

CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR SALE/LEASEBACK TRANSACTION

IMPORTANT NOTICE: The answers to the questions contained in this application are necessary to determine your firm's eligibility for tax exemptions and other assistance from 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 your firm who is thoroughly familiar with the business and affairs of your firm 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
37 CHURCH STREET
CORTLAND, NEW YORK 13045

This application is by applicant respectfully states:

APPLICANT: Forkey Construction & Fabricating Inc

APPLICANT'S STREET ADDRESS: 2235 Clarks Corner Road

CITY: Marathon STATE NY PHONE NO. 607-849-4879

NAME OF PERSON (S) AUTHORIZED TO SPEAK FOR APPLICANT WITH RESPECT TO THIS
APPLICATION: Charles Forkey III (VP); Charles Forkey Jr (Pres)

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

NAME OF FIRM: Xander Law Office

NAME OF ATTORNEY: Edward A Rantanen

ATTORNEY'S STREET ADDRESS: 520 Columbia Drive, Suite 102

CITY: Johnson City STATE NY PHONE NO. 607-777-0161

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, return two (2) copies of this application to the Agency at the address indicated on the first page of this application.
6. The Agency will not give final approval to this application until the Agency receives a completed environmental assessment form concerning the Project, 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 apart of the project and included as a part of the resultant bond issue.
9. The Agency has established an application fee to Two Hundred Fifty Dollars (\$250) 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 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 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 ("EAFF") received	_____ .20
11. Date Agency completed environmental review	_____ .20
12. Date final environmental approval	_____ .20

**INFORMATION CONCERNING THE PROPOSED OCCUPANT OF THE PROJECT
(HEREINAFTER, THE "COMPANY").**

A. Identity of Company:

1. Company Name: Forkey Construction & Fabricating Inc
Present Address: 2235 Clark's Corner Road Marathon NY
Zip Code: 13803 Employer's ID No.: 161598437
2. If the Company differs from the Applicant, give details of relationship:
N/A
3. Indicate type of business organization of Company:
 - a. Corporation. If so, incorporated in what country? United States ;
State: NY ; Date Incorporated, January 1, 2001 ;
Type of Corporation? S Corp ; Authorized to do business in
New York State? Yes ; No _____.
 - b. Partnership. If so, indicate type of partnership _____;
Number of general partners _____; Number of limited partners _____.
 - c. Limited Liability Company. Formed in what country _____;
State: _____; Date of Formation _____;
Authorized to do business in New York State? Yes _____ No _____.
 - d. Sole proprietorship. Name of Sole Proprietor: _____.
4. 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:
N/A

B. Management of Company:

1. List all owners, officers, directors and partners (complete all columns for each person):

Name and Home Address	Office Held	Other Principal Office
Charles H Forkey Jr 1272 Quail Hill Rd Marathon NY 13803	President	
Charles H Forkey III 2032 Route 221 West Marathon NY 13803	Vice President	

2. Is the Company or management of the Company now a plaintiff or a defendant in any civil or criminal litigation? Yes ; No X.
3. Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)? Yes ; No X.
4. 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.
5. If the answer to any of questions 2 through 4 is yes, please, furnish details in a separate attachment. N/A

C. Principal owners of Company:

1. Is Company publicly held? Yes ; No X. If yes, please list exchanges where stock is traded: N/A

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

Name	Address	Percentage of Holding
Charles H. Forkay Jr	1372 Gwin Hill Rd	51%
Charles H. Forkay III	2032 Rte. 221 West	49%

D. Company's principal bank (s) of account: NBT Bank

II. DATA REGARDING PROPOSED PROJECT.

A. Description of the Project: (Please provide a brief narrative description narrative description of the Project.) See Exhibit A; Description of Project attached

B. Location of Project:

1. Street Address: 3090 Laker Road Cortland NY 13045
2. City of Cortland
3. Town of Cortlandville
4. Village of N/A
5. County of Cortland

C. Description of the Project site:

1. Approximate size (in acres or square feet) of the Project site: 24 acres / 131,550 sq ft
Is a map, survey or sketch of the Project site attached? Yes X; No _____.

2. Are there existing buildings on the Project Site? Yes X; No _____.

a. If yes, indicate each existing building and indicate the approximate size (in square feet) of each building: 1 facility 131,550 sq ft

b. Are the existing buildings in operation? Yes _____; No X. If yes, describe present use of present buildings: vacant, for sale

c. Are the existing buildings abandoned? Yes _____; No X. About to be abandoned? Yes _____; No X. If yes, describe: Borg Warner closed plant

d. Attach photograph of present buildings.

3. Utilities serving the Project site:

Water-Municipal: Town of Cortlandville

Other (describe) N/A

Sewer-Municipal: City of Cortland / Town of Cortlandville

Other (describe) N/A

Electric-Utility: National Grid

Other (describe) N/A

Heat-Utility: NYSEG

Other (describe) N/A

4. Present legal owner of the Project site: Borg Warner

a. If the Company owns the Project site, indicate date of purchase: 1/1/14,
Purchase price: \$ N/A.

b. If Company does not own the Project site, does Company have an option signed with the owner to purchase the Project site? Yes X; No . If yes, indicate date option signed with the owner: 3/25/14; and the date the option expires: June 16, 2014.

c. If the Company does not own the Project site, is there a relationship legally or by common control between the Company and the present owner of the Project site? Yes ; No X. If yes describe: _____

5. a. Zoning District in which the Project site is located: Industrial 2

b. Are there any variances or special permits affecting the Project site? Yes ; No X. If yes, list below and attach copies of all such variances or special permits: _____

D. DESCRIPTION OF PROPOSED CONSTRUCTION:

1. Does part of the Project consist of the acquisition or construction of a new building or buildings? Yes ; No X. If yes, indicate number and size of new buildings: N/A

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 the number of buildings to be expanded or renovated, the size of any expansions and the nature of expansion and/or renovation: N/A

3. Describe the principal uses to be made by the Company of the building or buildings to be acquired constructed or expanded: Relocate 83 current manufacturing positions and all current operations to Luker Road. Supporting growth for manufacturing of machined/fabricated components.

E. DESCRIPTION OF THE EQUIPMENT

1. Does a part of the Project consist of the acquisition or installation of machinery, equipment or other personal property (the "Equipment")? Yes X; No . If yes describe the Equipment: Relocate all current equipment

2. With respect to the Equipment to be acquired, will any of the Equipment be Equipment, which has previously been used? Yes ; No X. If yes, please provide detail: _____

3. Describe the principal uses to be made by the Company of the Equipment to be acquired or installed: Support manufacturing of machined and fabricated components.

F. PROJECT USE:

1. What are the principal products to be produced at the Project site? Machined/fabricated ferrous and non-ferrous components
2. What are the principal activities to be conducted at the Project? CNC Machining, Turning, Saw cutting, welding, plasma cutting, forming
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: N/A
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? N/A %
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 X. If yes, please explain: N/A
 - b. Is the Project likely to attract a significant number of visitors from outside the economic development region in which the Project will be located? Yes ; No X. If yes, please explain: N/A
 - 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 X. If yes, please explain: N/A

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: N/A

e. Will the Project be located in one of the following: (i) in the City of New York; (ii) an area designed as an economic development zone pursuant to Article 18-B of the General Municipal Law; or (iii) a census tract or block numbering area (or census tract or block number area contiguous thereto) which, according to the most recent census data, has (x) a poverty rate of at least 20% for the year in which the data relates, or at least 20% of households receiving public assistance, and (y) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates? Yes ; No X . If yes, please explain: N/A

6. If the answers to any of subdivisions c. through e. of questions 5 is yes, will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York? Yes ; No X . If yes, please explain: N/A

7. Will the completion of the Project result in the removal of a plant or facility 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 X ; No . If yes, please explain:
See attachment Exhibit A

8. Will the completion of the Project result in the abandonment of one or more plants or facilities of the Company located in the State of New York? Yes ; No X . If yes, provide detail: N/A

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 ~~necessary to~~ to preserve the competitive position of the Company or such Project Occupant in its industry? Yes ; No _____. If yes, please provide detail:

Required to support growth and meet current demand.

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: Reviewed other facilities in other counties and state of Pennsylvania.

G. PROJECT STATUS:

1. If the Project includes the acquisition of any land or buildings, have any steps been taken toward acquiring same? Yes No _____. If yes, please discuss in detail the approximate stage of such acquisition: Currently have a signed letter of intent by both parties. Attorneys are reviewing purchase and sale contract currently, anticipated to be executed by 3/28/14

2. If the Project includes the acquisition of any Equipment, have any steps been taken toward acquiring same? Yes _____; No . If yes, please discuss in detail the approximate stage of such acquisition:

N/A

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 ____; 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.:

N/A

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

N/A

**III. INFORMATION CONCERNING LEASES OR SUBLEASES OF THE PROJECT.
(PLEASE COMPLETE THE FOLLOWING SECTION IF THE COMPANY 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 . If yes, please complete the following for each existing or proposed tenant or subtenant:

1. Sub lessee name: N/A
Present Address: _____
City: _____ State: _____ Zip: _____
Employer's ID No.: _____
Sub lessee is: _____ Corporation: _____ Partnership: _____ Sole Proprietorship
Relationship to Company: _____
Percentage of Project to be leased or subleased: _____
Use of Project intended by Sub lessee: _____
Date of lease or sublease to Sub lessee: _____
Term of lease or sublease to Sub lessee: _____
Will any portion of the space leased by this sub lessee 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 sub lessee.

2. Sub lessee name: N/A
Present Address: _____
City: _____ State: _____ Zip: _____
Employer's ID No.: _____
Sub lessee is: _____ Corporation: _____ Partnership: _____ Sole Proprietorship
Relationship to Company: _____
Percentage of Project to be leased or subleased: _____
Use of Project intended by Sub lessee: _____
Date of lease or sublease to Sub lessee: _____
Term of lease or sublease to Sub lessee: _____
Will any portion of the space leased by this sub lessee 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 sub lessee.

3. Sub lessee name: N/A
Present Address: _____
City: _____ State: _____ Zip: _____
Employer's ID No.: _____
Sub lessee is: _____ Corporation: _____ Partnership: _____ Sole Proprietorship
Relationship to Company: _____

Percentage of Project to be leased or subleased: N/A
Use of Project intended by Sub lessee: _____
Date of lease or sublease to Sub lessee: _____
Term of lease or sublease to Sub lessee: _____
Will any portion of the space leased by this sub lessee 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 sub lessee.

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

IV. **EMPLOYMENT IMPACT.** Indicate below the number of people presently employed at the Project Site and the number that will be employed at the Project site at 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.

TYPE OF EMPLOYMENT				
	Professional Or Managerial	Skilled or unskilled	Semi-Skilled	Totals
Present Full Time	7	76		83
Present Part Time				—
Present Seasonal				—
First Year Full Time	7	99		106
First Year Part Time				—
First Year Seasonal				—
Second Year Full Time	9	124		133
Second Year Part Time				—
Second Year Seasonal				—

V. PROJECT COST

A. Anticipated Project Costs. 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:

<u>Description of Cost</u>	<u>Amount</u>
Land	\$ _____
Buildings	\$ 1,750,000.00
Machinery and equipment costs	\$ 80,000.00
Utilities, roads and appurtenant costs	\$ _____
Architects and engineering fees	\$ _____
Costs of Bond issue (legal, financial and printing	\$ _____
Construction loan fees and interest (if applicable)	\$ _____
Other (specify)	\$ _____
Renovation	\$ 115,000.00
Rigging/moving expenses	\$ 230,000.00
	\$ _____
TOTAL PROJECT COSTS	\$ 2,175,000.00

B. Have any of the above expenditures already been made by the applicant?

Yes ; No _____. If yes, indicate particulars.

Purchased Bulova VMC \$63,750.00 (March 2014)

VI. FINANCIAL ASSISTANCE EXPECTED FROM THE AGENCY

A. Tax Benefits

1. Is the applicant requesting any real property tax exemption in connection with the Project that would not be available to project that did not involve the Agency? Yes No _____. If yes, is the real property tax exemption being sought consistent with the Agency's Uniform Tax Exemption Policy? Yes ____ No .
2. Is the applicant expecting that the financing of the Project will be secure by one or more mortgages? Yes ; No _____. If yes, what is the approximate amount of financing to be secured by mortgages? \$ 1,000,000.00.

B. Financing

1. Is the applicant requesting that the Agency issue bonds to assist in financing the Project? Yes ____ ; No . If yes, indicate:

Amount to be requested _____ dollars and
Interest rate _____ %

2. Is the applicant expecting to be appointed agent of the Agency for purposes of avoiding payment of N.Y.S. Sales Tax or Compensating Use Tax? Yes : No X. If yes, what is the approximate amount of purchases, which the applicant expects to be exempt from the N.Y.S. Sales and Compensating Use Taxes? \$ N/A.

3. 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: \$ N/A
b. Mortgage Recording Taxes: \$ 10,000.00
c. Real Property Tax Exemptions: \$ 296,262.00
d. Other (please specify):

4. 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: See attachment

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. **Annual Sales Tax Filing:** 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.

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

E. **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:

Forkey Construction & Fabricating Inc
(Applicant)

BY: John H. H. V.P.

NOTE: APPLICANT MUST COMPLETE THE APPROPRIATE VERIFICATION AND APPEARING ON PAGES 15, 16, AND 17 HEREOF BEFORE A NOTARY PUBLIC AND MUST SIGN AND ACKNOWLEDGE THE HOLD HARMLESS AGREEMENT APPEARING ON PAGE 18.

VERIFICATION

(If Applicant is a Corporation)

STATE OF New York

)

) SS.:

)

COUNTY OF Cortland

Charles H. Forley III

)

(Name of officer of applicant)

Vice President

(Title)

deposes and says that he/she is the

of Forley Construction & Fabricating

(Company Name)

the corporation named in the attached application; that he has read the foregoing application and knows the contents thereof; and that the same is true and complete and accurate to the best of his knowledge. Deponent further says that the reason this verification is made by the deponent and not by said Company is because the said Company is a corporation. The grounds of deponent's belief relative to all matters in the said application which are not stated upon his 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 duties as an officer of and from the books and papers of said corporation.

Charles H. Forley III V.P.
(Officer of applicant)

Sworn to before me this 27th
Day of March, 2014.

Sandy L. Greip
Notary Public

SANDY L. GREIP
Notary Public, State of New York
Registration No. 01GR5006734
Qualified in Cortland County
Commission Expires January 11, 2015

HOLD HARMLESS AGREEMENT

Applicant hereby releases Cortland County Industrial Development Agency and the members, officers, servants, agents and employees thereof (hereinafter collectively referred to as the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Applications, regardless of whether or not the application or the Project described therein or the tax exemptions and other assistance requested therein are favorable acted upon the Agency, (B) the Agency's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with respect to the Project, then, and in the event, upon representation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all actual costs incurred by the Agency in the processing of the Application, including attorneys' fees, if any.

Forsley Construction & Fabricating Inc
(Applicant)

BY: Cal H. Atkinson

Sworn to before me this 27th
Day of March, 2014.

Sandy L. Griepl
Notary Public

SANDY L. GRIEPL
Notary Public, State of New York
Registration No. 01GR5006734
Qualified in Cortland County
Commission Expires January 11, 2015

Incredible 131,580 sq. ft., industrial building on 24.03 acres in

CORTLAND, NEW YORK



CONSTRUCTION

Built in 1989; 4"- 8" rebar and welded wire mesh reinforced concrete floor with epoxy coating; insulated metal panel walls with some interior masonry block walls; 8" steel H columns spaced 22' x 58'; ceiling heights 16'3" at eaves, 21'2" at peak

LIGHTING

High-efficiency T5 fluorescent

UTILITIES

Power supplied by National Grid; main line of 115,000 volts enters the property; transformed downed to 13,200 volts at 600 amps with a total of 7,920KVA leaving the on-site substation; building serviced with 480 volts, 12,500 amps; water and sewer supplied by the Town of Cortlandville; gas supplied by NYSEG

HEAT

Two wall mounted, natural gas fired air rotation units service the manufacturing space

SPRINKLER

100% wet pipe sprinkler system

COMPRESSED AIR

Piping located throughout the manufacturing space

OFFICE FACILITIES

5,000 sq. ft.; cubicles in place as well as eight private offices, two conference rooms and one raised floor data room

TRUCK LOADING

Two 18' x 20' mechanical roll-up drive-in doors; three 8' x 8' dock-high roll-up doors with levelers and seals (loading expandable)

AIR CONDITIONING

Office is 100% air-conditioned via outdoor mounted units

LOCATION

Located approximately three miles from I-81, less than one mile from Cortland County Airport and 17 miles from Ithaca Tompkins Regional Airport

WORKFORCE

A highly skilled and diversified workforce is readily available and supported by a local university system inclusive of SUNY Cortland, Cornell University, Ithaca College and Tompkins Cortland Community College



Delivering Global Real Estate Solutions

For complete details contact:

BINSWANGER

P.O. Box 203950, New Haven, CT 06520-8956
Office: 203-691-7315 • Mobile: 716-366-2902
E-Mail: jpanczukowski@binswanger.com

REGIONAL • NATIONAL • INTERNATIONAL REAL ESTATE
Worldwide Coverage www.binswanger.com/cortland

The information contained herein is for general information purposes only and is not intended to be a guarantee or representation. It is the intent of the publisher to provide accurate and reliable information. It is the responsibility of the reader to verify the information contained herein. BINSWANGER, INC. is not responsible for any errors or omissions.

Scan here with
your cell phone
to learn more



Exhibit A
Description of Project

Relocate all of Forkey Construction & Fabricating Inc operations currently located at 2235 Clarks Corner Road Marathon NY to proposed site, 3690 Luker Road Cortland NY. Forkey Construction & Fabrication Inc business is concentrated on providing machined and fabricating components as well as value added engineering to an array of customers. Processes include CNC machining, Turning, Forming, Welding, Saw Cutting, sheet/plate processing along with a wide array of manual equipment, offering customers a finished product under one roof as well as stocking programs to support daily deliveries, reducing customer on hand inventory as well as lead time.

The project will allow the company to accept new business that is planned to begin 2nd and 3rd quarter of 2014, as well as pursue other opportunities for growth within the scope of what we do today. Along with growth and diversification it will give the company the required infrastructure to support steady growth, retaining the current work force as well as create new jobs. It will provide space for acquisitions in the future that would move manufacturing and jobs from other counties and states possibly to Cortland area, also enable us to enter into another market there is currently demand for which would result in additional job creation and diversification for our company ensuring longevity and growth in Cortland County.

Forkey Construction Fabricating, Inc.

Projected

Job Growth

Position	Year 1	Year 2	Wages
----------	--------	--------	-------

CNC Mill Dept			
Machinist (Program/setup)	2	3	\$36,000.00
Machine Operator	5	5	\$30,000.00
CNC Lathe Dept			
Machinist (Program/setup)	2	2	\$36,000.00
Machine Operator	4	5	\$30,000.00
Welder	1	2	\$30,000.00
Parts Cleaner	3	3	\$23,000.00
Inspector	2	2	\$33,000.00
Shipping/Receiving	1	1	\$26,000.00
Saw Operator	2	3	\$28,000.00
Indirect Staff	0	1	\$30,000.00
Truck Driver	1	0	\$28,000.00

Total Positions	23	27
-----------------	----	----



**2235 Clarks Corners Rd.
Marathon, N.Y. 13803
Phone:(607) 849-4879
Fax:(607) 849-4882**

Pilot Proposal

Forkey Construction & Fabricating Inc is currently doing business in Lapeer, outside of Marathon NY. We purchase our current facility and moved our operation to Lapeer the end of 2003. When we moved we employed 6 people, currently we employ 83 with many opportunities to sustain continued growth. We have outgrown our current facility; the infrastructure investments required to where we are today simply are not feasible. We must relocate and would prefer to do so within Cortland County, which is why the Luker Road facility is being pursued. We looked at other locations East, West and South of our current location, even into Pennsylvania. A pilot program would be required as we work to structure this project.

Please see the attached detailing our proposed Pilot, it would be a 9 year program with a tax loss of \$296,262.00 However, the move would create 50 new jobs over a 2 year period generating an additional \$1,426,000.00 in annual payroll in Cortlandville.

Forkey Construction Fabricating Inc

Proposed Pilot Structure

Total Tax	County	Town	School
\$65,833.00	\$25,655.00	\$5,355.00	\$34,823.00

	With Pilot	Without Pilot	Tax Loss
	\$296,248.50	\$592,497.00	\$296,248.50
	50.00%	100.00%	50.00%

Pilot Year	Tax Year	% Paid	County	Town	School	Total Paid w/Pilot	Total Paid w/out Pilot	Tax Year
1	Sept 2015	Jan	25.0%	\$6,413.75	\$1,338.75	\$8,705.75	\$16,458.25	\$65,833.00
2	Sept 2016	Jan	25.0%	\$6,413.75	\$1,338.75	\$8,705.75	\$16,458.25	\$65,833.00
3	Sept 2017	Jan	25.0%	\$6,413.75	\$1,338.75	\$8,705.75	\$16,458.25	\$65,833.00
4	Sept 2018	Jan	50.0%	\$12,827.50	\$2,677.50	\$17,411.50	\$32,916.50	\$65,833.00
5	Sept 2019	Jan	50.0%	\$12,827.50	\$2,677.50	\$17,411.50	\$32,916.50	\$65,833.00
6	Sept 2020	Jan	50.0%	\$12,827.50	\$2,677.50	\$17,411.50	\$32,916.50	\$65,833.00
7	Sept 2021	Jan	75.0%	\$19,241.25	\$4,016.25	\$26,117.25	\$49,374.75	\$65,833.00
8	Sept 2022	Jan	75.0%	\$19,241.25	\$4,016.25	\$26,117.25	\$49,374.75	\$65,833.00
9	Sept 2023	Jan	75.0%	\$19,241.25	\$4,016.25	\$26,117.25	\$49,374.75	\$65,833.00
	2024							2024