

Anthony J. Picente Jr.
County Executive

Shawna Papale
Executive Director/Secretary/Treasurer

Timothy Fitzgerald
Assistant Secretary



Stephen R. Zogby
Chairman

David C. Grow
Vice Chairman

Franca Armstrong
James J. Genovese, II
Aricca R. Lewis
Kristen H. Martin
Tim R. Reed

To: Oneida County Local Development Corporation Board of Directors
From: Shawna M. Papale
Date: August 31, 2024
RE: OCLDC Meeting Agenda

The Oneida County Local Development Corporation shall meet at **9:00 AM (immediately AFTER the OCIDA meeting), Thursday, September 5, 2024 at 584 Phoenix Drive, Rome, NY 13441.**

Members of the public may listen to the Corporation meeting by calling +1-408-418-9388, Access code: 2633 191 8079 or attend in person. The Minutes of the Corporation meeting will be transcribed and posted on the OCLDC website.

1. Executive Session (if needed)
2. Approve minutes – July 19, 2024
3. Financial Review
4. Consider a SEQR resolution relating to **The Trustees of Hamilton College Facility.**
5. Consider an inducement resolution relating to **The Trustees of Hamilton College Facility**, providing preliminary approval for financial assistance in the form of tax-exempt and taxable bond financing in order to (1) finance the renovation, improvement and equipping of various College buildings and facilities and (2) refinance all or a portion of the College's indebtedness relating to the OCLDC (Hamilton College Project), Series 2013 Bonds.

Minutes of the Meeting of the
Oneida County Local Development Corporation

July 19, 2024

584 Phoenix Drive, Rome, NY /Webex Video/Teleconference

****The WebEx recording of the meeting was not saved as expected.
As a result, no recording of the meeting is available to be posted online****

Members Present: Steve Zogby, Aricca Lewis, Kristen Martin, and Tim Reed.

EDGE Staff Present: Shawna Papale, Tim Fitzgerald, Marc Barraco, Ethan Carr.

EDGE Staff Present Virtual: Maureen Carney.

Others Present: Linda Romano, Bond, Schoeneck & King.

Others Present Virtual: Laura Ruberto, Bond, Schoeneck & King.

S. Zogby called the meeting to order at 8:38 AM.

Minutes – June 27, 2024

A. Lewis moved to approve the June 27, 2024 minutes. K. Martin seconded the motion, which carried 4-0.

Interim Financials

S. Papale shared that the LDC's cash position hasn't significantly changed since June. A portion of cash on hand is restricted for healthcare workforce development; this funding was allocated as a part of the MVHS Wynn Hospital project. She also mentioned that she anticipates a sizeable bond fee being made to the LDC in the event that the proposed Hamilton College bond project is approved. The financial report was accepted as presented, subject to audit.

Hamilton College- SEQRA

S. Zogby introduced a resolution authorizing OCLDC to initiate a coordinated SEQRA review of the Hamilton College projects. **T. Reed motioned to approve the resolution authorizing OCLDC to initiate a coordinated SEQRA review of the Hamilton College projects. K. Martin seconded the motion, which carried 4-0.** S. Zogby then gave a brief description of the LDC's role in such development projects to the new members.

Rome Disaster Relief Funding

S. Zogby requested a motion to authorize the contribution of \$25,000 to Mohawk Valley EDGE for the purpose of financial assistance to those businesses and nonprofits that were impacted by the July 16th severe storm. **A. Lewis motioned to authorize the contribution of \$25,000 to Mohawk Valley EDGE for the purpose of financial assistance to storm-affected businesses and nonprofits. The motion was seconded by K. Martin, which carried 4-0.**

Adjournment

With no further business, S. Zogby asked for a motion to adjourn. At 8:48 AM **A. Lewis moved, and K. Martin seconded a motion to adjourn. Motion carried 4-0.**

Respectfully Submitted,
Tim Fitzgerald

OCLDC

Notes to the Financial Statements

July 31, 2024

OCLDC Balance Sheet:

1. Cash decreased by \$66K or 52% over the last 12 months; this is due to the expenses incurred and the lack of revenues
2. Marcy Nano Wetlands restriction are funds deposited in escrow with the LDC by EDGE: these funds are to be held in escrow by the LDC to secure the performance by EDGE of certain of its obligations under a Section 404 permit issued by the U.S. Army Corp of Engineers on July 28, 2014; the LDC has recorded a liability of equal amount
3. The LDC has a CD for \$261K with an interest rate of 4.25% which matured February 2024; the CD was renewed for 8 months at an interest rate of 4.75%
4. The LDC purchased and capitalized the required video conferencing equipment and is presented net of depreciation; the equipment is being depreciated over 7 years
5. The start-up costs incurred to create the LDC were capitalized and are being amortized over 20 years; there are approximately 6 years left to amortize these costs
6. The balance in accrued expenses is 7 months of the 2024 audit fee
7. The \$100K set aside as board restricted is for the job growth initiative & economic development project support

OCLDC Income Statement

1. The bond application and commitment fee was received from Hamilton College
2. Interest earned on the CD was booked for January through February 20th; this CD was renewed on 2/20/24 and matures 10/20/24

No other significant items to note- actuals are inline with the budget

Oneida County Local Development Corp
Balance Sheet
July 31, 2024 and 2023

	Current Year	Prior Year
Assets		
Current Assets		
Cash and Cash Equivalents	62,152	128,403 ¹
Restricted Cash - Marcy Nano Wetlands Escrow	306,621	299,936 ²
Investments	261,541	356,158 ³
Prepaid Expense	3,309	1,594
Total Current Assets	633,623	786,091
Fixed Assets		
Computer Equipment - Net	11,778	16,652 ⁴
Fixed Assets	11,778	16,652
Other Assets		
Organization Expenses	17,567	17,567 ⁵
Amortization Organization Costs	(12,371)	(11,492) ⁵
Total Other Assets	5,197	6,075
Total Assets	650,598	808,818
Liabilities & Net Assets		
Liabilities		
Current Liabilities		
Accounts payable	11,810	26,282
Accrued Expenses	3,561	3,915 ⁶
Total Current Liabilities	15,371	30,197
Long Term Liabilities		
Marcy Nano Wetlands Escrow	306,621	299,936 ²
Total Long Term Liabilities	306,621	299,936
Total Liabilities	321,992	330,133
Net Assets		
OCLDC Net Assets - Board Restricted	100,000	100,000 ⁷
OCLDC Net Assets	228,606	378,686
Total Net Assets	328,606	478,686
Total Liabilities & Net Assets	650,598	808,818

Oneida County Local Development Corp
 Budget Comparison Report
 Current Period: 7/1/2024 - 7/31/2024
 Budget Period: 1/1/2024 - 12/31/2024

	Current Period Actual	Current Period Budget	Year-to-Date Actual	Year-to-Date Budget	Yearly Budget	Remaining Budget
Revenue						
Bond Fees	0	0	1,500	0	0	(1,500) ¹
Interest Income Banks	23	667	2,048	4,667	8,000	5,952 ²
Revenue	23	667	3,548	4,667	8,000	4,452
Expenses						
Business Expense	0	0	1,166	0	0	(1,166)
Dues and Subscriptions	0	833	0	5,833	10,000	10,000
Contracted Services Auditing	458	458	3,208	3,208	5,500	2,292
Consulting Legal Expenses	1,150	1,150	8,050	8,050	13,800	5,750
Contract Services Marketing	0	25	1,153	175	300	(853)
Contracted Services- Other	598	471	4,188	3,296	5,650	1,462
Insurance	42	83	293	583	1,000	707
Service Fees -EDGE	10,417	10,417	72,917	72,917	125,000	52,083
Amortization Expense	73	75	512	525	900	388
Depreciation Expense	406	417	2,843	2,917	5,000	2,157
Expenses	13,144	13,929	94,330	97,504	167,150	72,820
Excess or (Deficiency) of Revenue Over Expenses	(13,121)	(13,263)	(90,782)	(92,838)	(159,150)	(68,368)

Oneida County Local Development Corp
Statement of Cash Flows
For the Period Ending July 31, 2024

Cash Flows From (Used by) Operating Activities

Increase (Decrease) in Net Assets \$ (150,079)

Adjustments for Noncash Transactions

Depreciation and Amortization 5,752

(Increase) Decrease in Assets

Accounts Receivable 0

Prepaid Expenses (1,715)

Investments 94,617

Increase (Decrease) in Liabilities

Accounts Payable and Accrued Liabilities (14,826)

Net Cash Flows From Operating Activities

(66,251)

Cash Flows From (Used By) Investing Activities

Capital Expenditures 0

Net Cash From (Used by) Investing Activities

0

Cash Flows From (Used By) Financing Activities

Repayments of Long Term Debt 0

Proceeds from Long Term Debt 0

Net Cash Flows (Used by) Financing Activities

0

Net Increase (Decrease) in Cash and Cash Equivalents

(66,251)

Cash and Cash Equivalents, Beginning of Period

128,403

Cash and Cash Equivalents, End of Period

\$ 62,152

RESOLUTION OF THE ONEIDA COUNTY LOCAL
DEVELOPMENT CORPORATION DETERMINING THAT
ACTION TO PROVIDE FINANCIAL ASSISTANCE
RELATING TO A PROJECT FOR THE BENEFIT OF THE
TRUSTEES OF HAMILTON COLLEGE WILL NOT HAVE A
SIGNIFICANT EFFECT ON THE ENVIRONMENT

WHEREAS, The Trustees of Hamilton College (the "College") have requested the Oneida County Local Development Corporation (the "LDC") to assist with a project consisting of design, construction and equipping of an approximately 37,000 square foot academic building known as the Innovation Center (the "New Facility") on the College's campus at 198 College Hill Road in the Town of Kirkland, New York (the "Campus"), as well as improvement of various facilities throughout the Campus, including renovation of Burke Library; renovation of Sage Hockey Rink; energy saving improvements and equipment at various College buildings; replacement of Beinecke Pedestrian Bridge; Bundy Residence Hall improvements including building renovation and parking; renovation of 3989 Campus Road for student housing; Landscape Master Plan projects; Bristol Center upgrades; and renovation of Benedict Hall, all located on the Campus; payment of design costs for new student residences and dining complex on the Campus; as well as the refinancing of existing LDC Revenue Bonds and the payment of costs incidental to the issuance of the Bonds; among other activities (collectively, the "Project"); 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 adopted pursuant thereto by the Department of Environmental Conservation of the State of New York, being 6 NYCRR Part 617, as amended (the "Regulations"), the LDC desires to determine whether the Project may have a "significant effect on the environment" (as said quoted term is defined in the SEQR Act and the Regulations) and therefore require the preparation of an environmental impact statement; and

WHEREAS, to aid the LDC in determining whether the Project may have a significant effect upon the environment, the LDC has reviewed documentation including a Full Environmental Assessment Form ("EAF") dated July 2024 prepared by the College, which is on file at the office of the LDC, and such other documentation as the LDC has deemed appropriate; and

WHEREAS, the College engaged in consultation with the New York State Office of Parks, Recreation and Historic Preservation which determined that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by the New Facility, and no other aspects of the Project are anticipated to have any such impact; and

WHEREAS, pursuant to the Regulations, the LDC has examined such documentation in order to make a determination as to the potential environmental significance of the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ONEIDA COUNTY LOCAL DEVELOPMENT CORPORATION AS FOLLOWS:

Section 1. Based on an examination of the Application, the documentation referenced above, including the EAF, and based further upon the LDC's knowledge of the area surrounding the Campus and such further investigation of the Project and its environmental effects as the LDC has deemed appropriate, the LDC makes the following findings and determinations with respect to the Project:

- (A) The Project is as described in the Application;
- (B) The Project constitutes an "Unlisted Action" (as defined in the Regulations);
- (C) No potentially significant impacts on the environment are noted in the documents pertaining to the Project, including the EAF, and none are known to the LDC;
- (D) The Project will not result in (i) substantial adverse change in existing air quality (including greenhouse gases); ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; or a substantial increase in potential for erosion, flooding, leaching or drainage problems; (ii) the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of a resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on threatened or endangered species of animal or plant, or the habitat of such species; or (iii) other significant adverse impacts to natural resources;
- (E) The Project will not affect a critical environmental area as designated pursuant to 6 NYCRR 617.14(g);
- (F) The Project will not conflict with the community's current plans or goals as officially approved or adopted;
- (G) The Project will not result in the impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character;
- (H) The Project will not result in a major change in the use of either the quantity or type of energy;
- (I) The Project will not result in the creation of a hazard to human health;

(J) The Project will not result in a substantial change in the use, or intensity of use, of land including architectural, open space or recreational resources, or in its capacity to support existing uses;

(K) The Project will not result in encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;

(L) The Project will not result in the creation of a material demand for other actions that would result in one or more of the above consequences;

(M) The Project will not result in changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; and

(N) The Project will not result in two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in 6 NYCRR Section 617.7(c).

Section 2. The LDC hereby determines that the Project will not have a significant impact on the environment and the LDC will not require the preparation of an environmental impact statement with respect to the Project. The LDC has prepared a negative declaration with respect to the Project which describes the basis for its decision that the Project will not have a significant impact on the environment.

Section 3. The Executive Director of the LDC is hereby directed to file in the LDC's records the negative declaration with respect to the Project.

Section 4. This resolution shall take effect immediately.

[Remainder of page left blank intentionally]

STATE OF NEW YORK)
 : SS.:
COUNTY OF ONEIDA)

I, the undersigned Secretary of the Oneida County Local Development Corporation, DO HEREBY CERTIFY THAT:

I have compared the foregoing copy of a resolution of the Oneida County Local Development Corporation (the "LDC") with the original thereof on file in the office of the LDC, and the same is a true and correct copy of such resolution and of the proceedings of the LDC in connection with such matter.

Such resolution was passed at a meeting of the Board of Directors of the LDC duly convened in public session on _____, 2024, at 584 Phoenix Drive, Rome, New York at which the following members were:

Members Present:

Members Present Virtually:

EDGE Staff Present:

EDGE Staff Present Virtually:

Others Present:

Others Present Webex:

The question of the adoption of the foregoing resolution was duly put to vote, which resulted as follows:

Voting Aye

Voting Nay

and, therefore, the resolution was declared duly adopted.

I FURTHER CERTIFY that (i) all directors of the LDC had due notice of said meeting, (ii) pursuant to Sections 103a and 104 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public and public notice of the time and place of said meeting was duly given in accordance with such Sections 103a and 104, (iii) the meeting in all respects was duly held, and (iv) there was a quorum present throughout.

IN WITNESS WHEREOF, I have hereunto set my hand as of the _____ day of _____ 2024.

Shawna Papale, Secretary

RESOLUTION OF THE ONEIDA COUNTY LOCAL
DEVELOPMENT CORPORATION TAKING PRELIMINARY
OFFICIAL ACTION TOWARD THE ISSUANCE OF REVENUE
BONDS TO FINANCE A CERTAIN PROJECT FOR THE
TRUSTEES OF HAMILTON COLLEGE.

WHEREAS, pursuant to the purposes and powers contained within Section 1411 of the Not-for-Profit Corporation Law ("N-PCL") of the State of New York (the "State"), as amended (hereinafter collectively called the "Act"), and pursuant to the certificate of incorporation filed on July 7, 2010, the ONEIDA COUNTY LOCAL DEVELOPMENT CORPORATION (the "Issuer") was established as a not-for-profit local development corporation of the State for the purposes of, among other things, relieving and reducing unemployment, promoting and providing for additional and maximum employment, bettering and maintaining job opportunities, instructing or training individuals to improve or develop their capabilities for such jobs, carrying on scientific research for the purpose of aiding the County of Oneida (the "County") by attracting new industry to the County, by encouraging the development of, or retention of, an industry in the community or area, and lessening the burdens of government and acting in the public interest; and

WHEREAS, The Trustees of Hamilton College (the "College") has presented an application (the "Application") to the Issuer, a copy of which was presented at this meeting and copies of which are on file at the office of the Issuer, requesting that the Issuer consider issuing its Revenue Bonds (Hamilton College Project) in one or more issues or series in the aggregate principal amount not to exceed \$70,000,000 (the "Bonds") to finance a project described below (the "Project") for the benefit of the College; and

WHEREAS, the Project consists of the following:

(A) (1) design, construction and equipping of an approximately 37,000 square foot academic building known as the Innovation Center, including landscaping and parking (the "New Facility"), on the College's campus at 198 College Hill Road which is located on and bounded by College Hill Road, Green Apple Way, Bundy Circle, Campus Road and Griffin Road, in the Town of Kirkland, New York (the "Campus"); (2) improvement of various facilities throughout the Campus, including renovation of Burke Library; renovation of Sage Hockey Rink; energy saving improvements and equipment at various College buildings; replacement of Beinecke Pedestrian Bridge; Bundy Residence Hall improvements including building renovation and parking; renovation of 3989 Campus Road for student housing; Landscape Master Plan projects including repairs and improvements to Martin's Way and installation of gates and other restrictions on vehicular traffic; Bristol Center upgrades; and renovation of Benedict Hall, all located on the Campus (collectively, the "Renovations" and, jointly with the New Facility, the "Current Project Facility"); and (3) payment of design costs for new student residences and dining complex on

the Campus (the "Student Residence Design Costs");

(B) the refinancing, in whole or in part, of the Oneida County Local Development Corporation \$23,010,000 original principal amount Revenue Bonds (Hamilton College Project), Series 2013 (the "Series 2013 Bonds"), the proceeds of which were used to finance (1) the construction of, and purchase of equipment for, an 85,000± square foot, two-story building on the College's Campus to be used as a Theater and Studio Arts Building, and (2) the renovation of, construction of an addition to and purchase of equipment for, an existing 16,000± square foot, three-story theater building on the College's Campus to convert the same to a student residence hall; and

(C) the payment of costs incidental to the issuance of the Bonds; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law and the regulations adopted by the Department of Environmental Conservation of the State of New York (the laws and regulations hereinafter collectively referred to as "SEQRA"), the Issuer or another "involved agency" (as defined in SEQRA) must determine whether the Project may have a significant adverse environmental impact and therefore require the preparation of an Environmental Impact Statement; and

WHEREAS, to aid in determining whether the Project may have a significant impact on the environment, the College has prepared and submitted to the Issuer a Full Environmental Assessment Form for construction of the New Facility and for the remainder of the Project; and

WHEREAS, by resolution adopted the date hereof, the Issuer has determined that the Project will not have a significant adverse environmental impact; and

WHEREAS, pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), interest on the Bonds will not be excludable from gross income for federal income tax purposes unless the issuance of the Bonds is approved by the "applicable elected representative" of the County after a public hearing on the Project and the issuance of the Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ONEIDA COUNTY LOCAL DEVELOPMENT CORPORATION AS FOLLOWS:

Section 1. The Issuer accepts the Application made by the College.

Section 2. Based upon the representations made by the College in the Application, the Issuer hereby makes the following findings and determinations:

(a) the issuance of the Bonds to finance the Project promotes the purposes of the Issuer by relieving and reducing unemployment in the County,

promoting and providing for additional and maximum employment, bettering and maintaining job opportunities and encouraging the development of, or retention of, an industry in the community or area;

(b) it is desirable and in the public interest for the Issuer to issue its Bonds in one or more issues or series in an aggregate principal amount not to exceed \$70,000,000 to finance the costs of the Project; and

(c) the Issuer has the authority to undertake the actions contemplated herein.

Section 3. Subject to the conditions set forth in Section 5 of this Resolution, the Issuer will (i) issue the Bonds in one or more issues or series in such aggregate principal amount, not to exceed \$70,000,000, and with such maturities, interest rate or rates, redemption terms and other terms and provisions to be determined by a further resolution of the Issuer, (ii) loan the proceeds of the Bonds to the College pursuant to a loan agreement or similar agreement between the Issuer and the College whereby the College will be obligated, among other things, to make payments to the Issuer in amounts and at times so that such payments will be adequate to pay the principal of, premium, if any, and interest on the Bonds, and (iii) secure the Bonds in such manner as the Issuer, the College and the purchaser(s) of the Bonds mutually deem appropriate.

Section 4. The Issuer authorizes the publication and mailing of notice of a public hearing regarding the proposed issuance of the Bonds to finance the Project, which notice shall be in the form and substance agreed upon by counsel to the Issuer and counsel to the College, and the Issuer authorizes the holding of such public hearing as required by the Issuer's certificate of incorporation and the Code.

Section 5. The issuance of the Bonds, and the findings and determinations set forth in this Resolution, shall be subject to:

(a) completion of an environmental review of the Project in accordance with all SEQRA requirements;

(b) approval by the Oneida County Executive in accordance with the provisions of Section 147(f) of the Code; and

(c) agreement by the Issuer, the College and the purchaser(s) of the Bonds on mutually acceptable terms for the Bonds and for the sale and delivery thereof and mutually acceptable terms and conditions for the security for the payment thereof.

Section 6. To the extent the College has paid or incurred or will pay or incur preliminary expenditures or hard costs in connection with the Project with current funds, the Issuer understands the College reasonably expects to reimburse itself with proceeds from the

Bonds. It is intended that this Resolution shall constitute a declaration of official intent under United States Treasury Regulation Section 1.150-2.

Section 7. With respect to the issuance of the Bonds, the law firm of Bond, Schoeneck & King, PLLC of Syracuse, New York, is hereby appointed Bond Counsel to the Issuer.

Section 8. Counsel to the Issuer and Bond Counsel are hereby authorized to work with counsel to the College and others to prepare for submission to the Issuer, all documents necessary to effect the authorization, issuance and sale of the Bonds, and reimbursement of the cost of all such work prior to the date hereof is hereby authorized to the extent permitted by the Code.

Section 9. Each of the officers and directors of the Issuer is hereby designated and authorized to preside over and conduct, on behalf of the Issuer, the public hearing referred to in Section 4 of this Resolution.

Section 10. A copy of this resolution shall be available for public inspection at the customary location of records of the Issuer that are available to the general public.

Section 11. The Chairman (or Vice Chairman) or Secretary of the Issuer is hereby authorized and directed to distribute copies of this resolution to the College and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

Section 12. This Resolution shall take effect immediately.

[Remainder of page left blank intentionally]

STATE OF NEW YORK)
 : SS.:
COUNTY OF ONEIDA)

I, the undersigned Secretary of the Oneida County Local Development Corporation, DO
HEREBY CERTIFY THAT:

I have compared the foregoing copy of a resolution of the Board of Directors of the
Oneida County Local Development Corporation (the "Issuer") with the original thereof on file in
the office of the Issuer, and the same is a true and correct copy of such resolution and of the
proceedings of the Issuer in connection with such matter.

Such resolution was passed at a meeting of the Board of Directors of the Issuer duly
convened in public session on September 5, 2024 at 8:00 a.m. local time, at 584 Phoenix Drive,
Rome, New York at which the following members were:

Present:

Absent:

Also Present:

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

Voting Aye

Voting Nay

and, therefore, the resolution was declared duly adopted.

I FURTHER CERTIFY that (i) all directors of the Issuer had due notice of said meeting,
(ii) pursuant to Sections 103a and 104 of the Public Officers Law (Open Meetings Law), said

meeting was open to the general public and public notice of the time and place of said meeting was duly given in accordance with such Sections 103a and 104, (iii) the meeting in all respects was duly held, and (iv) there was a quorum present throughout.

IN WITNESS WHEREOF, I have hereunto set my hand as of the ____ day of September, 2024.

Secretary

TERMS OF FINANCIAL ASSISTANCE
Board Summary – July 19, 2024

General Project Information

Company: **Trustees of Hamilton College, Clinton, NY**

Description of Project:

Construction, acquisition, design, renovation and improvement of various facilities throughout the College's campus, including renovation of Burke Library; renovation of Sage Hockey Rink; energy saving improvements and equipment at various College buildings; construction of Innovation Center, including landscaping and parking; replacement of Beinecke Pedestrian Bridge; Bundy Residence Hall improvements including renovation and parking; renovation of 3989 Campus Road for student housing; Landscape Master Plan projects, including repairs and improvements to Martin's Way and installation of gates and other restrictions on vehicular traffic; design costs for new student residences; Bristol Center upgrades; and renovation of Benedict Hall; and (B) refinance all or a portion of the College's obligations relating to the Oneida County Local Development Corporation Revenue Bonds (Hamilton College Project), Series 2013(\$18.5 million±).

The facilities addressed by the project need modernization and renewal to address code, life cycle facility condition issues. These renovation projects along with new construction will allow Hamilton to meet the needs of current and future students and employees. Energy improvement projects will reduce utilization and cost of energy and help Hamilton move toward its carbon neutrality goal. Refinancing existing bonds will result in interest savings.

Request for Financial Assistance: **LDC Bonds (\$69,998,250)**

Current FTEs to be retained at Facility: **861**

Estimated FTEs to be created at Facility: **30**



Oneida County Local Development Corporation

584 Phoenix Drive • Rome, New York 13441

315-338-0393 • Fax-315-338-5694

Shawna M. Papale, Executive Director

spapale@mvedge.org

APPLICATION FOR FINANCIAL ASSISTANCE

Please submit the signed and notarized completed application along with payment of a non-refundable **\$500 Application Fee** and a **\$1,000 Commitment Fee** (will be applied to final closing costs) to the Oneida County Local Development Corporation, 584 Phoenix Drive, Rome NY 13441-1405, within 14 days prior to the OCLDC Board of Directors meeting at which you want the Application to be included on the Agenda. Wire transfer and ACH payments are acceptable but all related fees incurred by the Agency are payable by the Applicant. An electronic version of the application must accompany the original application via physical media or e-mail.

Project Name

Hamilton College 2024 Project

Date of Submission

Important Notes to Applicant:

Upon the submission of this application to the OCLDC the application becomes a public document. Be advised that any action brought before the Agency is public information. All agendas for the OCLDC are issued publicly prior to the full agency meeting. **IF THERE IS INFORMATION SUBMITTED THAT THE APPLICANT BELIEVES IS PROPRIETARY, PLEASE IDENTIFY IT AS SUCH AND THAT INFORMATION WILL BE TREATED CONFIDENTIALLY TO THE EXTENT PERMITTED BY LAW.**

The information requested by this application is necessary to determine the eligibility of your project for OCIDA benefits. Please answer all questions and respond "Not Applicable", "NA", or "none" where appropriate. If you're response is an estimate, please indicate so. Attach additional sheets if more space is needed for a response. **All applications must include a completed and signed NYS SEQR form and Cost Benefit Analysis form (please consult with OCLDC) before the application is considered complete.**

By signing and submitting this Application, the Applicant acknowledges that it received a copy of the Uniform Tax Exemption Policy and the Oneida County LDC Penalty for Failure to Meet Employment Levels as adopted by the Agency and Agency Memorandums pertaining to the benefits of projects financed through the Agency.

A project financed through the Corporation involves the preparation and execution of significant legal documents. Please consult with an attorney before signing any documents in connection with the proposed project. You will receive an engagement letter from the OCLDC legal counsel. You will be asked to sign the engagement letter acknowledging you will be responsible for all legal fees of OCLDC legal counsel and that you understand the process. Should you not close and legal services have been rendered by the OCLDC legal counsel, Applicant will be responsible for those costs.

If your project requires a public hearing, a representative of the applicant is required to be present. A date will be coordinated by the OCLDC legal counsel.

If you have any questions how to calculate the OCLDC's application fee please refer to the enclosed Memorandum to Companies -Sale Leaseback Transactions or contact the OCLDC.

Please submit the signed and notarized completed application along with payment of a non-refundable **\$500 Application Fee** and a **\$1,000 Commitment Fee** (will be applied to final closing costs) to the **Oneida County Local Development Corporation**, 584 Phoenix Drive, Rome NY 13441-1405, **within 14 days prior to the OCLDC Board of Directors meeting at which you want the Application to be included on the Agenda.** Wire transfer and ACH payments are acceptable but all related fees incurred by the Agency are payable by the Applicant. An electronic version of the application must accompany the original application via physical media or e-mail.

Part I: Applicant Information

Note: In responding to the following questions, please keep in mind that the Applicant will be party to all of the documents and is the individual or if entity will be formed which will receive the actual financial assistance from the Corporation.

Applicant

1(a) Applicant's Legal Name: Trustees of Hamilton College

1(b) Principal Address: 198 College Hill Rd
Clinton, NY 13323

1(c) Telephone/Facsimile Numbers: 315-859-4524

1(d) Email Address: kleach@hamilton.edu

1(e) Federal Identification Number: _____

1(f) Contact Person: Karen Leach

1(g) Is the Applicant a

☐ Corporation:
If Yes, Public ☐ Private ☐
If public, on which exchange is it listed?

☐ Subchapter S
☐ Sole Proprietorship
☐ General Partnership
☐ Limited Partnership
☐ Limited Liability Corporation/Partnership
☐ Single-Member LLC (name and EIN below):

Name: _____

EIN #: _____

☐ DISC
☒ Other(specify) 501c(3) corporation

1(h) State of Organization (if applicable) New York

Applicant's Stockholders, Members, Directors and Officers, Partners

2(a) Provide the following information with respect to any person with 15% or more in equity holdings in any entity in ownership chain of the project. Add additional sheets if necessary.

<u>Name</u>	<u>Address</u>	<u>Percentage of Ownership</u>
N/A		

2(b) Is the Applicant, or any of the individuals listed in 2(a) above, related directly or indirectly to any other entity by more than 50% common ownership? If Yes, indicate name of such entity and the relationship. ☐ Yes ☐ No

N/A

2(c) Is the Applicant affiliated with any other entity, directly or indirectly, other than as listed in the response to 2(a) above? If Yes, please indicate name and relationship of such other entity and the address thereof: ☐ Yes ☐ No

N/A

Applicant's Counsel and Accountant

3(a) Applicant's Attorney

Name/Title: Paul Reichel
Firm: Bond, Schoeneck & King
Address: One Lincoln Center
Syracuse, NY 13202-1355
Telephone/Fax: 315-218-8135
Email: preichel@bsk.com

3(b) Applicant's Accountant

Name/Title: Dean Geesler
Firm: KPMG
Address: 515 Broadway
Albany, NY 12207
Telephone/Fax: 518-247-4738
Email: dgeesler@kpmg.com

Business Description

4(a) Describe the nature of your business and principal products and/or services.
Attach additional sheets if necessary.

Hamilton College is a private not-for-profit liberal arts college with a student population of approximately 2,000. The College provides educational services in a residential setting.

Part II: Project Information

5(a) Explain your project in detail. This description should include explanation of all activities which will occur due to this project. Attach additional sheets if necessary.

(the "Projects"): the construction, acquisition, design, renovation and improvement of various facilities throughout the College's campus, including renovation of Burke Library; renovation of Sage Hockey Rink; energy saving improvements and equipment at various College buildings; construction of Innovation Center, including landscaping and parking; replacement of Beinecke Pedestrian Bridge; Bundy Residence Hall improvements including renovation and parking; renovation of 3989 Campus Road for student housing; Landscape Master Plan projects, including repairs and improvements to Martin's Way and installation of gates and other restrictions on vehicular traffic; design costs for new student residences; Bristol Center upgrades; and renovation of Benedict Hall; and (B) refinance all or a portion of the College's obligations relating to the Oneida County Local Development Corporation Revenue Bonds (Hamilton College Project), Series 2013.

Reasons for Project

6(a) Please explain in detail why you want to undertake this project.

The facilities addressed by the project are in need of modernization and renewal to address code, life cycle facility condition issues. These renovation projects along with new construction will allow Hamilton to meet the needs of current and future students and employees. Energy improvement projects will reduce utilization and cost of energy and also help Hamilton move toward its carbon neutrality goal. Refinancing existing bonds will result in interest savings.

6(b) Why are you requesting the involvement of the OCLDC in your project?

Assistance to issue tax-exempt financing for the Project

6(c) Please confirm by checking the box below, if there is the likelihood that the Project would not be undertaken **BUT FOR** the Financial Assistance provided by the OCLDC.

☒ Yes ☐ No

If the Project could be undertaken without Financial Assistance provided by the OCLDC, ("**No**" is checked above) then provide a statement in the space provided below indicating why the Agency should approve the requested assistance:

It is uncertain whether the College will undertake all of the projects, as planned, without tax-exempt financing through OCLC. OCLDC tax-exempt bonds will substantially reduce the College's financing costs, enabling the College to make important renovations and improvements to its campus. The College is a significant contributor to the Oneida County economy and the requested financial assistance will help the College in its efforts to remain strong into the future.

How will the Applicant's plans be affected or scaled back if OCLDC approval is not granted?

If OCLDC approval is not granted, the College may seek tax-exempt financing through the Dormitory Authority of the State of New York (DASNY), or scale back the projects.

6(d) Is the proposed project reasonably necessary to discourage the Applicant from removing such other plant or facility to a location outside the State of New York?

☐ Yes ☒ No If Yes, please explain briefly.

6(e) Will financing by the OCLDC result in the removal or abandonment of a plant or other facility of the applicant or any related entity presently located in another area of New York State?

☐ Yes ☒ No

If Yes, is the proposed project reasonably necessary to preserve the competitive position of the Applicant in its respective industry? ☐ Yes ☐ No

If Yes, please provide a statement and evidence supporting the same. Include the name of all taxing jurisdictions in which the abandoned facility or plant lies, and whether Applicant has had any discussions with said taxing jurisdictions regarding the abandonment. Please provide as much detail as possible.

6(f) Has the Applicant or any related entity previously secured financial assistance in Oneida County (whether through the Agency, the Empire State Development Corporation, or any other entity) ? ☒ Yes ☐ No

If Yes, please explain (indicate date of benefit, location of facility and outstanding balance).

Oneida County Industrial Development Agency and Oneida County Local Development Corporation have previously issued tax-exempt bonds for the College in 2002, 2005, 2007, 2010, 2013 and 2021. Prior to 2002, the College obtained tax-exempt financing for its capital projects through DASNY.

6(g) Has the Applicant or any related entity secured financial assistance anywhere within the United States within the last 90 days or does the Applicant or any related entity anticipate receiving financial assistance within the next 90 days? ☐ Yes ☒ No
If Yes, please explain.

6(h) Check all categories best describing the type of project for all end users at project site (you may check more than one; if checking more than one indicate percentage of square footage the use represents):

		Please provide percentage of sq. footage for each use (if more than one category):	
<input type="checkbox"/>	Manufacturing	<input type="text"/>	%
<input type="checkbox"/>	Industrial Assembly or Service	<input type="text"/>	%
<input type="checkbox"/>	Back office operations	<input type="text"/>	%
<input type="checkbox"/>	Research and Development	<input type="text"/>	%
<input type="checkbox"/>	Technology/Cybersecurity	<input type="text"/>	%
<input type="checkbox"/>	Warehousing	<input type="text"/>	%
<input type="checkbox"/>	Commercial or Recreational	<input type="text"/>	%
<input type="checkbox"/>	Civic Facility	<input type="text"/>	%
<input type="checkbox"/>	Residential housing (specify) _____	<input type="text"/>	%
<input type="checkbox"/>	Pollution Control (specify) _____	<input type="text"/>	%
<input type="checkbox"/>	Environmental (e.g., Brownfield) (specify) _____	<input type="text"/>	%
<input checked="" type="checkbox"/>	Other (specify ie; educational, healthcare, etc) <u>Education and support facilities for residential campus</u>	<input type="text" value="100"/>	%

6(i) Check all categories best describing the **scope of the project**:

- ☐ Acquisition of land
- ☐ Acquisition of existing building
- ☒ Renovations to existing building
- ☐ Construction of addition to existing building
- ☐ Demolition of existing building or part of building
- ☒ Construction of a new building
- ☒ Acquisition of machinery and/or equipment
- ☒ Installation of machinery and/or equipment
- ☒ Other (specify) Refinance outstanding bonds

6(j) Please indicate the financial assistance you are requesting of the OCLDC, and provide the estimated value of said assistance. Attach a sheet labeled Annual PILOT that shows the annual utilization of the Real Property Tax Abatement by year and by taxing jurisdiction (PLEASE CONSULT WITH IDA STAFF ON PILOT CALCULATIONS).

<u>Assistance Requested</u>	<u>Estimated Values</u>
<input type="checkbox"/> Real Property Tax Abatement (value of PILOT savings)	\$ _____
<input type="checkbox"/> Mortgage Tax Exemption (1%) \$ _____	
Amount of mortgage: \$ _____	
<input type="checkbox"/> Sales and Use Tax Exemption ** (8.75%) \$ _____	
Value of goods/services to be exempted from sales tax: \$ _____	
<input checked="" type="checkbox"/> Issuance of Taxable and or Tax-Exempt Bonds	\$ <u>70,000,000</u>

TOTAL EXEMPTION ASSISTANCE REQUESTED: \$ 0

(9) ** Note that the estimate provided above will be provided to the New York State Department of Taxation and Finance. The Applicant acknowledges that the transaction documents will include a covenant by the Applicant that the estimate, above, represents the maximum amount of sales and use tax benefit currently authorized by the Agency with respect to this Application. The OCLDC may utilize the estimate, above, as well as the proposed total Project Costs as contained within this Application, to determine the Financial Assistance that will be offered. It is the responsibility of the applicant to inform the OCLDC within 10 days if the project amount changes.

Part III: Facility Information

Attach copies of the most recent real property tax bills. Include copies for all taxing jurisdictions for the site/ facility that OCLDC assistance is being sought.

Facility (Physical Information) If multiple locations please provide information on all.

7(a) Street Address of Facility:

198 College Hill Road, CLinton, NY 13323

7(b) City, Town and/or Village (list ALL incorporated municipalities):

Town of Kirkland

7(c) School District:

Clinton

7(d) For what purpose was the facility site most recently used (i.e., light manufacturing, heavy manufacturing, assembly, etc.)?

education activities and support services for residential college

7(e) Zoning Classification of location of the project:

Planned Campus

7(f) Please describe in detail the facility to be acquired, constructed or renovated (including number of buildings, square footage, number of floors, type of construction,) and attach plot plans, photos or renderings, if available. If there are infrastructure improvements (water, sewer, gas, electrical, etc.) please provide details along with who will carry out those improvements and who will fund them. *Please be as specific as possible.*

Renovation and modernization of the first floor of Burke Library; Sage Hockey Rink Renovation including building exterior, icemaking equipment, HVAC, boards and glass; Energy Savings Improvements in various Campus Buildings including Taylor Science Center; Beinecke Bridge Replacement; Bundy Residence Hall Improvements including parking; 3989 Campus Rd Renovation of 2 story frame house to repurpose for student housing; Landscape Master Plan Projects including repair of Martin's Way and vehicular access control ; Design Cost for New Student Residence; Bristol Center Upgrades & Renovation including center for campus mail, guest room remodeling, air conditioning and other refurbishments. The projects also include construction of a new four-story academic building on the College's north campus, known as the Innovation Center, that will provide a flexible and technology-enabled hub for interdisciplinary research. The building will provide offices, classrooms and lab spaces for the Computer Sciences Department, as well as a range of interdisciplinary academic program with a focus on use of digital learning in the curriculum.

7(g) Has construction or renovation commenced? ☒ Yes ☐ No

If Yes, please describe the work in detail that has been undertaken to date, including the date of commencement.

Burke Library first floor renovation was complete January 2024
Sage Hockey Rink is under renovation to repair building envelope, replace HVAC systems, and replace ice making equipment and rink board and glass.

If No, indicate the estimated dates of commencement and completion:

Construction Commencement: June 2022

Construction completion: July 2027

7(h) Will the construction or operation of the facility or any activity which will occur at the site require any local ordinance or variance to be obtained or require a permit or prior approval of any state or federal agency or body (other than normal occupancy and/or construction permits)?

☒ Yes ☐ No

If Yes, please describe.

Routine local building permits for all projects
Site plan approval for the Innovation Center

Has the Project received site plan approval from the Planning Department?

☐ Yes ☒ No ☐ N/A

If Yes, please provide the Agency with a copy of the planning department approval along with the related State Environmental Quality Review (SEQR) determination. If no, please provide the status of approval:

7(i) Will the project have a significant effect on the environment? ☐ Yes ☒ No

Important: please attach and sign Part 1 of either the the long or short Environmental Assessment Form to this Application.

7(j) What is the useful life of the facility? 40 years

7(k) Is the site in a former Empire Zone? ☐ Yes ☒ No

If Yes, which Empire Zone: _____

Is project located in a Federal HUB Zone or distressed area: ☐ Yes ☒ No
Provide detail.

ALL APPLICANTS MUST ANSWER PART IV-8(a).

Part IV: Retail Project Questionnaire

To ensure compliance with Section 862 of the New York General Municipal Law, the OCLDC requires additional information if the proposed Project is one where customers personally visit the Project site to undertake either a retail sale transaction or to purchase services.

8(a) Will any portion of the project (including that portion of the cost to be financed from equity or other sources) consist of facilities or property that are or will be primarily used in making sales of goods or services to customers who personally visit the project site?

Required ☒ Yes or ☐ No If the answer is YES, please continue below.
If the answer is NO, proceed to Section Part V - Facility (Legal Info)

For purposes of Question A, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

* 8(b) What percentage of the cost of the Project will be expended on such facilities or property primarily used in making sales of goods or services to customers who personally visit the project? 100.00 %. **If the answer is less than 33% do not complete the remainder of the retail determination and proceed to next section Part VII Facility (Pg 15)**

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

1. Will the project be operated by a not-for-profit corporation ☒ Yes ☐ No

2. Is the Project location or facility likely to attract a significant number of visitors from outside Oneida County?

☒ Yes ☐ No

If yes, please provide a third party market analysis or other documentation supporting your response.

3. Is the predominant purpose of the project to make available goods or services which would not, but for the project, be reasonably accessible to the residents of the municipality within which the proposed project would be located because of a lack of reasonably accessible retail trade facilities offering such goods or services?

☐ Yes ☒ No

If yes, please provide a third party market analysis that demonstrates that a majority of the project's customers are expected to come from outside of Oneida County and the project will not directly compete with existing businesses located in Oneida County.

Part V: Facility (Legal Information)

9(a) With respect to the **present owner** of the land or facility, please give the following information and provide a brief statement regarding the status of the acquisition.

(Note: the present owner is not necessarily the user of the facility, but that party which holds legal title to the facility.)

Legal Name: The Trustees of Hamilton College
Address: 198 College Hill Rd
Clinton, NY 13323
Telephone: 315-859-4524
Balance of Mortgage: N/A
Holder of Mortgage: N/A

If the Applicant is not the present owner of the facility, please attach any written agreements and contracts concerning the acquisition of the real property and/or equipment.

9(b) Is there a legal relationship, directly or indirectly, by virtue of common control or through related persons, between the Applicant and the present owner of the facility?
☐ Yes ☒ No. If Yes, please explain.

9(c) Will a related real estate holding company, partnership or other entity, be involved in the ownership structure of the transaction?
☐ Yes ☒ No. If Yes, please explain.

9(d) Will the title owner of the facility/property also be the user of the facility?
☒ Yes ☐ No If Yes, please explain.

9(e) Is the Applicant currently a tenant in the facility? ☐ Yes ☒ No

9(f) Are you planning to use the entire proposed facility?
☒ Yes ☐ No

If No, please give the following information with respect to tenant(s) which will remain in the facility after the completion of the project, including the square footage the Applicant will occupy:

<u>Name of Tenant</u>	<u>Floors Occupied</u>	<u>Sq. Ft. Occupied</u>	<u>Nature of Business</u>

9(g) Are any of the tenants related to the owner of the facility?
☐ Yes ☐ No If Yes, please explain.

9(h) Will there be any other users utilizing the facility?

☒ Yes ☐ No

If Yes, please explain. Provide detail of the contractual arrangement including any financial exchange for the use of the site or property.

Hamilton College occasionally allows certain outside non-profit and community groups and summer campus to use its facilities for a nominal fee.

Part VI: Equipment

10(a) List the principal items or categories of equipment to be acquired as part of the project. If you are requesting sales tax exemption it is important to be as detailed as possible. (If a complete list is not available at time of application, as soon as one is available but prior to final authorizing resolution, please submit a detailed inventory of said equipment to be covered.) Attach a sheet if needed.

Furniture, office equipment and technology for new and renovated facilities. No additional sales tax exemption because Hamilton College is tax exempt.

10(b) Please provide a brief description of any equipment which has already been purchased or ordered, attach all invoices and purchase orders, list amounts paid and dates of expected delivery. Attach a sheet if needed.

Furniture and technology for Burke Library renovation. Mechanical systems for Sage hockey rink. No OCLDC sales tax exemption is requested for these purchases.

10(c) What is the useful life of the equipment? 20 years

Part VII: Employment Information

"FTE" shall mean a full time employee that has a minimum of thirty-five (35) scheduled hours per week, or any combination of two or more part-time employees that work a minimum of fifteen (15) scheduled hours per week, when combined together, constitute the equivalent of a minimum of thirty-five (35) scheduled hours per week, and whose workplace location is the project facility. For this purpose an employee shall include a leased employee regularly retained by the company.

11(a) Estimate how many construction jobs **will** be created or retained as a result of this project.

150

11(b) 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 **If Yes**, explain below.

11(c) Have you experienced any employment changes (+ or -) in the last three (3) years?

☒ Yes ☐ No **If Yes**, explain below.

Hamilton benefites staff have increased from 712 to approximately 750

11(d) Job Information related to project ***

Estimate below how many jobs will be created and retained as a result of this project, if OCIDA assistance is granted. **PLEASE MAKE SURE PART-TIME EMPLOYEES ARE TURNED INTO FULL TIME EQUIVALENTS (FTE) for Line B. See Pg. 19.**

Number of Jobs BEFORE Project	Location 1	Location 2	Location 3	Location 4	Location 5	
Address in NYS						Total
Full-Time Company	673					
Full-Time Independent Contractors	144					
Full-Time Leased						
A. Total Full-Time BEFORE	817					
Part-Time Company	56					
Part-Time Independent Contractors	32					
Part-Time Leased						
B. Total FTE Part-Time BEFORE	88					
C. Total FTE BEFORE*	861					

*For Total FTE BEFORE add full-time employees (line A) plus part-time employees that have been converted to FTE (line B).

	Number of Jobs AFTER Project (within 3 years of project completion)	Location 1	Location 2	Location 3	Location 4	Location 5	Total
	Full-time Company	700					
	Full-Time Independent Contractors	144					
	Full-Time Leased						
A.	Total Full-Time AFTER	844					
	Part-Time Company	60					
	Part-Time Independent Contractors	32					
	Part-Time Leased						
B.	Total FTE Part-Timers AFTER	92					
C.	Total FTE AFTER *	891					

**For Total FTE AFTER add full-time employees (line A) plus part-time employees that have been converted to FTE (line B).*

Estimate the number of residents from the Labor Market Area** in which the Project is located that will fill the jobs created within three years of project completion	Location 1	Location 2	Location 3	Location 4	Location 5	Total
Full-Time	15					
FTE Part-Timers						
Total AFTER	15					

**** Labor Market Area includes Oneida, Lewis, Herkimer, and Madison Counties**

Provide Any Notes To Job Information Below

	Retained Jobs		Created Jobs	
SALARY AND BENEFITS	Average Annual Salary per employee	Average Fringe Benefits (as a percentage of wages)	Average Annual Salary per employee	Average Fringe Benefits (as a percentage of wages)
Management	\$ 98,900	30 %	\$ 98,900	30 %
Administrative	\$ 41,500	30 %	\$ 41,500	%
Production	\$ 47,250	30 %	\$ 47,250	30 %
Independent Contractor	\$	%	\$	%
Other	\$ 117,000	30 %	\$ 117,000	30 %
Overall Weighted Average	\$ 89,500	30 %	\$ 89,500	30 %

*** By statute, OCLDC staff must project the number of Full-Time Jobs that would be retained and created if the request for Financial Assistance is granted. "FTE" shall mean a full time employee that has a minimum of thirty-five (35) scheduled hours per week, or any combination of two or more part-time employees that work a minimum of fifteen (15) scheduled hours per week, when combined together, constitute the equivalent of a minimum of thirty-five (35) scheduled hours per week, and whose workplace location is the project facility. For this purpose an employee shall include a leased employee regularly retained by the company.

11(e) Please list NAICS codes for the jobs affiliated with this project:

611 310

Part VIII: Estimated Project Cost and Financing

12(a) List the costs necessary for preparing the facility.

LAND Acquisition	\$	
Existing Building(s) ACQUISITION	\$	
Existing Building(s) RENOVATION	\$	10,000,000
NEW Building(s) CONSTRUCTION	\$	22,650,000
Site preparation/parking lot construction	\$	2,500,000
Machinery & Equipment that is TAXABLE	\$	
Machinery & Equipment that is TAX-EXEMPT	\$	5,500,000
Furniture & Fixtures	\$	4,500,000
Installation costs	\$	
Architectural & Engineering	\$	4,500,000
Legal Fees (applicant, IDA, bank, other counsel)	\$	300,000
Financial (costs related to project financing)*	\$	1,000,000
Permits (describe below)	\$	200,000
Other (describe below) ie: solar decommissioning expense)	\$	18,500,000

Other:

Cost:

Subtotal \$ 69,650,000

1. Refinance Ourstanding Bonds	\$ 18,500,000
2.	
3.	
4.	
5.	

OCLDC Fee¹ \$ 348,250

Total Project Cost \$ 69,998,250

* **Bank fees, title insurance, appraisals, environmental reviews, etc.**

¹ See Attached Fee Schedule (Page 26) for OCLDC Fee amount to be placed on this line.

Permit/Other Information

12(b) Has the Applicant contacted any bank, financial institution or private investor with respect to financing the proposed project? ☒ Yes ☐ No **If Yes**, please provide details below.

Barclays will underwrite the bonds.

12(c) Has the Applicant received a commitment letter for said financing? **If Yes**, please provide a copy along with this application. ☐ Yes ☒ No

12(d) Sources of Funds for Project Costs

Bank Financing: ----- \$ _____

Equity (excluding equity that is attributed to grants/tax credits) -- \$ _____

Tax Exempt Bond Issuance (if applicable) ----- \$ 69,998,250

Taxable Bond Issuance (if applicable) ----- \$ _____

Public Sources (Include sum total of all state and federal tax credits and grants) Break out individually below. ----- \$ _____

Identify each Public state and federal grant/credit:

Comments:

Source	<input type="text"/>	\$ <input type="text"/>
Source	<input type="text"/>	\$ <input type="text"/>
Source	<input type="text"/>	\$ <input type="text"/>
Source	<input type="text"/>	\$ <input type="text"/>

Total Sources of Funds for Project Costs: \$ 69,998,250

Part IX: Real Estate Taxes

13(a) For each tax parcel which comprises the facility, and for which assistance is being sought, please provide the following information using figures from the most recent tax year. If an increase in the assessment is anticipated due to the proposed project, please indicate the new estimated assessment amount in the **POST- PROJECT** column. Attach copies of the most recent tax bills for all jurisdictions.

Tax Map Parcel #	Current <u>Land</u> Assessment	Current <u>Building</u> Assessment	Current <u>Total</u> Assessment	Current <u>Total Taxes</u> Amount (\$)	Estimated <u>Post-Project</u> Assessment
336.000-2-26				\$ 0	

13(b) Will the entirety of each tax parcel be subject to the PILOT? ☐ YES ☒ NO

13(c) If the entirety of each parcel will not be subject to the PILOT, will the municipality require a subdivision? ☐ YES ☐ NO

*If a subdivision is required, it is the responsibility of the Applicant to complete subdivision approval prior to commencement of the PILOT Agreement, and to provide the Agency with the tax parcel number(s) assigned.

13(d) Address of Receiver of Town and/or Village Taxes (include all jurisdictions):

Town of Kirkland Receiver of Taxes

Town Offices, Route 12B

Clinton, NY 13323

13(e) Address of Receiver of School Taxes:

Town of Kirkland Receiver of Taxes

Town Offices, Route 12B

Clinton, NY 13323

Comments

--

13(f) Please consult with OCLDC staff to complete a Cost/Benefit Analysis form to attach to this Application.

NYS SEQRA Environmental Review

- The applicant must complete, sign and return to the OCLDC either the Short Form Environmental Assessment Form (SEAF) or the Full Environmental Assessment Form (FEAF). See the NYS DEC website for the most current versions of these documents.
<https://www.dec.ny.gov/permits/6191.html>
- To determine which EAF form is appropriate for the project, the applicant should consult with its engineer or legal counsel.
- It is the OCLDC's strong preference that the municipality that governs the jurisdiction where the project is located (e.g., a Planning Board, Zoning Board or other supervisory board) serve as lead agency for the SEQR review.
- In limited cases, the OCLDC will act as lead agency, but it may lead to additional cost to the applicant if a review is required to make a determination of environmental impact.
- If another public body is serving as lead agency for the SEQR review the applicant should provide the IDA with a signed Part 2 (and Part 3 if using the Long Form) and any minutes of meetings that detail the lead agency's determination.
- The OCLDC cannot grant any financial assistance until the SEQR review process is complete.

Corporation Fee Schedule

Commitment Fee: \$1,000 – due following the initial inducement but prior to scheduling of the public hearing; this amount is non-refundable if the applicant fails to close on the project before the IDA. Upon closing with the OCLDC this amount is applied to the closing fees.

Bond Fees: ½ of 1% of total bond amount

Transaction Counsel/Corporation Counsel fee:

Set by Bond/Transaction Counsel based upon the nature and complexity of the transaction. This applies to bond and non-bond transactions (leasebacks, sale-leasebacks, etc).

Transaction Counsel/Corporation Counsel fees for bond transactions typically will not exceed 2% of the bond amount or project costs. Transaction Counsel/Corporation Counsel fees for a sale- leaseback/lease-leaseback transaction are typically \$8,500 to \$10,000 if no commercial financing is involved or \$10,000 to \$12,000 if commercial financing is involved. You will receive an engagement letter with a quote based upon the scope of your project.

Annual Fee:

For the term in which the property remains in the OCLDC's name, an annual lease payment is due in the amount of \$750. The first payment is due at closing and subsequent payments are due each January 1. For annual fees not paid and delinquent, a late charge of \$50 per month will be levied until such time the fee plus late charges are paid.

Other fees:

If Applicant requests the OCLDC enter into subsequent transactions following closing (i.e., a facility refinance), the OCLDC will charge a closing fee equal to 1/8 of one percent of the total reissuance, redemption, new or revised mortgage, refinancing, spreading agreement or other transaction with a minimum payment due of \$500. Applicant will also be responsible to pay any legal fees and any bank or financial institution fees the OCLDC incurs in connection with said transaction throughout the term of the Corporation's involvement with the facility.

REPRESENTATIONS AND CERTIFICATION BY APPLICANT

The undersigned requests that this Application be submitted for review to the Oneida County Local Development Corporation (the "Corporation") and its Board of Directors.

Approval of the Application can be granted solely by this Corporation's Board of Directors. The undersigned acknowledges that Applicant shall be responsible for all costs incurred by the Corporation and its counsel in connection with the attendant negotiations whether or not the transaction is carried to a successful conclusion.

The Applicant further understands and agrees with the Corporation as follows:

1. **Annual Sales Tax Filings.** 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 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.
2. **Annual Employment, Tax Exemption & Bond Status 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 Corporation, on an annual basis, reports regarding the number of people employed at the project site as well as tax exemption benefits received with the action of the Corporation. For Applicants not responding to the Corporation's request for reports by the stated due date, a \$500 late fee will be charged to the Applicant for each 30-day period the report is late beyond the due date, up until the time the report is submitted. Failure to provide such reports as provided in the transaction documents will be an Event of Default under the Lease (or Leaseback) Agreement between the Corporation and Applicant. In addition, a Notice of Failure to provide the Corporation with an Annual Employment, Tax Exemption & Bond Status Report may be reported to Corporation board members, said report being an agenda item subject to the Open Meetings Law.
3. **Absence of Conflict of Interest.** The Applicant has consulted the Corporation website of the list of the Corporation members, officers and employees of the Agency. No member, officer, or employee of the Corporation has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as herein after described (if none, state "none"):
4. **Hold Harmless.** Applicant hereby releases the Corporation and its members, officers, servants, agents and employees from, agrees that the Corporation shall not be liable for and agrees to indemnify, defend and hold the Corporation harmless from and against any and all liability arising from or expense incurred by (A) the Corporation'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 Corporation, (B) the Corporation's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the Corporation 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 Corporation or the Applicant are unable to reach final

agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Corporation in the processing of the Application, including attorneys' fees, if any.

5. The Applicant acknowledges that the Corporation has disclosed that the actions and activities of the Agency are subject to the Public Authorities Accountability Act signed into law January 13, 2006 as Chapter 766 of the 2005 Laws of the State of New York.
6. The Applicant acknowledges that the Agency is subject to New York State's Freedom of Information Law (FOIL). Applicant understands that all Project information and records related to this application are potentially subject to disclosure under FOIL subject to limited statutory exclusions.
7. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:

§ 862. Restrictions on funds of the Corporation. (1) No funds of the Corporation shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the Corporation shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.
8. The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.
9. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Corporation's involvement the Project.
10. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.
11. The Applicant and the individual executing this Application on behalf of the Applicant acknowledge that the Corporation will rely on the representations made herein when acting on this Application and hereby represent that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

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

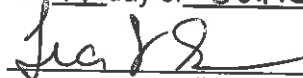
Karen L. Leach, being first duly sworn, deposes and says:

1. That I am the VP, Administration & Finance (Corporate Office) of Trustees of Hamilton College (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.



(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury
this 14 day of June, 2024.



(Notary Public)

TRICIA L SCHWEITZER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SC0024377
Qualified in Oneida County
Commission Expires May 6, 2028

If the application has been completed by or in part by other than the person signing this application for the applicant please indicate who and in what capacity:

By: _____

Name: _____

Title: _____

Date: _____

Please submit the signed and notarized completed application along with payment of a non-refundable **\$500 Application Fee** and a **\$1,000 Commitment Fee** (will be applied to final closing costs) to the **Oneida County Local Development Corporation**, 584 Phoenix Drive, Rome NY 13441-1405, **within 14 days prior to the OCLDC Board of Directors meeting at which you want the Application to be included on the Agenda**. Wire transfer and ACH payments are acceptable but all related fees incurred by the Agency are payable by the Applicant. It is advised that an electronic version of the application accompany the original application via hard copy or e-mail. An electronic version of the application must accompany the original application via physical media or e-mail.

ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
COST/BENEFIT ANALYSIS
Required by §859-a(3) of the
New York General Municipal Law

July 19 2024

Name of Applicant: Trustees of Hamilton College

Description of Project: Renovations/Construction/Equipping./Re-fi

Name of All Sublessees or Other Occupants of Facility:

Principals or Parent of Applicant:

Products or Services of Applicant to be produced or carried out at facility:

Estimated Date of Completion of Project: Jul-27

Type of Financing/ Structure:

<input checked="" type="checkbox"/>	Tax-Exempt Financing
<input type="checkbox"/>	Taxable Financing
<input type="checkbox"/>	Sale/ Leaseback
<input type="checkbox"/>	Other

Type of Benefits being Sought by Applicant:

<input type="checkbox"/>	Taxable Financing
<input checked="" type="checkbox"/>	Tax-Exempt Bonds
<input type="checkbox"/>	Sales Tax Exemption on Eligible Expenses Until Completion
<input type="checkbox"/>	Mortgage Recording Tax Abatement
<input type="checkbox"/>	Real Property Tax Abatement

Project Costs

Land Acquisition	\$ -
Existing Building(s) ACQUISITION	\$ -
Existing Building(S) RENOVATION	\$ 10,000,000
NEW Building(s) CONSTRUCTION	\$ 22,650,000
Installation Costs	\$ -
Site Preparation/Parking Lot Construction	\$ 2,500,000
Machinery & Equipment (other than furniture)	\$ 5,500,000
Furniture & Fixtures	\$ 4,500,000
Architectural & Engineering	\$ 4,500,000
Legal Fees (applicant, IDA, bank, other counsel)	\$ 300,000
Financial (all costs related to project financing)	\$ 1,000,000
Permits	\$ 200,000
Other: Refi of Existing LDC Bonds	\$ 18,500,000
Agency Fee	\$ 348,250
TOTAL COST OF PROJECT	\$ 69,998,250

Assistance Provided by the Following:

EDGE Loan:	
MVEDD Loan:	
Grants - Please indicate source & Amount:	\$ -
Other Loans - Please indicate source & Amount:	

Company Information

Existing Jobs	861	Average Salary of these Positions	\$ 89,500
Created Jobs FTE (over three years)	30		\$ 89,500
Retained Jobs	861		\$ 89,500

Earnings Information for Oneida County

Average Salary of Direct Jobs for Applicant	\$ 89,500
Average of County Indirect Jobs	\$ 25,000
Average of Construction Jobs	\$ 32,000

Note: \$1,000,000 in construction expenditures generates 15 person - years of employment

Construction Person Years of Employment: 176

Calculation of Benefits (3 Year Period)

	Total Earnings	Revenues
Direct Jobs		
Created	\$ 8,055,000	\$ 342,338
Existing	\$ 231,178,500	\$ 9,825,086
Indirect Jobs		
Created	\$ 5,625,000	\$ 239,063
Existing	\$ 161,437,500	\$ 6,861,094
Construction - only one year		
Person Years	\$ 5,624,000	\$ 239,020
TOTALS Calculation of Benefits (3 Yr Period)	\$ 411,920,000	\$ 17,506,600

TAXABLE GOODS & SERVICES

		Spending Rate	Expenditures	State & Local Sales Tax Revenues
Direct Jobs	Created	36%	\$ 2,899,800	\$ 282,731
	Existing	0.36	\$ 83,224,260	\$ 8,114,365
Indirect Jobs	Created	0.36	\$ 2,025,000	\$ 197,438
	Existing	0.36	\$ 58,117,500	\$ 5,666,456
Construction - only one year	Person Years	0.36	\$ 2,024,640	\$ 197,402
<u>TOTAL TAXABLE GOODS & SERVICES</u>			\$ 148,291,200	\$ 14,458,392

Local (3 year) real property tax benefit (assuming 60% of jobs existing and created own a residence) with an average assessment of \$80,000 and the remainder of jobs existing created pay real property taxes through rent based on an average assessment per apartment of \$50,000.

Tax Rate for School District where facility is located:	43.003	Municipality	
Tax Rate for Municipality where facility is located:	16.553014	Clinton	23-24
Tax Rate for County:	10.491386	Clinton/Kirkland V & T	2024
		Oneida	2024
	Total Rate:		
	70.0474		
Real Property Taxes Paid:	\$ 4,244,032		

COSTS: IDA BENEFITS

Real Property Taxes Abatement	\$ -
Mortgage Tax Abated (.75%)	\$ -
Estimated Sales Tax Abated During Construction Period (8.75%)	\$ -
Total:	\$ -

NOTE: If there is a tax-exempt financing of all or a portion of the project cost, there is a neutral cost/benefit because of lower interest rates by reason of exclusion of interest from gross income of bondholders for purposes of Federal and State income taxes. Taxable financing carries the same cost/benefit for State Income Tax purposes. Such cost/benefits cannot be quantified.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Site Plan Approval		
Project Location (describe, and attach a general location map): 198 College Hill Road, Clinton NY 13323		
Brief Description of Proposed Action (include purpose or need): Hamilton College proposes to build a new 37,000 GSF building, the Innovation Center, a four-story building on the north campus that will provide a flexible and technology-enabled hub for interdisciplinary research. The building will provide offices, classrooms and lab spaces for the Computer Sciences Department, as well as a range of Digital Innovation spaces that will be used by students and faculty from across the campus. The sloping project site, which is flanked by Burke Library to the south, Taylor Science to the west, and Siuda House to the east, includes some existing parking which will be relocated as part of this project. Large glass openings will be framed by custom fabricated precast. In addition, the College is proposing to undertake renovation and modernization of the first floor of Burke Library; Sage Hockey Rink Renovation; Energy Savings Improvements various Campus Buildings, Beinecke Bridge Replacement; Bundy Residence Hall Improvements including parking; 3989 Campus Rd Renovation; Landscape Master Plan Projects including repair Martin's Way, vehicular access; Design Cost for New Student Residence; Bristol Center Upgrades & Renovation, as well as refinancing of the Oneida County Local Development Corporation Revenue Bonds (Hamilton College Project), Series 2013, in whole or in part.		
Name of Applicant/Sponsor: Hamilton College - Barry Rivet, Director of Planning and Project Management	Telephone: E-Mail: brivet@hamilton.edu	
Address: 9 Miller Road		
City/PO: Clinton	State: NY	Zip Code: 13323
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Hamilton College	Telephone: E-Mail:	
Address: 198 College Hill Road		
City/PO: Clinton	State: NY	Zip Code: 13323

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Kirkland Planning Board - Site Plan Approval	Oct. 21, 2024
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County Highway ROW	
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC stormwater	
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐ Yes ☒ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☒ Yes ☐ No

If Yes, identify the plan(s):

NYS Heritage Areas: Mohawk Valley Heritage Corridor

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

P-C Planned Campus

b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Clinton CSD

b. What police or other public protection forces serve the project site?

Campus Safety Office.

c. Which fire protection and emergency medical services serve the project site?

Clinton Springs FD, Town of Kirkland Police

d. What parks serve the project site?

Root Glen, Kirkland Town Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? educational

b. a. Total acreage of the site of the proposed action? _____ 3.82+/- acres
b. Total acreage to be physically disturbed? _____ 3.82+/- acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1.350 acres

c. Is the proposed action an expansion of an existing project or use? ☒ Yes ☐ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ .9 Units: Campus-owned buildings

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No
If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☒ Yes ☐ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____ 2
- Anticipated commencement date of phase 1 (including demolition) _____ 6 month _____ 2024 year
- Anticipated completion date of final phase _____ 4 month _____ 2027 year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

Phase 1 is for utility relocation and parking lot for Innovation Center. Phase 2 is building construction - other activities may occur on different schedules.

f. Does the project include new residential uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Renovations to existing buildings are also proposed.	
i. Total number of structures _____ 1 ii. Dimensions (in feet) of largest proposed structure: _____ 62' height; _____ 74' width; and _____ 155' length iii. Approximate extent of building space to be heated or cooled: _____ 37,000 square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes,	
i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____ iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe. _____ _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No ix. Summarize site reclamation goals and plan: _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: _____ 1661.6 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
If Yes:

- Name of district or service area: Mohawk Valley Water Authority
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ 1661.6 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: Lewis Road Water Treatment Plant
- Name of district: Village of Clinton
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? If Yes: <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? If Yes: <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____ _____		
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____ _____		
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? If Yes: <ul style="list-style-type: none"> i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or <u>1+/-</u> acres (impervious surface) _____ Square feet or <u>3.8+/-</u> acres (parcel size) ii. Describe types of new point sources. <u>Sheet flow</u> iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? <u>on-site stormwater management facility</u> 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ • Will stormwater runoff flow to adjacent properties? _____ 		
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?		
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? If Yes, identify: <ul style="list-style-type: none"> i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? If Yes: <ul style="list-style-type: none"> i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ii. In addition to emissions as calculated in the application, the project will generate: <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____ 550,000 kWh</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): local utility</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7 am - 6 pm • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7 am - 9pm • Saturday: _____ 7 am - 9pm • Sunday: _____ 7 am - 9pm • Holidays: _____ </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7 am - 6 pm • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7 am - 9pm • Saturday: _____ 7 am - 9pm • Sunday: _____ 7 am - 9pm • Holidays: _____
<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7 am - 6 pm • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7 am - 9pm • Saturday: _____ 7 am - 9pm • Sunday: _____ 7 am - 9pm • Holidays: _____ 		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>Noise levels during construction will exceed existing ambient noise levels, but will comply with Town of Kirkland noise ordinance. _____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>n. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>Parking lots lights for Innovation Center _____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ _____ • Operation: _____ _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ _____ • Operation: _____ _____ 	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☒ Other (specify): educational _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	.65+/-	1.0 +/-	+.35+/-
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	3.25+/-	2.9+/-	-.35+/-
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, i. Identify Facilities: _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment: <ul style="list-style-type: none"> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet ii. Dam's existing hazard classification: _____ iii. Provide date and summarize results of last inspection: _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: i. Has the facility been formally closed? <ul style="list-style-type: none"> • If yes, cite sources/documentation: _____ ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div> <input type="checkbox"/> Yes – Spills Incidents database <input type="checkbox"/> Yes – Environmental Site Remediation database <input type="checkbox"/> Neither database </div> <div> Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ </div> </div> ii. If site has been subject of RCRA corrective activities, describe control measures: _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): _____ iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> If yes, DEC site ID number: _____ Describe the type of institutional control (e.g., deed restriction or easement): _____ Describe any use limitations: _____ Describe any engineering controls: _____ Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No Explain: _____ _____ 	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____ >3 feet	
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 60%;"> <u>Cazenovia silt loam</u> _____ _____ </div> <div style="width: 35%; text-align: right;"> <u>100</u> % _____ _____ </div> </div>	
d. What is the average depth to the water table on the project site? Average: _____ 3.5 feet	
e. Drainage status of project site soils: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%;"> <input checked="" type="checkbox"/> Well Drained: <input type="checkbox"/> Moderately Well Drained: <input type="checkbox"/> Poorly Drained </div> <div style="width: 65%; text-align: right;"> <u>100</u> % of site _____ _____ </div> </div>	
f. Approximate proportion of proposed action site with slopes: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 40%;"> <input checked="" type="checkbox"/> 0-10%: <input type="checkbox"/> 10-15%: <input type="checkbox"/> 15% or greater: </div> <div style="width: 55%; text-align: right;"> <u>100</u> % of site _____ _____ </div> </div>	
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe: _____ _____	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
ii. Do any wetlands or other waterbodies adjoin the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <ul style="list-style-type: none"> Streams: Name <u>Oriskany Creek, Middle, and minor tribs (north of project site)</u> Classification <u>C</u> Lakes or Ponds: Name _____ Classification _____ Wetlands: Name _____ Approximate Size _____ Wetland No. (if regulated by DEC) _____ 	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, name of impaired water body/bodies and basis for listing as impaired: _____ _____	
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
j. Is the project site in the 100-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
k. Is the project site in the 500-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <ul style="list-style-type: none"> Name of aquifer: _____ 	

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <p>backyard birds _____</p> <p>small mammals _____</p>	<p>_____</p> <p>_____</p> <p>_____</p>
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>_____</p> <p>_____</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p> <p>_____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p> <p>_____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>	

e. 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____
f. 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Hamilton College - Barry Rivet Date July 10, 2024

Signature Barry F. Rivet Title Director of Planning and Project Management



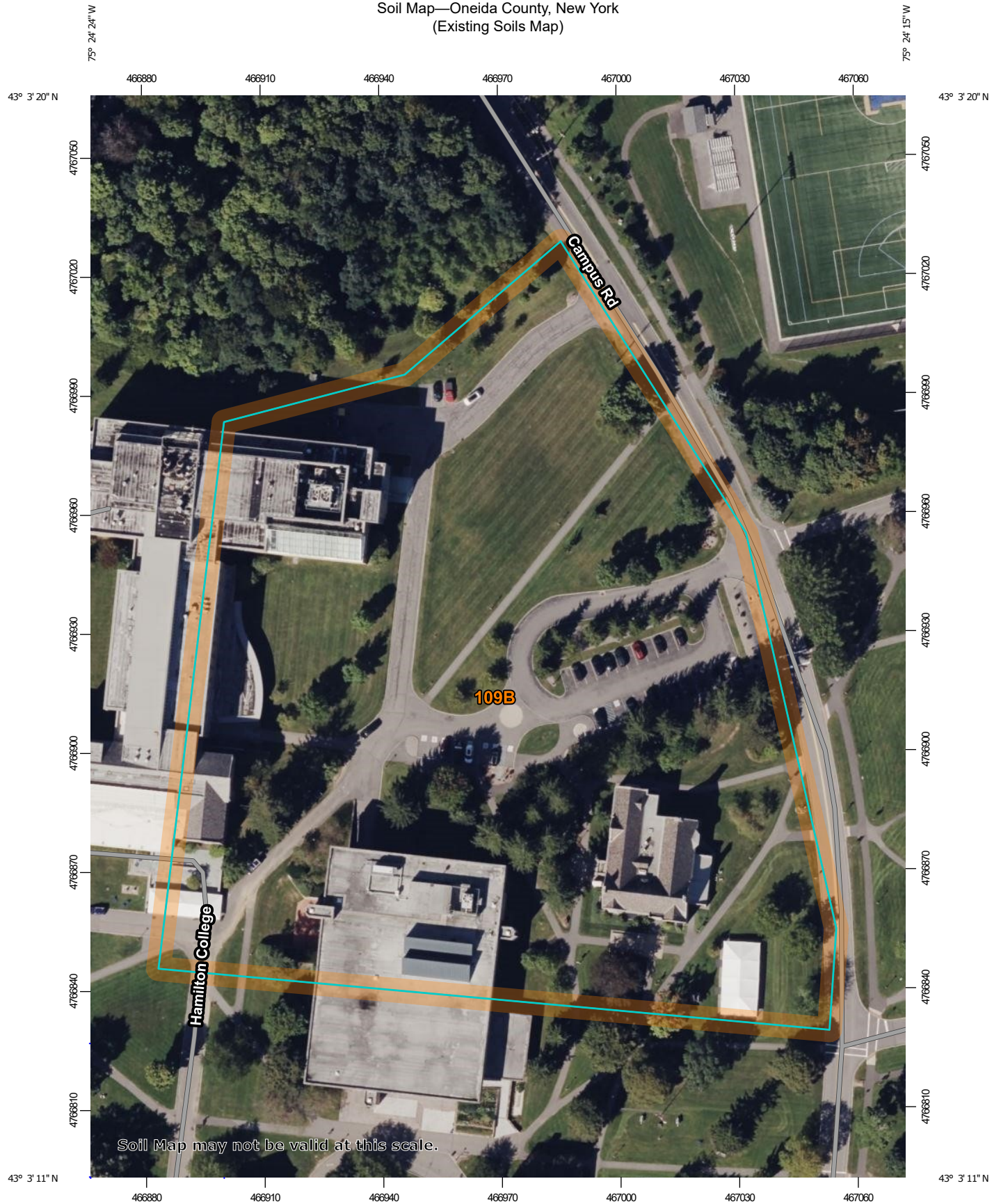
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



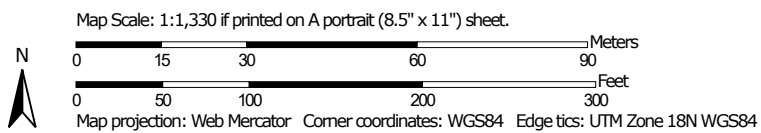
B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas: Mohawk Valley Heritage Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Soil Map—Oneida County, New York
(Existing Soils Map)



Soil Map may not be valid at this scale.



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

7/19/2023
Page 1 of 3

Soil Map—Oneida County, New York
(Existing Soils Map)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Oneida County, New York

Survey Area Data: Version 25, Sep 10, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 15, 2022—Oct 28, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
109B	Cazenovia silt loam, 3 to 8 percent slopes	5.9	100.0%
Totals for Area of Interest		5.9	100.0%

Criteria Spatial **Results**

USN Building Points (View)

- Eligible
- Listed
- Not Eligible
- Not Eligible - Demolished
- Undetermined

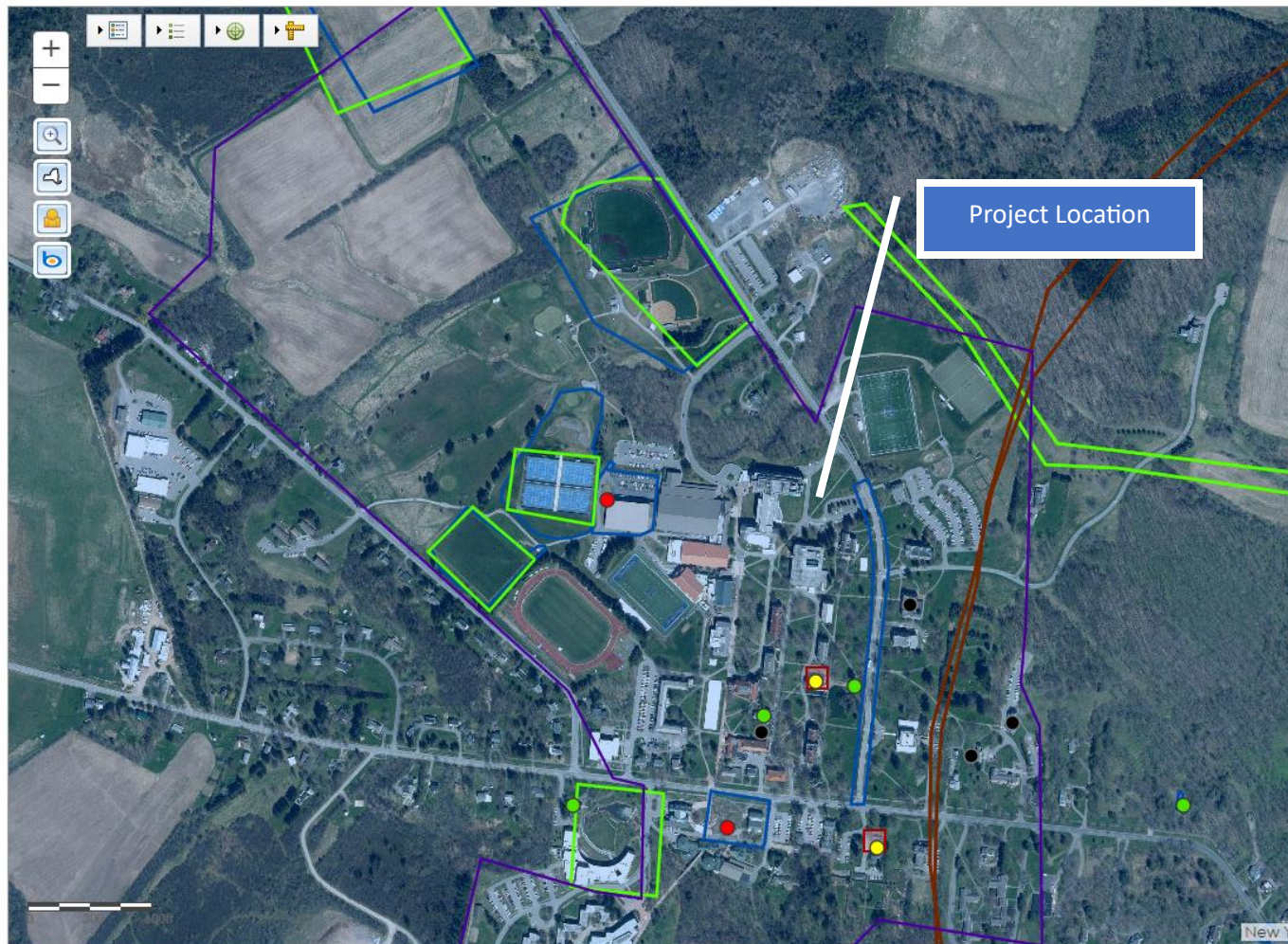
National Register Building Sites (View)

USN Building Districts (View)

- Eligible
- others

Survey Building Areas (View)

Survey Archaeology Areas (View)



RESOLUTION OF THE ONEIDA COUNTY LOCAL
DEVELOPMENT CORPORATION TAKING PRELIMINARY
OFFICIAL ACTION TOWARD THE ISSUANCE OF REVENUE
BONDS TO FINANCE A CERTAIN PROJECT FOR THE
TRUSTEES OF HAMILTON COLLEGE.

WHEREAS, pursuant to the purposes and powers contained within Section 1411 of the Not-for-Profit Corporation Law ("N-PCL") of the State of New York (the "State"), as amended (hereinafter collectively called the "Act"), and pursuant to the certificate of incorporation filed on July 7, 2010, the ONEIDA COUNTY LOCAL DEVELOPMENT CORPORATION (the "Issuer") was established as a not-for-profit local development corporation of the State for the purposes of, among other things, relieving and reducing unemployment, promoting and providing for additional and maximum employment, bettering and maintaining job opportunities, instructing or training individuals to improve or develop their capabilities for such jobs, carrying on scientific research for the purpose of aiding the County of Oneida (the "County") by attracting new industry to the County, by encouraging the development of, or retention of, an industry in the community or area, and lessening the burdens of government and acting in the public interest; and

WHEREAS, The Trustees of Hamilton College (the "College") has presented an application (the "Application") to the Issuer, a copy of which was presented at this meeting and copies of which are on file at the office of the Issuer, requesting that the Issuer consider issuing its Revenue Bonds (Hamilton College Project) in the aggregate principal amount not to exceed \$70,000,000 (the "Bonds") to finance a project described below (the "Project") for the benefit of the College; and

WHEREAS, the Project consists of the following:

(A) (1) design, construction and equipping of an approximately 37,000 square foot academic building known as the Innovation Center, including landscaping and parking (the "New Facility"), on the College's campus at 198 College Hill Road which is located on and bounded by College Hill Road, Green Apple Way, Bundy Circle, Campus Road and Griffin Road, in the Town of Kirkland, New York (the "Campus"); (2) improvement of various facilities throughout the Campus, including renovation of Burke Library; renovation of Sage Hockey Rink; energy saving improvements and equipment at various College buildings; replacement of Beinecke Pedestrian Bridge; Bundy Residence Hall improvements including building renovation and parking; renovation of 3989 Campus Road for student housing; Landscape Master Plan projects including repairs and improvements to Martin's Way and installation of gates and other restrictions on vehicular traffic; Bristol Center upgrades; and renovation of Benedict Hall, all located on the Campus (collectively, the "Renovations" and, jointly with the New Facility, the "Current Project Facility"); and (3) payment of design costs for new student residences and dining complex on

the Campus (the "Student Residence Design Costs");

(B) the refinancing, in whole or in part, of the Oneida County Local Development Corporation \$23,010,000 original principal amount Revenue Bonds (Hamilton College Project), Series 2013 (the "Series 2013 Bonds"), the proceeds of which were used to finance (1) the construction of, and purchase of equipment for, an 85,000± square foot, two-story building on the College's Campus to be used as a Theater and Studio Arts Building, and (2) the renovation of, construction of an addition to and purchase of equipment for, an existing 16,000± square foot, three-story theater building on the College's Campus to convert the same to a student residence hall; and

(C) the payment of costs incidental to the issuance of the Bonds; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law and the regulations adopted by the Department of Environmental Conservation of the State of New York (the laws and regulations hereinafter collectively referred to as "SEQRA"), the Issuer or another "involved agency" (as defined in SEQRA) must determine whether the Project may have a significant adverse environmental impact and therefore require the preparation of an Environmental Impact Statement; and

WHEREAS, to aid in determining whether the Project may have a significant impact on the environment, the College has prepared and submitted to the Issuer a Full Environmental Assessment Form for construction of the New Facility and for the remainder of the Project; and

WHEREAS, by resolution adopted the date hereof, the Issuer has determined that the Project will not have a significant adverse environmental impact; and

WHEREAS, pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), interest on the Bonds will not be excludable from gross income for federal income tax purposes unless the issuance of the Bonds is approved by the "applicable elected representative" of the County after a public hearing on the Project and the issuance of the Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ONEIDA COUNTY LOCAL DEVELOPMENT CORPORATION AS FOLLOWS:

Section 1. The Issuer accepts the Application made by the College.

Section 2. Based upon the representations made by the College in the Application, the Issuer hereby makes the following findings and determinations:

(a) the issuance of the Bonds to finance the Project promotes the purposes of the Issuer by relieving and reducing unemployment in the County,

promoting and providing for additional and maximum employment, bettering and maintaining job opportunities and encouraging the development of, or retention of, an industry in the community or area;

(b) it is desirable and in the public interest for the Issuer to issue its Bonds in a principal amount not to exceed \$70,000,000 to finance the costs of the Project; and

(c) the Issuer has the authority to undertake the actions contemplated herein.

Section 3. Subject to the conditions set forth in Section 5 of this Resolution, the Issuer will (i) issue the Bonds in such principal amount, not to exceed \$70,000,000, and with such maturities, interest rate or rates, redemption terms and other terms and provisions to be determined by a further resolution of the Issuer, (ii) loan the proceeds of the Bonds to the College pursuant to a loan agreement or similar agreement between the Issuer and the College whereby the College will be obligated, among other things, to make payments to the Issuer in amounts and at times so that such payments will be adequate to pay the principal of, premium, if any, and interest on the Bonds, and (iii) secure the Bonds in such manner as the Issuer, the College and the purchaser(s) of the Bonds mutually deem appropriate.

Section 4. The Issuer authorizes the publication and mailing of notice of a public hearing regarding the proposed issuance of the Bonds to finance the Project, which notice shall be in the form and substance agreed upon by counsel to the Issuer and counsel to the College, and the Issuer authorizes the holding of such public hearing as required by the Issuer's certificate of incorporation and the Code.

Section 5. The issuance of the Bonds, and the findings and determinations set forth in this Resolution, shall be subject to:

(a) completion of an environmental review of the Project in accordance with all SEQRA requirements;

(b) approval by the Oneida County Executive in accordance with the provisions of Section 147(f) of the Code; and

(c) agreement by the Issuer, the College and the purchaser(s) of the Bonds on mutually acceptable terms for the Bonds and for the sale and delivery thereof and mutually acceptable terms and conditions for the security for the payment thereof.

Section 6. To the extent the College has paid or incurred or will pay or incur preliminary expenditures or hard costs in connection with the Project with current funds, the Issuer understands the College reasonably expects to reimburse itself with proceeds from the

Bonds. It is intended that this Resolution shall constitute a declaration of official intent under United States Treasury Regulation Section 1.150-2.

Section 7. With respect to the issuance of the Bonds, the law firm of Bond, Schoeneck & King, PLLC of Syracuse, New York, is hereby appointed Bond Counsel to the Issuer.

Section 8. Counsel to the Issuer and Bond Counsel are hereby authorized to work with counsel to the College and others to prepare for submission to the Issuer, all documents necessary to effect the authorization, issuance and sale of the Bonds, and reimbursement of the cost of all such work prior to the date hereof is hereby authorized to the extent permitted by the Code.

Section 9. Each of the officers and directors of the Issuer is hereby designated and authorized to preside over and conduct, on behalf of the Issuer, the public hearing referred to in Section 4 of this Resolution.

Section 10. A copy of this resolution shall be available for public inspection at the customary location of records of the Issuer that are available to the general public.

Section 11. The Chairman (or Vice Chairman) or Secretary of the Issuer is hereby authorized and directed to distribute copies of this resolution to the College and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

Section 12. This Resolution shall take effect immediately.

[Remainder of page left blank intentionally]

STATE OF NEW YORK)
 : SS.:
COUNTY OF ONEIDA)

I, the undersigned Secretary of the Oneida County Local Development Corporation, DO
HEREBY CERTIFY THAT:

I have compared the foregoing copy of a resolution of the Board of Directors of the
Oneida County Local Development Corporation (the "Issuer") with the original thereof on file in
the office of the Issuer, and the same is a true and correct copy of such resolution and of the
proceedings of the Issuer in connection with such matter.

Such resolution was passed at a meeting of the Board of Directors of the Issuer duly
convened in public session on September 5, 2024 at 8:00 a.m. local time, at 584 Phoenix Drive,
Rome, New York at which the following members were:

Present:

Absent:

Also Present:

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

Voting Aye

Voting Nay

and, therefore, the resolution was declared duly adopted.

I FURTHER CERTIFY that (i) all directors of the Issuer had due notice of said meeting,
(ii) pursuant to Sections 103a and 104 of the Public Officers Law (Open Meetings Law), said

meeting was open to the general public and public notice of the time and place of said meeting was duly given in accordance with such Sections 103a and 104, (iii) the meeting in all respects was duly held, and (iv) there was a quorum present throughout.

IN WITNESS WHEREOF, I have hereunto set my hand as of the ____ day of September, 2024.

Secretary