



**CITY OF SYRACUSE SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY
PROJECT APPLICATION INSTRUCTIONS**

1. The person completing this application on behalf of the company/applicant shall be a person who is either the CEO of the company/applicant or a person authorized to bind the company/applicant and each statement contained in this application shall be made by such a person. Fill in all blanks, using "none", "not applicable" or "not available" where the question is not appropriate to the Project, which is the subject of this Application (the "Project"). If you have any questions about the way to respond, please call the City of Syracuse Industrial Development Agency ("SIDA" or the "Agency") at (315)473-3275.
2. If an estimate is given as the answer to a question, put "(est.)" after the figure or answer, which is estimated.
3. If more space is needed to answer any specific question, attach a separate sheet.
4. When completed, return this application by mail or fax to the Agency at the address indicated below. A signed application may also be submitted electronically in PDF format to Judith DeLaney, Economic Development Specialist at jdelaney@syr.gov.

An application will not be considered by the Agency until the application fee has been received.

5. The Agency will not give final approval for this Application until the Agency receives a completed NYS Environmental Assessment Form concerning the Project, which is the subject of this Application. The form is available at <http://www.dec.ny.gov/permits/6191.html>
6. Please note that Article 6 of the Public Officers Law declares that all records in the possession of the SIDA (with certain limited exceptions) are open to public inspection and copying. If the Applicant feels that there are elements of the Project which are in the nature of trade secrets which, if disclosed to the public or otherwise widely disseminated, would cause substantial injury to the Applicant's competitive position, this Applicant must identify such elements in writing and request that such elements be kept confidential. In accordance with Article 6 of the Public Officers Law, the SIDA may also redact personal, private, and/or proprietary information from publicly disseminated documents.
7. The Applicant will be required to pay the Agency application fee and legal fee deposit upon submission. If accepted as a project of the agency, the Applicant is responsible for all administrative and legal fees as stated in Appendix D.
8. A complete application consists of the following 8 items:
 - This Application
 - Conflict of Interest Statement - Appendix A
 - Environmental Assessment Form
 - Verification - Appendix B
 - A Project description, including a feasibility statement indicating the need for the requested benefits
 - Provide site plans, sketches, and/or maps as necessary
 - 10 year pro forma operating budget, including funding sources
 - A check payable to the Agency in the amount of \$1,000
 - A check payable to Bousquet Holstein PLLC in the amount of \$2,500

It is the policy of the Agency that any Project receiving benefits from the Agency will utilize 100% local contractors and local labor for the construction period of the Project unless a waiver is granted in writing by the Agency.

Return to:

City of Syracuse Industrial Development Agency
201 East Washington Street, 6th Floor
Syracuse, NY 13202
Phone: 315-473-3275
jdelaney@syr.gov

**City of Syracuse Syracuse Industrial Development Agency
Application**

I. APPLICANT DATA

A. Contact Information

Company Name:	JMA Tech Properties, LLC ("Applicant")		
Mailing Address:	PO Box 678		
City:	Liverpool	State:	NY Zip: 13088
Phone:	3154325087	Fax:	
Contact Person:	Dino Peios, VP Finance		
Email Address:	dpeios@jmawireless.com		
Industry Sector:	Manufacturing		
NAICS Code:	34220	Federal Employer Identification Number:	84-3332852

B. Will the Applicant be the Project Beneficiary (i.e. Project tenant or owner/operator)

Yes No If No, Who will:

C. Principal Stakeholders

List principal owners/officers/directors owning 5% or more in equity holdings with percentage ownership. Public companies should list corporate officers.

Name	% Ownership	Business Address	Phone	Email
See Attachment #1				

D. Corporate Structure: Attach a schematic if Applicant is a subsidiary or otherwise affiliated with another entity.

- Corporation
 Private Public
 Partnership
 General Limited
 Other Sole Proprietorship
 Limited Liability Company/Partnership

Date and Location of Incorporation/Organization

If a foreign corporation, is the Applicant authorized to do business in the State of New York?

E. Applicant's Counsel:

Name:	Robert J Smith			
Firm:	Costello, Cooney & Fearon PLLC			
Mailing Address:	211 W. Jefferson St., Suite 1			
City:	Syracuse	State:	NY	Zip: 13202
Phone:	3154221152	Fax:	3154221139	
Email Address:	rsmith@ccf-law.com			

F. Applicant's Accountant:

Name:	Paul Henry, CPA			
Firm:	The Bonadio Group			
Mailing Address:	171 Sully's Trail			
City:	Rochester	State:	NY	Zip: 14534
Phone:	5852492792	Fax:	5853100316	
Email Address:	phency@bonadio.com			

G. Applicant History: If the answer to any of the following is "Yes", please explain below. If necessary, attach additional information.

1. Is the Applicant, its management, or its principal owners now a plaintiff or defendant in any civil or criminal litigation? Yes No
2. Has any person listed in Section 1(c) ever been convicted of a criminal offense (other than a minor traffic violation)? Yes No
3. Has any person listed in Section 1 (C) or any concern with whom such person has been connected ever been in receivership or been adjudicated a bankrupt? Yes No

H. Has the Applicant, or any entity in which the Applicant or any of its members or officers are members or officers, received assistance from SIDA in the past? If yes, please give year, Project name, description of benefits, and address of Project.

Yes No

JMA 5G Campus 2021

II. PROJECT INFORMATION

A. Project Location

Address:	See Attachment #2	Legal Address (if different)	
City:	Syracuse		
Zip Code:	13202		
Tax Map Parcel ID(s):	See Attachment #2		
Current Assessment:	See Attachment #2	Square Footage /Acerage of Existing Site:	See Attachment #2
Square Footage of Existing Building, if any:	53,227 (3 bldgs)	Census Tract: (Please See Appendix E for Census Tracts)	42

B. Type (Check all that apply):

- | | |
|---|---|
| <input checked="" type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Commercial |
| <input type="checkbox"/> Expansion/Addition to Current Facility | <input type="checkbox"/> Brownfield/Remediated Brownfield |
| <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Residential/Mixed Use |
| <input checked="" type="checkbox"/> Warehouse/Distribution | |
| <input type="checkbox"/> Other | <input type="text"/> |

C. Description of Project: Please provide a detailed narrative of the proposed Project. This narrative should include, but not be limited to: (i) the size of the Project in square feet and a breakdown of square footage per each intended use; (ii) the size of the lot upon which the Project sits or is to be constructed; (iii) the current use of the site and the intended use of the site upon completion of the Project; (iv) the principal products to be produced and/or the principal activities that will occur on the Project site; and (v) an indication as to why the Applicant is undertaking the Project and the need for the requested benefits (Attach additional sheets if necessary). Attach copies of any site plans, sketches or maps.

See Attachment #3

D. Is the Applicant the owner of the property?

- Yes No

If not, who is the owner and by what means will the site be acquired? If leasing, when does the lease end?

Green Horizon Environmental and Horizon Transport properties by eminent domain, Catholic Charities Mens Shelter + 3 residential empty lots by purchase

E. Infrastructure: Please indicate whether the following are onsite, need to be constructed, or need to be renovated/expanded:

Water	<input type="text" value="Onsite"/>	Electric	<input type="text" value="Onsite"/>
Sanitary/Storm Sewer	<input type="text" value="Onsite"/>	Private Roads	<input type="text" value="Onsite"/>
Gas	<input type="text" value="Onsite"/>	Telecommunication	<input type="text" value="Onsite"/>

F. Zoning Classification: Please list the current zoning:

Current Zoning

IA

G. Are variances needed to complete the Project?

Yes

No

If yes, please describe nature of variances and if municipal approvals have been granted:

H. Will the Project generate sales tax for the community?

Yes

No

If yes, what is the company's average annual sales or estimated annual sales?

I. In accordance with N.Y. GML Sec. 862(1):

1. Will any other companies or related facilities within the state close or be subjected to reduced activity as a result of this Project? If so please list the town and county of the location(s):

Yes

No

2. Will the completion of the Project result in the removal of a plant or facility of the Applicant from one area of the State New York to another area of the State of New York?

Yes

No

3. Will the completion of the Project result in the abandonment of one or more plants or facilities of the Applicant located in the State of New York?

Yes

No

i. If any answer to questions 1, 2 or 3 above is yes, is the 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

ii. If any answer to questions 1, 2 or 3 above is yes, is the Project reasonably necessary to preserve the competitive position of the Applicant in its respective industry?

Yes

No

4. Will the Project primarily consist of retail facilities?

Yes

No

i. If yes, will the cost of these facilities exceed one-third of the total Project cost?

Yes

No

J. Is the Project located in a distressed Census Tract?

Yes No

42

Please see Appendix E for the map of distressed census tracts in the city of Syracuse.

K. Is the Project site designated as an Empire Zone?

Yes

No

L. Construction

1. Project Timeline (approximate):

Construction Commencement

4/1/2023

Construction Completion

12/31/2024

Date of Occupancy

12/31/2024

2. Please list any other key Project milestones:

3. Has work begun? Yes

No

If so, indicate the amount of funds expended in the past 3 years?

III. PROJECT COSTS & FINANCING

A. Estimated Project Costs

i. State the costs reasonably necessary for the acquisition, construction, and/or renovation of the Project:

Description of Cost Type	Total Budget Amount
Land Acquisition	2,000,000
Site Work/Demo	625,000
Building Construction & Renovation	17,195,044
Furniture & Fixtures	200,000
Equipment	1,750,000
Equipment Subject to NYS Production Sales Tax Exemption (Manufacturing)	1,750,000
Engineering/Architects Fees	935,000
Financial Charges	
Legal Fees	55,000
Other	1,150,000
Management /Developer Fee	511,000
Total Project Cost	24,421,044

ii. State the sources reasonably anticipated for the acquisition, construction, and/or renovation of the Project:

Amount of capital the Applicant has invested to date:	
Amount of capital Applicant intends to invest in the Project through completion:	24,421,044
Total amount of public sector source funds allocated to the Project:	
Identify each public sector source of funding:	
Percentage of the Project to be financed from private sector sources:	
Total Project Cost	24,421,044

B. Financial Assistance sought (estimated values):

Applicants requesting exemptions and/or abatements from SIDA must provide the estimated value of the savings they anticipate receiving. **New York State regulations require SIDA to recapture any benefit that exceeds the amount listed in this application.**

i. Is the Applicant expecting that the financing of the Project will be secured by one or mortgages? Yes No

If yes, amount requested and name of lender: Lender TBD \$24,421,044

ii. Is the Applicant expecting to be appointed agent of the Agency for purposes of abating payments of NYS Sales and Use Tax? Yes No

If yes, what is the TOTAL amount of purchases subject to exemption based on taxable Project costs? 19,375,000

iii. Is the Applicant requesting a payment in lieu of tax agreement (PILOT) for the purpose of a real property tax abatement? Yes No

If yes, Category of PILOT requested:

iv. Is the Applicant requesting any real property tax abatement that is **inconsistent** with the Agency's UTEP?
 Yes No

If yes, please contact the Executive Director prior to submission of this Application.

v. Upon acceptance of this Application, the Agency staff will create a PILOT schedule and indicate the estimated amount of PILOT Benefit based on anticipated tax rates and assessed valuation and attach such information as Exhibit A hereto. At such time, the Applicant will certify that it accepts the proposed PILOT schedule and requests such benefit be granted by the Agency.

**** This Application will not be deemed complete and final until Exhibit A hereto has been completed and executed****

C. Type of Exemption/Abatement Requested:

Amount of Exemption/Abatement Requested:

<input checked="" type="checkbox"/>	Real Property Tax Abatement (PILOT)	TBD
<input checked="" type="checkbox"/>	Mortgage Recording Tax Exemption (.75% of amount mortgaged)	183,158
<input checked="" type="checkbox"/>	Sales and Use Tax Exemption (\$4% Local, 4% State)	1,550,000
<input type="checkbox"/>	Tax Exempt Bond Financing (Amount Requested)	
<input type="checkbox"/>	Taxable Bond Financing (Amount Requested)	

D. Company's average yearly purchases or anticipated yearly purchases from vendors within Onondaga County, subject to sales tax:

UNKNOWN

E. Estimated capital investment over the next 5 years, beyond this Project, if available:

UNKNOWN

IV. EMPLOYMENT AND PAYROLL INFORMATION

*** Full Time Equivalent (FTE) is defined as one employee working no less than 40 hours per week or two or more employees together working a total of 40 hours per week.**

A. Are there people currently employed at the Project site?

Yes No If yes, provide number of full time equivalent (FTE) jobs at the facility:

B. Complete the following:

Estimate the number of full time equivalent (FTE) jobs to be retained as a result of this Project:	40
Estimate the number of construction jobs to be created by this Project:	80
Estimate the average length of construction jobs to be created (months):	14-18
Current annual payroll at facility:	0
Average annual growth rate of wages:	3%-5%
Please list, if any, benefits that will be available to either full and/or part time employees:	Medical, Dental, Vision, PTO and 40K
Average annual benefit paid by the company (\$ or % salary) per FTE job:	20-25%
Average growth rate of benefit cost:	5%
Amount or percent of wage employees pay for benefits:	10-20%
Provide an estimate of the number of residents in the Economic Development Region (Onondaga, Madison, Cayuga, Oneida, Oswego, and Cortland Counties) to fill new FTE jobs:	40

C. Complete the following chart indicating the number of FTE jobs presently employed at the Project and the number of FTE jobs that will be created at the Project site at the end of the first, second, third, fourth, and fifth years after the Project is completed. Jobs should be listed by title or category (see below), including FTE independent contractors or employees of independent contractors that work at the Project location. **Do not include construction workers.**

Current & Planned Full Time Occupations (Job Titles)	Current Number of FTEs	Annual Salary	Estimated Number of FTE Jobs After Project Completion					
			End of Year 1	End of Year 2	End of Year 3	End of Year 4	Total New Jobs After 5 Years	Total Retained Jobs After 5 Years
Unskilled or Semi	0	35,000	10	12	15	20	35	35
Professional	0	103,000	1	1	3	3	5	5

For purposes of completing the chart, refer to the following definitions, in lieu of current titles:

- **Professional/Managerial/Technical** - includes jobs which involve skill or competence of extraordinary degree and may include supervisory responsibilities (examples: architect, engineer, accountant, scientist, medical doctor, financial manager, programmer).
- **Skilled** - includes jobs that require specific skill sets, education, training, and experience and are generally characterized by high education or expertise levels (examples: electrician, computer operator, administrative assistant, carpenter, sales representative).
- **Unskilled or Semi-Skilled** - includes jobs that require little or no prior acquired skills and involve the performance of simple duties that require the exercise of little or no independent judgment (examples: general cleaner, truck driver, typist, gardener, parking lot attendant, line operator, messenger, information desk clerk, crop harvester, retail salesperson, security guard, telephone solicitor, file clerk).

D. Are the employees of your company currently covered by a collective bargaining agreement?

Yes No If yes, provide the Name and Local:

V. Environmental Information

***An Environmental Assessment Form (EAF) MUST be completed and submitted along with this application. Please visit <https://www.dec.ny.gov/permits/6191.html> for the online EAF Mapper Application and EAF Forms.**

A. Have any environmental issues been identified on the property?

Yes No

If yes, please explain:

B. Has any public body issued a State Environmental Quality Review Act determination for this Project?

Yes No

If yes, please attach to this application.

VI. REPRESENTATIONS & AFFIRMATIONS BY THE APPLICANT

I hereby represent and warrant that I am [the CEO of the company/applicant] or [a person authorized to bind the company/applicant] and make the following representations and/or warranties and understand and agrees with the Agency as follows:

A. Jobs Listings: Except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity of the service delivery area created by the Workforce Investment Act ("WIA") in which the Project is located.

Initial

DP

B. First Consideration for Employment: In accordance with §858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in WIA programs who shall be referred by the WIA for new employment opportunities created as a result of the Project.

Initial

DP

C. Other NYS Facilities: In accordance with §862 (1) of the New York General Municipal Law, the Applicant understands and agrees that projects which will 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 within the state is ineligible for Agency Financial Assistance, unless otherwise approved by the Agency as reasonably necessary to preserve the competitive position of the Project in its respective industry.

Initial

DP

D. City Human Right Law: The Applicant agrees to endeavor to comply with the provisions of Article XI, Division 2 of the City Code, entitled "The Omnibus Human Rights Law," which prohibits discrimination in employment based upon age, race, sex, creed, color, religion, national origin, sexual orientation, disability or marital status. The Applicant hereby agrees to adhere to this policy or equal opportunity employment in the requirement, hiring, training, promotion, and termination of employees.

Initial

DP

E. City of Syracuse and MWBE Preference: The applicant understands and agrees that it is the preference of the Agency that the applicant provide, and use its best efforts to provide, opportunities for the purchase of equipment, goods and services from: (i) business enterprises located in the city of Syracuse; (ii) certified minority and/or women-owned business enterprises; and (iii) business enterprises that employ residents in the city of Syracuse. Consideration will be given by the Agency to the Project Applicant's efforts to comply, and compliance, with this objective at any time an extension of benefits awarded, or involvement by the Agency with the Project, is requested by the Project Applicant.

Initial

DP

F. Local Labor Policy: The applicant understands and agrees that local labor and contractors will be used for the construction, renovation, reconstruction, equipping of the Project unless a written waiver is received from the Agency. Failure to comply may result in the revocation or recapture of benefits awarded to the Project by the Agency. For the purposes of the policy, "Local" is defined as Onondaga, Cayuga, Cortland, Madison, Oneida, and Oswego Counties.

Initial

DP

G. Annual Sales Tax Filings: In accordance with §874(8) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, 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

Initial

DP

H. Annual Employment Reports and Outstanding Bonds: The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency on an annual basis, reports regarding the number of FTE at this Project site. The Applicant also understands and agrees to provide on an annual basis any information regarding bonds, if any, issued by the Agency for the Project that is requested by the Comptroller of the State of New York.

Initial

DP

I. Absence of Conflicts of Interest: The Applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officer or employee of the Agency has an interest, whether direct or indirect in any transaction contemplated by this Application, except as hereinafter described in Appendix B.

Initial

DP

J. Compliance: The Applicant understands and agrees that it is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.

Initial

DP

K. False or Misleading Information: The Applicant understands and agrees that the submission of knowingly false or knowingly misleading information in this Application may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemptions claimed by reason of Agency involvement in the Project.

Initial

DP

L. GML Compliance: The Applicant certifies that, as of the date of the Application, the proposed project is in substantial compliance with all provisions of NYS General Municipal Law Article 18-A, including but not limited to Sections 859-a and 862(1).

Initial

DP

M. SIDA's Policies:The Applicant is familiar with all of SIDA' s policies posted on its website (http://www.syr.gov.net/Syracuse_Industrial_Development_Agency.aspx) and agrees to comply with all applicable policies.

Initial **DP**

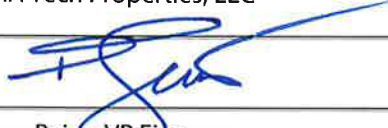
N. Disclosure: The Applicant has read paragraph 6 of the instructions contained on the cover of this Application and understands that the Applicant must identify in writing to SIDA any information it deems proprietary and seeks to have redacted.

Initial **DP**

O. Reliance: THE APPLICANT ACKNOWLEDGES THAT ALL ESTIMATES OF PROJECTED FINANCIAL IMPACTS, VALUE OF FINANCIAL ASSISTANCE REQUESTED, AND OTHER INFORMATION CONTAINED IN THIS APPLICATION WILL BE RELIED UPON BY SIDA AND ANY CHANGES IN SUCH INFORMATION MUST BE MADE IN WRITING AND MAY IMPACT THE GRANT OF FINANCIAL ASSISTANCE TO THE PROJECT.


Initial **DP**

I am the CEO or a person authorized to bind the company/applicant, and have read the foregoing and agree to comply with all the terms and conditions contained therein as well as the policies of the City of Syracuse Industrial Development Agency.

Name of Applicant Company	JMA Tech Properties, LLC
Signature of Officer or Authorized Representative	
Name & Title of Officer or Authorized Representative	Dino Peios, VP Finance
Date	November 18, 2022

VI. HOLD HARMLESS AGREEMENT

Applicant hereby releases the City of Syracuse Industrial Development Agency and the members, officers, servants, agents and employees thereof (collectively the "Agency" from, agrees that the Agency shall not be liable for, and agrees to indemnify, defend, and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (A) the Agency's examination and processing of, and action pursuant to or upon, the attached 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 Agency, (B) the Agency's acquisition, construction, and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project, including without limiting the generality of the foregoing, all cause of action and attorney's fees and any other expenses incurred in defending any suits or action which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with respect to the Project, or the inability of the Applicant, for any reason, to proceed with 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 Agency in the processing of or in connection with the Application, including attorney's fees, if any.

Name of Applicant Company	JMA Tech Properties, LLC
Signature of CEO or a person authorized to bind the company/applicant	
Name & Title of Officer or Authorized Representative	Dino Peios, VP Finance
Date	November 18, 2022

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY APPLICATION
APPENDIX A
CONFLICT OF INTEREST STATEMENT

Agency Board Members

1. Kathleen Murphy
2. Steven P. Thompson
3. Rickey T. Brown
4. Kenneth J. Kinsey
5. Dirk Sonneborn

Agency Officers/Staff

1. Judith DeLaney
2. John Vavonese
3. Debra Ramsey-Burns

Agency Legal Counsel & Auditor

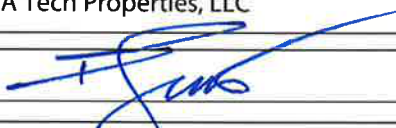
1. Susan Katzoff, Esq., Bousquet Holstein, PLLC
2. Grossman St. Amour, PLLC.

The Applicant has received from the Agency a list of members, officers and staff of the Agency. To the best of my knowledge, no member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

Signature:

JMA Tech Properties, LLC

Authorized Representative:



Title:

Dino Peios, VP Finance

Date:

November 18, 2022

City of Syracuse Industrial Development Agency

APPENDIX B

Agency Fee Schedule

(Revised 1/15/19)

Bond and Straight Lease Transactions:

Application & Processing Fee	\$1,000.00
Project Commitment/Legal Fee	\$2,500.00
(Due with fully executed Application; Amount applied to SIDA's counsel fee)	

Administrative Fee:

Issuance of Bonds	1% Project Cost
(Without regard to principal amount of bonds issued.)	
Straight Lease/Agency Appointment	1% Project Cost
(Exemption from one or more mortgage recording, real property or sales and use taxes)	
Refunding of Bonds	1% of Project Cost

New Money/Additional Financing on Existing Project:

- Refinancing of project where no additional Financial Assistance is sought (other than MRTE) – ¼ of new money financed (exclusive of original mortgage amount).**
- Refinancing of project where additional Financial Assistance is sought (in addition to MRTE) – 1% of new money financed.**

Post-Closing Items for Bond and Straight Lease Transactions:

Annual Administrative Reporting Fee	\$250.00
(Paid at time of closing and annually thereafter for duration of SIDA's interest in Project Facility)	
Extension of sales tax exemption	\$500.00
Modification or Amendment of Closing Documents*	\$1,000.00

*including but not limited to refinancing of original mortgage

Subsequent lender closing	\$250.00
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In addition to the foregoing, Applicants are responsible for payment of all costs and expenses incurred by SIDA in connection with application or Project including without limitation publication, copying costs, SEQRA compliance and fees and costs to SIDA's attorneys, engineers, and consultants. SIDA reserves the right to require a deposit to cover anticipated costs. Application fees are payable at time application/request is submitted. All fees are non-refundable. Applicants for bond transactions are responsible for payment of Bond Issuance Charge payable to the State of New York. Applicants are also responsible for payment of post-closing fees and costs associated with the appointment of additional agents. SIDA reserves the right to modify this schedule at any time and to assess fees and charges in connection with other transactions such as grants of easement or lease of SIDA-owned property.

APPENDIX B

Verification

STATE OF New York)
) SS.:
COUNTY OF Onondaga)

Dino Peios, deposes and says that s/he is the
(Name of Individual)

VP Finance of JMA Tech Properties, LLC
(Title) (Applicant Name)

that s/he is the CEO or a person authorized to bind the company/applicant, and has personally completed and read the foregoing Application and knows the contents thereof and that the same is true, accurate, and complete to the best of her/his knowledge, as subscribed and affirmed under the penalties of perjury. The grounds of deponent's beliefs relative to all matters in the said Application which are not stated upon her/his own personal knowledge are investigations which the deponent has caused to be made concerning the subject matter of the Application as well as, if applicable, information acquired by deponent in the course of her/his duties/responsibilities for the Applicant and from the books and papers of the Applicant. The deponent also acknowledges the receipt of the schedules attached to the Application, including but not limited to the Agency's fee schedule and assumes responsibility for payment of any and all applicable fees as described therein. Deponent further acknowledges review and understanding of the Agency's published policies, including but not limited to the Agency's Recapture Policy, and agrees on behalf of the Applicant to be bound by and comply with, all such policies.



Applicant Representative's Signature
VP Finance

Title

Subscribed and sworn to before me this

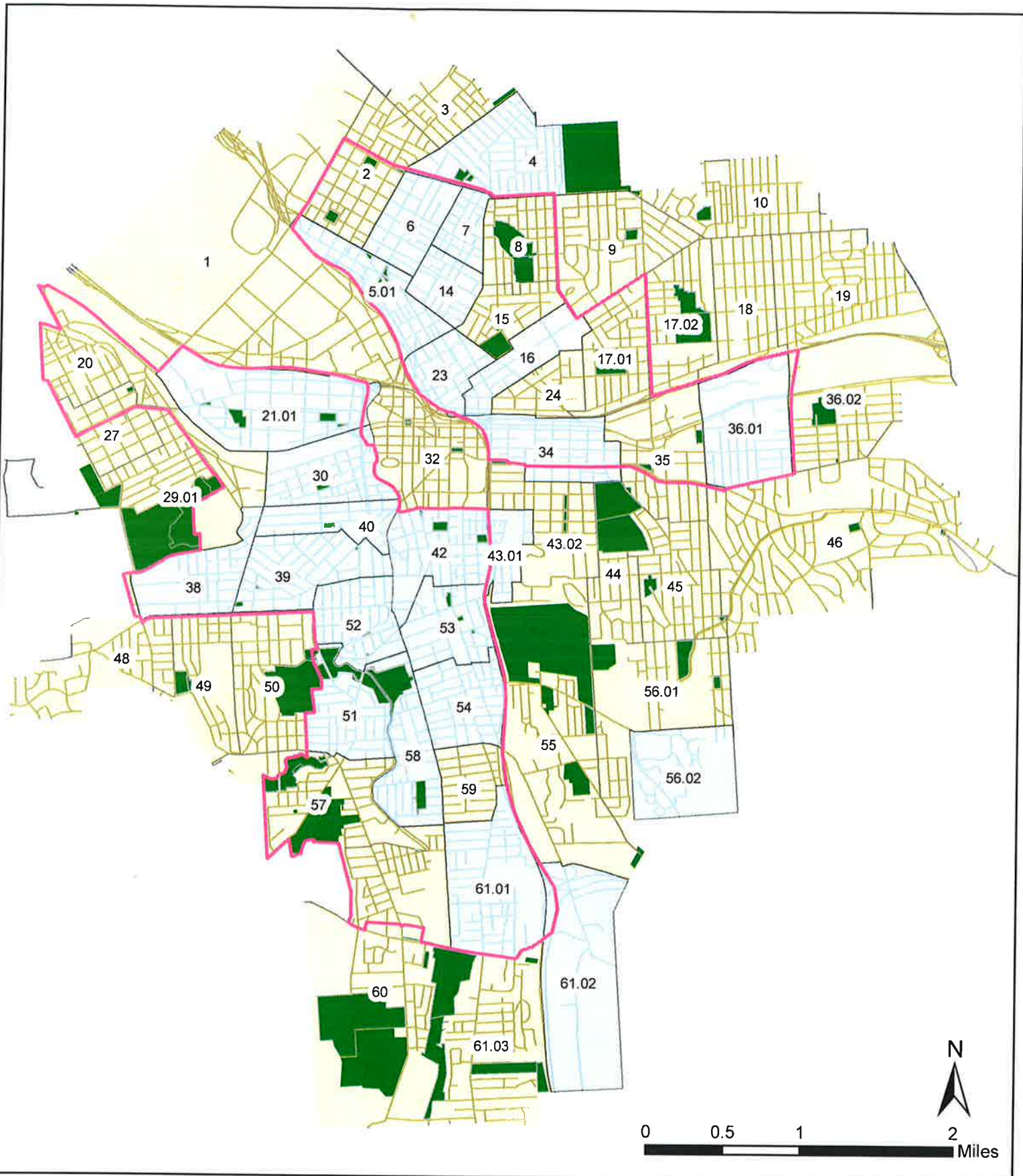
18th day of November, 20 22



Notary Public

ERIN GRACE HYATT
NOTARY PUBLIC-STATE OF NEW YORK
No. 01HY6295050
Qualified in Onondaga County
My Commission Expires 12-23-2025

Highly Distressed Census Tracts



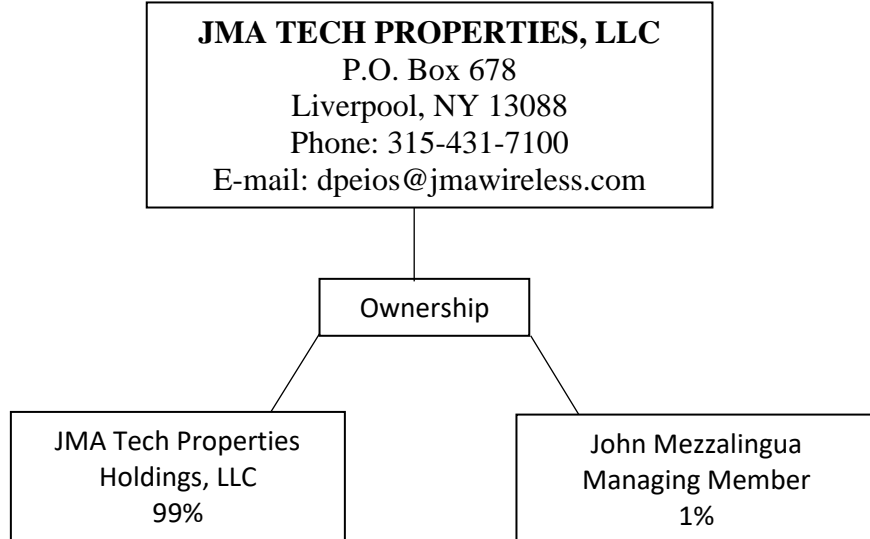
- Legend**
- Highly Distressed Census Tracts (2016)
 - 2010 Census Tracts
 - Parks & Cemeteries
 - NRSA Boundaries

Map created 7/12/2016.
This map is for planning purposes only.
The City of Syracuse cannot guarantee its accuracy.



**JMA TECH PROPERTIES, LLC
SIDA APPLICATION**

Attachment #1 – Principal Stakeholders



**JMA TECH PROPERTIES, LLC
SIDA APPLICATION**

Attachment #2 – Project Location

ADDRESS	TAX ID #	CURRENT ASSESSMENT	SQ. FT/ACRE OF SITE	SQ FT. OF BUILDING	CENSUS TRACT	CURRENT OWNERSHIP
225 Taylor St. W & Oneida St.	094.-04-01.0	\$56,000	0.36 acres	N/A	42	Horizon Transport, LLC*
201-07 Taylor St. W & Clinton St.	094.-04-02.0	\$230,000	0.35 acres	10,950 sq. ft.	42	Horizon Transport, LLC*
1010 Clinton Street	094.-04-03.0	\$20,300	0.19 acres	N/A	42	JMA Tech Properties, LLC
1022 Clinton Street	094.-04-04.0	\$43,000	0.20 acres	N/A	42	JMA Tech Properties, LLC
1054 Clinton Street	094.-04-05.1	\$450,000	2.28 acres	N/A	42	JMA Tech Properties, LLC
1074 Clinton Street	094.-04-05.2	\$475,000	0.29 acres	10,572 sq. ft.	42	Catholic Charities of Syracuse**
228 Tallman Street	094.-04-05.3	\$32,000	0.21 acres	N/A	42	Catholic Charities of Syracuse**
232 Tallman Street	094.-04-05.4	\$35,000	0.16 acres	N/A	42	JMA Tech Properties, LLC
1080-82 Clinton Street	094.-04-06.0	\$14,000	0.07 acres	N/A	42	Ranalli/Taylor St., LLC***
222-24 Tallman St & Clinton St S	094.-04-07.0	\$20,000	0.06 acres	N/A	42	Ranalli/Taylor St., LLC***
226 Tallman Street	094.-04-08.0	\$27,000	0.12 acres	N/A	42	Ranalli/Taylor St., LLC***
240 ½ Tallman Street	094.-04-09.0	\$10,000	0.05 acres	N/A	42	Green Horizons Envirmnt, LLC*
242-46 Tallman Street	094.-04-10.0	\$17,000	0.28 acres	N/A	42	Green Horizons Envirmnt, LLC*
252-54 Tallman Street & Oneida St	094.-04-11.0	\$10,000	0.09acres	N/A	42	Green Horizons Envirmnt, LLC*
637-39 Oneida Street	094.-04-12.0	\$16,000	0.07 acres	N/A	42	Green Horizons Envirmnt, LLC*
629 Oneida Street	094.-04-13.0	\$7,100	0.08 acres	N/A	42	Green Horizons Envirmnt, LLC*
625 Oneida Street	094.-04-14.0	\$10,100	0.12 acres	N/A	42	Green Horizons Envirmnt, LLC*
619 Oneida Street	094.-04-15.0	\$288,000	0.17 acres	31,705 sq. ft.	42	Green Horizons Envirmnt, LLC*
615 Oneida Street	094.-04-16.0	\$5,000	0.11 acres	N/A	42	GEC Consulting, LLC**
609-11 Oneida Street	094.-04-17.0	\$1,800	0.11 acres	N/A	42	GEC Consulting, LLC**
605-607 Oneida Street	094.-04-18.0	\$10,000	0.11 acres	N/A	42	Syracuse Land Bank**
601-603 Oneida Street	094.-04-19.0	\$1,800	0.11 acres	N/A	42	Green Horizons Envirmnt, LLC*
521-527 Oneida Street	094.-04-20.0	\$45,800	0.28 acres	N/A	42	Horizon Transport, LLC*
517 Oneida Street	094.-04-21.0	\$45,800	0.30 acres	N/A	42	Horizon Transport, LLC*

*These properties are subject to JMA Tech Properties, LLC’s simultaneous request for eminent domain.

**These properties are under contract and will be transferred to JMA Tech Properties, LLC prior to the final SIDA closing

*** This company is under common ownership with JMA Tech Properties, LLC

**JMA TECH PROPERTIES, LLC
SIDA APPLICATION**

Attachment #3 – Description of Project

Overview

John Mezzalingua Associates, LLC, dba JMA Wireless, a global wireless technology leader recently expanded its local manufacturing operations in Liverpool, NY to include a new state-of-the-art 97,000 sq. ft. manufacturing and professional facility in downtown Syracuse. With the reimagined conversion of an abandoned textile building to its global headquarters, JMA continues to grow and expand, with a direct economic benefit to the surrounding community. Since its inception, JMA has leaned into U.S. based innovation, delivering the world's first software based 4G baseband, private CBRS network solutions, and manufacturing 4G/5G antennas and high-grade connectors. Over the last six years, JMA has invested more than \$100 million in the Syracuse area and employs more than 500 people locally. In less than a decade, JMA tripled its Liverpool manufacturing capacity from 62,000 sq. ft. in 2013 to 220,000 sq. ft. in 2020. Now, the new JMA global headquarters in Syracuse stands as the only U.S.-owned 5G manufacturing campus in the country.

Expansion of the 5G Campus: Building a Global Smart Logistics Center

As part of the continued growth and commitment to U.S. and New York state manufacturing, JMA plans to expand its facilities to include a state-of-the-art Global Smart Logistics Center on the same campus as its recent \$52 million global headquarters investment on Cortland Avenue. Currently, due to space constraints, JMA utilizes valuable manufacturing space in its headquarters facility for warehousing—freeing up this space will allow it to expand 5G manufacturing and development capabilities at the site, as it moves inventory to the new Smart Logistics Center.

The intended footprint for The Center is framed in by the 200 block of W. Taylor Street, the west side of the 1000 block of S. Clinton Street and east side of the 500 and 600 block of Oneida Street. It currently consists of JMA owned property, a single story 10,950 sq. ft. structure with parking, a ~36,000 sq. ft. manufacturing building with adjacent parking, and three vacant lots (two residential and one light industrial). Under JMA's plans, this footprint would become the site of an 80,000 sq. ft. high bay structure complementing the architecture and aesthetics of JMA's 5G global headquarters on Cortland Avenue. With additional exterior lighting, landscape beautification and 24-hour security, the Center will positively impact the community. The neighborhood evolution from forgotten buildings to a vibrant, working campus that the community will benefit from, also offers an increased ability to safely access the area by foot or bike.

JMA's new Global Smart Logistics Center will serve as the hub for all JMA materials moving across the U.S. and the world. The truck activity, operating during normal business hours, would take place on the former 1000 block of S. Clinton Street currently owned by JMA. The Center's proximity to 5G manufacturing operations on the same campus as JMA's global headquarters, will provide the necessary efficient access to centralized warehousing for all JMA manufactured materials—rounding out the only U.S.-owned 5G campus in the country.

JMA anticipates using approximately 15,000 sq. ft. for programming and system staging of JMA solution servers. The facility aspires to be 100% unwired, utilizing technology like private 5G

**JMA TECH PROPERTIES, LLC
SIDA APPLICATION**

Attachment #3 – Description of Project

Networks and CBRS to power voice and data communications, next generation edge-based use cases, as well as employing high levels of automation.

The creation of the smart Logistics Center is estimated to be a \$25 million investment by JMA, and a significant contribution to Syracuse's commitment to revitalize the downtown area. JMA's campus, encompassing its global headquarters and the Global Smart Logistics Center, will greatly enhance the Southside gateway as a beacon of technology, current and future economic promise. The project will serve as the next step in the transformation of the downtown area, helping revitalize and reenergize a long-forgotten neighborhood that had not seen healthy investment in decades.

Creation of New Jobs

JMA's intent for The Center is to bring additional jobs to the immediate Southside, improve the condition of the area, and serve as an anchor for emerging opportunities in the neighborhood and community. An anticipated 40 new jobs, in addition to the 200 jobs committed with respect to the headquarters site, will be created at the Logistics Center in support of JMA's managed services growth. As part of the planned job growth, JMA expects to transfer out-of-state operations and headcount to the Syracuse facility.

JMA is deeply committed to investing in its workforce and hiring locally. Currently there are several hiring initiatives to match local talent with the tech jobs of the future—including immediate events like jobs fairs and high school student tours, as well as more longer-term partnerships to create a sustainable talent pipeline. JMA hosted multiple local hiring fairs, including a job fair at Salt City Market for neighborhood residents, and there is an upcoming career fair for local residents planned for the end of the year. Additionally, JMA created a partnership with the Institute of Technology at Syracuse Central to expose high school students to technology careers and create a pathway to hire local residents. This includes hosting students at our downtown manufacturing headquarters for job shadowing, resume help, and skills development, as showcased in section 3.6 of this application.

Catalyst for Economic Growth & Positive Impact on the Community

JMA's investment in new facilities in the Southside marks the first time a new manufacturing facility has been created in Syracuse in 40-plus years. In addition to the direct investments the Company has made, its development projects serve as a catalyst for future growth in the surrounding area. Since JMA initiated its development, two additional development projects have broken ground in adjacent areas—Salina 1st (to the east) and Syracuse Community Health Center (to the north).

Despite these projects having been approved for development for some time, there was no ground broken until JMA's new 5G campus provided an anchor investment and paved the way for developers to gain confidence in the neighborhood as an area for development opportunity.

There is much positive community impact to the neighborhood, as well. Earlier this year, JMA participated in a neighborhood cleanup effort of the area, working with over 15 local

**JMA TECH PROPERTIES, LLC
SIDA APPLICATION**

Attachment #3 – Description of Project

organizations – the result: over five miles of city sidewalks were cleaned and beautified. Over 50 JMA employees volunteered to help in this effort. This fall, JMA participated in the back-to-school supply drives for basic needs and school success tools at the Mary Nelson Youth Center on S. Salina Street. Further, this Thanksgiving, JMA is partnering with Brady Market on Gifford Street to provide dinners for 180+ families in partnership with 12 different agencies across Syracuse. Teams of JMA volunteers will be on site to help prepare and distribute holiday meals.

Property Summary

Below is a summary of the proposed footprint for the expansion of the 5G campus. This includes a list of all the properties in the footprint, as well as the properties requested that are currently not under JMA ownership.

**JMA TECH PROPERTIES, LLC
SIDA APPLICATION**

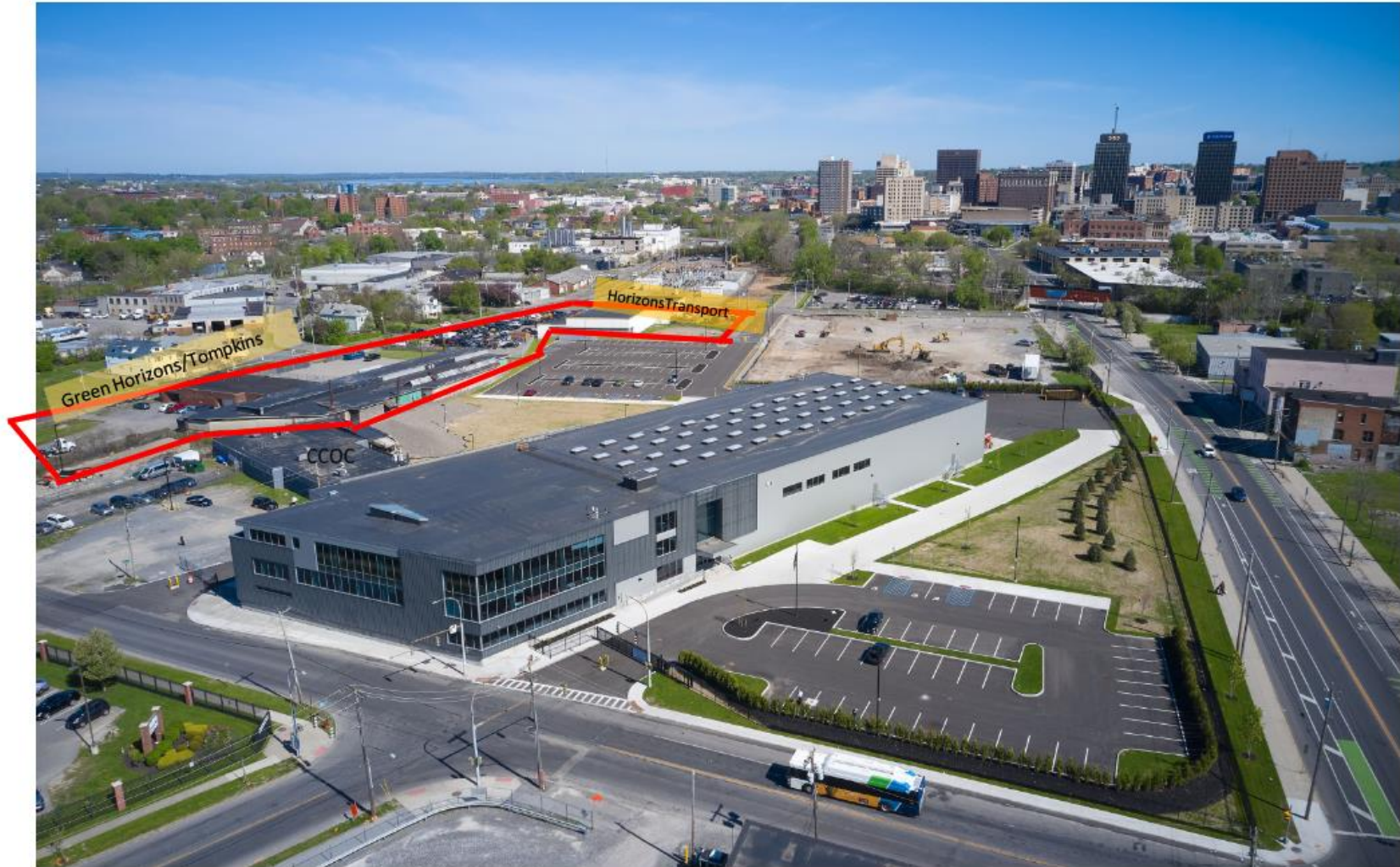
Attachment #3 – Description of Project

3.1 -- Proposed footprint:



**JMA TECH PROPERTIES, LLC
SIDA APPLICATION**

Attachment #3 – Description of Project



JMA TECH PROPERTIES, LLC SIDA APPLICATION

Attachment #3 – Description of Project

3.2 – Overview of properties:

TAX ID #	CURRENT OWNERSHIP	Street Address
094.-04-01.0	Horizon Transport LLC	225 W Taylor and Oneida
094.-04-02.0	Horizon Transport LLC	201-07 W Taylor and S Clinton
094.-04-20.0	Horizon Transport LLC	521-27 Oneida St
094.-04-21.0	Horizon Transport LLC	517 Oneida St
094.-04-16	Under Contract to JMA Tech	615 Oneida St
094.-04-17	Under Contract to JMA Tech	609 Oneida St
094.-04-18	Under Contract to JMA Tech	605 Oneida
094.-04-09.0	Green Horizons Envirmnt LLC (Thompkin Bros)	240 1/2 Tallman St
094.-04-11.0	Green Horizons Envirmnt LLC (Thompkin Bros)	252-54 Tallman St & Oneida St
094.-04-12.0	Green Horizons Envirmnt LLC (Thompkin Bros)	637-39 Oneida St
094.-04-13.0	Green Horizons Envirmnt LLC (Thompkin Bros)	629 Oneida St
094.-04-14.0	Green Horizons Envirmnt LLC (Thompkin Bros)	625 Oneida St
094.-04-15.0	Green Horizons Envirmnt LLC (Thompkin Bros)	619 Oneida St
094.-04-05.2	Catholic Charities of Onondaga County	1074 S Clinton
094.-04-05.3	Catholic Charities of Onondaga County	228 Tallman
094.-04.03.0	JMA Tech Properties, LLC	1010 S Clinton St
094.-04-04.0	JMA Tech Properties, LLC	1022 S Clinton St
094.04-05.1	JMA Tech Properties, LLC	1054 S Clinton St to Oneida St
094.-04-06.0	Ranalli/Taylor St LLC (JMA)	222-24 Tallman St
094.-04-08.0	Ranalli/Taylor St LLC (JMA)	226 Tallman St



JMA TECH PROPERTIES, LLC SIDA APPLICATION

Attachment #3 – Description of Project

3.3 – Properties not under JMA ownership:

Properties Requested ,
not under JMA Control.

Tax ID	Owner Name	Property Address
094.-04-01.0	Horizon Transport LLC	225 Taylor St W & Oneida
094.-04-02.0	Horizon Transport LLC	201-07 Taylor St W & Clair
094.-04-20.0	Horizon Transport LLC	521-27 Oneida St
094.-04-21.0	Horizon Transport LLC	517 Oneida St
094.-04-09.0	Green Horizons Envirmtl LLC	240 1/2 Tallman St
094.-04-10.0	Green Horizons Envirmtl LLC	242-46 Tallman St
094.-04-11.0	Green Horizons Envirmtl LLC	252-54 Tallman St & Oneida
094.-04-12.0	Green Horizons Envirmtl LLC	637-39 Oneida St
094.-04-13.0	Green Horizons Envirmtl LLC	629 Oneida St
094.-04-14.0	Green Horizons Envirmtl LLC	625 Oneida St
094.-04-15.0	Green Horizons Envirmtl LLC	619 Oneida St
094.-04-19.0	Green Horizons Envirmtl LLC	601-03 Oneida St

- Blue Text on List
- Green Text JMA owns or pending sale



**JMA TECH PROPERTIES, LLC
SIDA APPLICATION**

Attachment #3 – Description of Project

3.4 – Demonstrated transformation of the neighborhood from prior to construction until now.

Neighborhood in 2019



Neighborhood in 2022



**JMA TECH PROPERTIES, LLC
SIDA APPLICATION**

Attachment #3 – Description of Project

3.5 -- The neighborhood revitalization continues in November 2022 with several economic development projects launched after JMA opened its headquarters. Both the Syracuse Community Health Center and Salina 1st were dormant until JMA committed to the Southside neighborhood.



**JMA TECH PROPERTIES, LLC
SIDA APPLICATION**

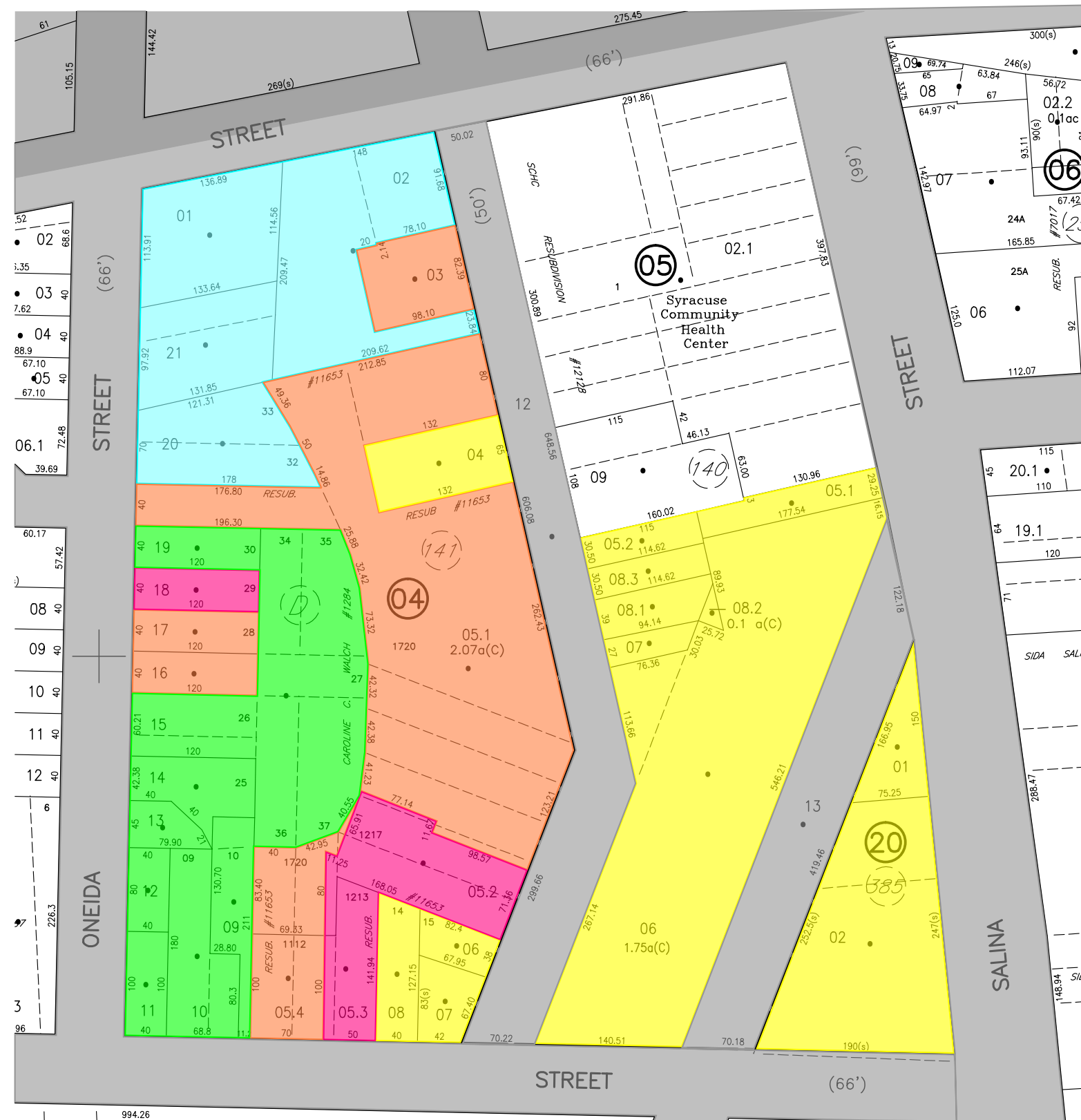
Attachment #3 – Description of Project

3.6 – In October, 2022, ITC P-TECH students had their most recent tour of the JMA downtown facility -- meeting with the team to learn more about high-tech manufacturing careers.



JMA Tech Properties

Summary of Property Ownership



Legend:

- =JMA Property Included in prior SIDA Project
- =JMA Property for Current Project
- =Property Under Contract
- =Horizon Transport Prop (needed for Project)
- =Green Horizons Property (needed for Project)
- =Roadway

Line Styles:

- PROPERTY PARCEL LINE: Solid line
- ORIGINAL LOT LINE: Dashed line
- ROAD OR RAILROAD RIGHT-OF-WAY LINE: Thick solid line

REVISIONS		
No.	Description	Date

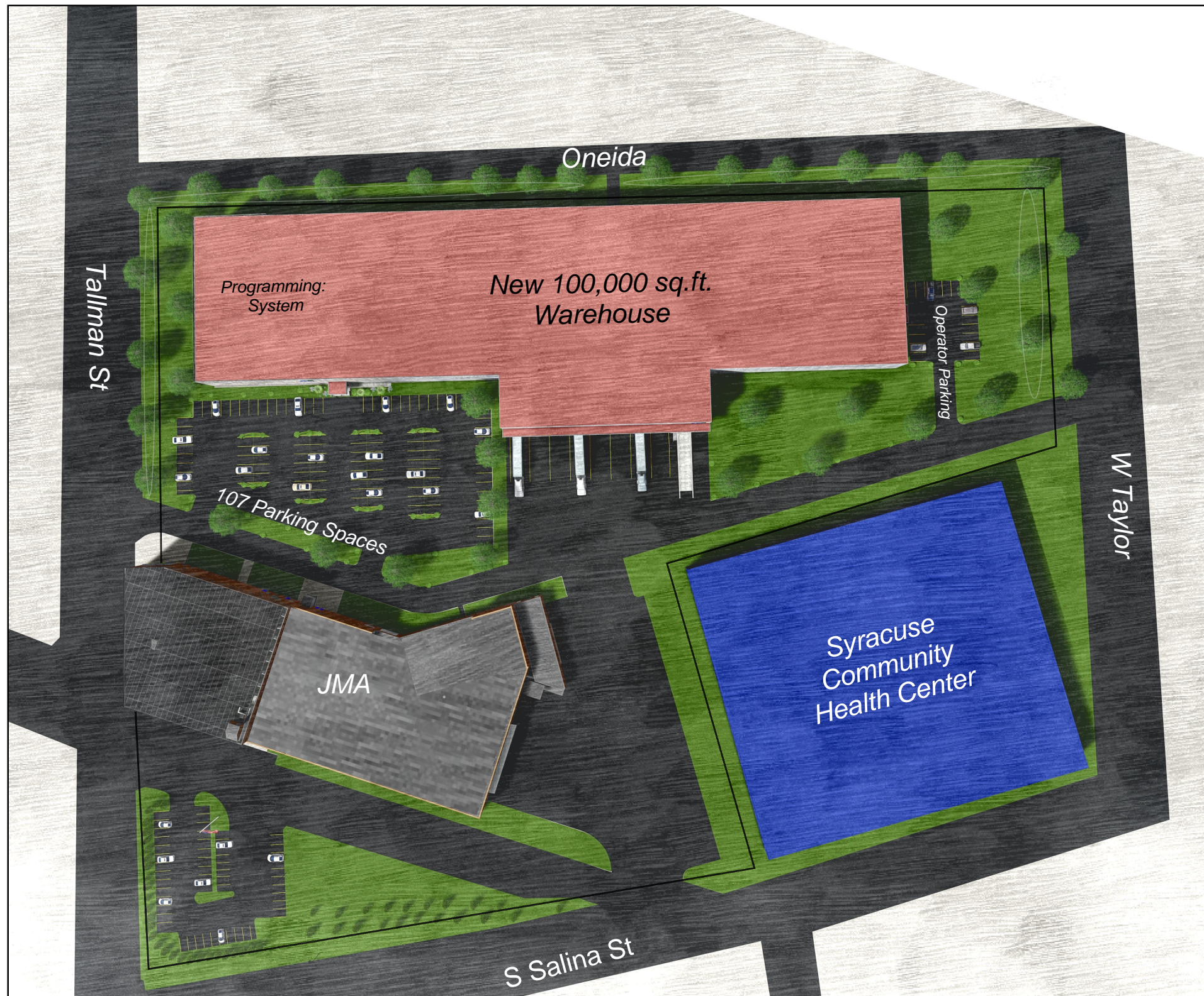
CONTRACTOR

THE PIKE COMPANY
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SHEET MAP

ARCHITECTS/ENGINEERS:

SHEET					
DATE	PROJECT TITLE	JMA New Warehouse		PROJECT NUMBER	201221
DRAWN	LOCATION	140 CORTLAND AVENUE SYRACUSE, NY 13202		PHASE	JMA
CHECKED	DRAWING TITLE	Property Ownership		DRAWING NUMBER	2



REVISIONS		
No.	Description	Date

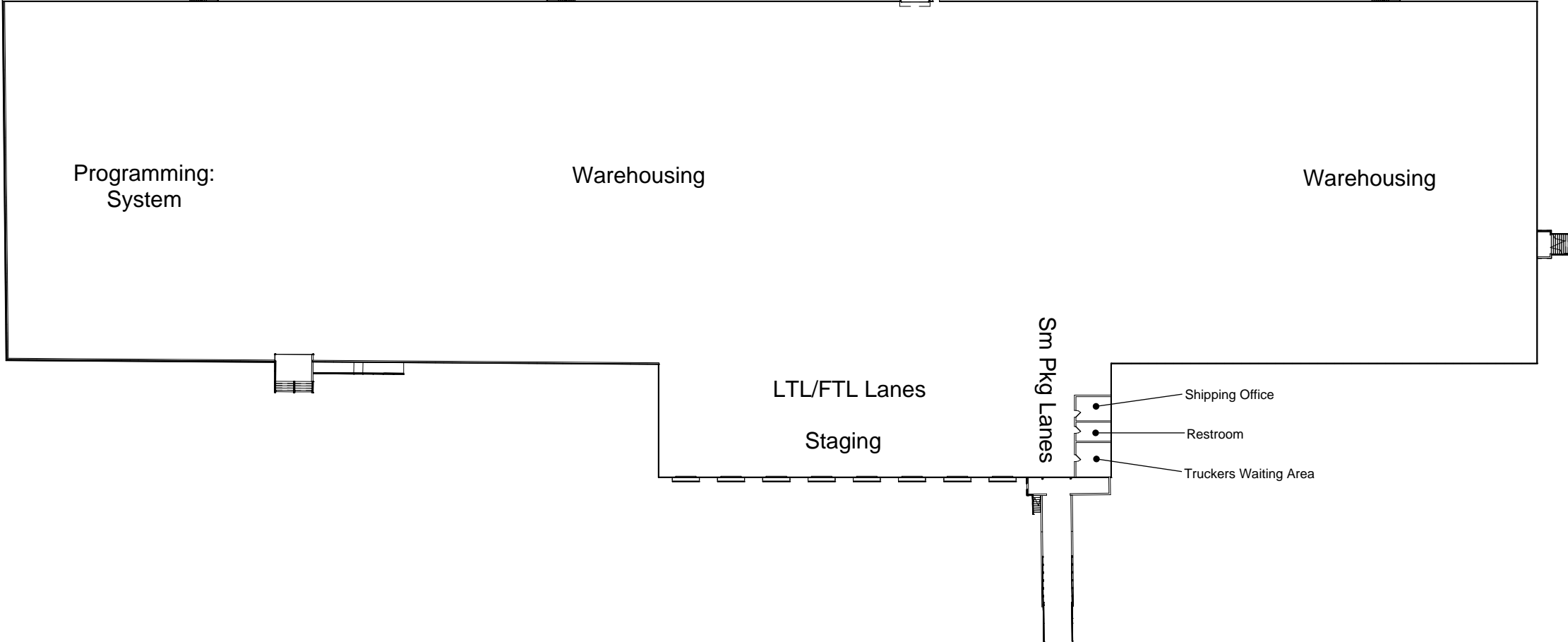
CONTRACTOR

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SHEET MAP

ARCHITECTS/ENGINEERS:

SHEET			
DATE	PROJECT TITLE	PROJECT NUMBER	
	JMA New Warehouse	201221	
	140 CORTLAND AVENUE SYRACUSE, NY 13202		
	JMA Warehouse Site Plan		
			JMA 3



REVISIONS		
No.	Description	Date

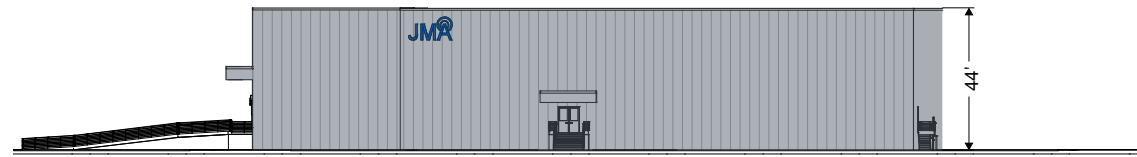
CONTRACTOR

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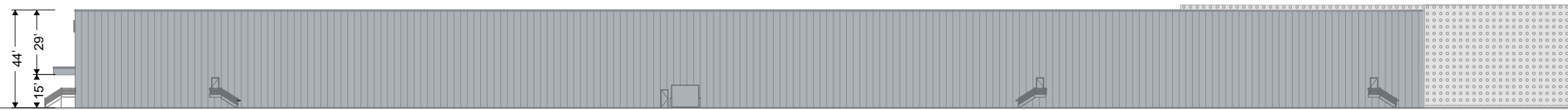
SHEET MAP

ARCHITECTS/ENGINEERS:	

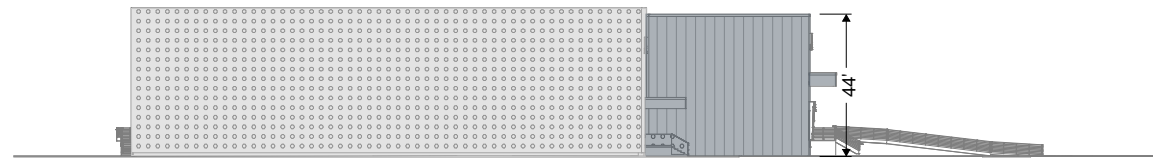
SHEET			
DATE		PROJECT TITLE:	JMA New Warehouse
DRAWN		LOCATION:	140 CORTLAND AVENUE SYRACUSE, NY 13202
CHECKED		DRAWING TITLE:	JMA Warehouse Floor Plan
		PROJECT NUMBER:	201221
		PHASE:	JMA
		DRAWING NUMBER:	4



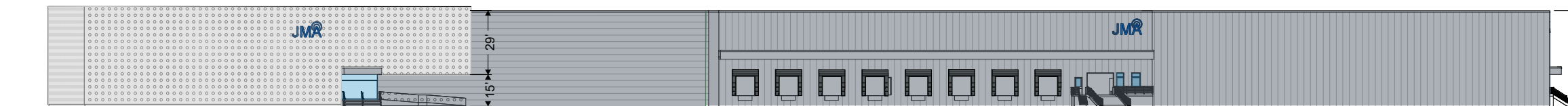
① New Warehouse North Elevation
1" = 60'-0"



② New Warehouse West Elevation
1" = 60'-0"



③ New Warehouse South Elevation
1" = 60'-0"



④ New Warehouse East Elevation
1" = 60'-0"

REVISIONS		
No.	Description	Date

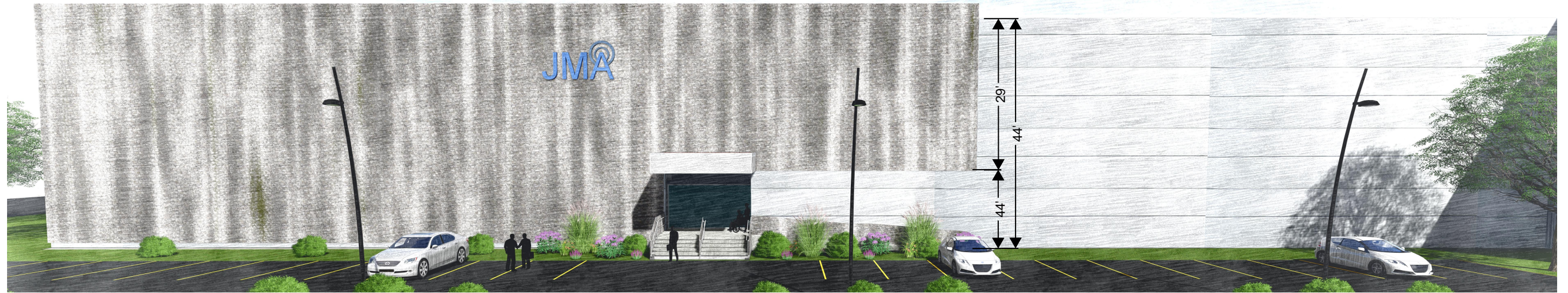
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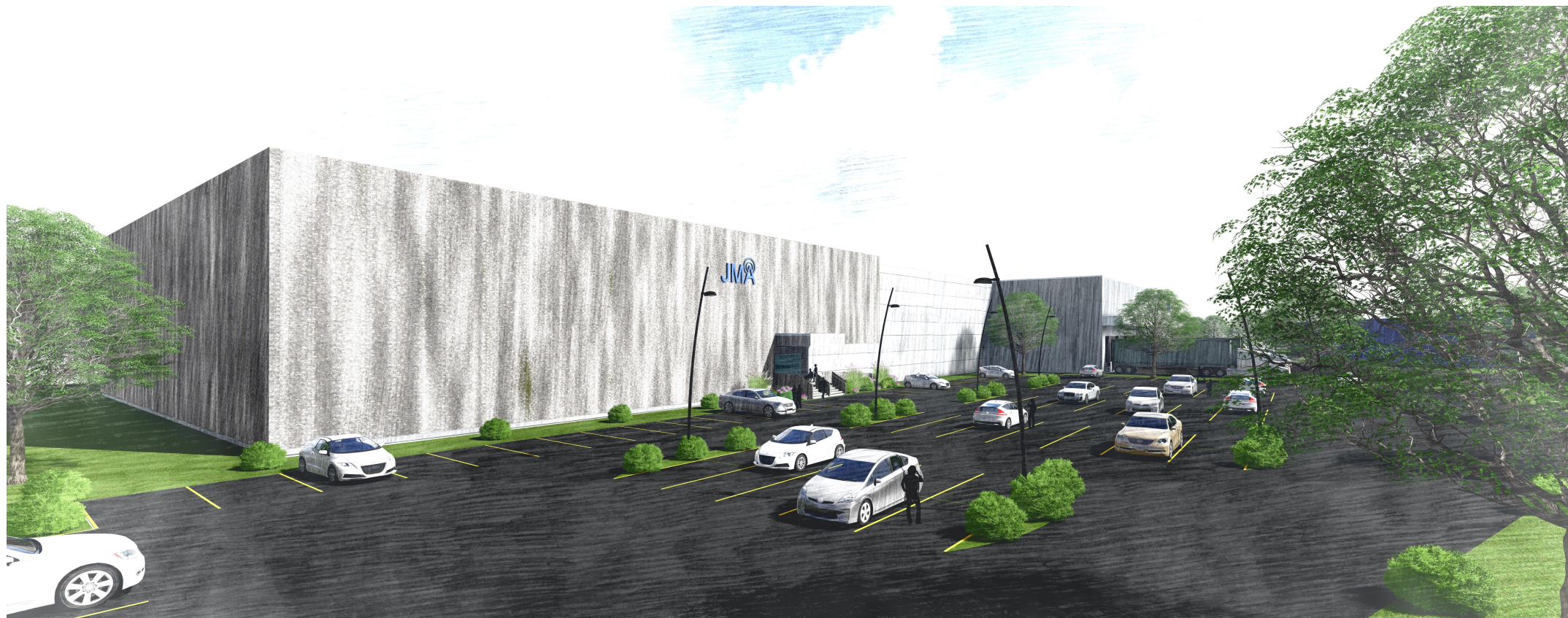
SHEET MAP

ARCHITECTS/ENGINEERS:

SHEET				
DATE	PROJECT TITLE	PROJECT NUMBER	PHASE	DRAWING NUMBER
	JMA New Warehouse	201221		
	140 CORTLAND AVENUE SYRACUSE, NY 13202			
	JMA Warehouse Elevations			JMA
				5



1 New East Enlarged Entrance Elevation
 JMA 3 1" = 20'-0"



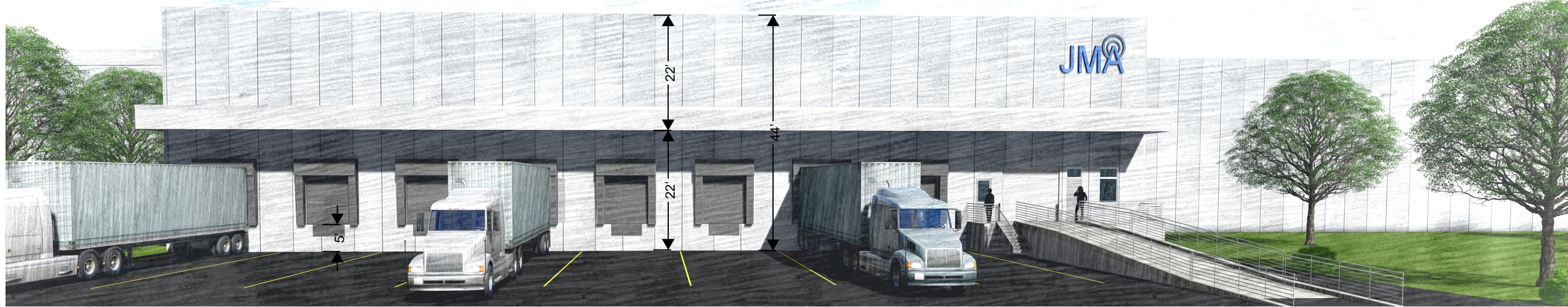
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No.	Description	Date

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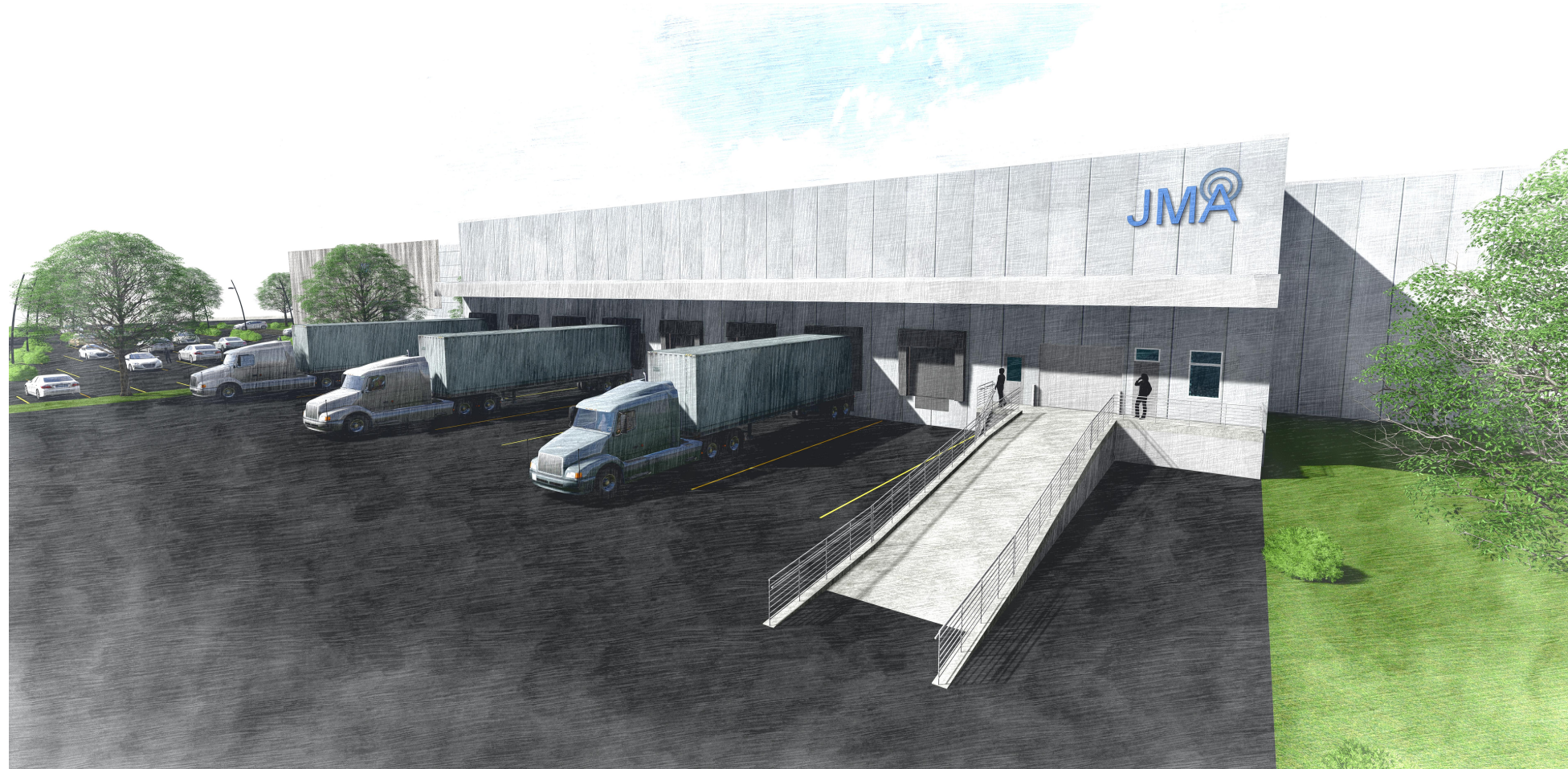
SHEET MAP

ARCHITECTS/ENGINEERS:

SHEET				
DATE	PROJECT TITLE	PROJECT NUMBER	201221	
DRAWN	LOCATION	JMA New Warehouse 140 CORTLAND AVENUE SYRACUSE, NY 13202		
CHECKED	DRAWING TITLE	DRAWING NUMBER	JMA 6	
	JMA Warehouse Elevations			



① New East Enlarged Loading Dock
1" = 20'-0"



REVISIONS		
No.	Description	Date

CONTRACTOR
THE PIKE COMPANY
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SHEET MAP

ARCHITECTS/ENGINEERS:

SHEET			
DATE	PROJECT TITLE	PROJECT NUMBER	
	JMA New Warehouse	201221	
	140 CORTLAND AVENUE SYRACUSE, NY 13202		
	JMA Warehouse Elevations		JMA 7