

AUBURN INDUSTRIAL DEVELOPMENT AUTHORITY APPLICATION FOR FINANCIAL ASSISTANCE

Form Adopted: July 20, 2016

IMPORTANT NOTICE: The answers to the questions contained in this Application are necessary to determine the Applicant's eligibility for financing, tax exemptions and other assistance from the Auburn Industrial Development Authority (the "Authority"). These answers will also be used in the financial preparation of legal documents for this transaction. Accordingly, all questions should be answered accurately and completely by an officer or other employee of this Applicant who is thoroughly familiar with the business and affairs of your firm and who is also thoroughly familiar with the proposed project. This application is subject to acceptance by the Authority.

Instructions

1. The Authority will not approve any application unless, in the judgment of the Authority, this Application contains sufficient information upon which to base a decision whether to approve or tentatively approve the project contemplated herein (the "Project").
2. Fill in all blanks, using "none" or "not applicable" or "N/A" where the question is not appropriate to 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) signed copies of this application to the Authority at 2 State Street, Auburn, New York 13021.
6. A completed Environmental Assessment Form (EAF) concerning the Project must be submitted with the Application. A Short Form EAF should be provided by staff with this Application. Depending on the nature of the Project, the Authority may require a Long Form EAF.
7. Please note that Article 6 of the New York Public Officers Law provides that all records in the possession of the Authority (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 the Public Officers Law.
8. The Applicant will be required to pay to the Authority all actual costs incurred in connection with this application and the Project, including fees and expenses of the Authority's legal counsel.
9. The Authority has established an administrative fee to be paid by the Applicant upon successful conclusion of the sale of the bonds or the leaseback transaction, as applicable, said fee being intended to cover the indirect expenses incurred by the Authority in administering the Project. The administrative fees are outlined in Section I of this application or such other amount as is agreed to by the Authority on a case-by-case basis. Unless the Authority agrees in writing to the contrary, the administrative fee is required to be paid at or prior to the issuance of bonds or the granting of any financial assistance, as applicable.
10. The Authority has established an application fee of five hundred and 00/100 dollars (\$500) to cover the anticipated costs of the Authority in processing this application. A check or money order made payable to the Authority must accompany each application. This application will not be accepted by the Authority unless accompanied by the application fee.

I. Authority Administrative Fee Policy

The Auburn Industrial Development Authority (the "**Authority**") shall calculate Project administrative fees as follows:

For Projects with a Total Project Cost in excess of \$750,000:

- (i) Bond transactions shall incur a fee of 0.75% of the aggregate principal amount of the bonds issued with respect to the Project ("**Bond Fees**"). Legal fees shall be paid in addition to the Bond Fees and such other fees as is agreed to by the Authority Board on a case-by-case basis.
- (ii) Leaseback transactions shall incur a fee of 1% of the Total Project Costs ("**Leaseback Fees**"). Legal fees shall be paid in addition to the Leaseback Fees and such other fees as is agreed to by the Authority Board on a case-by-case basis.
- (iii) Due to the Authority's interest in promoting and contributing to public benefit, in the sole discretion of the Authority's Board, Leaseback Fees shall not exceed ten percent (10%) of the total benefit approved for the Project.

For Projects with a Total Project Cost between \$100,000 and \$750,000:

- (i) Application for Sales & Use Tax Exemption only shall incur a fee of \$500 and a flat rate legal fee of \$2,500.
- (ii) Application for exemption of Mortgage Recording Tax only shall incur a fee of \$500 and a flat rate legal fee of \$2,500.
- (iii) Application for both (i) and (ii) shall be a fee of \$1000 and a flat rate legal fee of \$3,000.

For purposes of this Policy, Total Project Costs shall be based upon the information in Article III, Section 9 of this Application for Financial Assistance.

II. Applicant Information

Company Name: **DILL ST COMMONS, LLC**

Address 1: 120 E. Washington St. Ste. 107

Address 2:

City/State/ZIP: Syracuse NY 13202

Contact Person: Joseph Hucko, Pat Scutari Title: Managing Member, Member

Contact 315-426-2624 Contact Fax:

Telephone:

Contact Email: joeh@washingtonstpartners.com, pats@washingtonstpartners.com

Attorney: Jonathan Fox

Firm: Melvin & Melvin, PLLC

Phone: 315-422-1311

Email: JFOX@melvinlaw.com

Accountant: James Pompo
Phone: 315-472-6711

Firm: F.J. Pompo & Co.
Email: jmp@fjpompo.com

Business Type: Other: (describe)
If other, describe: Limited Liability Company
If a corporation, date of 2025
establishment?
If a corporation, incorporated in NY
which state?

Principal Officers, Partners or Shareholders with 15% or greater interest in Applicant organization:

Name	Mailing Address	Telephone #	Percentage Ownership
Joseph H. Hucko	120 E. Washington St.	315-426-2624	65%
Pasquale Scutari III	120 E. Washington St.	315-426-2624	20%
William Mahar	120 E. Washington St.	315-426-2624	15%

Attach additional sheets if necessary.

III. Project Information

1. Provide a narrative description of your project. Include major elements such as new construction, acquisition of existing building, acquisition of equipment, and proposed product lines. Also, indicate square feet by usage (e.g., office, laboratory, manufacturing), type construction, etc. In the case of pollution control project, also indicate the type of pollutants to be treated or removed and the type of process to be employed. *Attach additional sheets if necessary.*

Acquisition and redevelopment of the existing 28,200 SF building and adaptive reuse of structure with infrastructure improvements, comprised of retail, office, restaurant, food hall space, located on the main thoroughfare through the city (NYS Route 5 - Arterial E.).

Renovations to include façade improvements, storefront glass systems, new electrical and HVAC systems, polished concrete floors, spiral ducts, replacement of existing windows, new entryways and entry systems, enhanced streetscape and walkability. Tenant specific renovations will be made to accommodate local and regional tenant needs.

Anticipated jobs produced from tenant businesses as a direct result of the project to be approx. 50-75 with significant anticipated sales tax revenue generation.

2. Location of project:

a. Address, including the City, Town, or Village:

Street Address: 25 Dill St. Auburn, NY

City/State/ZIP: Auburn, NY 13021

Tax Map ID (if available): 115.52-1-63

Zoning of Project Site: COM Zoning Change Needed?: No

b. Attach map showing the general location of the project.

c. If this project will result in closing or relocating from an existing facility, is the move necessary in order to remain competitive? No

d. Describe existing improvements, if any:

3. Project User:

a. Will the Applicant be the User of the facility that is the subject of the proposed Project?
No

b. If no, please submit the following information about the user:

Company Name: **To Be Determined (multiple tenants)**

Address 1:

Address 2:

City/State/ZIP:

Contact Person:

Title:

Contact

Contact

Telephone:

Fax:

Contact Email:

Business Type: Other: (describe)

If other, describe: Limited Liability Company

If a corporation, date of 2025
establishment?

If a corporation, incorporated in which NY
state?

c. Select the type of operations of all end users at the project site (check all that apply):

- Industrial
- Warehousing
- Back Office
- Commercial
- Retail
- Housing
- Mixed Use
- Facility for Aging
- Civic Facility
- Other Food Hall

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

- If yes, what percentage of the cost of the Project will be expended on such facilities or property used in making retail sales of goods or services to customers who personally visit such facilities? 100%
- If more than 33.33%, please check all that apply from the following list:
 - The Project will be operated by a not-for-profit corporation.
 - The Project is likely to attract a significant number of visitors from outside of the economic development region (defined as the counties of Cayuga, Onondaga, Madison, Cortland, and Oswego).
 - The Project occupant, if not for the proposed financial assistance from the Authority, would locate the Project and related jobs outside of New York State.
 - The predominant purpose of the Project is 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 due to a lack of accessible retail trade facilities offering such goods or services.
 - The Project will be located in an area designated as an Empire Zone pursuant to Article 18-B of the General Municipal Law.
 - The Project will be located in a census tract, or census tract contiguous thereto, which, according to the most recent census data has (a) a poverty rate of at least 20% or at least 20% of households receiving public assistance for the year in which the data relates, **and** (b) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates.

4. Utilities on Site:

- a) Water Supply Municipal **Describe source / supplier:**
- b) Sewer Municipal **Describe other:**
- c) Electricity Utility NYSEG **Describe other:**
- d) Gas Utility NYSEG **Describe other:**

5. Attach copies of preliminary plans or sketches of proposed construction, site plans or floor plans of existing facility.

6. Who presently is legal owner of the project building or site described in # 2 above?
Applicant

7. Is there an existing or proposed lease for the project? Yes. If yes, attach a copy of the lease.

8. Existing Facilities within New York State:

- a. Are other facilities owned, leased or used by the Owner or User (or any related entity/person) within the State? Yes
- b. If there are other facilities within the state, is it expected that any of these other facilities will close or be subject to reduced activity as a result of the proposed Project? No
- c. If yes, is the Project reasonably necessary to discourage the Owner or User from removing activities in the State to a location outside of the State? No If yes, please explain.

Note: The Authority is required to notify the chief executive officer of the municipality from which your facility is being relocated or abandoned. This notification will be sent prior to the Authority's conduct of required public hearing(s).

CERTIFICATION: Based upon the answers provided within question 8 above, the Company hereby certifies to the Authority that the undertaking of the proposed project and provision of financial assistance to the Company by the Authority will not violate Section 2306 of the New York Public Authorities Law.

9. Project Costs (Estimates):

Category	Amount
Land acquisition	600,000
Building Construction/Renovation	1,765,000
Site Work	\$125,000
Machinery & Equipment	\$50,000
Furniture & Fixtures	\$200,000
Soft Costs (Architect, Legal and Engineering)	\$350,000
Financial Charges (loan or bond fees and interest)	\$100,000
Authority Fee	
Other (Describe: Project Management)	\$100,000
Other (Describe: Local Tenant Interior Finishes)	\$300,000
Total Project Cost:	3,590,000

10. Sources of Funds for Project Costs:

Source	Amount
Bank Financing:	\$2,567,865
Equity (excluding equity attributed to grants/tax credits):	\$722,135
Tax Exempt Bond Issuance:	N/A
Taxable Bond Issuance:	N/A
Public Sources (total pf all state and federal grants and tax credits):	\$300,000
Identify each state and federal grant/credit:	
Seeking Gap Funding	\$300,000
 Total Sources of Funds for Project Costs:	 \$3,590,000

11. Have any of the above costs been paid or incurred as of the date of this Application? Yes If yes, describe particulars. Architectural, engineering, legal, project management, and demolition costs.

IV. Permitting and Environmental Requirements

1. Does the project require local planning or permitting approvals? No If yes, please list necessary approvals.
2. Will a site plan application be filed? No If yes, include copy if prepared.
3. Has another entity been designated as lead agent under the State Environmental Quality Review Act (“SEQRA”)? No

- a. If yes, attach copy of Negative Declaration if completed, or a copy of submitted Environmental Assessment Form if Negative Declaration has not yet been issued.
- b. If no, attach a completed Environmental Assessment Form.

V. Employment and Payroll Projections

1. Job Creation:

- a. Anticipated construction jobs created by the Project: N/A
Anticipated Dates of Construction: 7/1/2025 - 6/30/2026

- b. Permanent Full Time Equivalent (FTE)* Jobs to be Created and Retained by the Project

Column A: Insert the job titles or types that exist within the company at the time of application, as well as any job titles that will be established as a result of the Project.

Column B: Indicate the average wage for each listed job title/type in terms of annualized wages.

Column C: Indicate the wage range for each listed job title/type in terms of annualized wages.

Column D: Indicate the average amount of fringe benefits for each listed job title/type.

Column E: For each listed job title insert the number of FTEs that exist at the time of application.

Column F: Insert the number of FTE jobs to be created during year one of the Project for each listed job title.

Column G: Insert the number of FTE jobs to be created during year two of the Project for each listed job title.

Column H: Insert the number of FTE jobs to be created during year three of the Project for each listed job title.

(A) Job Title/Type	(B) Average Annual Wages	(C) Annual Wage Range	(D) Average Fringe Benefits	(E) Current Number of FTEs	(F) Jobs Created: Year One	(G) Jobs Created: Year Two	(H) Jobs Created: Year Three
	\$	\$	\$				
	\$	\$	\$				
	\$	\$	\$				
	\$	\$	\$				
	\$	\$	\$				
	\$	\$	\$				
	\$	\$	\$				
	\$	\$	\$				
TOTALS:				N/A	N/A	N/A	N/A

*Definition of Full Time Equivalent (FTE) Job: For the purposes of this application, any employee working 30 hours or more per week is considered 1 FTE. Any employee working fewer than 30 hours per week is counted as a proportion of an FTE equal to the number of hours worked per week divided by 30. For example, an employee working 20 hours per week equals .67 FTE (20 divided by 30). Please contact Authority Staff if you have questions about calculating FTE. **[NEEDS TO MATCH WITH RECAPTURE POLICY]**

- 2. What percentage of jobs to be created are estimated to be filled by residents of the Labor Market Area, defined by the Authority as the Counties of Cayuga, Cortland, Onondaga, Ontario, Oswego, Seneca, Tompkins, and Wayne? est. 100%

3. Payroll Projections:

- a. Current Annual Payroll: \$N/A
- b. First Year After Completion of Project: \$N/A
- c. Second Year After Completion of Project: \$N/A
- d. Third Year After Completion of Project: \$N/A

VI. Estimate of Potential Benefits

1. Please indicate the type(s) of Financial Assistance sought for the Project:

Yes	Sales and Usage Tax Exemption
Yes	Mortgage Tax Exemption
Yes	Real Property Tax Abatement (PILOT Agreement)
No	Issuance by the Authority of Industrial Development Revenue Bonds

2. Estimated Project Benefits

*Note to Applicant: AIDA staff will work with applicants to identify potential IDA benefits upon receipt of a completed draft application, using the information contained in the draft application and discussions with the applicant. Therefore, **please do not complete this section or sign and certify application** until AIDA staff has reviewed a draft application and assisted in the calculation of estimated benefits.*

A. Sales and Use Tax Exemption

a. Amount of Project Cost Subject to Tax:	\$1,000,000
Applicable sales and use tax rate:	x .08
b. Financial benefit if fully exempt:	\$80,000

B. Mortgage Recording Tax Exemption

a. Projected amount of Mortgage:	\$2,567,865
Mortgage recording tax rate:	x .0075
b. Financial benefit if fully tax exempt:	\$19,259

C. Payment of Lieu of Taxes (PILOT) *

a. Investment in real property	\$3,590,000
b. Equalization rate	est. 6.83
c. Current, pre-project assessment	\$495,000
d. Probable post-project assessed value	\$1,200,000
e. PILOT Schedule	

Year	f. Abatement on Added Value	g. Abated Taxable Value	h. Total Tax Rate	i. PILOT Payment	j. Full Taxes	k. Net Exemption
<i>Calc.</i>		$c + [(d-c) \times f]$		$(g/1000) \times h$	$(d/1000) \times h$	$j - i$

1	*See Attached	\$		\$	\$	\$
2		\$		\$	\$	\$
3		\$		\$	\$	\$
4		\$		\$	\$	\$
5		\$		\$	\$	\$
6		\$		\$	\$	\$
7		\$		\$	\$	\$
8		\$		\$	\$	\$
9		\$		\$	\$	\$
10		\$		\$	\$	\$

\$253,958

1. Total PILOT Net Exemption:

*See attached modified real property tax exemption schedule

D. Interest Exemption – Bond transactions only

- a. Total Estimated Interest Expense Assuming Taxable Interest: \$N/A
- b. Total Estimated Interest Expense Assuming Tax-exempt Interest Rate: \$N/A
- c. Interest Exemption (a - b):

\$N/A

E. Total Estimated Exemptions

- a. Sales & Use Tax Exemption \$80,000
- b. Mortgage Recording Tax Exemption \$19,259
- c. PILOT Real Property Net Exemption \$253,958
- d. Interest Exemption from Bond Issuance \$0.00
- e. TOTAL EXEMPTION

\$353,217

3. Is it likely that the Project would be undertaken without the provision of the above financial assistance? No

If yes, describe how the Project would be impacted if these benefits were not provided. Project would not occur with reachbale rental rates for local and regional tenancy but for the benefits provided.

VII. Supplemental Materials

- 1. Map showing project location
- 2. Preliminary plans or sketches of proposed construction
- 3. Verification of project costs, such as quotes or estimates
- 4. Verification of current jobs at the project site, such as the cover page of the 4 most recent NY-45s
- 5. Copies of two most recent annual financial statements and unaudited year to date financial statements (for existing businesses)
- 6. Copy of Business Plan (for new businesses)

7. Sales and income projections for next three years
8. Environmental Assessment Form of Negative Declaration
9. \$500 application fee
10. Other attachments (please specify):
 - a.
 - b.
 - c.
 - d.
 - e.
 - f.
 - g.

VIII. Application Submission

Once the application has been reviewed by Authority staff and Section VI has been completed, please sign, certify and submit the completed application along with Supplemental Materials to:

AUBURN INDUSTRIAL DEVELOPMENT AUTHORITY

2 State Street

Auburn, NY 13021

Email Applications (scanned PDFs) may be sent to: tracy.verrier@mrbgroup.com

Telephone: (315) 362-1088

Administrative fees in the amount outlined in Section I will be collected at the time of closing.

Representations by the Applicant

The Applicant understands and agrees with the Authority as follows:

- A. Job Listings:** In accordance with Section 2329 of the New York Public Authorities Law, the applicant understands and agrees that, if the Project receives any Financial Assistance from the Authority, 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 2329 of the New York Public Authorities Law, the applicant understands and agrees that, if the Project receives any Financial Assistance from the Authority, except as otherwise provided by collective bargaining agreements, where practicable, the applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.
- C. Annual Sales Tax Filings:** In accordance with Section 2326(3) 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 Authority, 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 Authority, the applicant agrees to file, or cause to be filed, with the Authority, 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 Authority a list of the members, officers, employees and Counsel of the Authority. No member, officer, employee, or Counsel of the Authority has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

**HOLD HARMLESS AGREEMENT AND APPLICATION DISCLAIMER
CERTIFICATION PURSUANT TO NEW YORK STATE
FREEDOM OF INFORMATION LAW (“FOIL”)**

Applicant hereby releases the AUBURN INDUSTRIAL DEVELOPMENT AUTHORITY and the members, officers, servants, agents and employees thereof (the "Authority") from, agrees that the Authority shall not be liable for and agrees to indemnify, defend and hold the Authority harmless from and against any and all liability arising from or expense incurred by (A) the Authority's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Authority, (B) the Authority's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the Authority 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 Authority or the Applicant are unable to reach final agreement with the respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Authority, its agents or assigns, all costs incurred by the Authority in the processing of the Application, including attorneys' fees, if any.

Through submission of this Application for Financial Assistance (this “Application”), the Company acknowledges that the Authority, as a public benefit corporation, is subject to the New York State Freedom of Information Law (“FOIL”) and Open Meetings Law (“OML”), as codified pursuant to the Public Officers Law (“POL”) of the State of New York (the “State”). Accordingly, unless portions hereof are otherwise protected in accordance with this Certification, this Application, including all Company-specific information contained herein, is subject to public disclosure in accordance with applicable provisions of the POL, Title 15 of Article 8 of the Public Authorities Law ("PAL"), Article 18-A of the General Municipal Law (“GML”) (to the extent applicable) and the Public Authorities Accountability Act of 2005, as codified within the PAL. Specifically, this Application may be disclosed by the Authority to any member of the public pursuant to a properly submitted request under FOIL and the Authority is further required to affirmatively disclose certain provisions contained herein pursuant to the GML and PAL, including the identification of the Company, general project description, location proposed capital investment and job estimates.

Notwithstanding the foregoing, the Company, pursuant to this Certification, may formally request that the Authority consider certain information contained within this Application and other applicable supporting materials proprietary information and “trade secrets”, as defined within POL Section 87(2)(d). To the extent that any such information should qualify as trade secrets, the Company hereby requests that the Authority redact same in the event that formal disclosure is requested by any party pursuant to FOIL. Application Sections or information requested by Company for Redaction*:

(* - Please indicate specific sections within Application that the Company seeks to qualify as “trade secrets”. Additional correspondence or supporting information may be attached hereto. Please also note that notwithstanding the Company’s request, the Authority shall make an independent determination of the extent to which any information contained herein may be considered as such)

In the event that the Authority is served with or receives any subpoena, request for production, discovery request, or information request in any forum that calls for the disclosure of the Application, in entirety, specifically including but not limited to any demand or request for production or review of Company-designated trade secrets, the Authority agrees to notify the Company as promptly as is reasonably possible, and to utilize its best efforts to: oppose or decline any such request; preserve the confidentiality and non-disclosure of such requested confidential material; and maintain such information and prevent inadvertent disclosure in responding to any such discovery or information request. The Company understands and agrees that all reasonable costs, including attorney’s fees, associated with any such formal undertaking by the Authority to protect the trade secrets from disclosure shall be reimbursed by the Company to the Authority.

The undersigned officer of the applicant deponent acknowledges and agrees that the applicant shall be and is responsible for all costs incurred by the Authority and legal counsel for the Authority, 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 Authority shall not be liable for and agrees to indemnify, defend and hold the Authority harmless from and against any and all liability arising from or expense incurred by (A) the Authority’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 Authority, (B) the Authority’s acquisition, construction and/or installation of the proposed project described herein and (C) any further action taken by the Authority with respect to the proposed project; including without limiting the generality of the foregoing, all causes of action and attorney’s fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing.

By executing and submitting this Application, the applicant covenants and agrees to pay the following fees to the Authority, the same to be paid at the times indicated:

- (a) The sum of **\$500** as a non-refundable application fee, to be paid upon submission of the Application;
- (b) An Administrative Fee amounts to be determined using the schedule in Section I on page 2 hereof for all other projects for which the Authority provides financial assistance, to be paid at transaction closing;
- (c) An amount to be determined by Authority Staff payable to the Authority’s bond/transaction counsel for the preparation and review of the inducement resolution, the environmental compliance resolution, TEFRA hearing proceedings and the tax questionnaire assuming no further activity occurs after the completion of the inducement proceedings, to be paid within ten (10) business days of the receipt of bond/transaction counsel’s invoice;

- (d) All fees, costs and expenses incurred by the Authority for (1) legal services, including but not limited to those provided by the Authority's general counsel or bond/transaction counsel, and (2) other consultants retained by the Authority in connection with the proposed project; with all such charges to be paid by the applicant at the closing or, if the closing does not occur, within ten (10) business days of receipt of the Authority's invoices therefore please note that the applicant is entitled to receive a written estimate of fees and costs of the Authority's bond/transaction counsel;
- (e) The cost incurred by the Authority and paid by the applicant, including bond/transaction counsel and the Authority's general counsel's fees and the processing fees, may be considered as a costs of the project and included in the financing of costs of the proposed project, except as limited by the applicable provisions of the Internal Revenue Code with respect to tax-exempt bond financing.

The applicant further covenants and agrees that the applicant is liable for payment to the Authority of all charges referred to above, as well as all other actual costs and expenses incurred by the Authority in handling the application and pursuing the proposed project notwithstanding the occurrence of any of the following:

- (a) The applicant's withdrawal, abandonment, cancellation or failure to pursue the Application;
- (b) The inability of the Authority or the applicant to procure the services of one or more financial institutions to provide financing for the proposed project;
- (c) The applicant's failure, for whatever reason, to undertake and/or successfully complete the proposed project; or
- (d) The Authority's failure, for whatever reason, to issue tax-exempt revenue bonds in lieu of conventional financing.

The applicant and the individual executing this Application on behalf of applicant acknowledge that the Authority and its counsel will rely on the representations made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

Company Acknowledgment and Certification:

The undersigned, being a duly authorized representative of the Company, hereby and on behalf of the Company, certifies to the best of his or her knowledge and under the penalty of perjury that all of the information provided by the Company within this Application for Financial Assistance is true, accurate and complete.

The Company, on behalf of itself and all owners, occupants and/or operators receiving or that will receive financial assistance from the Authority (collectively, the "Recipients") hereby certifies that the Recipients are in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.

The Company, on behalf of itself and all Recipients, hereby further acknowledges that the submission of any knowingly false or knowingly misleading information herein or within any agreement with the Authority 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 the Authority's involvement in the project, including all costs of the agency relating to same. The Company has reviewed and accepts the terms of the Authority's Project Recapture and Termination Policy.

By: _____

Name: Joseph H. Hucko

Title: Managing Member

State of New York)
County of _____) ss.:

On the __ day of _____ in the year 20__, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signatures on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

Dill St. Commons

Payment in Lieu of Taxes (PILOT) Request

PILOT Schedule

July 10, 2025

PILOT Year	Tax Year	City rate	School rate	county rate	Set Value	Taxable Value	percentage	City amt	school amt	county amt	total
1	2026-2027	11.9127278	16.60042903	7.15120601	\$1,200,000	\$600,000	50%	\$7,147.64	\$9,960.26	\$4,290.72	\$21,398.62
2	2027-2028	12.15098236	16.93243761	7.29423013	\$1,200,000	\$600,000	50%	\$7,290.59	\$10,159.46	\$4,376.54	\$21,826.59
3	2028-2029	12.394002	17.27108637	7.440114733	\$1,200,000	\$600,000	50%	\$7,436.40	\$10,362.65	\$4,464.07	\$22,263.12
4	2029-2030	12.64188204	17.61650809	7.588917027	\$1,200,000	\$600,000	50%	\$7,585.13	\$10,569.90	\$4,553.35	\$22,708.38
5	2030-2031	12.89471968	17.96883826	7.740695368	\$1,200,000	\$600,000	50%	\$7,736.83	\$10,781.30	\$4,644.42	\$23,162.55
6	2031-2032	13.15261408	18.32821502	7.895509275	\$1,200,000	\$600,000	50%	\$7,891.57	\$10,996.93	\$4,737.31	\$23,625.81
7	2032-2033	13.41566636	18.69477932	8.053419461	\$1,200,000	\$600,000	50%	\$8,049.40	\$11,216.87	\$4,832.05	\$24,098.32
8	2033-2034	13.68397969	19.06867491	8.21448785	\$1,200,000	\$660,000	55%	\$9,031.43	\$12,585.33	\$5,421.56	\$27,038.32
9	2034-2035	13.95765928	19.45004841	8.378777607	\$1,200,000	\$720,000	60%	\$10,049.51	\$14,004.03	\$6,032.72	\$30,086.26
10	2035-2036	14.23681247	19.83904937	8.546353159	\$1,200,000	\$780,000	65%	\$11,104.71	\$15,474.46	\$6,666.16	\$33,245.33
11	2036-2037	14.52154872	20.23583036	8.717280222	\$1,248,480	\$873,936	70%	\$12,690.90	\$17,684.82	\$7,618.35	\$37,994.07
12	2037-2038	14.81197969	20.64054697	8.891625827	\$1,248,480	\$936,360	75%	\$13,869.35	\$19,326.98	\$8,325.76	\$41,522.09
13	2038-2039	15.10821928	21.05335791	9.069458343	\$1,248,480	\$998,784	80%	\$15,089.85	\$21,027.76	\$9,058.43	\$45,176.04
14	2038-2040	15.41038367	21.47442507	9.25084751	\$1,273,450	\$1,082,432	85%	\$16,680.69	\$23,244.61	\$10,013.41	\$49,938.71

Dill St. Commons requests a PILOT agreement for the property as illustrated in the preceding table. The requested PILOT would result in a set assessment through the first ten years, with a 50% taxable value for real estate purposes for the first seven years, abating any increase in taxable value due to improvements to the property. The abatement would diminish 5% per annum in years 8, 9, 10, 11, 12, 13, and 14 resulting in the property paying taxes on the fully improved assessment at year 15.



WASHINGTON ST. PARTNERS

AUBURN INDUSTRIAL DEVELOPMENT AUTHORITY : DILL ST. COMMONS REQUEST FOR FINANCIAL ASSISTANCE

A new community minded mixed use redevelopment in the heart of Downtown Auburn, NY

APPLICANT: **PROJECT ADDRESS:**

Dill St Commons, LLC
120 E. Washington St.
Syracuse, NY 13202

Dill St. Commons
25 Dill St.
Auburn, NY 13021

PROJECT OVERVIEW:

Acquisition and redevelopment of the existing 28,200 SF building and adaptive reuse of structure with infrastructure improvements, comprised of retail, office, restaurant, food hall space, located on the main thoroughfare through the city (NYS Route 5 - Arterial E.). Renovations to include façade improvements, storefront glass systems, new electrical and HVAC systems, polished concrete floors, spiral ducts, replacement of existing windows, new entryways and entry systems, enhanced streetscape and walkability. **Tenant specific renovations will be made to accommodate local and regional tenant needs.** Anticipated jobs produced from tenant businesses as a direct result of the project to be approx. 50-75 with significant anticipated sales tax revenue generation.

APPLICANT EXPERIENCE:

Dill St Commons, LLC, an affiliate of Washington St. Partners, Inc., a local real estate development company based out of Syracuse, NY. WSP owns and manages approximately 1,000,000+- square feet of real estate. WSP has extensive experience in renovating vacant / underutilized buildings and has completed Seminary Commons (25 Seminary St. Auburn, NY 13021) with financial assistance of the AIDA. WSP maintains ownership of its properties and actively manages these assets; the properties are well maintained and 100% leased.



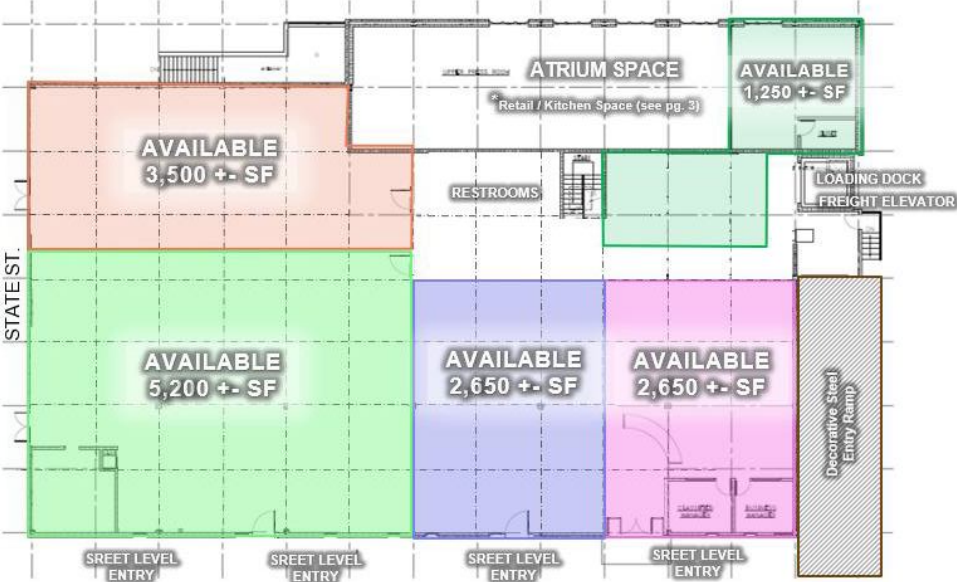
July 10, 2025

PAGE 1

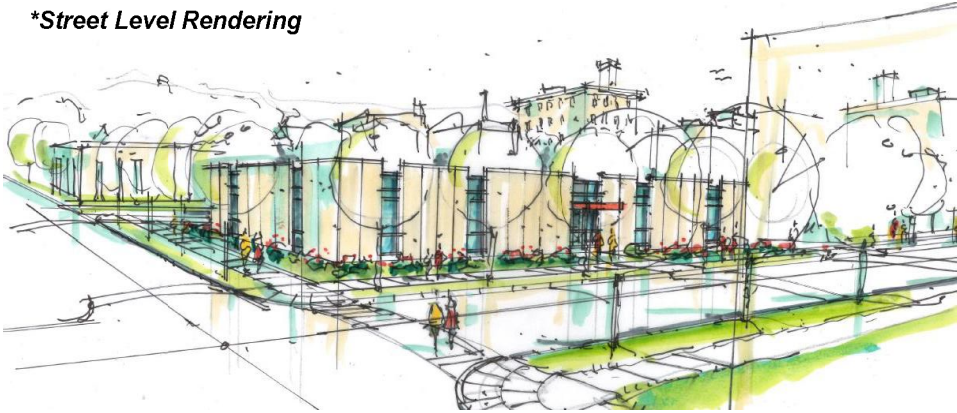


WASHINGTON ST. PARTNERS CORPORATE OFFICES
120 E. Washington Street, Syracuse, NY 13202
PH 315-426-2624 info@washingtonstpartners.com

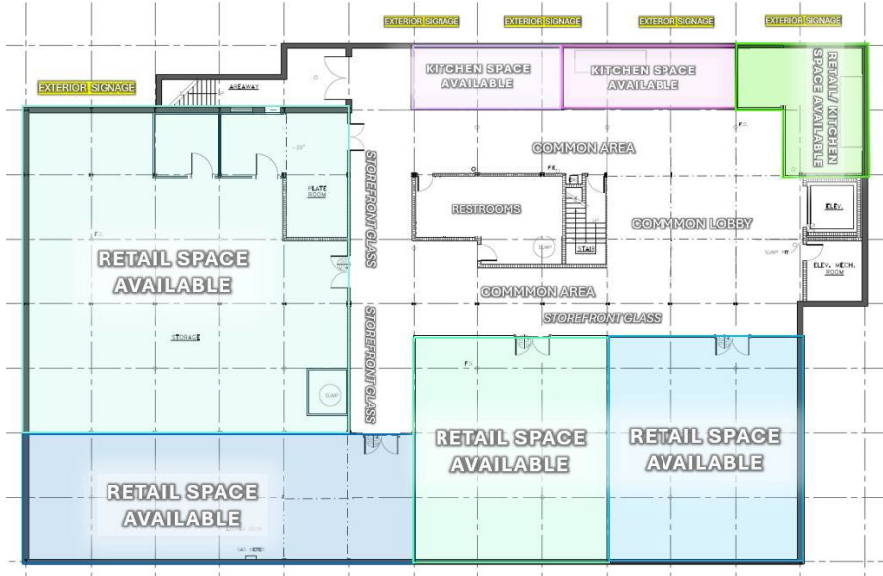
STREET LEVEL TENANT PLAN



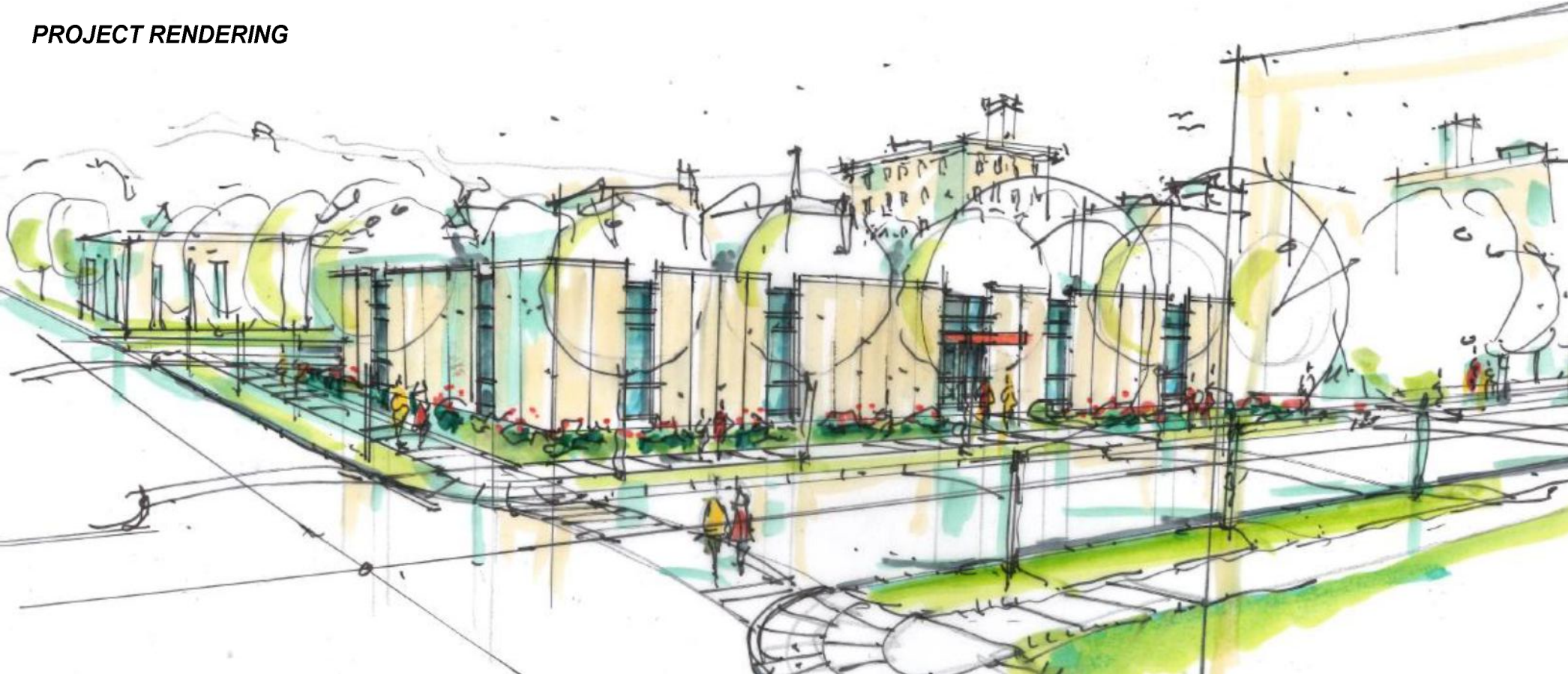
**Street Level Rendering*



LOWER-LEVEL TENANT PLAN



PROJECT RENDERING



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 which 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			
Name of Action or Project: Dill St Commons, LLC			
Project Location (describe, and attach a location map): 25 Dill St. Auburn, NY 13021 TAX MAP : 115.52-1-63			
Brief Description of Proposed Action: Acquisition and redevelopment of the existing 28,200 SF building and adaptive reuse of structure with infrastructure improvements, comprised of retail, office, restaurant, food hall space, located on the main thoroughfare through the city (NYS Route 5 - Arterial E.). Renovations to include façade improvements, storefront glass systems, new electrical and HVAC systems, polished concrete floors, spiral ducts, replacement of existing windows, new entryways and entry systems, enhanced streetscape and walkability. Tenant specific renovations will be made to accommodate local and regional tenant needs. Anticipated jobs produced from tenant businesses as a direct result of the project to be approx. 50-75 with significant anticipated sales tax revenue generation.			
Name of Applicant or Sponsor: Dill St Commons, LLC		Telephone: 315-426-2624	
		E-Mail: pats@washingtonstpartners.com	
Address: 120 E. Washington St.			
City/PO: Syracuse		State: NY	Zip Code: 13202
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.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
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:		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 1 acres			
b. Total acreage to be physically disturbed? _____ 1 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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?	NO <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
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: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
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?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
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: _____ _____ _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	

