Agenda for the Cortland County Industrial Development Agency
November 9, 2026 – 12pm
40 Main Street, Suite A, 2nd Floor Cortland New York, 13045

Roll Call-

Michael McMahon	Chairman	
Clint Brooks	Vice Chairman	
Dr. Kathleen Burke	Secretary	
Deborah Hayden	Treasurer	
Patrick Quinn	Member	
William McGovern	Member	
Jason Hage	Member	
Melanie Vilardi	Executive Director	
Andrea Skeels	Chief Finance Officer	
Ashley Riehlman	Community Relations Specialist	

Approval of Minutes – September 8, 2026 (p.3) & October 20, 2026 (Special Meeting) (p.29)

New Business

1. Housing Development Initiatives for Rental and Owner-Occupied Projects Discussion (p.34)
2. Arbor Brook Flats Discussion (p.42)
3. NYSW PILOT Lease Amendment (p.70)

Monthly Reports –

1. Finance Report (September p. 74 October p. 77)
2. Director's Report (p. 80)

Adjourn –

IDA
September 8, 2026
Minutes

Minutes for the Cortland County Industrial Development Agency
September 8, 2026 – 12pm
40 Main Street, Suite A, 2nd Floor Cortland New York, 13405

Roll Call- Chairman McMahon called the meeting to order at 12pm

Mike McMahon	Chairman	Present
Clint Brooks	Vice Chairman	Present
Dr. Kathleen Burke	Secretary	Present
Deborah Hayden	Treasurer	Present
Patrick Quinn	Member	Present
William McGovern	Member	Absent
Jason Hage	Member	Absent
Melanie Vilardi	Executive Director	Present
Andrea Skeels	Chief Finance Officer	Present
Ashley Riehlman	Community Relations Specialist	Present

Approval of Minutes – August 10,2026 – Chairman McMahon made a motion to accept the minutes as presented. Dr. Burke seconded. All voting in favor; None opposed.

New Business

1. 138 Central (DelVecchio) Final Inducement
    a. Chairman McMahon made a motion to approve a final inducement resolution #2026-09-08-01; Dr. Burke seconded. All in favor; None opposed.
    b. Chairman McMahon made a motion to approve a straight lease transaction resolution #2026-09-08-02. Mr. Brooks seconded; All in favor; None Opposed
2. 2027 Cortland County Industrial Agency Budget – CFO Andrea Skeels presented the 2027 IDA Budget. Chairman McMahon made a motion to adopt the budget as presented. Ms. Hayden seconded. All voting in favor; None opposed.
3. 5 Kennedy Parkway RFP bid acceptance – The board reviewed the bids received in response to the RFP for proposed renovations at 5 Kennedy Parkway. Following discussion, a motion was made to accept the bid made by Complete Construction Concepts in the amount of $375,000 and authorize staff to proceed with the project in accordance with the RFP and accepted proposal.

Monthly Reports –

1. Finance Report
2. Director's Report

Adjourn – Chairman McMahon made a motion to adjourn the meeting at 12:16pm. Mr. Brooks seconded. All in favor; None opposed.

DRAFT

A regular meeting of Cortland County Industrial Development Agency (the "Agency") was convened in public session at the offices of the Agency located at 40 Main Street, Suite A, in the City of Cortland, Cortland County, New York on September 8, 2026 at 12:00 o'clock p.m., local time.

The meeting was called to order by the Chair and, upon roll being called, the following members of the Agency were:

PRESENT:

Michael McMahon	Chairman
Clinton Brooks	Vice Chairman
Kathleen Burke	Secretary
Deborah Hayden	Treasurer
Patrick Quinn	Member

ABSENT: William McGovern, Jason Hage

FOLLOWING PERSONS WERE ALSO PRESENT:

Melanie Vilardi	Executive Director
Andrea Skeels	Director of Finance and Project Development
Ashley Riehlman	Community Relations Specialist

The following resolution was offered by Michael McMahon, seconded by Kathleen Burke, to wit:

Resolution No.2026-09-08-01

RESOLUTION FINALIZING THE PRELIMINARY INDUCEMENT RESOLUTION FOR A CERTAIN COMMERCIAL PROJECT FOR 138 CENTRAL LLC

WHEREAS, Cortland County Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 77 of the 1974 Laws of New York, as amended, constituting Section 902 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and

among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more "projects" (as defined in the Act) or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, pursuant to an application (the "Application") presented to the Agency by 138 Central LLC (the "Company"), as well as a cost benefit analysis, the members of the Agency, on August 10, 2026, adopted a resolution (the "Preliminary Inducement Resolution") whereby the Agency preliminarily agreed, subject to numerous conditions, to consider undertaking a project (the "Project") consisting of the following: (A) (1) the acquisition of an interest in a ± 0.85 acre parcel of land (the "Land") located at 1342 Fisher Avenue in the Town of Cortlandville, Cortland County, New York (2) construction of a new 5,400 square foot, two story building to contain 8 dwelling units and the renovation of an existing single family home on the Land (the "Facility") and (3) the acquisition and installation therein and thereon of furniture, fixtures and equipment comprising the Facility (the "Equipment"), all of the foregoing to constitute multifamily rental dwelling units to be operated by the Company (the Land, Facility and Equipment being collectively referred to as the "Project Facility"); (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales taxes, real estate transfer taxes, mortgage recording taxes and real property taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, pursuant to the Preliminary Inducement Resolution the Executive Director of the Agency (A) caused notice of a public hearing of the Agency to hear all persons interested in the Project and the financial assistance being contemplated by the Agency with respect to the Project (the "Public Hearing") to be published on August 18, 2026 in the Cortland Standard, a newspaper of general circulation available to residents of the County of Cortland, (B) caused notice of the Public Hearing to be mailed on August 14, 2026, together with notice, if any, that the Agency intends to deviate from its uniform tax exemption policy and which included the Agency's Preliminary Inducement Resolution, by certified mail return receipt requested to the chief executive officer of the county and of each city, town, village and school district, as well as the school district clerk, in which the Project is to be located (C) conducted the Public Hearing on September 1, 2026 at 4:30 o'clock p.m. local time in the Town Court Room at The Raymond G. Thorpe Municipal Building, 3577 Terrace Road, Cortland, New York 13045 in the Town of Cortlandville, Cortland County, (D) prepared a report of the Public Hearing which fairly summarized the views presented at said public hearing and distributed same to the members of the Agency; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the "SEQR Act"), and the regulations (the "Regulations") adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively with the SEQR Act, "SEQRA"), by resolution adopted by the members of the Agency on August 10, 2026 (the "SEQR Resolution"), the Agency has determined that the Project will not have a significant effect on the environment and, therefore, that an environmental impact statement is not required to be prepared with respect to the Project; and

WHEREAS, having complied with the requirements of Section 859-a of the Act and the requirements of SEQRA with respect to the Project, the Agency now desires to make its final determination whether to proceed with the Project;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. The Agency hereby determines that the Agency has now fully complied with the requirements of Section 859-a of the Act and the requirements of SEQRA that relate to the Project.

Section 2. Having reviewed the Report, and having considered fully all comments contained therein, the Agency hereby further determines to proceed with the Project and the granting of the Financial Assistance described in the notice of the Public Hearing upon the following additional condition: None.

Section 3. Pursuant to Section 875(3) of the Act, the Agency shall recover, recapture, receive, or otherwise obtain from the Company that portion of the Financial Assistance which constitutes state sales and use tax exemptions taken or purported to be taken by the Company to which the Company is not entitled or which are in excess of the amount authorized by the Agency or which are for property or services not authorized by the Agency as part of the Project or were taken by the Company when the Company failed to comply with a material term or condition to use property or services in the manner required by the Agency. The Company shall cooperate with the Agency in its efforts to recover, recapture, receive, or otherwise obtain such state sales and use tax exemptions and shall promptly pay over any such amounts to the Agency. The failure to pay over such amounts to the Agency shall be grounds for the New York State Commissioner of Taxation and Finance to assess and determine state sales and use taxes due from the Company under Article 28 of the Tax Law of the State of New York, together with any relevant penalties and interest due on such amounts.

Section 4. The Chairman, Vice Chairman and Executive Director of the Agency are hereby authorized and directed to distribute copies of this Resolution to the Company and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

Section 5. This Resolution shall take effect immediately.

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

Michael McMahon	VOTING	yes
Clinton Brooks	VOTING	yes
Kathleen Burke	VOTING	yes
Deborah Hayden	VOTING	yes
William McGovern	VOTING	Absent
Jason Hage	VOTING	Absent
Patrick Quinn	VOTING	yes

The foregoing Resolution was thereupon declared duly adopted.

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

I, the undersigned Secretary of Cortland County Industrial Development Agency (the "Agency"), DO HEREBY CERTIFY, that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on September 14, 2026 with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of the Agency and of such Resolution set forth therein and of the whole of said original so far as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respect duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public and due notice of the time and place of said meeting was given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present through said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this 14th day of September, 2026.

Kathleen Burke
Kathleen Burke, Secretary

A regular meeting of Cortland County Industrial Development Agency (the "Agency") was convened in public session at the offices of the Agency located at 40 Main Street, Suite A, in the City of Cortland, Cortland County, New York on September 8, 2026 at 12:00 o'clock p.m., local time.

The meeting was called to order by the Chairman and, upon roll being called, the following members of the Agency were:

PRESENT:

Michael McMahon	Chairman
Clinton Brooks	Vice Chairman
Kathleen Burke	Secretary
Deborah Hayden	Treasurer
Patrick Quinn	Member

ABSENT: William McGovern, Jason Hage

FOLLOWING PERSONS WERE ALSO PRESENT:

Melanie Vilardi	Executive Director
Andrea Skeels	Director of Finance and Project Development
Ashley Riehlman	Community Relations Specialist

The following resolution was offered by Michael McMahon, seconded by Clint Brooks, to wit:

Resolution No. 2026-09-08-02

RESOLUTION AUTHORIZING THE EXECUTION OF DOCUMENTS IN CONNECTION WITH A STRAIGHT-LEASE TRANSACTION FOR A COMMERCIAL PROJECT FOR 138 CENTRAL LLC

WHEREAS, Cortland County Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 77 of the 1974 Laws of New York, as amended, constituting Section 902 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and

reconstructing, improving, maintaining, equipping and furnishing of commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more "projects" (as defined in the Act) or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, pursuant to an application (the "Application") presented to the Agency by 138 Central LLC (the "Company"), as well as a cost benefit analysis, the members of the Agency, on August 10, 2026, adopted a resolution (the "Preliminary Inducement Resolution") whereby the Agency preliminarily agreed, subject to numerous conditions, to consider undertaking a project (the "Project") consisting of the following: (A) (1) the acquisition of an interest in a ± 0.85 acre parcel of land (the "Land") located at 1342 Fisher Avenue in the Town of Cortlandville, Cortland County, New York (2) construction of a new 5,400 square foot, two story building to contain 8 dwelling units and the renovation of an existing single family home on the Land (the "Facility") and (3) the acquisition and installation therein and thereon of furniture, fixtures and equipment comprising the Facility (the "Equipment"), all of the foregoing to constitute multifamily rental dwelling units to be operated by the Company (the Land, Facility and Equipment being collectively referred to as the "Project Facility"); (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales taxes, real estate transfer taxes, mortgage recording taxes and real property taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, pursuant to the Preliminary Inducement Resolution the Executive Director of the Agency (A) caused notice of a public hearing of the Agency to hear all persons interested in the Project and the financial assistance being contemplated by the Agency with respect to the Project (the "Public Hearing") to be published on August 18, 2026 in the Cortland Standard, a newspaper of general circulation available to residents of the County of Cortland, (B) caused notice of the Public Hearing to be mailed on August 14, 2026, together with notice, if any, that the Agency intends to deviate from its uniform tax exemption policy and which included the Agency's Preliminary Inducement Resolution, by certified mail return receipt requested to the chief executive officer of the county and of each city, town, village and school district, as well as the school district clerk, in which the Project is to be located (C) conducted the Public Hearing on September 1, 2026 at 4:30 o'clock p.m. local time in the Town Court Room at The Raymond G. Thorpe Municipal Building, 3577 Terrace Road, Cortland, New York 13045 in the Town of Cortlandville, Cortland County, (D) prepared a report of the Public Hearing which fairly summarized the views presented at said public hearing and distributed same to the members of the Agency; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the "SEQR Act"), and the regulations (the "Regulations") adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively with the SEQR Act, "SEQRA"), by resolution adopted by the members of the Agency on August 10, 2026 (the "SEQR Resolution"), the Agency has determined that the Project will not have a significant effect on the environment and, therefore, that an environmental impact statement is not required to be prepared with respect to the Project; and

WHEREAS, by resolution adopted by the members of the Agency on September 14, 2026 (the "Final Inducement Resolution"), the Agency determined, following a review of the Report, to finalize the preliminary determination made by the Agency in the Preliminary Inducement Resolution to proceed with the Project and the granting of the Financial Assistance described in the notice of the Public Hearing; and

WHEREAS, in order to consummate the Project and the granting of the Financial Assistance described in the notice of the Public Hearing, the Agency proposes to enter into the following documents (hereinafter collectively referred to as the "Agency Documents"): (A) a certain lease to Agency (and a memorandum thereof) (the "Underlying Lease") by and between the Company, as landlord, and the Agency, as tenant pursuant to which the Company will lease to the Agency the Project Facility; (B) a Uniform Project and Lease Agreement (and a memorandum thereof) (the "Lease Agreement") by and between the Agency and the Company, pursuant to which, among other things, the Company agrees to undertake the Project as agent of the Agency and the Company further agrees to lease the Project Facility from the Agency and, as rental thereunder, to pay the Agency's administrative fee relating to the Project and to pay all expenses incurred by the Agency with respect to the Project; (C) a payment in lieu of tax agreement (the "Payment in Lieu of Tax Agreement") by and between the Agency and the Company, pursuant to which the Company will agree to pay certain payments in lieu of taxes with respect to the Project Facility; and (D) various certificates relating to the Project (the "Closing Documents");

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. The Agency hereby finds and determines that:

(A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(B) The Project constitutes a "project," as such term is defined in the Act; and

(C) The acquisition of the Project Facility and the lease of the Project Facility to the Company will promote and maintain the job opportunities, general prosperity

and economic welfare of the citizens of Cortland County, New York and the State of New York and improve their standard of living; and

(D) It is desirable and in the public interest for the Agency to enter into the Agency Documents.

Section 2. In consequence of the foregoing, the Agency hereby determines to: (A) accept the Underlying Lease; (B) proceed with the Project; (C) acquire the Project Facility; (D) lease the Project Facility to the Company pursuant to the Lease Agreement; (E) enter into the Payment in Lieu of Tax Agreement; and (F) grant the Financial Assistance with respect to the Project.

Section 3. The Agency is hereby authorized to acquire a leasehold interest in the Project Facility pursuant to the Underlying Lease and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition are hereby approved, ratified and confirmed.

Section 4. The Agency is hereby authorized to acquire the Project Facility as described in the Lease Agreement and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition are hereby ratified, confirmed and approved.

Section 5. The form and substance of the Agency Documents as approved by the Chairman, Vice Chairman or Executive Director are hereby approved.

Section 6. (A) The Chairman, Vice Chairman and Executive Director of the Agency are each hereby separately authorized, on behalf of the Agency, to execute and deliver the Agency Documents and, where appropriate, the Secretary (or Assistant Secretary) of the Agency is hereby authorized to affix the seal of the Agency thereto and to attest the same, with such changes, variations, omissions and insertions thereto as the Chairman or Vice Chairman or Executive Director shall approve, the execution thereof by the Chairman or Vice Chairman or Executive Director to constitute conclusive evidence of such approval.

(B) The Chairman, Vice Chairman or Executive of the Agency is each hereby further authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Lease Agreement).

Section 7. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Agency Documents, and to execute and deliver all such additional certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing Resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents binding upon the Agency.

Section 8. Pursuant to Section 875(3) of the Act, the Agency shall recover, recapture, receive, or otherwise obtain from the Company that portion of the Financial Assistance which constitutes state sales and use tax exemptions taken or purported to be taken by the Company to which the Company is not entitled or which are in excess of the amount authorized by the Agency or which are for property or services not authorized by the Agency as part of the Project or were taken by the Company when the Company failed to comply with a material term or condition to use property or services in the manner required by the Agency. The Company shall cooperate with the Agency in its efforts to recover, recapture, receive, or otherwise obtain such state sales and use tax exemptions and shall promptly pay over any such amounts to the Agency. The failure to pay over such amounts to the Agency shall be grounds for the New York State Commissioner of Taxation and Finance to assess and determine state sales and use taxes due from the Company under Article 28 of the Tax Law of the State of New York, together with any relevant penalties and interest due on such amounts.

Section 9. This Resolution shall take effect immediately.

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

Michael McMahon	VOTING	Yes
Clinton Brooks	VOTING	Yes
Kathleen Burke	VOTING	Yes
Deborah Hayden	VOTING	Yes
William McGovern	VOTING	Absent
Jason Hage	VOTING	Absent
Patrick Quinn	VOTING	Yes

The foregoing Resolution was thereupon declared duly adopted.

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

I, the undersigned Secretary of Cortland County Industrial Development Agency (the "Agency"), DO HEREBY CERTIFY, that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on September 14, 2026 with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of the Agency and of such Resolution set forth therein and of the whole of said original so far as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respect duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public and due notice of the time and place of said meeting was given in accordance with

such Open Meetings Law; and (D) there was a quorum of the members of the Agency present through said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this 14th day of September, 2026.

Kathleen Burke

Kathleen Burke, Secretary

Cortland County Industrial Development Agency
Budget Summary
2027-2030

	2025 Actuals 12/31/2025	2026 Projected at 12/31/26	2027 Adopted Budget	2028 Proposed Budget	2029 Proposed Budget	2030 Proposed Budget
Expenses						
Operating:						
Professional Svc - Legal/Acctg	16,537	15,000	40,000	45,000	45,000	45,000
Office Supplies/Materials/Bk Fees	30	1,000	2,000	2,500	2,500	2,500
Other Operating:						
Property Insurance	2,522	2,200	10,000	12,000	12,000	12,000
D&O Insurance	1,448	1,475	1,800	2,000	2,000	2,000
Property Taxes-water/sewer	207	1,000	1,200	1,500	1,500	1,500
Office Equipment	2,159	15,000	5,000	5,000	5,000	5,000
Building Maintenance	-	-	10,000	10,000	10,000	10,000
BDC Administrative Support	50,000	50,000	75,000	80,000	85,000	90,000
Non-Operating:						
Capital Asset Outlay	6,850	586,000	600,000	0	0	0
Site Testing, Maintenance, Property	-	15,000	10,000	10,000	10,000	10,000
Total Expenses	**79,753**	**686,675**	**755,000**	**168,000**	**173,000**	**178,000**
Revenue						
Project Fee	1,400,384	1,723,000	1,100,000	250,000	250,000	250,000
Land Lease /Application Fees	22,334	26,000	20,000	30,000	30,000	30,000
Interest Income	39,582	65,000	85,000	50,000	50,000	50,000
Total Revenue	**1,462,300**	**1,814,000**	**1,205,000**	**330,000**	**330,000**	**330,000**
Provided to (Utililization of)	**1,382,547**	**1,127,325**	**450,000**	**162,000**	**157,000**	**152,000**

RFP for 5 Kennedy Pkwy Cortland

September 1, 2026

Organization	Date Submitted	Time Submitted	Bid Amount
CCC	9/1	9:25	$375,000
Marchuska Bros	9/1	9:32	$527,479

BID FORM: CONSTRUCTION WORK FOR IDA RENOVATIONS

The Cortland County IDA invites sealed bids for General Construction Renovation Work for the IDA Renovation Project At 5 Kennedy Parkway, Cortland, NY 13045

One Prime Bid will be received for all phases of Construction.

IDA
5 Kennedy Parkway
Cortland, NY 13045

Date Due: Sept 1st, 2026
Time Due: 9:45 a.m.
Place Due: IDA
40 Main Street, Suite A,
Cortland, NY 13045

THE IDA RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS.

The undersigned Complete Construction Concepts,
Contractor

137 S. Main St., Homer, NY 13077
Address

Salexander@completeconstructionconcepts.com/1-607-745-2557
Email / Phone

The undersigned hereby declares that he/she has carefully examined the Bidding and Contract Documents and Drawings, dated **August 4th, 2026**, and issued to Bidders **August 6th, 2026,** for the above-named Project and Addenda as issued for the Project and are pleased to submit our Lump Sum Bid:

BASE BID: Three Hundred Seventy-Five Thousand Dollars ($ 375,000.00)

BID SECURITY
A certified check of 1% of Bid is enclosed. This Bid shall be binding for 45 calendar days from the date of Bid Opening.

RECEIPT OF THE FOLLING ADDENDA IS HEREBY ACKNOWLEDGED:

The following Addenda were received: (List Number and Date)

ADDENDUM No.	DATE	ADDENDUM No.	DATE
1- August 27, 2026			
2- August 27, 2026			
3- August 27, 2026			

NON – COLLUSION CERTIFICATION

The Bidder certifies that:

1. By submission of this Bid each Bidder and each person signing on behalf of any Bidder certifies; and in the case of a joint Bid, each party thereto certifies as to its own Organization, under penalty of perjury, that to the best of their knowledge and belief:

    a. The prices of this Bid have been arrived at independently without collusion, consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other Bidder or with and competitor;

    b. Unless otherwise required by law, the prices which have been quoted in this Bid have not been knowingly disclosed by the Bidder and will not knowingly be disclosed by the Bidder prior to opening, directly or indirectly, to any other Bidder or to any competitor; and

    c. No attempt has been made or will be made by the Bidder to induce any other person, partnership or corporation to submit or not to submit a Bid for the purpose of restricting competition.

BID SIGNATURE/SEAL

The signature of the Bidder to this Bid shall be deemed a specific subscription to the Certificate required under Section 103-d of the General Municipal Law, and the Bidder affirms that the statements herein contained are true under the penalties of perjury.

FIRM Complete Construction Concepts

(Corporate Seal, if any)

BY Scott Alexander

(PRINT NAME)

Scott Alexander

(SIGNATURE)

TITLE: Territory Manager

ADDRESS: 137 South main Street, Homer, New York 13077

TELEPHONE NO.: 1-607-745-2557

EMAIL: Salexander@completeconstructionconcepts.com

DATE: 8-28-2026

SUPPLEMENTARY CONDITIONS

1. GENERAL CONDITIONS AND SUPPLEMENTARY CONDITIONS

a. The General Conditions to which these Supplementary Conditions apply are the "General Conditions of the Contract for Construction".

b. The following Supplementary Conditions shall modify the General Conditions.

COMPCON-01 SYDNEY

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 3/26/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Van Parys Associates of Palmyra Inc 229 E. Main St. PO Box 8 Palmyra, NY 14522	CONTACT NAME: PHONE (A/C, No, Ext): (315) 597-4843 FAX (A/C, No): (315) 597-4093 E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : The Cinncinati Insurance Company	10677
INSURED Complete Construction Concepts LLC	INSURER B : AmFed National Insurance Company	11208
	INSURER C : ShelterPoint Life Insurance Company	81434
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:	X	X	EPP0734606	1/1/2025	1/1/2028	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 500,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY	X		EBA0734614	1/1/2026	1/1/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	UMBRELLA LIAB X OCCUR X EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 10,000	X	X	EPP0734606	1/1/2025	1/1/2028	EACH OCCURRENCE AGGREGATE	$ 5,000,000 $ 5,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	X	WC126-5011134	2/23/2026	2/23/2027	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
C	NYS Disability			D458368	1/1/2026	1/1/2027	Statutory	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Town of Cortlandville is an additional insured if required by written contract, per endorsement number GA4523 (copy attached).

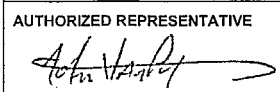
CERTIFICATE HOLDER

Town of Cortlandville
3577 Terrace Rd
Cortland, NY 13045

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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AGENCY CUSTOMER ID: COMPCON-01 SYDNEY

LOC #: 1

ADDITIONAL REMARKS SCHEDULE

AGENCY		NAMED INSURED
Van Parys Associates of Palmyra Inc		Complete Construction Concepts LLC
POLICY NUMBER		
SEE PAGE 1		
CARRIER	NAIC CODE	
SEE PAGE 1	SEE P 1	EFFECTIVE DATE: SEE PAGE 1

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

Additional insured(s) endorsements listed below, to the extent provided there in
Automobile
AA288NY 06/20 CINCIPLUS® BUSINESS AUTO XC+® EXPANDED COVERAGE PLUS) ENDORSEMENT

General Liability
CG2503 05/09 DESIGNATED CONSTRUCTION PROJECT(S) GENERAL AGGREGATE LIMIT
GA4523 05/20 BROAD FORM CONTRACTORS ADDITIONAL INSURED - AUTOMATIC STATUS AND AUTOMATIC WAIVER OF SUBROGATION WHEN REQUIRED IN WRITTEN CONTRACT, AGREEMENT, PERMIT OR AUTHORIZATION

Umbrella
US4096 01/21 AUTOMATIC PRIMARY AND NON-CONTRIBUTORY COVERAGE ENDORSEMENT - WHERE REQUIRED BY WRITTEN CONTRACT
US 3010 09 20 CONTRACTORS LIMITATIONS - INCLUDING EXCESS WRAP-UP COVERAGE

Worker Compensation
WC000313 04/84 Waiver Of Our Right To Recover From Others

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NEW YORK STATE | Workers' Compensation Board

CERTIFICATE OF NYS WORKERS' COMPENSATION INSURANCE COVERAGE

1a. Legal Name & Address of Insured (use street address only) Complete Construction Concepts LLC 137 South Main Street Homer NY 13077 Work Location of Insured *(Only required if coverage is specifically limited to certain locations in New York State, i.e., a Wrap-Up Policy)*	1b. Business Telephone Number of Insured 1c. NYS Unemployment Insurance Employer Registration Number of Insured 1d. Federal Employer Identification Number of Insured or Social Security Number
2. Name and Address of Entity Requesting Proof of Coverage (Entity Being Listed as the Certificate Holder) Town of Cortlandvile 3577 Terrace Rd Cortland, NY 13045	3a. Name of Insurance Carrier AmFed National Insurance Company 3b. Policy Number of Entity Listed in Box "1a" WC126-5011134 3c. Policy effective period 2/23/2026 to 2/23/2027 3d. The Proprietor, Partners or Executive Officers are ☐ included. (Only check box if all partners/officers included) ☐ all excluded or certain partners/officers excluded.

This certifies that the insurance carrier indicated above in box "3" insures the business referenced above in box "1a" for workers' compensation under the New York State Workers' Compensation Law. **(To use this form, New York (NY) must be listed under Item 3A on the INFORMATION PAGE of the workers' compensation insurance policy).** The Insurance Carrier or its licensed agent will send this Certificate of Insurance to the entity listed above as the certificate holder in box "2".

The insurance carrier must notify the above certificate holder and the Workers' Compensation Board within 10 days IF a policy is canceled due to nonpayment of premiums or within 30 days IF there are reasons other than nonpayment of premiums that cancel the policy or eliminate the insured from the coverage indicated on this Certificate. (These notices may be sent by regular mail.) **Otherwise, this Certificate is valid for one year after this form is approved by the insurance carrier or its licensed agent, or until the policy expiration date listed in box "3c", whichever is earlier.**

This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not amend, extend or alter the coverage afforded by the policy listed, nor does it confer any rights or responsibilities beyond those contained in the referenced policy.

This certificate may be used as evidence of a Workers' Compensation contract of insurance only while the underlying policy is in effect.

Please Note: Upon cancellation of the workers' compensation policy indicated on this form, if the business continues to be named on a permit, license or contract issued by a certificate holder, the business must provide that certificate holder with a new Certificate of Workers' Compensation Coverage or other authorized proof that the business is complying with the mandatory coverage requirements of the New York State Workers' Compensation Law.

Under penalty of perjury, I certify that I am an authorized representative or licensed agent of the insurance carrier referenced above and that the named insured has the coverage as depicted on this form.

Approved by: John VanParys
(Print name of authorized representative or licensed agent of insurance carrier)

Approved by: John VanParys 3/26/2026
(Signature) (Date)

Title: Agent

Telephone Number of authorized representative or licensed agent of insurance carrier: 315-597-4843

Please Note: Only insurance carriers and their licensed agents are authorized to issue Form C-105.2. Insurance brokers are NOT authorized to issue it.

NEW YORK STATE | Workers' Compensation Board

CERTIFICATE OF INSURANCE COVERAGE

NYS DISABILITY AND PAID FAMILY LEAVE BENEFITS LAW

PART 1. To be completed by NYS disability and Paid Family Leave benefits carrier or licensed insurance agent of that carrier

1a. Legal Name & Address of Insured (use street address only)
COMPLETE CONSTRUCTION CONCEPTS LLC
ATTN: DON RICHARDS
137 SOUTH MAIN STREET
HOMER, NY 13077

Work Location of Insured *(Only required if coverage is specifically limited to certain locations in New York State, i.e., Wrap-Up Policy)*

1b. Business Telephone Number of Insured
607-745-7779

1c. Federal Employer Identification Number of Insured or Social Security Number
161479937

2. Name and Address of Entity Requesting Proof of Coverage (Entity Being Listed as the Certificate Holder)
Town of Cortlandville
3577 Terrace Rd
Cortland, NY 13045

3a. Name of Insurance Carrier
ShelterPoint Life Insurance Company

3b. Policy Number of Entity Listed in Box "1a"
DBL458368

3c. Policy effective period
01/01/2026 to 12/31/2026

4. Policy provides the following benefits:
- [x] A. Both disability and paid family leave benefits.
- [ ] B. Disability benefits only.
- [ ] C. Paid family leave benefits only.

5. Policy covers:
- [x] A. All of the employer's employees eligible under the NYS Disability and Paid Family Leave Benefits Law.
- [ ] B. Only the following class or classes of employer's employees:

Under penalty of perjury, I certify that I am an authorized representative or licensed agent of the insurance carrier referenced above and that the named insured has NYS Disability and/or Paid Family Leave Benefits insurance coverage as described above.

Date Signed 3/26/2026 By _____
(Signature of insurance carrier's authorized representative or NYS Licensed Insurance Agent of that insurance carrier)

Telephone Number 516-829-8100 Name and Title Wade Harrison, President

IMPORTANT: If Boxes 4A and 5A are checked, and this form is signed by the insurance carrier's authorized representative or NYS Licensed Insurance Agent of that carrier, this certificate is COMPLETE. Mail it directly to the certificate holder.

If Box 4B, 4C or 5B is checked, this certificate is NOT COMPLETE for purposes of Section 220, Subd. 8 of the NYS Disability and Paid Family Leave Benefits Law. It must be emailed to PAU@wcb.ny.gov or it can be mailed for completion to the Workers' Compensation Board, Plans Acceptance Unit, PO Box 5200, Binghamton, NY 13902-5200.

PART 2. To be completed by the NYS Workers' Compensation Board (Only if Box 4B, 4C or 5B have been checked)

State of New York
Workers' Compensation Board

According to information maintained by the NYS Workers' Compensation Board, the above-named employer has complied with the NYS Disability and Paid Family Leave Benefits Law(Article 9 of the Workers' Compensation Law) with respect to all of their employees.

Date Signed _____ By _____
(Signature of Authorized NYS Workers' Compensation Board Employee)

Telephone Number _____ Name and Title _____

Please Note: *Only insurance carriers licensed to write NYS disability and paid family leave benefits insurance policies and NYS licensed insurance agents of those insurance carriers are authorized to issue Form DB-120.1.* ***Insurance brokers are NOT authorized to issue this form.***

DB-120.1 (12-21)

WE ARE YOUR DOL

NEW YORK STATE Department of Labor

DIVISION OF SAFETY AND HEALTH LICENSE AND CERTIFICATE UNIT, STATE OFFICE CAMPUS, BUILDING 12, ALBANY, NY 12226

CERTIFICATE OF CONTRACTOR REGISTRATION

This Certificate Entitles the Holder to Perform and Bid on Public Work and Covered Private Construction Projects in the State of New York, Subject to the Prevailing Wage Requirements of NYS Labor Law Article 8

Complete Construction Concepts, LLC
137 South Main Street
Homer, New York 13077
Phone Number: 6077497770
Registration Number: 25-64U77-CR
Date of Issue: 2025-01-30
Expiration Date: 2027-01-30

(This license is valid only for the contractor named above)

Roberta Reardon
Commissioner
New York State Department of Labor

THE AMERICAN INSTITUTE OF ARCHITECTS

AIA Document A310

Bid Bond

KNOW ALL MEN BY THESE PRESENTS, that we Complete Construction Concepts LLC

137 South Main Street Homer, NY 13077

(Here insert full name, address and address or legal title of contractor)

as Principal, hereinafter called the Principal, and RLI Insurance Company of Peoria Illinois

a corporation duly organized under the laws of the State of Illinois
as Surety, hereinafter called the Surety, are held and firmly bound unto Industrial Development Agency
40 Main Street Suite A Cortland NY 13045

(Here insert full name, address or legal title of Owner)

as Obligee, hereinafter called the Obligee, in the sum of

One Percent of Bid Amount Dollars (1% Amt of Bid)

for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for Building Upgrades and Renovations

(Here insert full name, address and description of project)

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this 31st day of August, 2026.

Complete Construction Concepts LLC

(Principal) (Seal)

(Witness)

Donald Richards President

RLI Insurance Company

(Surety) (Seal)

(Witness)

Wendi Lynch-Gagliano (Title) **Attorney-in-Fact**

Printed in cooperation with the American Institute of Architects (AIA) by International Fidelity Insurance Company. International Fidelity Insurance Company vouches that the language in the document conforms exactly to the language used in AIA Document A310, February 1970 edition.

POWER OF ATTORNEY

RLI Insurance Company
Contractors Bonding and Insurance Company

9025 N. Lindbergh Dr. Peoria, IL 61615
Phone: 800-645-2402

Know All Men by These Presents:

That this Power of Attorney is not valid or in effect unless attached to the bond which it authorizes executed, but may be detached by the approving officer if desired.

That **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, each an Illinois corporation, (separately and together, the "Company") do hereby make, constitute and appoint:

Wendi Lynch-Gagliano, Lisa Sergeant, Laura Hickey, Lindsay Richards, jointly or severally

in the City of Palmyra, State of New York its true and lawful Agent(s) and Attorney(s) in Fact, with full power and authority hereby conferred, to sign, execute, acknowledge and deliver for and on its behalf as Surety, in general, any and all bonds and undertakings in an amount not to exceed **Twenty Five Million** Dollars (**$25,000,000.00**) for any single obligation.

The acknowledgment and execution of such bond by the said Attorney in Fact shall be as binding upon the Company as if such bond had been executed and acknowledged by the regularly elected officers of the Company.

RLI Insurance Company and/or **Contractors Bonding and Insurance Company**, as applicable, have each further certified that the following is a true and exact copy of a Resolution adopted by the Board of Directors of each such corporation, and is now in force, to-wit:

> "All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or Agents who shall have authority to issue bonds, policies or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile."

IN WITNESS WHEREOF, the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, as applicable, have caused these presents to be executed by its respective Sr. Vice President with its corporate seal affixed this 3rd day of September, 2024.

CONTRACTORS BONDING AND INSURANCE COMPANY CORPORATE SEAL ILLINOIS

RLI INSURANCE COMPANY CORPORATE SEAL ILLINOIS

RLI Insurance Company
Contractors Bonding and Insurance Company

By: _____
Eric Raudins — Sr. Vice President

State of Illinois }
County of Peoria } SS

On this 3rd day of September, 2024, before me, a Notary Public, personally appeared Eric Raudins, who being by me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company** and acknowledged said instrument to be the voluntary act and deed of said corporation.

By: _____
Jill A. Scott — Notary Public

NOTARY PUBLIC STATE OF OHIO

JILL A SCOTT
Notary Public
State of Ohio
My Comm. Expires
September 22, 2025

CERTIFICATE

I, the undersigned officer of **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable; and furthermore, that the Resolution of the Company as set forth in the Power of Attorney, is now in force. In testimony whereof, I have hereunto set my hand and the seal of the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company** this 31 day of August 2026.

RLI Insurance Company
Contractors Bonding and Insurance Company

By: _____
Jeffrey D Fick — Corporate Secretary

(INDIVIDUAL ACKNOWLEDGMENT)

STATE OF New York ss.:
County of

On this day of 2026 before me personally came

to me known and known to me to be the person mentioned and described in and who executed the foregoing instrument and he duly acknowledged to me that he executed the same.

_____
Notary Public

(CORPORATE ACKNOWLEDGMENT)

STATE OF New York ss.:
County of **Ontario**

On this **31st** day of **August** 2026, before me personally came **Donald Richards**

to me known, who being by me duly sworn, did depose and say: that he resides in **Cortland, New York,** that he is the **President** of the **Complete Construction Concepts LLC** the corporation described in and which executed the above instruments: that he knows the seal of said corporation, that the seal affixed to said instrument is such corporate seal: that it was so affixed by order of Board of Directors of said corporation, and the he signed his name thereto by like order.

BREEYN B SCHOONERMAN
Notary Public, State of New York
Registration #01SC6376155
Qualified in Ontario County
Commission Expires June 04, 2030

Notary Public

FOR SURETY'S USE ONLY

(SURETY ACKNOWLEDGMENT)

STATE OF New York ss.:
County of **Ontario**

On this **31st** day of **August** 2026, before me personally came **Wendi Lynch-Gagliano**

to me known, who being by me duly sworn, did depose and say: that he resides in **Palmyra, New York** , that he is the *attorney-in-fact* of the **RLI Insurance Company**

the corporation described in and which executed the above instruments: that he knows the seal of said corporation, that the seal affixed to said instrument is such corporate seal: that it was so affixed by order of Board of Directors of said corporation, and the he signed his name thereto by like order.

BREEYN B SCHOONERMAN
Notary Public, State of New York
Registration #01SC6376155
Qualified in Ontario County
Commission Expires June 04, 2030

Notary Public

RLI® SURETY

P.O. BOX 3967 PEORIA, IL 61612-3967
P: (800)645-2402 E: asksurety@rlicorp.com
RLISURETY.COM

RLI Insurance Company

December 31, 2025

Admitted Assets

Investments:	
Fixed maturities	$ 1,881,898,375
Equity securities	1,790,250,301
Short-term investments	0
Real estate	21,892,838
Properties held to produce income	0
Cash and cash equivalents	90,026,167
Other invested assets	44,208,503
Receivables for securities	122,669
Agents' balances	90,349,311
Investment income due and accrued	15,665,146
Funds held	0
Reinsurance recoverable on paid losses	6,622,819
Federal income taxes receivable	0
Net deferred tax asset	260,545
Guarantee funds receivable or on deposit	198,938
Electronic data processing equipment, net of depreciation	1,775,675
Receivable from affiliates	7,505,399
Other admitted assets	5,891,645
Total Admitted Assets	$ 3,956,668,331

Liabilities and Surplus

Liabilities:	
Reserve for unpaid losses and loss adjustment expenses	$ 1,223,062,557
Unearned premiums	492,611,252
Accrued expenses	139,970,672
Funds held	574,049
Advance premiums	36,092,100
Amounts withheld	88,922,340
Remittances and items not allocated	2,687,969
Dividends declared and unpaid	21,522
Ceded reinsurance premium payable	22,103,335
Payable for securities	3,000,438
Statutory penalties	516,869
Current federal and foreign income taxes	26,959,811
Net deferred tax liability	0
Borrowed money and accrued interest	50,181,264
Drafts outstanding	0
Payable to affiliate	9,344,792
Other liabilities	14,003,896
Total Liabilities	$ 2,110,052,866
Surplus:	
Common stock	$ 10,000,375
Additional paid-in capital	242,451,084
Unassigned surplus	1,594,164,006
Total Surplus	$ 1,846,615,465
Total Liabilities and Surplus	$ 3,956,668,331

State of Ohio
County of Cuyahoga

*The undersigned, being duly sworn, says: That he is the President of **RLI Insurance Company**; that said Company is a corporation duly organized, in the State of Illinois, and licensed and engaged in business in the State of _____ _____ and has duly complied with all the requirements of the laws of said State applicable of said Company and is duly qualified to act as Surety under such laws; that said Company has also complied with and is duly qualified to act as Surety under the Act of Congress approved July 1947, 6U.S.C sec. 6-13; and that to the best of his knowledge and belief the above statement is a full, true, and correct statement of the financial condition of the said Company on the 31st day of December 2025.*

Attest:

RLI INSURANCE COMPANY CORPORATE SEAL ILLINOIS

{ Corporate Seal Affixed }

Craig Kliethermes — President

Olga S. Happel — Assistant Secretary

Sworn to before me this 3rd day of March, 2026.

NOTARIAL SEAL STATE OF OHIO

JILL A. SCOTT
Notary Public, State of Ohio
My Commission Expires:
September 22, 2030

{ Notarial Seal Affixed }

Jill A. Scott — *Notary Public, State of Ohio*

M0058326_Portal

IDA
October 20, 2026
Special Meeting
Minutes

Minutes for the Cortland County Industrial Development Agency
October 20, 2026 – 9am
40 Main Street, Suite A, 2nd Floor Cortland New York, 13045

Roll Call- Chairman McMahon made a motion to open the meeting at 9:01am

Michael McMahon	Chairman	Present
Clint Brooks	Vice Chairman	Present
Dr. Kathleen Burke	Secretary	Absent
Deborah Hayden	Treasurer	Present
Patrick Quinn	Member	Present – Zoom
William McGovern	Member	Present
Jason Hage	Member	Present – Zoom
Melanie Vilardi	Executive Director	Present
Andrea Skeels	Chief Finance Officer	Present
Ashley Riehlman	Community Relations Specialist	Present
John Sidd	Agency Counsil	Present – Zoom

DRAFT

New Business

1. Cortlandville Commons, LLC, Regan PILOT Revisions - Michael McMahon made a motion to approve an additional mortgage tax exemption of $34,252 and an additional property tax of $56,799 for the Cortlandville Commons housing project of 67 affordable units (includes 11 assisted) and 1 unit for the superintendent. A total of 68 units will be built. Ms Hayden seconded; All in favor, none opposed.

Adjourn – Chairman McMahon made a motion to adjourn the meeting at 9:10am. Mr. Brooks seconded.

Cortland County IDA
Housing Project Rationale
Cortlandville Commons LLC
October 20, 2026



Cortlandville Commons LLC proposes a $29,327,564 (estimate on July 13, 2026 was **$28,955,364)** housing project that consists of construction of a four-story mixed-use building to contain 67 affordable dwelling units, one superintendent's unit and first floor commercial space for a children's daycare center and related infrastructure on the land.

Overview & Capacity

- **Name:** Cortlandville Commons LLC
- **Owner/Developer:** 100% owned by Regan Development Corporation
    - Family-owned corporation that has invested over $750m in property development over the past 30 years
    - Over 50 properties in New York, Connecticut, New Jersey and Pennsylvania
    - Regan builds, owns and manages all their properties
- **Type:** Supportive and Affordable Housing with a Daycare Facility
- **Capacity:**
    - The project involves the new construction of a single four-story building with 68 units as follows:
        - 27 one-bedroom apartments, 37 two-bedroom apartments, and 4 three-bedroom apartments
        - One two-bedroom apartment to be occupied by a live-in building superintendent
        - All units (except the superintendent's unit) will be affordable to individuals and families with a range of incomes from 30% to 80% ($25,300 - $67,400 for one person, respectively) of the Area Median Income ("AMI") for Cortland County. Gross monthly basic rents range from $744 to $1,425.
        - 11-units will be built as fully accessible and adapted for residents with mobility, hearing and/or vision impairments

- Partnership with Springbrook, located in Cortland, has been providing individual services for people with development disabilities and supports more than 1,000 individuals and families across NY state and beyond. Springbrook will provide services to the 11 supportive units.

- Project will participate in the Clean Energy Initiative Program (CEI).
- 6,000 SF area for a Daycare facility

Location & Size

- Situated at 968 NYS Route 13 in the Town of Cortlandville in Cortland County, New York
- Tax ID# 96.13-01-02.110 – 18.2 acre parcel – project impact will be on 5 acres
- Building height of approximately 60 feet, 21,636 SF per floor with 86,544 total SF
- Two elevators, community space within the building and outdoor spaces
- Parking spaces will be provided on-site
- Smoke-free and all units will have access to Broadband
- All-electric building utilizing highly efficient air source heat pumps for heating, cooling, and hot water
- Energy recovery ventilator for bringing fresh air into the building while exhausting stale indoor air.



Project Timeline

- **Development & Permitting:** Began in 2022 with Housing Community Renewal application.
- **Construction & Operation:** Construction is expected to start October 2026, completion in November 2027 with occupancy starting December 2027

Cortlandville Commons LLC is seeking a 32-year (change from 30 years on July 13, 2026 approval) PILOT from the CCIDA to incentivize the project, which will provide:

- PILOT revenues (pro rata to the town, county, and school district) of $2,337,201 over 32 years (taxes without the project would be $393,876). The tax exemption rate would be 40%.
- Payments will have a 3% escalator starting in year three, allowing a zero payment in year one and two to allow for construction and occupancy.
- Fire district taxes over 32 years will be $119,929
- Employ a base of local construction workers to build the project with payroll and supplies estimated at approximately $21 million
- Employ two full-time employees to manage the housing development
- Potential of 10 employees for the daycare center
- Increase the affordable housing stock in Cortland County which is desperately needed
- Increase daycare capacity in the community which will enhance the workforce

The town of Cortlandville conducted an environmental review and is supportive of this project. Staff are recommending approval of CCIDA incentives for this project as further detailed in the project summary.

Housing Development Initiatives for Rental and Owner-Occupied Projects Discussion

Oneida County Industrial Development Agency (OCIDA)
Uniform Tax Exemption and Agency Benefits Policy
Housing Development Initiatives for Rental and Owner-Occupied Projects
Approved May 15, 2026

Overview

In furtherance of Oneida County's 2024 "Housing Market Inventory, Assessment, and Strategy," the Oneida County Industrial Development Agency ("OCIDA") has created the following Uniform Tax Exemption and Agency Benefits Policy (the "Policy") to encourage development of all segments of the County's housing market. The expansion of OCIDA's policy to support eligible housing projects reflects the County's housing study, which identifies a critical need for additional units, particularly for workforce and senior housing in both apartments and owner-occupied homes. This need has arisen from an aging housing stock and limited new development, coupled with economic growth that has created job opportunities across several innovative industries, attracting new residents.

The purpose of this Policy is to assist OCIDA in determining whether a housing project promotes employment opportunities, creates workforce or senior housing, prevents economic deterioration in the area served by OCIDA, and is consistent with New York State Controller's Opinion No. 85-51 and the New York State General Municipal Law. This Policy is intended to be annexed to and made a part of OCIDA's Uniform Tax Exemption Policy adopted on January 28, 1994, amended on December 21, 1998, and April 30, 2009 (the "UTEP"). OCIDA reserves the right to deviate from this Policy at its discretion and in accordance with the General Municipal Law.

Eligible Housing Projects:

The types of housing eligible for OCIDA consideration include:

- Rental Housing: Defined as non-owner-occupied dwelling units produced for rent.
  - Multifamily structures
  - Townhomes
  - Condominiums
  - Mixed-Use Projects (Must be over 50% Housing by area)
  - Workforce Housing (60%-120% of Area Median Income)
  - Senior Living: 55 and over.
- Owner-Occupied Housing: Defined as dwelling units produced to be sold to owner-occupants.
  - Single-Family Homes
  - Innovative housing products such as:
    - Modular/prefabricated homes
    - Manufactured homes
    - “Tiny homes”
    - Duplex- or triplex-family homes (minimum 3 new duplex buildings, or 6 total new units)

Additional Eligibility Criteria

- Rental Housing projects must have a minimum of five (5) units in a renovation or conversion of a building, or twenty-four (24) units for new construction.
- Owner-Occupied projects must create a minimum of five (5) new units and achieve 50 points to qualify for incentives in accordance with this Policy.
- All projects shall be subject to and in compliance with the New York State General

Municipal Law and the UTEP. OCIDA's UTEP requires all applicants to file a Cost/Benefit Analysis that is deemed acceptable to OCIDA.

- As a condition of financial assistance, applicants must submit independent data/information that supports the finding that the project will prevent economic deterioration by promoting employment opportunities.

Eligible Areas:

Projects are situated within Oneida County.

Scoring Criteria:

Rental Housing & Owner-Occupied Projects:

Criteria	Description of Criteria	Points
Rehabilitation or Adaptive Reuse Projects	Projects that rehabilitate structures that are at least 20 years of age, are not currently generating significant rental income, and can demonstrate functional challenges to their redevelopment.	25
Utilizes Existing Infrastructure	Projects that use existing infrastructure, defined as relying on both existing water and sewer services and not requiring system expansions. *(Modernizations, such as the replacement of existing pipes where service is already provided, are viewed favorably.)*	25
Compact Development Projects	Projects that involve the construction of housing types other than detached single-family homes. Projects could include multifamily housing types such as townhomes, duplexes, triplexes, or other housing forms that are not detached single-family living spaces, built for rental or owner-occupation. Project sites can include single parcels (condo associations, or co-ops), or each homeownership unit can be situated on its own parcel.	25
Micro-Unit Projects	Projects with units approximately 400SF-800SF, including small homes, efficiency or studio flats, or other configurations, either for rent or owner-occupied, that address workforce housing or senior living needs. Units should be designed for a single occupant or a pair of occupants.	25
Community Benefits	Projects that provide benefits to the community, which may include any of the following: -Rebuilding community infrastructure. -Creating or contributing to an existing community amenity.	10

	-Dedicating land to the municipality for a public improvement that benefits public health or safety. -Removing a blighting influence (e.g., Demolition of a deteriorated structure or supporting infill development). -Providing an environmental enhancement (e.g., wetlands creation/restoration. -Brownfield development/remediation, utilizing federal/state historic or low-income housing tax credits, which provide mixed-income rental units to support affordable workforce housing. -Creating childcare options for residents or providing other benefits deemed necessary and relevant by OCIDA.	
Green Projects	Projects that provide a benefit or improvement to the environment or the energy grid, which may include any of the following: -Building on a New York State or federally defined Brownfield; a participant in the State Voluntary Cleanup Program; or within a Brownfield Opportunity Area. -Building a development which qualifies for a LEED Certification from the US Green Building Council (final certification required before commencement of the PILOT Agreement). -Incorporating geothermal or other renewable energy technologies are projected to make a significant impact on the stability, reliability, and resilience of the grid. The renewable energy generated for the Project must be located within Oneida County, turned on and connected to the grid, and provide at least twenty-five percent (25%) of the project's energy needs.	10
Innovative Housing Projects	Housing projects that utilize innovative construction technologies, which can include but are not limited to modular homes, prefabricated homes, 3D printed homes, or other innovative construction methods deemed relevant by OCIDA.	20
Senior Housing	Housing projects reserved for owner-occupancy or rental by seniors (those 55+ in age).	25
Owner-Occupied Dwelling Projects	Housing projects reserved for single-family dwelling projects • 10 units - 25 points • 20 units - 50 points • 50 units - 80 points	25-80
Maximum Points Available		245

Benefits available to eligible projects:

Rental Housing:

OCIDA shall use this scoring system to determine the level of Agency benefits:

Tier 1 Benefits: projects that score at least 70 points may receive abatement of real property taxes, exemptions from sales taxes, and exemptions from mortgage recording taxes

Tier 2 Benefits: projects that score between 50-69 points may receive abatement of real property taxes, exemptions from sales taxes, and exemptions from mortgage recording taxes

Tier 3 Benefits: projects that score 40-49 points may receive exemptions from sales taxes and exemptions from mortgage recording taxes (not eligible for abatement of real property taxes)

Table 1: Schedule of Real Property Tax Abatements

Term of PILOT Exemption Schedule	Tier 1- PILOT Exemption Schedule	Tier 2 - PILOT Exemption Schedule
1	75%	75%
2	75%	75%
3	75%	75%
4	67%	50%
5	67%	50%
6	50%	25%
7	50%	
8	25%	
9	10%	
10	10%	

Applicants will pay 100% of all taxes due and owed until a Certificate of Occupancy is issued for a project. The first exemption year in the schedule will begin, effective the first taxable status date after issuance.

Owner-Occupied Housing:

OCIDA shall require that owner-occupied/single-family housing projects create at least five (5) new units and achieve 50 points to qualify for Agency benefits. There shall be no tiered benefit structure. If a project achieves 50 or more points, it is eligible for sales tax exemption on building materials and property tax abatement

on the undeveloped land on which the housing will be constructed. OCIDA shall use this developer benefit policy to encourage the construction of new owner-occupied housing with the property tax exemption, as illustrated in the example below.

- In Year 1, the developer will pay a PILOT equal to the full taxes on the assessed value of the unimproved land.
- Beginning in Year 2, and for a period of up to two years, there will be a 50% tax exemption on the original land value. If during this period ¾ of the units are sold, the tax exemption will increase to 75%.
- In Year 4, there will be a 75% tax exemption on the original land value.
- After Year 4, the PILOT will expire, and the remaining lands owned by the developer will return to the normal valuation process as determined by the Assessor in the municipality in which the project resides.
- Once individual housing units are sold, those new parcels are placed on the tax roll.

Sunset Provision:

The effective date of this policy will commence on the first day of the month following the date on which this Policy is formally approved in accordance with requirements set forth under Article 18A of the General Municipal Law and shall remain in effect until December 31, 2033, unless OCIDA elects to extend further or modify the Policy.

All applicants approved during this period will have twenty-four (24) months to complete their project, as evidenced by the issuance of a Certificate of Occupancy by the applicable local code officer for the political subdivision where the project is situated. Receipt of a Certificate of Occupancy is required to receive all tax benefits granted in the final authorizing resolution approved by OCIDA.

Agency Fees:

The applicant will be required to remit to OCIDA all applicable fees (see fee schedule), including payment of all OCIDA legal costs associated with the project and an annual rent payment of $750, as required under the lease agreement with OCIDA. A copy of the applicable fee schedule is included with the application package. When the application is submitted, the applicant shall submit a check for $1,500, which consists of a non-refundable application fee of $500 and a commitment fee of $1,000 that will be applied at closing; if the project does not close, $1,000 is applied to legal fees incurred in connection with the application. Other than the application fee and the annual rent payment, all other fees shall be due and paid at closing.

Housing Recapture Policy
Adopted May 15, 2026

1. **Project Obligation**. The financial assistance granted by the Agency is conditioned upon the Applicant constructing its Project as represented in its Application, within two years from the date the Project is induced (the "Project Obligation"). Each Project receives financial assistance based upon how the Project scored using the criteria described in the Housing Policy (the "Initial Score"). If, after two years or upon completion of the Project, the Final Project is not completed in accordance with the Project Obligation, it may subject the Applicant to recapture of financial assistance.

2. **Reporting to the IDA**. An Applicant will be required to submit one Final Project Report within ten days of receiving a Certificate of Occupancy for all units, or at least ten days before the end of the lease term, whichever is soonest, but in no case longer than five years from the date induced. The Final Project Report will certify completion of the facility in compliance with the Project Obligation, and will provide copies of all Certificates of Occupancy.

3. **Final Project Review**. Upon receipt of the Final Project Report, the Agency will score the Project again using the same criteria contained in the Housing Policy as when the Project was induced (the "Final Score"). In the event the Applicant fails to meet the criteria upon which the project received its Initial Score and the Final Score would have resulted in less financial assistance, the Applicant may be subject to recapture and/or a reduction of financial assistance. If the scoring results in a higher score, the Applicant will not be entitled to additional financial assistance.

4. **PILOT Amendments**.

    a. If a Project's Initial Score is for Tier 1 Benefits and the Final Score is for Tier 2 Benefits, the PILOT Agreement will be revised to reflect the PILOT Exemption Schedule for Tier 2 Benefits.

    b. If a Project's Initial Score is for Tier 1 Benefits or Tier 2 Benefits and the Final Score is for Tier 3 Benefits or lower, the PILOT Agreement will be terminated.

5. **Major Shortfall**. If a Project's Final Score is lower than Tier 3 Benefits, the Agency will notify the Company in writing of its intention to recapture benefits and the Company will have thirty (30) days to respond to the letter citing the reason or reasons the Company failed to achieve its Project Obligation, including any request to appear before the Agency. Then the Agency, in its sole discretion, may:

    a. Take no action if it is determined that the reason or reasons for failing to achieve the Project Obligation are temporary or, in the sole opinion of the Agency, it is in the best interest of economic development of Oneida County;

    b. Reduce the benefits granted to the Company in an amount proportionate to the percentage of the Project Obligation that was achieved (i.e., if the Company meets 75% of its projections, 25% of benefits are recaptured); or

    c. Terminate the Leaseback Agreement and the PILOT Agreement and require the Company to repay 100% of the benefits received to date.

6. **Mandatory Recapture**. The Agency is mandated to recapture New York State sales tax benefits where:

a. The Project is not entitled to receive those benefits.

b. The exemptions exceed the amount authorized, or are claimed for unauthorized property or services.

c. The Company fails to use property or services in the manner required by the Leaseback Agreement.

7. **Miscellaneous**.

a. The Agency in granting benefits retains all rights to impose, delay or waive penalties and the right to deviate from these recapture provisions.

b. No violation of these provisions will, in and of itself, constitute a default of any financing debt instrument.

Arbor Brook Flats LLC Application

Cortland County IDA
Housing Project Rationale
Arbor Brook Flats, LLC
November 9, 2026





Arbor Brook Flats LLC proposes an $8,359,917 housing project that consists of construction of 18 duplexes (36 total units) to contain 36 market-rate dwelling units on approximately five acres. The first duplex has been started and enclosed and will be used as the model for the project. The units will be sold upon completion and ownership will be transferred.

Overview & Capacity

- **Name:** Arbor Brook Flats LLC
- **Owner/Developer:** 100% owned by Vincent Patriarco, Gerald Contento and Eric Barden
    - Local businesspeople that are investing in the community
- **Type:** Market rate housing
- **Capacity:**
    - The project involves the new construction of 18 duplex buildings as follows:
        - Two beds and two bathrooms totaling 1,147 square feet
        - One floor living with attached garages

Location & Size

- Situated on Dee Street in the Village of Homer in Cortland County, New York
- Tax ID# 36-66.42-03-01.000 thru 66.42-03-36.000 – totaling 5.7 acres

Project Timeline

- **Development & Permitting:** Dee Street was constructed years ago and the housing project sat idle until the current owners purchased the property in 2020.
- **Construction & Operation:** Construction started on the model duplex in July 2026, construction on the additional duplexes will follow, all units will be completed by December 2028 with occupancy starting as each duplex is completed and sold.

Arbor Brook Flats LLC is seeking a $600,000 sales tax exemption only.

- Ownership will transfer once the duplex is completed and sold

The Village of Homer conducted an environmental review and is supportive of this project. Staff are recommending approval of CCIDA incentives for this project as further detailed in the project summary.

Cost Benefit Calculator
Cortland County Industrial Development Agency

Date	9-Nov-26
Project Title	Arbor Brook Flats, LLC
Project Location	Dee Street, Homer NY 13077

Construction Phase - Project Assumptions

Project Costs

Project Costs	$8,359,917	<- as defined by NYS Labor Law 224-a
Local Construction Spending	$7,713,167	

Construction Economic Impacts

Industry	NAICS	% of Total Investment	Investment by Type
New Multifamily Building Construction	236116	100%	$7,713,167
[Not Applicable]	0		$0
[Not Applicable]	0		$0
Most projects will only have one line related to construction type.		100%	$7,713,167

New Household Spending - Residential and Mixed-Use Projects Only

Unit Types and Household Income Brackets

Description	Market Rate Duplex
Unit Count	36
Target Income (HH)	$100,000 - $149,999
% Net New (See Instructions)	100%
Total Units	36
Total Local Household Spending	$1,700,604

Fiscal Impact Assumptions

Estimated Costs of Incentives

	%	Value
Sales Tax Exemption		$600,000
Local Sales Tax Rate	4.00%	$300,000
State Sales Tax Rate	4.00%	$300,000
Total Costs	$600,000	

PILOT Term (Years)	2
Escalation Factor	0%
Public Discount Rate	0%

Does the IDA believe the project can be accomplished in a timely fashion?	Yes
Does this project provide onsite childcare facilities?	No

CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR FINANCIAL ASSISTANCE

IMPORTANT NOTICE: The answers to the questions contained in this application are necessary to determine the applicant's eligibility for financial assistance from the Cortland County Industrial Development Agency. The answers will also be used in the preparation of papers in this transaction. Accordingly, an officer or other employee of the applicant who is thoroughly familiar with the business and affairs of the applicant and who is also thoroughly familiar with the proposed project should answer all questions accurately and completely. This application is subject to acceptance by the Agency.

TO: CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY
40 MAIN STREET
CORTLAND, NEW YORK 13045

APPLICANT: Arbor Brook Flats LLC

APPLICANT'S STREET ADDRESS: 33 Levydale Pk.

CITY: Cortland STATE: NY PHONE NO.: 13045

E-MAIL ADDRESS: arborbrookflats@gmail.com

NAME OF PERSON(S) AUTHORIZED TO SPEAK FOR APPLICANT WITH RESPECT TO THIS APPLICATION: VincePatriarco

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

NAME OF FIRM: _____

NAME OF ATTORNEY: _____

ATTORNEY'S STREET ADDRESS: _____

CITY: _____ STATE: _____ PHONE NO.: _____

E-MAIL ADDRESS: _____

NOTE: PLEASE READ THE INSTRUCTIONS ON PAGE 2 BEFORE FILLING OUT THIS APPLICATION

INSTRUCTIONS

1. The Agency will not approve any applications unless, in the judgment of the Agency, said application contains sufficient information upon which to base a decision whether to approve or tentatively approve an action.

2. Fill in all blanks, using "none" or "not applicable" or "N/A" where the question is not appropriate to the project which is the subject of this application (the "Project").

3. If an estimate is given as the answer to a question, put "(est)" after the figure or answer, which is estimated.

4. If more space is needed to answer any specific question, attach a separate sheet.

5. When completed, email an electronic copy to the Agency at info@cortlandbusiness.com

6. The Agency will not give final approval to this application until the Agency receives a completed environmental assessment form concerning the Project, which is the subject of this application.

7. Please note that Article 6 of the Public Officers Law declares that all records in the possession of the Agency (with certain limited exceptions) are open to public inspection and copying. If the applicant feels that there are elements of the Project which are in the nature of trade secrets or information, the nature of which is such that if disclosed to the public or otherwise widely disseminated would cause substantial injury to the applicant's competitive position, the applicant may identify such elements in writing and request that such elements be kept confidential in accordance with Article 6 of Public Officers Law.

8. The applicant will be required to pay to the Agency all actual costs incurred in connection with this application and the Project contemplated herein (to the extent such expenses are not paid out of the proceeds of the Agency's bonds issued to finance the project). The applicant will also be expected to pay all costs incurred by general counsel and bond counsel to the Agency. The costs incurred by the Agency, including the Agency's general counsel and bond counsel, may be considered as a part of the project and included as a part of the resultant bond issue.

9. The Agency has established an application fee of Five Thousand Dollars ($5000) for Renewable Energy and Five Hundred Dollars for all others ($500) to cover the anticipated costs of the Agency in processing this application. A check or money order made payable to the Agency must accompany each application. THIS APPLICATION WILL NOT BE ACCEPTED BY THE AGENCY UNLESS ACCOMPANIED BY THE APPLICATION FEE.

10. The Agency has established a project fee of a minimum of 1% for each project in which the Agency participates. UNLESS THE AGENCY AGREES IN WRITING TO THE CONTRARY, THIS PROJECT FEE IS REQUIRED TO BE PAID BY THE APPLICANT AT OR PRIOR TO THE GRANTING OF ANY FINANCIAL ASSISTANCE BY THE AGENCY.

FOR AGENCY USE ONLY

1.	Project Name or Number	_____
2.	Date Application Received by Agency	_____, 20___
3.	Date Application Referred to Attorney for Review	_____, 20___
4.	Date Copy of Application Mailed to Members	_____, 20___
5.	Date Notice of Agency Meeting on Application Posted	_____, 20___
6.	Date Notice of Agency Meeting on Application Mailed	_____, 20___
7.	Date of Agency Meeting on Application	_____, 20___
8.	Date Agency Conditionally Approved Application	_____, 20___
9.	Date Scheduled for Public Hearing	_____, 20___
10.	Date Environmental Assessment Form ("EAF") Received	_____, 20___
11.	Date Agency Completed Environmental Review	_____, 20___
12.	Date of Final Approval of Application	_____, 20___

I. APPLICANT INFORMATION-COMPANY TO RECEIVE BENEFITS (the "COMPANY")

A. Identity of Company:

1. Company Name: Arbor Brook Flats LLC
   Present Address: 33 Levydale Pk. Cortland NY
   Zip Code: 13045 Employer ID No.: 85-0865991

2. Indicate type of business organization of Company:

   a. ☐ Corporation. Incorporated in what country?_____;
   State:_____; Date Incorporated: _____;
   Authorized to do business in New York State? Yes _____ No_____

   i. Is the Corporation Publicly Held? Yes____ No____. If yes, please list exchanges where stock is traded:_____

   ii. If no, list all Stockholders having a 5% or more interest in the Company:

Name	Address	Percentage of Holding

   b. ☐ Partnership. General or Limited partnership?_____
   Name all partners below:

Name	Address	General Partner	Limited Partner

c. ☐ Limited Liability Company. Formed in what country USA;
State: NY; Date of Formation: 05/06/2020;
Authorized to do business in New York State? Yes x No ;
Name all members below:

Name	Address	Membership Percentage
Vincent Patriarco	3662 Levydale Pk. Cortland	33.3
Gerald Contento	7271 Cold Brook Rd. Homer	33.3
Eric Barden	471 St. Rt. 222, Locke NY 13092	33.3

d. ☐ Sole proprietorship. Name of Sole Proprietor:

3. Is the Company a subsidiary or direct or indirect affiliate of any other organization(s)? If so, indicate name of related organization(s) and relationship: No

B. <u>Management of Company:</u>

List all officers/directors/managers (complete all columns for each person):

Name and Home Address	Office Held
See above	Member

C. <u>Company/Management History:</u>

1. Is the Company or management of the Company now a plaintiff or a defendant in any civil or criminal litigation? Yes ____ No x .
2. Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)? Yes ____ No x .
3. Has any person listed above or any concern with whom such person has been connected ever been in receivership or been adjudicated a bankrupt? Yes ____ No x .

If the answer to any of questions 1 through 3 is yes, please furnish details in a separate attachment.

II. PROPOSED PROJECT DATA

A. Description of the Project:

1. Please provide a narrative of the Project and the purpose of the Project (acquisition, construction, renovations and/or equipment purchases). Identify specific uses occurring with the Project. Describe any and all tenants and any/all end users (attach additional pages):

Arbor Brook Flats is an 18 duplex, 36 unit, new construction housing project located in the Village of Homer. This application is for 17 duplexes and the 18th is a model which is already under construction.

2. Describe the reasons why the Agency's Financial Assistance is necessary and the effect the Project will have on the Company's business or operations and any corresponding benefit to the Cortland County community (attach additional pages):

Since starting the project in 2020, we have encountered numerous obstacles that have significantly increased building costs. Faced with high infrastructure costs and continually rising material and labor costs the viability of completing the project comes into question. The area desparately needs quality housing that this project can provide.

3. Is there a likelihood that the Project would not be undertaken but for the Financial Assistance provided by the Agency:

☒ Yes ☐ No

4. If the Project could be undertaken without the Financial Assistance provided by the Agency, then provide a statement indicating why the Project should be undertaken by the Agency (attach additional pages):

Although we have absorbed the rising costs to date, continuing to do so as we begin construction may impact the ability to complete the project or at least significantly slow down the schedule.

B. Location of Project:

1. Street Address: Dee St and Hastings Court
2. City:
3. Town:
4. Village: Homer NY
5. Is any portion of the Project located outside of Cortland County? If so, identify the other county: No
6. School District: Homer Central School District
7. Tax Parcel Nos.: 36 - 66.42-03-01.000 thru 66.42-03-36.000

C. Description of the Project site:

1. Approximate size (in acres or square feet) of the Project site: 5
   Attach a map, survey or sketch of the Project site.

2. Are there existing buildings on the Project Site?
   Yes Yes No _____. If yes,
   a. Indicate each existing building and indicate the approximate size (in square feet) of each building:
      We are currently building a model house on building lot #4

   b. Are the existing buildings in operation? Yes _____ No x _____.
      If yes, describe the present use of each building in operation:

   c. Are the existing buildings abandoned? Yes _____ No x _____;
      About to be abandoned? Yes _____ No x _____. If yes, describe:

   d. Attach photographs of existing buildings.

3. Utilities Serving the Project Site:

   Water: Municipal x, Other ___. If other, describe _____

   Sewer: Municipal x, Other ___. If other, describe _____

   Electric Utility Co.: National Grid planned but not brought into the site yet

   Natural Gas Utility Co.: No

   Other Utility Sources: Verizon and Spectrum are planned

4. Present Legal Owner of the Project Site:
   a. If the Company owns the Project site, indicate:
      Date of Purchase: 07/01/2020

Purchase Price: $125,000.00

b. If the Company does not own the Project site, does the Company have the contractual right to purchase the Project site?
Yes_____ No_____. If yes, indicate:
Date Contract Signed:_____
Date Ability to Purchase Expires:_____

c. If the Company does not own the Project site, is there a relationship legally or by common control between the Company and present owner of the Project site?
Yes_____ No_____. If yes, describe:

_____

_____

_____

5. Zoning District in which the Project is located: PDDR

6. Are there any variances or special permits affecting the Project site now or which need to be obtained to complete the Project?
Yes_____ No X_____. If yes, list below and attach copies of all variances or special permits:

_____

_____

_____

D. <u>Description of the Proposed Construction:</u>

1. Does part of the Project consist of the acquisition or construction of a new building or buildings? Yes X___ No ____. If yes, indicate number of and size of new buildings:
We are planning to build 17 additional duplexes (1 currently under construction).

_____

_____

2. Does part of the Project consist of additions and/or renovations to existing buildings located on the Project site? Yes_____ No x_____. If yes, indicate:
   a. The number of buildings to be expanded or renovated:_____
   b. The size of any expansions:_____
   _____
   c. The nature of expansion and/or renovation:
   _____

3. Describe the principal uses to be made by the Company of the building or buildings to be acquired, constructed or expanded:
All units being constructed are for sale as residential market rate homes.

E. Description of the Equipment:

1. Does part of the Project consist of the acquisition or installation of machinery, equipment or other personal property (the "Equipment")?
Yes_____ No x_____. If yes, describe the Equipment:

2. With respect to the Equipment to be acquired, will any of the Equipment be previously used Equipment?
Yes_____ No x_____. If yes, please provide detail below:

3. Describe the principal uses to be made by the Company of the Equipment to be acquired or installed:
NA

F. Project Use:

1. What are the principal products to be produced at the Project site?
Residential Housing

2. What are the principal activities to be conducted at the Project?
Construction of residential housing

3. Does the Project include facilities or property that are primarily used in making retail sales of goods or services to customers who personally visit such facilities?

   Yes_____ No_x_____. If yes please provide detail:

   _____

   _____

   _____

4. If the answer to question 3 is yes, what percentage of the cost of the Project 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? _____%

5. If the answer to question 3 is yes, and the answer to question 4 is more than 33.33%, indicate whether any of the following apply to the Project:

   a. Will the Project be operated by a not-for-profit corporation? Yes_____ No_____. If yes, please explain:

      _____

      _____

      _____

   b. Is the Project likely to attract a significant number of visitors from outside the economic development region (as established by Section 230 of the Economic Development Law) in which the Project will be located?

      Yes _____ No _____. If yes, please explain:

      _____

      _____

      _____

   c. Would the Project occupant, but for the contemplated Financial Assistance from the Agency, locate the related jobs outside of New York State?

      Yes _____ No _____. If yes, please explain:

      _____

      _____

      _____

   d. 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 x_____. If yes, please provide detail:

_____

_____

_____

e. Will the Project be located in one of the following: (i) an area which was designed as an empire zone pursuant to Article 18-B of the General Municipal Law; or (ii) a census tract or block numbering area (or census tract or block numbering area contiguous thereto) which, according to the most recent census data, has (a) a poverty rate of at least 20% for the year in which the data relates, or at least 20% of households receiving public assistance, and (b) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates?

Yes_____; No x_____. If yes, please explain:

_____

_____

_____

6. If the answers to any of subdivisions c. through e. of question 5 are 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?

Yes _____ No x_____. If yes, please explain:

_____

_____

_____

7. Will the completion of the Project result in the removal of an industrial or manufacturing plant of the Company or another proposed occupant of the Project (a "Project Occupant") from one area of the State of New York to another area of the State of New York?

Yes_____ No x_____. If yes, please explain:

_____

_____

_____

8. Will the completion of the Project result in the abandonment of one or more plants or facilities of the Company or a Project Occupant located in

the State of York?

Yes_____ No_x_____. If yes, provide detail:

_____

_____

_____

9. If the answer to either question 7 or question 8 is yes, indicate whether any of the following apply to the Project:

   a. Is the Project reasonably necessary to preserve the competitive position of the Company or such Project Occupant in its industry?

   Yes_____; No_____. If yes, please provide detail:

   _____

   _____

   _____

   b. 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_____ No_____. If yes, please provide detail:

   _____

   _____

   _____

G. **Project Status:**

1. If the Project includes the acquisition of any land or buildings, have any steps been taken toward acquiring same?

   Yes_x_____ No_____. If yes, please discuss in detail the approximate stage of such acquisition:

   Property was aquired in 2020

   _____

   _____

2. If the Project includes the acquisition of any Equipment, have any steps been taken toward acquiring same?

   Yes_____ No_x_____. If yes, please discuss in detail the approximate stage of such acquisition:

   _____

   _____

   _____

3. If the Project involves the construction or reconstruction of any building or other improvement, has construction work on any such building or improvement begun? Yes x No_____. If yes, please discuss in detail the approximate extent of construction and the extent of completion. Indicate in your answer whether such specific steps have been completed as site clearance and preparation; completion of foundations; installation of footings; etc.:

As previously stated, Unit # 4 is being constructed as a model.

To date the entire site has been prepared and unit 4 has an enclosed and tight shell.

4. Please indicate the amount of funds expended on the Project by the Applicant in the past three (3) years and the purpose of such expenditures:

$650,000 Land and site work

III. INFORMATION CONCERNING LEASES OR SUBLEASES OF THE PROJECT (PLEASE COMPLETE THE FOLLOWING SECTION IF THE APPLICANT INTENDS TO LEASE OR SUBLEASE ANY PORTION OF THE PROJECT)

A. Does the Company intend to lease or sublease more than 10% (by area or fair market value) of the Project? Yes_____ No x_____. If yes, please complete the following for **each** existing or proposed tenant or subtenant:

Sublessee Name:_____
Present Address: _____
City: _____State: _____Zip:_____
Employer's ID No.:_____
Sublessee is: _____Corporation; _____Partnership; _____; Limited Liability Company; _____Sole Proprietor
Relationship to Company: _____
Percentage of Project to be leased or subleased:_____
Use of Project intended by Sublessee: _____
Date of lease or sublease to Sublessee:_____
Term of lease or sublease to Sublessee: _____
Will any portion of the space leased by this sublessee be primarily used in making retail sales of goods or services to customers who personally visit the Project? Yes_____ No____.
If yes, please provide on a separate attachment

a. details; and
b. the answers to questions II (F) (4) through (6) with respect to such sublessee.

B. What percentage of the space intended to be leased or subleased is now subject to a binding written lease or sublease? 0 %

IV. EMPLOYMENT IMPACT

A. Indicate below the number of people presently employed at the Project Site and the number that will be employed at the Project site at the end of the first and second years after the Project has been completed (Do not include construction workers). Also indicate below the number of workers employed at the Project site representing newly created positions as opposed to positions relocated from other project sites of the Applicant.

	Current # of Jobs at proposed Project location or to be relocated to Project location	**If Financial Assistance is granted, estimate the number of FTE and PTE jobs to be Retained**	**If Financial Assistance is granted, estimate the number of FTE and PTE jobs to be Created by Two years after Project completion**	**Estimate number of residents of the Labor Market Area in which the Project is located that will fill the retained and created FTE and PTE jobs Two years after Project completion****
Present Full Time	0			0
Present Part Time	0			0
First Year Full Time	0			0
First Year Part Time	0			0
Second Year Full Time	0			0
Second Year Part Time	0			0
Total:				

**For purposes of the question, please estimate in the fourth column the number of FTE and PTE jobs, as indicated in the second and third columns, that will be filled by residents of the Labor Market Area. The Labor Market Area includes Cortland County as well as the counties of Cayuga, Onondaga, Tompkins, Broome and Chenango.

Category of Jobs to be Retained and Created	Estimated Average Salary or Range of Salary	Estimated Average Fringe Benefits or Range of Fringe Benefits
Management	0	
Professional	0	
Administrative	0	
Production	0	
Independent Contractors	0	
Other	0	

B. Please state the anticipated date of completion of the Project site and the anticipated date of occupancy of the Project site:
Project Site Completion Date: December 2028
Project Site Occupancy Date: Rolling through 2028

V. PROJECT COST

A. State the costs reasonably necessary for the acquisition of the Project site, the construction of the proposed buildings and the acquisition and installation of any machinery and equipment necessary or convenient in connection therewith, and including any utilities, access roads or appurtenant facilities, using the following categories:

Description of Cost:	**Amount:**
Land Acquisition	$ $125,000.00
Building Construction	$ 7,713,167
Building Renovation	$ 0
Machinery and equipment costs	$ 0
Utilities, roads and appurtenant costs	$ 210,000
Architects and engineering fees	$ 42,000.00
Costs of Bond issue (legal, financial and printing)	$ 0
Construction loan fees and interest (if applicable)	$ 750.00
Other (specify)	
Site Costs	$ 269,000.00
	$
	$
	$
TOTAL PROJECT COSTS:	$ 8,359,917.00

B. Have any of the above expenditures already been made by the Applicant?
Yes X No ____. If yes, indicate particulars:
As above. $650,000

VI. FINANCIAL ASSISTANCE EXPECTED FROM THE AGENCY

A. Tax Benefits:

1. Is the Applicant requesting a real property tax exemption in connection with the Project from the Agency? Yes_____ No x_____.

2. Is the Applicant expecting to be appointed agent of the Agency for purposes of receiving an exemption from N.Y.S. Sales Tax or Compensating Use Tax? Yes__X___ No_____.

3. Is the Applicant requesting a mortgage recording tax exemption in connection with the Project from the Agency? Yes_____ No_X___.

4. What is the estimated value of each type of tax exemption being sought in connection with the Project? Please detail the type of tax exemption and value of each exemption:
   a. N.Y.S. Sales and Compensating Use Taxes: $ $600,000
   b. Mortgage Recording Taxes: $0
   c. Real Property Taxes: $0
      (**Please consult with the Agency in calculating the estimated value of the real property tax exemption**)
   d. Other (please specify):
      _____ $_____
      _____ $_____
      _____ $_____

5. Are any of the tax-exemptions being sought in connection with the Project inconsistent with the Agency's Uniform Tax-exemption Policy? Yes x_____ No_____. If yes, please explain how the request of the Applicant differs from the Agency's Uniform Tax-Exemption Policy:

   UTEP includes releif over a 10 year period. The ownership will change so the real property tax exemption is not applicable.

B. Financing:

1. Is the Applicant requesting that the Agency issue bonds to assist in financing the Project? Yes_____ Nox_____. If yes, indicate:
   a. Principal Amount of Bonds Requested $_____
   b. Maturity Requested _____Years
   c. Is the Interest on such bonds intended to be exempt from federal income taxation? Yes_____No_____.

2. What is the approximate amount of private sector financing to be obtained? $0. Is the Applicant expecting that the private sector financing of the Project will be secured by one or more mortgages? Yes_____ Nox_____.
If yes, what is the approximate amount of private sector financing to be secured? $_____.

3. Is the Applicant expecting that any of the financing of the Project will come from public sector sources? Yes_____ Nox_____.
What is the approximate amount of public sector financing to be obtained? $0.
If yes, is the Company expecting that the public sector financing of the Project will be secured by one or more mortgages or grant agreements? Yes_____ Nox_____.
If yes, what is the approximate amount of public sector financing to be secured? $0.

4. Please state the approximate amount to be invested in the Project (not borrowed or the subject of a grant) by the Applicant $ $8,359,917.

5. Please state the approximate total amount of borrowed funds to be invested in the Project $0.

VII. 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.

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. **Local Workforce Development:** The Applicant understands and agrees that if the Project receives Financial Assistance from the Agency, except as provided by collective bargaining where practicable, the Applicant will increase the skill base of the local workforce through training, opportunities for professional development and career track advancement.

D. **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.

E. **Annual Employment Reports**: The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant will file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the Project site.

F. **Absence of Conflicts of Interest:** The Applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officer 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

G. **Federal, State and Local Laws:** The Applicant/Owner/Occupant/Operator receiving the Financial Assistance understands and agrees that it must be, at all times, in compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.

H. **Environmental Matters:** The Applicant acknowledges that certain environmental representations will be required at closing. The Applicant shall provide 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 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 E1527-13, 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 with reports required herein.

I. **Release:** The Applicant and/or 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 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.

J. **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 attorneys' fees and any other expenses incurred in defending any suit 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.

K. **False or Misleading Information.** The submission of any knowingly false or misleading information by the applicant may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemptions claimed by reason of Agency involvement in the Project.

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VERIFICATION

(If Applicant is a Corporation, Limited Liability Company, General or Limited Partnership)

STATE OF New York)
COUNTY OF Cortland) ss.:

Vincent Patriarco deposes and says, under the penalties of perjury, that he/she is the Member (must be the chief executive officer, member, manager, general partner or such other individual duly authorized to bind the applicant) of Arbor Brook Flats LLC (name of applicant); that he/she has read the foregoing application and knows the contents thereof; and that the same is true, complete and accurate to the best of his/her knowledge; that the reason this verification is made by the deponent and not by the applicant is the applicant is a Limited Liability Company (Corporation, Limited Liability Company, General or Limited Partnership). The grounds of deponent's belief relative to all matters in the application which are not stated upon his/her own personal knowledge are investigations which deponent has caused to be made concerning the subject matter of this application as well as information acquired by deponent in the course of his/her duties as Member of the applicant and from the books and records of the applicant.

Signature: Vincent Patriarco
Print Name: Vincent Patriarco

Sworn to before me this 5
day of Oct, 2026

Linda L Rossignol
Notary Public

LINDA L ROSSIGNOL
Notary Public - State of New York
No. 01RO5038692
Qualified in Cayuga County
My Commission Expires Jan 30, 2027

VERIFICATION

(If applicant is sole proprietor)

STATE OF New York)
COUNTY OF Cortland) ss.:

Vincent Patriarco deposes and says, under the penalties of perjury, that he/she has read the foregoing application and knows the contents thereof; and that the same is true, complete and accurate to the best of his/her knowledge; that the grounds of deponent's belief relative to all matters in the said application, which are not stated upon his/her own personal knowledge, are investigations which deponent has caused to be made concerning the subject matter of this application.

Signature: Vincent Patriarco
Print Name: Vincent Patriarco

Sworn to before me this 5
day of Oct, 2026

Linda L Rossignol
Notary Public

LINDA L ROSSIGNOL
Notary Public - State of New York
No. 01RO5038692
Qualified in Cayuga County
My Commission Expires Jan 30, 2027

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Arbor Brook Flats Housing Project

Name of Action or Project:
Dee St. and Hastings Court, Village of Homer NY

Project Location (describe, and attach a location map):
18 Residential Duplexes, 36 Housing Units

Brief Description of Proposed Action:
A new residential housing project with 18 duplexes/36 housing units off Rt 11 on North Main St. in the Village of Homer NY.

Name of Applicant or Sponsor:	Telephone: 607-423-3977
Arbor Brook Flats LLC	E-Mail: arborbrookflats@gmail.com

Address:
33 Levydale Pk.

City/PO:	State:	Zip Code:
Cortland	NY	13045

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Village of Homer NY and the Cortland County Health Department	☐	☑

3. a. Total acreage of the site of the proposed action? 5.7 acres
   b. Total acreage to be physically disturbed? 4.5 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 5.7 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☐ Urban ☒ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify:	☑	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☑	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: All units will be built to codes.	☐	☑	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water:	☐	☑	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment:	☐	☑	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: Adjacent to the Tioughnioga River.	☑	☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

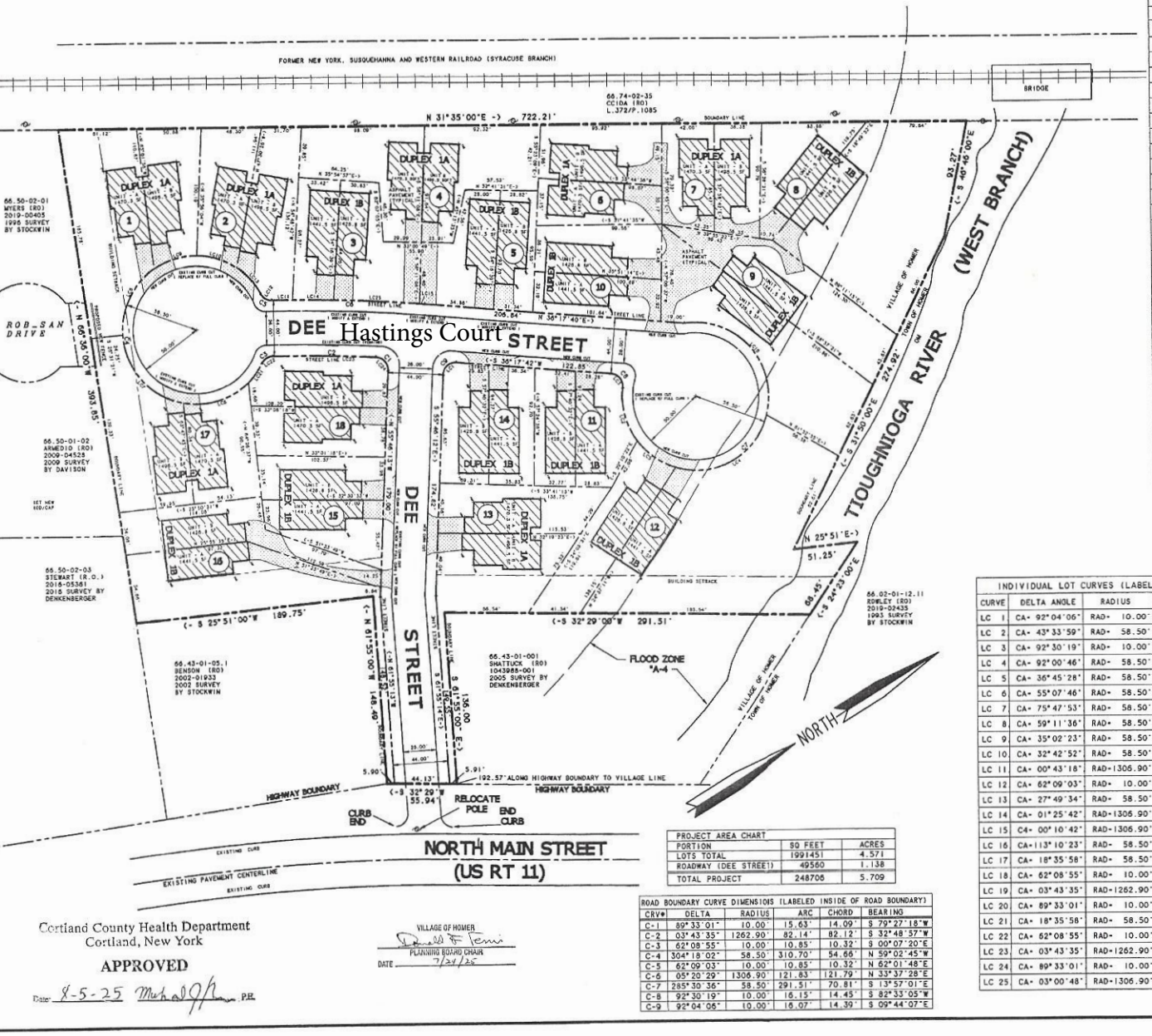
☐ Wetland ☐ Urban ☒ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year or 500-year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	☑	☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☐
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: The permitting process approved a stormwater plan with SWPPP locations.	☐	☑
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☑	☐
21. Is the project located within, or within ½ mile of, a disadvantaged community?	☑	☐
If No, could impacts from the project affect a disadvantaged community?	☑	☐
If Yes to either question in 21, answer the following question.		
a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Vincent Patriarco Date: 10/5/26

Signature: _____ Title: Member



INDIVIDUAL LOT AREAS		
LOT 1A	8441 SQ FT	0.194 ACRES
LOT 1B	4406 SQ FT	0.101 ACRES
LOT 2A	4198 SQ FT	0.096 ACRES
LOT 2B	5100 SQ FT	0.117 ACRES
LOT 3A	3139 SQ FT	0.072 ACRES
LOT 3B	4997 SQ FT	0.110 ACRES
LOT 4A	5753 SQ FT	0.132 ACRES
LOT 4B	5935 SQ FT	0.136 ACRES
LOT 5A	4302 SQ FT	0.099 ACRES
LOT 5B	2879 SQ FT	0.066 ACRES
LOT 6A	3323 SQ FT	0.076 ACRES
LOT 6B	4421 SQ FT	0.102 ACRES
LOT 7A	3458 SQ FT	0.079 ACRES
LOT 7B	3279 SQ FT	0.075 ACRES
LOT 8A	4354 SQ FT	0.100 ACRES
LOT 8B	15184 SQ FT	0.349 ACRES
LOT 9A	7244 SQ FT	0.166 ACRES
LOT 9B	10292 SQ FT	0.236 ACRES
LOT 10A	3286 SQ FT	0.075 ACRES
LOT 10B	3986 SQ FT	0.092 ACRES
LOT 11A	3537 SQ FT	0.081 ACRES
LOT 11B	2994 SQ FT	0.069 ACRES
LOT 12A	20064 SQ FT	0.461 ACRES
LOT 12B	5077 SQ FT	0.117 ACRES
LOT 13A	4839 SQ FT	0.111 ACRES
LOT 13B	6662 SQ FT	0.153 ACRES
LOT 14A	3371 SQ FT	0.077 ACRES
LOT 14B	3567 SQ FT	0.082 ACRES
LOT 15A	3746 SQ FT	0.086 ACRES
LOT 15B	3432 SQ FT	0.079 ACRES
LOT 16A	9185 SQ FT	0.211 ACRES
LOT 16B	5244 SQ FT	0.120 ACRES
LOT 17A	4341 SQ FT	0.100 ACRES
LOT 17B	6968 SQ FT	0.160 ACRES
LOT 18A	4096 SQ FT	0.094 ACRES
LOT 18B	4245 SQ FT	0.097 ACRES

INDIVIDUAL LOT CURVES (LABELED INSIDE EACH SEPARATE LOT)					
CURVE	DELTA ANGLE	RADIUS	ARC	CHORD	CHORD BEARING
LC 1	CA= 92°04'06"	RAD= 10.00'	ARC= 16.07'	CHRD=14.39'	N 09°44'07"W
LC 2	CA= 43°33'59"	RAD= 58.50'	ARC= 44.48'	CHRD=43.42'	N 72°58'42"W
LC 3	CA= 92°30'19"	RAD= 10.00'	ARC= 16.15'	CHRD=14.45'	S 82°33'05"W
LC 4	CA= 92°00'46"	RAD= 58.50'	ARC= 93.95'	CHRD=84.17'	N 02°28'29"E
LC 5	CA= 36°45'28"	RAD= 58.50'	ARC= 37.53'	CHRD=36.89'	S 66°51'35"W
LC 6	CA= 55°07'46"	RAD= 58.50'	ARC= 56.29'	CHRD=54.14'	N 14°58'05"E
LC 7	CA= 75°47'53"	RAD= 58.50'	ARC= 77.39'	CHRD=71.87'	N 80°25'54"E
LC 8	CA= 59°11'36"	RAD= 58.50'	ARC= 60.44'	CHRD=57.79'	S 32°04'22"E
LC 9	CA= 35°02'23"	RAD= 58.50'	ARC= 35.78'	CHRD=35.22'	S 15°02'38"W
LC 10	CA= 32°42'52"	RAD= 58.50'	ARC= 33.40'	CHRD=32.95'	S 48°55'15"W
LC 11	CA= 00°43'18"	RAD=1306.90'	ARC= 16.46'	CHRD=16.46'	S 31°18'53"W
LC 12	CA= 62°09'03"	RAD= 10.00'	ARC= 10.85'	CHRD=10.32'	S 62°01'48"W
LC 13	CA= 27°49'34"	RAD= 58.50'	ARC= 28.41'	CHRD=28.13'	S 79°11'28"W
LC 14	CA= 01°25'42"	RAD=1306.90'	ARC= 32.58'	CHRD=32.58'	S 32°23'22"W
LC 15	C4= 00°10'42"	RAD=1306.90'	ARC= 4.07'	CHRD= 4.07'	S 36°10'530"W
LC 16	CA=113°10'23"	RAD= 58.50'	ARC=115.55'	CHRD=97.66'	N 79°52'53"E
LC 17	CA= 18°35'58"	RAD= 58.50'	ARC= 18.99'	CHRD=18.91'	N 21°53'47"W
LC 18	CA= 62°08'55"	RAD= 10.00'	ARC= 10.85'	CHRD=10.32'	N 00°07'20"W
LC 19	CA= 03°43'35"	RAD=1262.90'	ARC= 82.14'	CHRD=82.12'	N 32°48'57"E
LC 20	CA= 89°33'01"	RAD= 10.00'	ARC= 15.63'	CHRD=14.09'	N 79°27'18"E
LC 21	CA= 18°35'58"	RAD= 58.50'	ARC= 18.99'	CHRD=18.91'	N 21°53'47"W
LC 22	CA= 62°08'55"	RAD= 10.00'	ARC= 10.85'	CHRD=10.32'	N 00°07'20"W
LC 23	CA= 03°43'35"	RAD=1262.90'	ARC= 82.14'	CHRD=82.12'	N 32°48'57"E
LC 24	CA= 89°33'01"	RAD= 10.00'	ARC= 15.63'	CHRD=14.09'	N 79°27'18"E
LC 25	CA= 03°00'48"	RAD=1306.90'	ARC= 68.73'	CHRD=68.72'	S 34°36'37"W

PROJECT AREA CHART		
PORTION	SQ FEET	ACRES
LOTS TOTAL	1991451	4.571
ROADWAY (DEE STREET)	49560	1.138
TOTAL PROJECT	248706	5.709

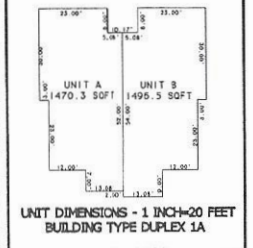
ROAD BOUNDARY CURVE DIMENSIONS (LABELED INSIDE OF ROAD BOUNDARY)					
CRV#	DELTA	RADIUS	ARC	CHORD	BEARING
C-1	89°33'01"	10.00'	15.63'	14.09'	S 79°27'18"W
C-2	03°43'35"	1262.90'	82.14'	82.12'	S 32°48'57"W
C-3	62°08'55"	10.00'	10.85'	10.32'	S 00°07'20"E
C-4	304°18'02"	58.50'	310.70'	54.66'	N 59°02'45"W
C-5	62°09'03"	10.00'	10.85'	10.32'	N 62°01'48"E
C-6	05°20'29"	1306.90'	121.83'	121.79'	N 33°37'28"E
C-7	285°30'36"	58.50'	291.51'	70.81'	S 13°57'01"E
C-8	92°30'19"	10.00'	16.15'	14.45'	S 82°33'05"W
C-9	92°04'06"	10.00'	16.07'	14.39'	S 09°44'07"E

Cortland County Health Department
Cortland, New York

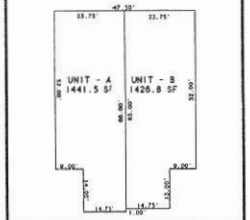
APPROVED

Date 8-5-25 P.E.

VILLAGE OF HOMER
PLANNING BOARD CHAIR
DATE 7/24/25



UNIT DIMENSIONS - 1 INCH=20 FEET
BUILDING TYPE DUPLEX 1A



UNIT DIMENSIONS - 1 INCH=20 FEET
BUILDING TYPE DUPLEX 1B

LOT, ROAD & BOUNDARY DIMENSIONS

LANDS OF: ARBOR BROOK FLATS, LLC
DEE STREET OFF NORTH END OF N. MAIN STREET (US 11)
VILLAGE OF HOMER - CORTLAND COUNTY - NEW YORK STATE

STOCKWIN SURVEYING
SHOWN INSIDE DRIVE
CORTLAND, NY. (607) 423-1413

File: 40044-SITE-2025

NYS&W PILOT
Lease Agreement

AMENDMENT TO LEASE AGREEMENT

THIS AMENDMENT TO LEASE AGREEMENT is dated as of January 1, 2026 by and between CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY, a public benefit corporation duly organized and existing under the laws of the State of New York having its office at 40 Main Street, Suite A, Cortland, New York 13045 (the "Agency") and THE NEW YORK, SUSQUEHANNA AND WESTERN RAILWAY CORPORATION, a business corporation duly organized and existing under the laws of the State of New Jersey, having an office for the transaction of business at 1 Railroad Avenue, Cooperstown, New York 13326 (the "Company").

RECITALS

WHEREAS, the Agency and Company entered into a Lease Agreement dated April 15,1982 as thereafter amended (hereafter the "Lease Agreement"); and

WHEREAS, the Company has requested, and the Agency has approved by resolution adopted on _____ a certain amendment to the Lease Agreement effective January 1, 2026 as set forth herein,

NOW, THEREFORE, for and in consideration of the premises and mutual covenants hereinafter contained, the parties hereby formally covenant, agree and bind themselves as follows (but with respect to the Agency, solely to the extent permitted by Section 12.11 of the Lease Agreement), to wit:

1. Defined Terms: Unless otherwise defined herein, all terms used herein shall have the meaning ascribed to them in the Lease Agreement.

2. Amendment to Section 5.2(b): Effective as of 12:00 a.m. on January 1, 2026, Section 5.2(b) is hereby amended to read as follows:

(i) Except as provided in Section 10.2, the leasehold estate created hereby as to the Facility, excluding the Agency Line, shall terminate at 11:59 p.m. on December 31, 2035, or on such earlier date as may be permitted by Section 11.1 hereof (the “Ten Year Term”).

3. Amendments to Section 6.8:

(i) Section 6.8(b) is hereby deleted and restated as follows:

(b) Commencing on January 15, 2027, the Company agrees to pay to the Agency the sum of One Hundred Thousand Dollars ($100,000.00) on behalf of each Taxing Entity as a payment in lieu of property tax (“PILOT”). On January 15 of each succeeding calendar year during the Ten Year Term, through and including January 15, 2036, such obligation to survive expiration of the Ten Year Term, the Company agrees to pay to the Agency the PILOT plus 2% of each prior year’s payment. All payments by the Company hereunder shall be paid to the Agency in lawful money of the United States of America. The Agency

shall in turn distribute the amounts so paid to the various Taxing Entities entitled to same in proportion to the amount of real property taxes which would have been received by each Taxing Entity had the Facility been owned by the Company and not the Agency.

(ii) Commencing on January 15, 2027 and continuing on each January 15 of each succeeding calendar year during the Ten Year Term, through and including January 15, 2036, such obligation to survive expiration of the Ten Year Term, the Company agrees to pay to the Agency an administrative fee in the sum of Five Thousand Dollars ($5,000.00).

(iii) Section 6.8(c) is hereby deleted in its entirety.

4. No Defaults: The Company hereby represents and warrants to the Agency that no defaults currently exist under the Lease Agreement.

5. Ratification: Except as expressly amended herein, all terms and conditions of the Lease Agreement are hereby ratified by the parties.

SIGNATURE PAGE TO FOLLOW

IN WITNESS HEREOF, the Agency and Company have executed this Amendment to Lease Agreement as of the date first above written.

CORTLAND COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: _____
Melanie Vilardi, Executive Director

THE NEW YORK, SUSQUEHANNA
AND WESTERN RAILWAY CORPORATION

By: _____
James P. Bonner, President

September 2026 Financials

Cortland County IDA
Balance Sheet
September 30, 2026

ASSETS

CURRENT ASSETS			
NBT - Checking 5112	$	16,009.54	
NBT Proj Invest Checking		2,772,182.22	
NBT Money Mkt Savings		86,599.52	
Prepaid Expenses		2,691.59	
TOTAL CURRENT ASSETS			2,877,482.87
PROPERTY AND EQUIPMENT			
Land-Railroad Properties		209,818.00	
Land-Contento Property		91,835.00	
Land-Cleveland St - Apex		303,143.60	
Building- 5 Kennedy Pkwy		211,579.26	
Leasehold Improvements		3,376.80	
Accum.Depreciation-L.H.I.		(3,376.80)	
Office Equipment/Furniture		2,159.08	
Accum.Depreciation-FF&E		(693.99)	
NET PROPERTY & EQUIPMENT			817,840.95
RECEIVABLES			
Lease A/R - Park Outdoor		42,232.94	
TOTAL RECEIVABLES			42,232.94
TOTAL ASSETS			$ 3,737,556.76

LIABILITIES/FUND BALANCE

CURRENT LIABILITIES			
TOTAL CURRENT LIABILITIES			0.00
LONG TERM LIABILITIES			
Deferred Inflows-Leases	$	42,232.94	
TOTAL LONG TERM LIABILITIES			42,232.94
TOTAL LIABILITIES			42,232.94
FUND BALANCE			
Unrestricted Earnings		3,157,669.50	
Net Income		537,654.32	
TOTAL FUND BALANCE			3,695,323.82
TOTAL LIAB & FUND BALANCE			$ 3,737,556.76

Cortland County IDA
Income Statement
For the Nine Months Ending September 30, 2026

	Current Month	Year to Date
REVENUE		
Application Fees	$ 0.00	$ 21,000.00
Project Fee	0.00	17,600.00
Interest on Deposits	5,629.45	49,480.32
Lease Interest Revenue	0.00	1,123.40
Land Lease	0.00	13,709.60
Homer Ave Bridge Project	0.00	525,875.00
Cortlandville PV Solar PILOT	0.00	27,500.00
Creamery Hills PILOT	0.00	12,376.31
83-85 Main LLC PILOT	0.00	16,393.05
Lapeer Cortland Solar PILOT	0.00	45,000.00
DG NY 1 C Ville LLC	0.00	24,354.72
Janis Solar LLC	0.00	32,472.96
Yellow 3 LLC	0.00	17,860.13
DG NY C'Ville #3	0.00	23,877.18
Crescent Commons	0.00	26,523.00
Total Revenue	5,629.45	855,145.67
TOTAL REVENUE	5,629.45	855,145.67
EXPENSES		
5 Kennedy Pkwy	132.33	11,571.76
Contento Project Expenses	0.00	390.00
Apex/Cleveland St Property	410.11	1,840.89
Accounting	0.00	8,700.00
Legal	3,384.00	11,784.50
Meetings/Seminars/Conf	0.00	150.00
Subscriptions & Pub	150.00	150.00
Property Tax-Sewer/Water	0.00	209.24
D & O Insurance	122.92	1,106.28
Homer Ave Plaza	5,000.00	5,000.00
Depreciation	77.11	231.33
Creamery Hills PILOT	0.00	12,376.31
83-85 Main LLC PILOT	0.00	16,393.05
Lapeer Cortland Solar PILOT	0.00	45,000.00
DG NY 1 C Ville	0.00	24,354.72
Janis Solar LLC	0.00	32,472.96
Yellow 3 LLC	0.00	17,860.13
DG NY C'Ville #3	0.00	23,877.18
Crescent Commons	0.00	26,523.00
Cortlandville PV Solar PILOT	0.00	27,500.00
BDC Admin Support	0.00	50,000.00
TOTAL EXPENSES	9,276.47	317,491.35
NET INCOME	$ (3,647.02)	$ 537,654.32

October 2026
Financials

Cortland County IDA
Balance Sheet
October 31, 2026

ASSETS

CURRENT ASSETS		
NBT - Checking 5112	$ 19,229.55	
NBT Proj Invest Checking	2,780,880.61	
NBT Money Mkt Savings	375,165.72	
Prepaid Expenses	2,401.23	
TOTAL CURRENT ASSETS		3,177,677.11
PROPERTY AND EQUIPMENT		
Land-Railroad Properties	209,818.00	
Land-Contento Property	91,835.00	
Land-Cleveland St - Apex	303,143.60	
Building- 5 Kennedy Pkwy	351,629.26	
Leasehold Improvements	3,376.80	
Accum.Depreciation-L.H.I.	(3,376.80)	
Office Equipment/Furniture	2,159.08	
Accum.Depreciation-FF&E	(693.99)	
NET PROPERTY & EQUIPMENT		957,890.95
RECEIVABLES		
Lease A/R - Park Outdoor	42,232.94	
TOTAL RECEIVABLES		42,232.94
TOTAL ASSETS		$ 4,177,801.00

LIABILITIES/FUND BALANCE

CURRENT LIABILITIES		
TOTAL CURRENT LIABILITIES		0.00
LONG TERM LIABILITIES		
Deferred Inflows-Leases	$ 42,232.94	
TOTAL LONG TERM LIABILITIES		42,232.94
TOTAL LIABILITIES		42,232.94
FUND BALANCE		
Unrestricted Earnings	3,157,669.50	
Net Income	977,898.56	
TOTAL FUND BALANCE		4,135,568.06
TOTAL LIAB & FUND BALANCE		$ 4,177,801.00

Cortland County IDA
Income Statement
For the Ten Months Ending October 31, 2026

	Current Month	Year to Date
REVENUE		
Application Fees	$ 0.00	$ 21,000.00
Project Fee	438,802.05	456,402.05
Interest on Deposits	6,027.59	55,507.91
Lease Interest Revenue	0.00	1,123.40
Land Lease	0.00	13,709.60
Homer Ave Bridge Project	0.00	525,875.00
Cortlandville PV Solar PILOT	0.00	27,500.00
Creamery Hills PILOT	0.00	12,376.31
83-85 Main LLC PILOT	0.00	16,393.05
Lapeer Cortland Solar PILOT	0.00	45,000.00
DG NY 1 C Ville LLC	0.00	24,354.72
Janis Solar LLC	0.00	32,472.96
Yellow 3 LLC	0.00	17,860.13
DG NY C'Ville #3	0.00	23,877.18
Crescent Commons	0.00	26,523.00
Total Revenue	444,829.64	1,299,975.31
TOTAL REVENUE	444,829.64	1,299,975.31
EXPENSES		
5 Kennedy Pkwy	4,397.37	15,969.13
Contento Project Expenses	0.00	390.00
Apex/Cleveland St Property	35.11	1,876.00
Accounting	0.00	8,700.00
Bank Charges	30.00	30.00
Legal	0.00	11,784.50
Meetings/Seminars/Conf	0.00	150.00
Subscriptions & Pub	0.00	150.00
Property Tax-Sewer/Water	0.00	209.24
D & O Insurance	122.92	1,229.20
Homer Ave Plaza	0.00	5,000.00
Depreciation	0.00	231.33
Creamery Hills PILOT	0.00	12,376.31
83-85 Main LLC PILOT	0.00	16,393.05
Lapeer Cortland Solar PILOT	0.00	45,000.00
DG NY 1 C Ville	0.00	24,354.72
Janis Solar LLC	0.00	32,472.96
Yellow 3 LLC	0.00	17,860.13
DG NY C'Ville #3	0.00	23,877.18
Crescent Commons	0.00	26,523.00
Cortlandville PV Solar PILOT	0.00	27,500.00
BDC Admin Support	0.00	50,000.00
TOTAL EXPENSES	4,585.40	322,076.75
NET INCOME	$ 440,244.24	$ 977,898.56

Director's Report

Director's Report

November 9, 2026

Current:

- Housing Projects
    - Regan Development (68 & Daycare)- Cortlandville Commons LLC – Groundwork
    - Arbor Brook Flats (36) – Homer – Application at 11.9.26 IDA meeting
    - Gillette Skirt Factory (23) – City of Cortland
    - River Street Senior Housing (58)–Cortland Housing Assistance Council, Inc. 11.5.26 closing
    - 138 Central LLC (9 units) – Delvecchio – approved 9.8.26 – under construction
- EPA Brownfield Grant – BCBP (Brownfield Cleanup Program) - APEX
- AES Solar – formerly EDF – Cortlandville, Homer, Solon
    - Preliminary inducement 2.9.26 – Final Inducement 3.9.26
    - Project fee payment schedule 8.10.26
- Scott Road Solar – Homer 5MW
    - Preliminary inducement 2.9.26 – Final Inducement 3.9.26
    - Ownership transfer June 8, 2026
- Crown City Solar (3) applications
    - Preliminary Inducement 3.9.26 – Final Inducement 4.13.26
- Marathon NY Forward
    - NYS awarded projects
- Homer Bridge – FEMA $525,875 – RFP
- 5 Kennedy Parkway – Bid awarded
- Village of Homer Small Project Fund
- Micron Tri County Alliance
- Gutchess Lumber Sports Complex (GLSC)
- RWE Wind Project
- Regional Economic Development Corp – ACHIEVE grant
- Cortland County Contract

- ***Meet & Greets***

- Sam Ferro – Hampton Inn
- Vince Patriarco – Arbor Brooks
- Walter Allen - Manufacturing
- NETS – Gilbert & Patrick Kozer
- Eric Sega – ESJN Enterprises LLC