jenifer Higgins
Title: Development Manager
Address: Home Leasing, 180 Clinton Square, Rochester, New York, 14604
Phone: 585.287.5775 Fax: 585.232.3135
E-Mail: jeniferhi@homeleasing.net

C) Company Contact (if different from individual completing application):

Name: Megan Houppert
Title: Development Manager
Address: Home Leasing, 180 Clinton Square, Rochester, New York, 14604
Phone: 585.270.5026 Fax: 585.232.3135
E-Mail: meganho@homeleasing.net

D) Company Counsel:

Name of Attorney: Steven J. Weiss
Firm Name: Cannon Heyman & Weiss
Address: 726 Exchange Street, Suite 500, Buffalo, New York 14210
Phone: (716) 856-1700 Fax: (716) 856-2311
E-mail: sweiss@chwattys.com

E) Business Organization (check appropriate category):

- | | | | |
|---------------------|--------------------------|---------------------------|-------------------------------------|
| Corporation | <input type="checkbox"/> | Partnership | <input type="checkbox"/> |
| Public Corporation | <input type="checkbox"/> | Joint Venture | <input type="checkbox"/> |
| Sole Proprietorship | <input type="checkbox"/> | Limited Liability Company | <input checked="" type="checkbox"/> |

Other (please specify) _____

Year Established: _____ to be formed _____

State in which Organization is established: New York

F) List all stockholders, members, or partners with % of ownership greater than 20%:

<u>Name</u>	<u>% of ownership</u>
<u>TBD Investor Member</u>	<u>99%</u>
_____	_____
_____	_____
_____	_____

G) Applicant Business Description:

Describe in detail company background, products, customers, goods and services. Description is critical in determining eligibility:

Keuka Gardens, LLC will provide 42 units of mixed-income housing to Yates County residents, with incomes ranging from 50 – 90% of the Area Median, who are suffering from a lack of quality housing options. Home Leasing will participate in Keuka Gardens, LLC's ownership structure and will also be the Property Manager. Home Leasing, LLC develops, constructs and manages affordable and mixed-income apartment communities in New York, Pennsylvania, and Maryland. Currently Home Leasing manages over 1,600 apartments in 15 communities. Our mission is to develop, build, and manage housing that improves the lives of our residents and provides a sustainable business while aspiring to do no harm and benefit all. Recently Home Leasing has begun the process of becoming a certified Benefit Corporation. A B Corp is a for-profit company that incorporate positive impacts on society and the environment, as well as profit-making, into their legally-defined goals.

Estimated % of sales within County/City/Town/Village: 100%

Estimated % of sales outside County/City/Town/Village, but within New York State: 0%

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%)

H) Estimated percentage of your total annual supplies, raw materials and vendor services are purchased from firms within County/City/Town Village: With a total development budget of \$9.3 million, the project will create approximately 150 construction jobs during the 15-month construction period and comply with New York State's requirement for contracting with women & minority-owned enterprises. Many of those jobs are expected to be filled locally, workforce-permitting. Operational supplies, materials and vendor services also will be purchased locally as much as available.

Section II: Project Description & Details

A) Physical Project Location:

The proposed community will be located at 199 Brown Street Extension, Village of Penn Yan, Town of Milo, New York

B) Detailed Description of Project (new build, renovations, and/or equipment purchases). 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):

Home Leasing proposes to build a 42 unit mixed-income housing project, Keuka Gardens, in the Village of Penn Yan at 199 Brown Street Extension, within 1/2 mile walking distance to downtown Penn Yan and amenities like CVS Pharmacy and Aldi's grocery store. This new community will provide one and two bedroom apartments for households at income levels ranging from 50% to 90% of Area Median Income. Home Leasing is partnering with the ARC of Yates for this development, setting aside 11 one-bedroom apartments for individuals with developmental disabilities who will receive support services and transportation through the ARC of Yates. The community will include on-site management and 24/7 emergency maintenance services, as well as a community room, computer lab, fitness center and laundry facilities. Total development costs are estimated at \$9.3 million, and permanent financing sources are expected to leverage nearly \$6 million in investor equity as well as local and State resources. This new building construction will achieve stringent green energy standards as prescribed by LEED Silver. Keuka Gardens will create 3 long-term employment opportunities and generate 150+ construction jobs for 12-18 months. Both the Town of Milo and the Village of Penn Yan have been designated NYS moderately distressed communities. Construction will employ W/MBEs as prescribed by funding sources. Keuka Gardens will enhance the lives of the residents of Penn Yan by creating safe, clean affordable housing within the Village, bringing an estimated 48 additional people into the Village to support local businesses and spur future economic development.

C) 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:

Not applicable

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?

Without the provision of Financial Assistance in the form of a PILOT agreement, development of Keuka Gardens would not be financially feasible and would not proceed. Home Leasing would pursue the development of affordable housing projects in other counties, the Village of Penn Yan would not benefit from an additional 42 safe, quality apartments, and Arc of Yates clients would not be able to access 11 units of supportive housing in their own community.

D) Current Assessed Value of Property \$51,800 → \$534,000 assessed under RPTL

Property Tax ID# 61.35-01-017 (not required if project is for equipment purchases only)

Are utilities on Site: Water No Electric Adj ROW
 Gas Adj ROW Sanitary/Storm Sewer Yes

E) Present legal owner of site W. Scott & Virginia McCredy

If other than Applicant by what means will the site be acquired for this Project: Home Leasing, LLC has the site under contract with the current owners

F) Zoning of Project Site: Current: General Commercial Proposed: General Commercial

Are any variances Needed: Area Variance granted by Yates County and Village of Penn Yan Zoning Boards (granted 9/1/16)

Principal Use of Project upon completion: Multifamily Residential

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

Will the Project result in the removal of a 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? Yes or No

Will the Project result in the abandonment of one or more facilities located in the State of New York? Yes or No

If the answer to any of the questions in G were yes, indicate whether any of the following apply to the Project:

1. Is the Project reasonably necessary to preserve the competitive position of the Company or such Project Occupant in its industry? Yes or No If yes, please provide detail:
Not Applicable

2. Is the Project reasonably necessary to discourage the Company or such Project Occupant from removing such other plant or facility to a location outside the State of New York? Yes or No If yes, please provide detail:
Not Applicable

H) Estimated costs in connection with Project:

1. Land and/or Building Acquisition:	\$ <u>95,000</u>
<u>3.6</u> acres _____ square feet	
2. New Building Construction: <u>43,200</u> square feet	\$ <u>6,914,890</u> <i>6,921,840</i>
3. New Building Addition(s): _____ square feet	\$ <u>0</u>
4. Infrastructure Work (included in Construction #)	\$ _____
5. Reconstruction/Renovation: _____ square feet	\$ <u>na</u>
6. Manufacturing Equipment:	\$ <u>na</u>
7. Non-Manufacturing Equipment (furniture, fixtures, etc.):	\$ <u>25,000</u>
8. Soft Costs: (professional services, etc.):	\$ <u>2,297,860</u> <i>2,389,673</i>
9. Other, Specify: _____	\$ _____
TOTAL Capital Costs:	\$ <u>9,332,750</u> <i>9,431,512</i>

**Project refinancing; estimated amount
(for refinancing of existing debt only)**

\$ na

I) Sources of Funds for Project Costs:

Bank Financing:	\$ 165,000 500,000
Equity (excluding equity that is attributed to grants/tax credits)	\$ 68,615 71,297
Tax Exempt Bond Issuance (if applicable)	\$ <u>0</u>
Taxable Bond Issuance (if applicable)	\$ <u>0</u>
Public Sources (Include sum total of all state and federal grants and tax credits)	\$ 9,099,135 9,860,215
Identify each state and federal grant/credit:	
<u>NYS LIHC/SLIHC</u>	\$ 5,857,135 5,960,215
<u>NYS OPWDD</u>	\$ 1,100,000 1,000,000
<u>NYS Housing Trust Fund</u>	\$ <u>1,900,000</u>
<u>NYSERDA</u>	\$ 42,000 -
<u>NYS EDS CFA</u>	\$ 200,000 -
Total Sources of Funds for Project Costs:	\$ 9,332,750 9,431,512

**full grant reimbursement?*

→ commercial financing would increase rents → public funds allow for "affordable housing" & provide in public use.

Have any of the above costs been paid or incurred as of the date of this Application? Yes or No

If Yes, describe particulars: Home Leasing has incurred expenses associated with pre development including architecture & engineering services, Archeological Phase I, Environmental Phase I and deposits for site control.

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

Mortgage Amount (include sum total of construction/permanent/bridge financing):	\$ 165,000 500,000
Estimated Mortgage Recording Tax Exemption Benefit (product of Mortgage Amount as indicated above multiplied by 1%):	\$ <u>1,650</u>

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

\$ ~~3,079,741~~

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure, above):

\$ 246,379

**** 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**

K) How many construction jobs will be created: 150+

L) Salary and Fringe Benefits for Jobs to be Retained and/or 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	1 FTE Maintenance Superintendent @ \$29,000, 1 PTE Manager @ \$22,000 <i>29,000</i>	FTE Fringe benefits range \$2,756-\$5,083
Administrative	<i>FTE</i>	
Production		
Independent Contractor		
Other	1 PTE Support Services Provider @ \$11,440 150+ Construction jobs for 15 months – avg wage of \$30/hour	

*150
x 40/week
6,000
x 60*

M) Employment at other locations in County/City/Town/Village: (provide address and number of employees at each location):

Not Applicable

	Address	Address	Address
Full time			
Part Time			
Total			

N) Will any of the facilities described above be closed or subject to reduced activity? Yes or No **Not Applicable**

** 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.

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? _____%. **If the answer is less than 33% do not complete the remainder of the retail determination and proceed to section V.**

If the answer to A is Yes AND the answer to Question B is greater than 33.33%, indicate which of the following questions below apply to the project:

1. Will the project be operated by a not-for-profit corporation? Yes or No
2. Is the Project location or facility likely to attract a significant number of visitors from outside the economic development region (list specific County or ED region) 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.

3. 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.

4. 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 The project will generate approximately 150 construction jobs over a 15-month period and 3 permanent jobs related to property management, maintenance, and support services.

5. Is the project located in a Highly Distressed Area? Yes or No

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.

Will the Project 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? Yes or No

Will the Project result in the abandonment of one or more plants or facilities of the Project occupant located within the state? Yes or No

If Yes to either question, explain how, notwithstanding the aforementioned closing or activity reduction, the Agency's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry: _____

Does the Project involve relocation or consolidation of a project occupant from another municipality?

Within New York State

Yes or No

Within County/City/Town/Village

Yes or No

If Yes to either question, please, explain: Across Yates County there is a strong need for rental housing as well as for supportive housing. Home Leasing does not anticipate advertising this project upon completion, and would expect to fill it with residents from Penn Yan and surrounding communities. Our service partner, the Arc of Yates, has identified 11 clients within Yates County who would benefit from living with support services in the units set aside at the proposed Keuka Gardens.

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

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

Home Leasing, LLC respectfully requests a tax abatement of \$300/unit, with a 2% annual increase, for 30 years.

PILOT Estimate Table Worksheet

New Construction and Renovation Costs	Estimated New Value of Property	County Tax/1000	Village Tax/1000	Town Tax/1000	School Tax/1000	Total Tax Rate/1000
\$ 6,921,840	\$ 534,000	\$ 6.929210	\$ 14.554618	\$ 1.203177	\$ 10.994825	\$ 33.681830
		20.57%	43.21%	3.57%	32.64%	100.00%

PILOT Year	PILOT estimated payment amount	Estimated Real Property Tax	County Tax/1000	Village Tax/1000	Town Tax/1000	School Tax/1000	Total Tax Rate/1000
1	\$12,600	\$18,900	\$2,592	\$5,445	\$450	\$4,113	\$12,600
2	\$12,852	\$18,900	\$2,644	\$5,554	\$459	\$4,195	\$12,852
3	\$13,109	\$18,900	\$2,697	\$5,665	\$468	\$4,279	\$13,109
4	\$13,371	\$18,900	\$2,751	\$5,778	\$478	\$4,365	\$13,371
5	\$13,639	\$18,900	\$2,806	\$5,894	\$487	\$4,452	\$13,639
6	\$13,911	\$18,900	\$2,862	\$6,011	\$497	\$4,541	\$13,911
7	\$14,190	\$18,900	\$2,919	\$6,132	\$507	\$4,632	\$14,190
8	\$14,473	\$18,900	\$2,978	\$6,254	\$517	\$4,725	\$14,473
9	\$14,763	\$18,900	\$3,037	\$6,379	\$527	\$4,819	\$14,763
10	\$15,058	\$18,900	\$3,098	\$6,507	\$538	\$4,915	\$15,058
11	\$15,359	\$18,900	\$3,160	\$6,637	\$549	\$5,014	\$15,359
12	\$15,667	\$18,900	\$3,223	\$6,770	\$560	\$5,114	\$15,667
13	\$15,980	\$18,900	\$3,287	\$6,905	\$571	\$5,216	\$15,980
14	\$16,299	\$18,900	\$3,353	\$7,043	\$582	\$5,321	\$16,299
15	\$16,625	\$18,900	\$3,420	\$7,184	\$594	\$5,427	\$16,625
16	\$16,958	\$18,900	\$3,489	\$7,328	\$606	\$5,536	\$16,958
17	\$17,297	\$18,900	\$3,558	\$7,474	\$618	\$5,646	\$17,297

18	\$17,643	\$18,900	\$3,630	\$7,624	\$630	\$5,759	\$17,643
19	\$17,996	\$18,900	\$3,702	\$7,776	\$643	\$5,874	\$17,996
20	\$18,356	\$18,900	\$3,776	\$7,932	\$656	\$5,992	\$18,356
	\$306,147	\$378,000	\$62,982	\$132,292	\$10,936	\$99,936	\$306,147

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

Section VI: Representations, Certifications and Indemnification

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

_____ (name of CEO or other authorized representative of Applicant) confirms and says that he/she is the _____ (title) of _____ (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and 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.
- 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 \$250 application and publication fee (the "Application Fee");
 - (ii) a \$_____ expense deposit for the Agency's Counsel Fee.
 - (iii) Unless otherwise agreed to by the Agency, an amount equal to One percent (1%) of the total project costs. The FLEDC will collect its participation fee at the time of closing, based on the capital investment costs *stated in this application*. (Should the actual costs exceed those estimates by more than 25%, an additional fee will apply.)

(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 Agency's Policy for Termination of Agency Benefits and Recapture of Agency Benefits Previously Granted (the "Termination and Recapture Policy"). 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.

The Applicant and the individual executing this Application on behalf of the Applicant acknowledge that:

- A) The FLEDC 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.
- B) Failure of the Applicant to file appropriate Sales Tax and Employment reports will result in the revocation of tax benefits and require repayment of benefits previously claimed.

STATE OF NEW YORK)
 COUNTY OF ~~YATES~~ MONROE) ss.:

Nelson B. Leenhouts, being first duly sworn, deposes and says:

1. That I am the chairman (Corporate Office) of Home Leasing LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
 * The managing member of Keuka Gardens LLC
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.

Nelson B. Leenhouts
 (Signature of Officer)

 (Date)

Subscribed and affirmed to me under penalties of perjury
 this 9th day of September, 2016

K. Russell

(Notary Public)

KIMBERLY P. RUSSELL
 Notary Public, State of New York
 Monroe County
 Commission Expires March 2, 2019

This Application should be submitted with:

- A) A \$250 Application fee to: Finger Lakes Economic Development Center
 One Keuka Business Park
 Penn Yan, New York 14527
 (Attn: CEO).
- B) A certificate of insurance as follows:
1. Worker's Compensation Insurance (FLEDC named as additional insured).
 2. General Liability Insurance with limits not less than \$1,000,000 per occurrence /accident and a blanket excess liability not less than \$3,000,000 (FLEDC named as additional insured).

- 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.

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 COUNTY OF ~~YATES~~ MONROE) ss.:

Nelson B. Leenhouts, being first duly sworn, deposes and says:

1. That I am the Chairman (Corporate Office) of Home Leasing LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
 *The managing member of Keuka Gardens LLC
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.

Nelson B. Leenhouts
 (Signature of Officer)

(Date)

Subscribed and affirmed to me under penalties of perjury
 this 7th day of September, 2016

K. Russell

(Notary Public)

KIMBERLY P. RUSSELL
 Notary Public, State of New York
 Monroe County
 Commission Expires March 2, 2018

This Application should be submitted with:

- A) A \$250 Application fee to: Finger Lakes Economic Development Center
 One Keuka Business Park
 Penn Yan, New York 14527
 (Attn: CEO).
- B) A certificate of insurance as follows:
1. Worker's Compensation Insurance (FLEDC named as additional insured).
 2. General Liability Insurance with limits not less than \$1,000,000 per occurrence /accident and a blanket excess liability not less than \$3,000,000 (FLEDC named as additional insured).

3. Insurance against loss/damage by fire, lightning or other casualties with a uniform standard extended coverage endorsement in an amount not less than the full replacement value of the Facility. (FLEDC named as named insured).

The FLEDC encourages the use of Yates County contractors/suppliers and asks that they be allowed to bid your project!