



**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@syrgov.net.

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@syrgov.net

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

I. APPLICANT DATA

A. Contact Information

Company Name:	TLSP Coda LLC			("Applicant")	
Mailing Address:	PO Box 4369				
City:	Jackson	State:	Wyoming	Zip:	83001
Phone:	3076999892	Fax:			
Contact Person:	John T. Hoover, III				
Email Address:	jhoover@bridgercorp.com				
Industry Sector:	Real Estate				
NAICS Code:	531190	Federal Employer Identification Number:	86-1558508		

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

F. Applicant's Accountant:

Name:	Norman L. LeBlanc, CPA, MST		
Firm:	KLR		
Mailing Address:	951 North Main Street		
City:	Providence	State:	Zip: 02904
Phone:	7815478800	Fax:	
Email Address:	nleblanc@kahnlitwin.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

II. PROJECT INFORMATION

A. Project Location

Address:	See Attachment #2	Legal Address (if different)	
City:	Syracuse		
Zip Code:	13210		
Tax Map Parcel ID(s):			
Current Assessment:	\$2,150,000	Square Footage /Acerage of Existing Site:	85,813.2 / 1.97 acres
Square Footage of Existing Building, if any:	45,836	Census Tract: (Please See Appendix E for Census Tracts)	34

B. Type (Check all that apply):

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

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

Water	<input type="text" value="To be Renovated/Expanded"/>	Electric	<input type="text" value="Needs to be Renovated/Exp"/>
Sanitary/ Storm	<input type="text" value="Needs to be Renovated/Exp"/>	Private Roads	<input type="text" value="Onsite"/>
Sewer Gas	<input type="text" value="Needs to be Renovated/Exp"/>	Telecommunication	<input type="text" value="Needs to be Constructed"/>

F. Zoning Classification: Please list the current zoning:

Current Zoning

BA Local Business District, Class A

G. Are variances needed to complete the Project?

Yes

No

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

Please see variance approval from the Board of Zoning Appeals (Attachment #4)

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

34

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

02/01/2023

Construction Completion

07/15/2024

Date of Occupancy

08/01/2024

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?

10,950,000

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	8,612,000
Site Work/Demo	3,250,000
Building Construction & Renovation	66,819,000
Furniture & Fixtures	1,240,000
Equipment	600,000
Equipment Subject to NYS Production Sales Tax Exemption (Manufacturing)	0
Engineering/Architects Fees	2,475,000
Financial Charges	11,454,000
Legal Fees	300,000
Other	1,000,000
Management /Developer Fee	1,750,000
Total Project Cost	97,500,000

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:	10,950,000
Amount of capital Applicant intends to invest in the Project through completion:	26.50M plus \$71m financing
Total amount of public sector source funds allocated to the Project:	None Expected
Identify each public sector source of funding:	None Expected
Percentage of the Project to be financed from private sector sources:	72.86%
Total Project Cost	97,500,000

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: ACRES Capital Group \$71m

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? \$48,000,000

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:

Priority Commercial & Residential

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)	\$532,500 (\$71m debt x .0075)
<input checked="" type="checkbox"/>	Sales and Use Tax Exemption (\$4% Local, 4% State)	\$3,840,000
<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:

\$175,000

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

\$1,500,000

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:	0
Estimate the number of construction jobs to be created by this Project:	225
Estimate the average length of construction jobs to be created (months):	20
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:	healthcare, 401k w/ profit sharing, 2-3 weeks paid vaca
Average annual benefit paid by the company (\$ or % salary) per FTE job:	25%.
Average growth rate of benefit cost:	3-5%
Amount or percent of wage employees pay for benefits:	10%
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:	7 plus 8 paid interns

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
General Manager	0	70,000	1	1	1	1	1	1
Resident Services / Leasing	0	50,000	3	3	3	3	3	3
Facilities Management	0	55,000	2	3	3	3	3	3
Student Interns (8 for a FTE)	0	40,000	1	1	1	1	1	1
Corporate Mgmt	0	75,000	1	1	1	1	1	1

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.

JH

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.

JH

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.

JH

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.

JH

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.

JH

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.

JH

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

JH

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.

JH

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.

JH

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.

JH

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.

JH

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).

JH

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.

JH

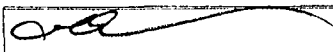
N. Disclosure: The Applicant has read paragraph 6 of the instructions contained on the cover of this Application and understands that the Applicant must identify in writing to SIDA any information it deems proprietary and seeks to have redacted.

JH

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.

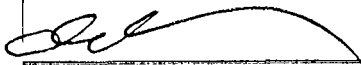
JH

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	TLSP Coda LLC
Signature of Officer or Authorized Representative	
Name & Title of Officer or Authorized Representative	John T. Hoover III, Member
Date	12/29/22

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	TLSP Coda LLC
Signature of CEO or a person authorized to bind the company/applicant	
Name & Title of Officer or Authorized Representative	John T. Hoover III, Member
Date	12/29/22

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

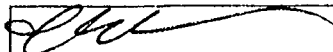
1. Susan Katzoff, Esq., Bousquet Holstein, PLLC
2. Grossman St. Amour, PLLC.

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:

TLSP Coda LLC

Authorized Representative:



Title:

John T. Hoover III, Member

Date:

12/29/22

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

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 _____)
) SS.:
COUNTY OF _____)

John T. Hoover III, deposes and says that s/he is the
(Name of Individual)

Manager of THSP Coda LLC
(Title) (Applicant Name)

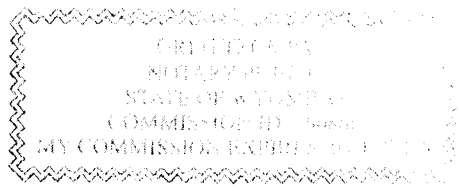
that s/he is the CEO or a person authorized to bind the company/applicant, and has personally completed and read the foregoing Application and knows the contents thereof and that the same is true, accurate, and complete to the best of her/his knowledge, as subscribed and affirmed under the penalties 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.

[Signature]
Applicant Representative's Signature

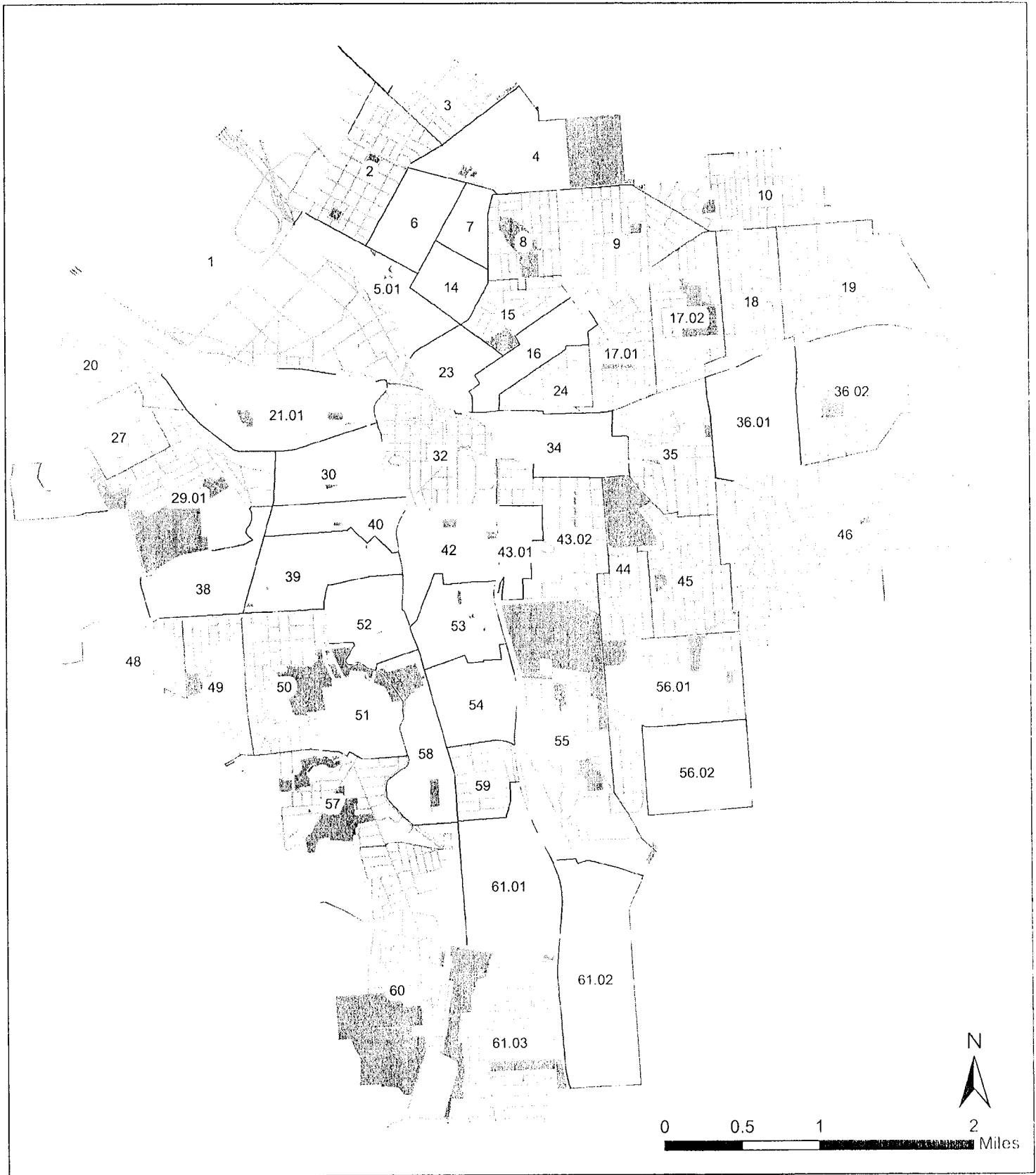
Manager
Title

Subscribed and sworn to before me this
18th day of January, 20 23





[Signature]
Notary Public




Highly Distressed Census Tracts



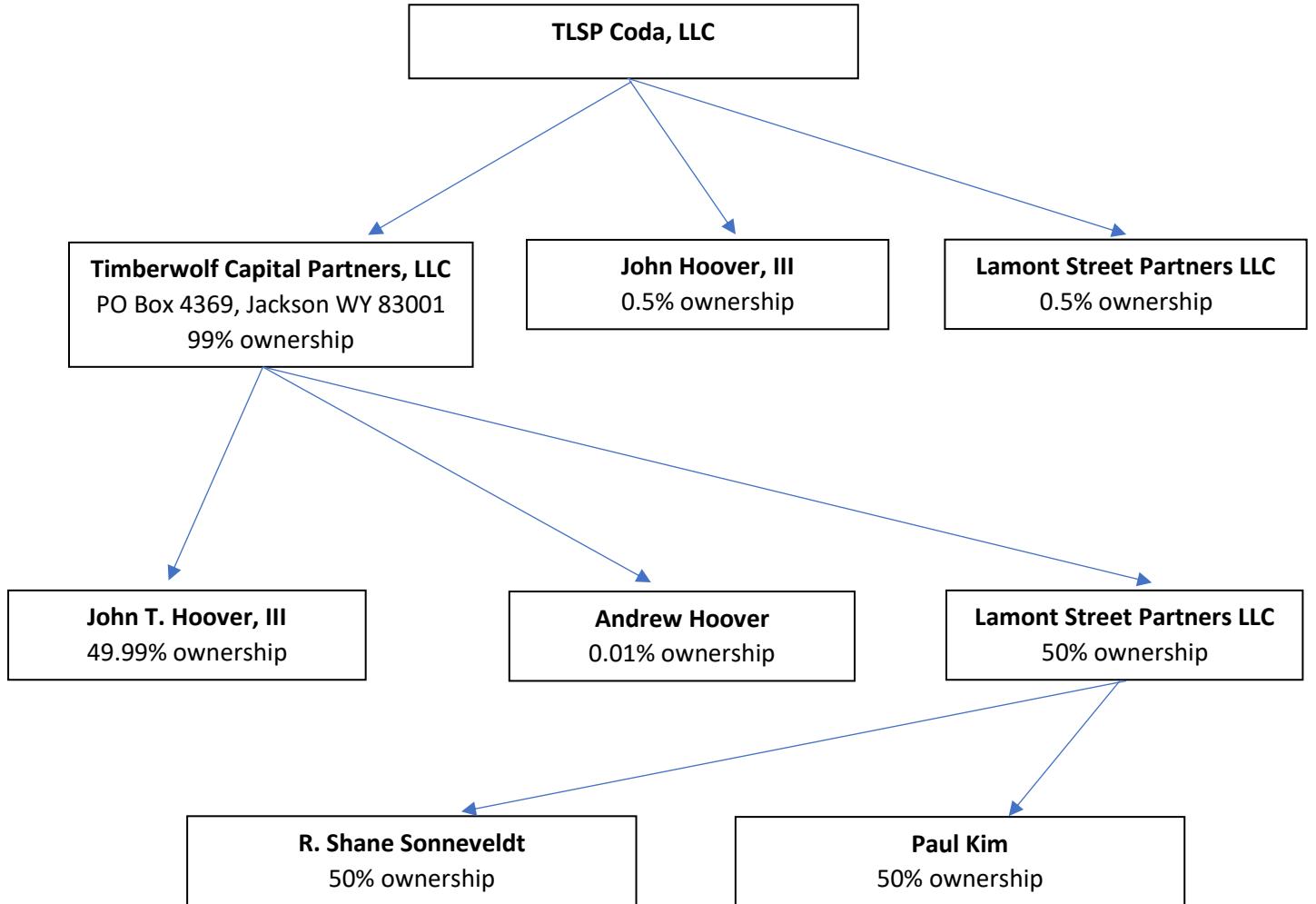
Legend

-  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.



**TLSP Coda LLC
SIDA Application
Attachment #1
List of Principal Owners**



**TLSP Coda LLC
SIDA Application
Attachment #2
Project Location**

<u>Address</u>	<u>Tax Map #</u>	<u>Assessment</u>	<u>Acreage</u>	<u>Sq. Ft. Building</u>
1014-16 Fayette St E	048.-05-01.0	\$91,000	72x132 = 9,504 sq. ft.	1320
1027-29 Genesee St E	048.-05-04.1	\$650,000	78.62x256.08 = 20,133 sq. ft.	10,420
1001-19 Genesee St E	048.-05-05.0	\$450,000	132x182.36 = 24,072 sq. ft.	3,900
313-23 Crouse Ave S	048.-05-06.0	\$805,000	184x132 = 24,288 sq. ft.	28,432
309 Crouse Ave S	048.-05-07.0	\$74,000	54x60.01 = 3,241 sq. ft.	1,764
301-07 Crouse Ave S	048.-05-08.0	\$80,000	92x60 = 5,520 sq. ft.	-0-

*Information Per 2022 Tax Records

** The closings on the properties occurred in December 2022. All deeds have been recorded in the County Clerk's office. The current property owner for each parcel is TLSP Syracuse LLC. The attorneys are currently preparing a deed transferring the properties to TLSP Coda LLC. It is anticipated that the transfer will occur prior to the February SIDA Board meeting.

***On November 21, 2022, the City of Syracuse Planning Commission passed a resolution approving the Resubdivision of the properties combining all six (6) tax map parcels into one new lot with a negative SEQRA declaration (a copy of the November 21, 2022 Planning Commission Minutes are attached hereto).

****On December 12, 2022, the City of Syracuse Planning Commissions passed a resolution approving the Site Plan Application for the Project Site with a negative SEQRA declaration (a copy of the December 12, 2022 Planning Commission Minutes are attached hereto).

TLSP Coda LLC
SIDA Application
Attachment #3
Description of Project

The Applicant is proposing the redevelopment of six (6) tax parcels located along East Genesee Street and South Crouse Avenue into a 300,149 gross square foot mixed-use and residential mid-rise apartment building. The Project will include renovation the existing historic Ward Wellington Ward home located at 1029 E. Genesee St for 1st (and potentially 2nd) floor retail.

The Project Site includes six (6) tax parcels (see attachment #2) which have been combined into one parcel pursuant to the City of Syracuse Planning Commission resubdivision approval on November 21, 2022. The consolidated site is 1.97 acres. The current use of the site is a mix of uses as follows:

- 1027 East Genesee Street – former student housing
- 1029 East Genesee Street – Ward Wellington Ward home – former student housing
- 1001 East Genesee Street – dentist office
- 315 South Crouse Avenue – office building (partially vacant)
- 309 South Crouse Avenue – barber shop
- 303 South Crouse Avenue – open parking lot.

With the exception of the Ward Wellington Ward home, each of the structures located on the project site will be demolished. The proposed project includes the construction of a six-story residential apartment building, with 282 dwelling units, an enclosed parking garage and various amenity spaces for the residents. A subsurface parking garage will contain 146 parking spaces for the project, with an access ramp located on East Fayette Street and another surface parking lot will contain 29 spaces. The main building entrance for the apartments will be located on the corner of S. Crouse Ave and E. Genesee Street and the first floor will contain a variety of amenities, including lounge, study, fitness areas and a public retail space along E. Genesee. The remainder of the first floor will be residential units. Floors 2 through 6 will be primarily residential units, with a few smaller common space areas on each floor for resident work-from-home and lounge areas. The center of the building will provide an exterior courtyard space, which will include a year-round heated pool and dining patio. The existing Ward Wellington Ward structure located on 1029 E. Genesee Street will be preserved. The building will have its exterior façade renovated to historical standards and the interior will be renovated into a retail space for the enjoyment of local patrons and community members.

Based on research performed, a need exists for lower density living in Syracuse. As such, the majority of the proposed units are studio and 1-bedroom apartments. More specifically, the project will include the following units:

Studio Units	103
1 Bedroom Units	98

2 Bedroom Units	69
3 Bedroom Units	12

The target market for the project will be young professionals, local medical employees, future Micron employees, and upperclassman and graduate students. The site is located in the Neighborhood Revitalization Strategy Area (NRSRA) and as such will benefit the City by developing a residential project in an area specifically identified by the City as in need of such projects. As such, the Applicant is requesting a Priority Commercial & Residential PILOT.

In addition to being located in an NSRA, the project includes the renovation of the historic architectural landmark Ward Wellington Ward home, which will be improved to have 1st (and potentially 2nd) floor retail which opens the historical building to community interaction.

The applicant is requesting sales and use tax exemption, mortgage recording tax exemption and PILOT benefits to help finance the project, which has recently become very difficult due to a number of factors. First, capital market changes such as drastically increasing interest rates, decreasing finance options for new construction, stagflation and a pending recession have made obtaining financing for this project exceedingly difficult. Second, the City approvals for this project were obtained under the current zoning guidelines which required substantial parking requirements. In order to meet the parking requirements, the number of units were reduced and the on-site parking was increased, resulting in increased cost with less revenue due to less units, making the feasibility of the project even more stressed. Given these two factors, the sales tax abatements and PILOT Program are necessary for the project to be financially feasible.

The Applicant has taken substantial efforts to move this project forward quickly. Variance approvals have been approved by the City of Syracuse Board of Zoning Appeals (see Attachment #4, dated January 5, 2023). Resubdivision approval to combine the six separate lots into one cohesive lot for the Project has been granted by the City of Syracuse Planning Commission (see Attachment #5, dated November 21, 2022). Site Plan approval has also been granted by the City of Syracuse Planning Commission (see Attachment #6, dated December 12, 2022). The survey of the property and the final plans approved by the City of Syracuse Planning Commission are attached as Attachment #7). As a result, this project is immediately shovel ready.

The Applicant is dedicated to seeing this Project completed as quickly as possible. As such, in anticipation of receiving the benefits sought from SIDA which will then enable it to complete the necessary financing for the completion of the Project, the applicant is moving forward with the demolition of the existing structures. Immediately upon receiving approval of the Project from SIDA, the Applicant will close on its financing, order materials and mobilize subcontractors necessary to begin vertical construction of the Project. In order to facilitate the ordering of materials as quickly as possible, the Applicant is requesting a temporary appointment for sales tax purposes from SIDA at the earliest possible time.