

# NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

## APPLICATION FOR FINANCIAL ASSISTANCE

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(Applicant Name)

6311 Inducon Corporate Drive, Suite One  
Sanborn, New York 14132  
Phone: 716-278-8760 Fax: 716-278-8769  
<http://niagaracountybusiness.com>

# NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

## APPLICATION FOR FINANCIAL ASSISTANCE

### I. APPLICANT INFORMATION

Company Name: Peter Certo Corporation

Mailing Address: PO Box 380

City/Town/Village & Zip code: West Seneca, NY 14224

Phone: (716) 609 4075

Website: n/a

Fed Id. No.: 16 0841505

Contact Person and Title: Chris Lofstrand Vice President

Email: thecertoholdinggroup@gmail.com

**Principal Owners/Officers/Directors** (list owners with 15% or more in equity holdings with percentage ownership):

Joseph J. Certo President 13.5%, Anthony P. Certo Secretary 13.5%

**Corporate Structure** (attach schematic if applicant is a subsidiary or otherwise affiliated with another entity)

#### Form of Entity



#### Corporation

Date of Incorporation: 2/27/1957

State of Incorporation: New York



#### Partnership

General \_\_\_\_\_ or Limited \_\_\_\_\_

Number of general partners \_\_\_\_\_

If applicable, number of limited partners \_\_\_\_\_

Date of formation \_\_\_\_\_

Jurisdiction of Formation \_\_\_\_\_



#### Limited Liability Company/Partnership (number of members \_\_\_\_\_)

Date of organization: \_\_\_\_\_

State of Organization: \_\_\_\_\_



#### Sole Proprietorship

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

\_\_\_\_\_

## Applicant's Counsel

Company Name: Duke Holzman Photiadis & Ritter

Contact Person, and Title: John Celani Partner

Mailing Address: 701 Seneca Street, Suite 750

City/Town/Village & Zip code: Buffalo, New York 14210

Email: jcelani@dukeholzman.com

Phone: (716) 855 1111

Fax No.: (716) 855 0327

## II. PROJECT INFORMATION

A) Project Address: 5700 & 5710 Porter Road, Niagara Falls, NY 14304

Tax Map Number (SBL) 145.10 3 27 and 145.10 3 26

(Section/Block/Lot)

SWIS Number 293000

Located in City of \_\_\_\_\_

Located in Town of Niagara

Located in Village of \_\_\_\_\_

School District of Niagara Wheatfield

B) Current Assessment of Property:

Land 35900 and 15200

Total 145000 and 72000

C) Present legal owner of the site Peter Certo Corporation

If other than from applicant, by what means will the site be acquired for this project?

D) Describe the project:

Two phase multifamily new construction on 2 adjacent lots at 5700 5710 Porter

Phase 1: demolish existing home @ 5710 and construct 11 unit residential build

(2BR/1.5BA townhomes, ~1,265 SF/unit, 2 parking spaces/unit). Phase 2:

demolish existing home @ 5700 and construct same

1. Project site (land)

(a) Indicate approximate size (In acres or square feet) of project site.

60,000 SF (1.38 acres) two adjacent lots, each 100 ft x 300 ft

(b) Indicate the present use of the project site.

Two existing single family residential homes (to be demolished)

2. Indicate number, size (in square feet) and approximate age of existing buildings on site  
Two single family homes, approx. 1,056 and 728 SF each
- 
3. Does the project consist of the construction of a new building or buildings?  
If yes, indicate number and size (in square feet) of new buildings.  
2 new multifamily buildings; each 13,915 SF (11 units x 1,265 SF); 27,830 SF total
- 
4. Does the project consist of additions and/or renovations to existing buildings? If yes, indicate nature of expansion and/or renovation.  
Demolition of existing buildings
- 
5. If any space in the project is to be leased to third parties, indicate total square footage of the project amount to be leased to each tenant and proposed use by each tenant.  
Residential leasing upon completion
- 
6. Will onsite childcare be provided at the project facility?  
No
- 
7. List principal items/categories of equipment to be acquired as part of the project.  
N/A residential rental development (no specialized equipment)
- 
8. Has construction work on this project begun?  
No
- 

E) Inter-Municipal Move Determination

Will the project result in the removal of a plant or facility of the applicant from one area of the State of New York to another?

☐ Yes or ☒ No

Will the project result in the removal of a plant or facility of another proposed occupant of the project from one area of the State of New York to another area of the State of New York?

☐ Yes or ☒ No

Will the project result in the abandonment of one or more plants or facilities located in the State of New York?

☐ Yes or ☒ No

If Yes to any of the questions above, explain how, notwithstanding the aforementioned closing or activity reduction, the Agency's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry:

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- F) Furnish a copy of any environmental application presently in process of completion concerning this project, providing name and address of the agency, and copy all pending or completed documentation and determinations.

- G) Project Annual Compliance Reporting Contact(s) - Upon project closing, there are several required annual compliance reports applicable to the Project that will need to be completed each year throughout the length of the financial assistance. Please list contact information for the Annual Reports that will include; Local Labor, Project Investment, Project Employment, Insurance verification.

Name/Title: Chris Lofstrand Vice President Name/Title: \_\_\_\_\_  
 Address: PO Box 380 Address: \_\_\_\_\_  
West Seneca, NY 14224  
 Phone: (716) 609 4075 Phone: \_\_\_\_\_  
 Email: thecertoholdinggroup@gmail.com Email: \_\_\_\_\_

### III. SOURCES & USES OF FUNDS

A) Estimated Project Costs:

|                                                                   |           |                  |
|-------------------------------------------------------------------|-----------|------------------|
| Property Acquisition                                              | \$        | 0                |
| Construction (Improvements)                                       | \$        | 5,448,550        |
| Equipment Purchases/Fixtures/Furnishings                          | \$        | 280,000          |
| Soft costs (i.e. engineering, architectural)                      | \$        | 1,373,138        |
| Other (describe) <u>development (zoning, survey, feasibility)</u> | \$        | 30,000           |
| <b>TOTAL USES OF FUNDS</b>                                        | <b>\$</b> | <b>7,131,688</b> |

B) Sources of Funds for Project Costs *(Must match above Total Uses of Funds):*

|                               |                           |           |                  |
|-------------------------------|---------------------------|-----------|------------------|
| Bank Financing                | Construction Loan 60% LTC | \$        | 4279012          |
| Equity                        |                           | \$        | 2,852,676        |
| Grants/Tax Credits            |                           | \$        |                  |
| Taxable or Tax Exempt Bond    |                           | \$        |                  |
| Other                         |                           | \$        |                  |
| <b>TOTAL SOURCES OF FUNDS</b> |                           | <b>\$</b> | <b>7,131,688</b> |

C) Identify each state and federal grant/credit:

|                           |             |
|---------------------------|-------------|
|                           | \$          |
|                           | \$          |
|                           | \$          |
|                           | \$          |
| <b>TOTAL PUBLIC FUNDS</b> | <b>\$</b> 0 |

#### IV. FINANCIAL ASSISTANCE REQUESTED

**A.) Benefits Requested:**

☒ Sales Tax Exemption

☒ Mortgage Recording Tax Exemption

☒ Real Property Tax Abatement (PILOT)

**B.) Value of Incentives: LEAVE THIS SECTION BLANK (will be estimated by NCIDA Staff)**

Property Tax Exemption

Estimated duration of Property Tax exemption: 10 years

Sales and Use Tax

Estimated value of Sales Tax exemption for facility construction: \$ 217,942

Estimated value of Sales Tax exemption for fixtures and equipment: \$ 22,400

Estimated duration of Sales Tax exemption: 2 years

Mortgage Recording Tax Exemption Benefit

Estimated value of Mortgage Recording Tax exemption: \$ 32,093

**C.) Financial Assistance Determination:**

If financial incentives are not provided by NCIDA, is the project financially viable?

☐ Yes or ☒ No

If the Project could be undertaken without Financial Assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be undertaken by the Agency:

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#### V. EMPLOYMENT PLAN

|            | # of<br>Retained Jobs | Retained Jobs<br>Average Annual<br>Salary | # of Created Jobs<br>(3 yrs after project<br>completion) | Created Jobs<br>Average Annual<br>Salary |
|------------|-----------------------|-------------------------------------------|----------------------------------------------------------|------------------------------------------|
| Full Time  |                       |                                           | 1                                                        | \$ 60,000                                |
| Part time  |                       | 0                                         |                                                          |                                          |
| TOTAL FTEs |                       | 0                                         | 1                                                        | \$ 60,000                                |

Annual Salary Range of Jobs to be Created: \$ \_\_\_\_\_ to \$ \_\_\_\_\_

Category of Jobs to be Retained and Created:

Job Categories (ie. Management, Administrative, Production, etc.) Maintenance Manager

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## VI. REPRESENTATIONS BY THE APPLICANT

The Applicant understands and agrees with the Agency as follows:

- A. Job Listings: In accordance with Section 858-b(2) of the New York General Municipal Law, the applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the proposed project must be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entity") of the service delivery area created by the federal job training partnership act (Public Law 97-300)("JTPA") in which the project is located.
- B. First Consideration for Employment: In accordance with Section 858-b(2) of the General Municipal Law, the applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the applicant must first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the proposed project.
- C. Compliance with Section 224-a(8)(a) of N.Y Labor Law. The applicant acknowledges receipt of notice from the Agency pursuant to Section 224-a(8)(d) of the New York Labor Law that the estimated mortgage recording tax exemption benefit amount, the estimated sales and use tax exemption benefit amount, and the estimated real property tax abatement benefit amount as so identified within this Application are "public funds" and not otherwise excluded under Section 224-a(3) of the New York Labor Law. You further acknowledge and understand that you have certain obligations as related thereto pursuant to Section 224-a(8)(a) of the New York Labor.
- D. Annual Sales Tax Filings: In accordance with Section 874(8) of the General Municipal Law, the Applicant understands and agrees that, if the proposed 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.
- E. Annual Employment Reports: The applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, the applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site.

- F. Compliance with N.Y. GML Sec. 862(1): 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 agency. (1) No funds of the agency 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 agency 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.

- G. Compliance with Applicable Laws: 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.
- H. False and Misleading Information: 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 Agency's involvement the Project.
- I. Recapture: Should the Applicant not expend or hire as presented, the Agency may view such information/  
status as failing to meet the established standards of economic performance. In such events, some or all of the benefits taken by the Applicant will be subject to recapture.
- J. 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, officers or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as herein described.

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

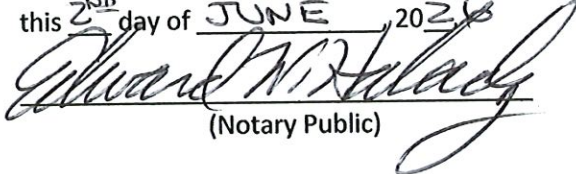
STATE OF NEW YORK )  
COUNTY OF ) ss.:

Christopher J. Lofstrand, being first duly sworn, deposes and says:

1. That I am the Vice President (Corporate Office) of Peter Certo Corporation (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 2<sup>nd</sup> day of JUNE, 2021

  
(Notary Public)

EDWARD W HALADY  
Notary Public, State of New York  
Qualified in Erie County  
Reg. No. 01HA4997933  
My Commission Expires June 15, 2026

This Application should be submitted to the Niagara County Industrial Development Agency,  
6311 Inducon Corporate Drive, Suite One, Sanborn, New York 14132.

Attach copies of preliminary plans or sketches of proposed construction or rehabilitation or both.

## HOLD HARMLESS AGREEMENT

Applicant hereby releases the NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY and the members, officers, servants, agents and employees thereof (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, and (B) any further action taken by the Agency with respect to the Project; including without limiting the generality of the foregoing, all causes of action and reasonable attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all out of pocket costs incurred by the Agency in processing of the Application, including reasonable attorneys' fees, if any. Notwithstanding anything contained herein to the contrary, the foregoing indemnities shall not be applicable with respect to misconduct, negligence, or criminal activity on the part of the Agency. It is understood and agreed that the Applicant has the right to join in any defense, and participate in the management of the defense, of any claim for which the Agency seeks indemnification.

In addition to the foregoing, the Applicant understands and acknowledges that (i) this application does not create or give rise to any legal obligations on the part of the Niagara County Industrial Development Agency (the "Agency") or the Applicant except as expressly stated herein, (ii) the terms and conditions governing the award of the financial assistance described herein will be set forth in a separate agreement(s), with the Agency, the form of which will be provided to the Applicant only upon the processing and approval of this application, (iii) the requested financial assistance described in application is based upon the representations made by the Applicant, based upon the Applicant's actual knowledge as of the date of this application, to the Agency, regarding the project, and (iv) that the Agency reserves the right to revise the financial assistance described in this application if any aspect of the project changes after receipt of the application, including changes to the number of jobs, amount of capital investment, or wages, by way of example only. In addition, the Applicant reserves the right to retract, clarify, amend or modify any such representations made prior to (or concurrently with) the submittal of this application to the Agency.



(Applicant Signature)

By: Peter Certo Corporation

Name: Christopher Lofstrand

Title: Vice President

  
(Notary Public)

Sworn to before me this 2<sup>nd</sup> day

of JUNE, 2024

EDWARD W HALADY  
Notary Public, State of New York  
Qualified in Erie County  
Reg. No. 01HA4997933

[stamp] My Commission Expires June 15, 2026

**617.20**  
**Appendix B**  
**Short Environmental Assessment Form**

**Instructions for Completing**

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                     |                                                                 |                                                                                                                                                                                                                                                                                                                           |    |     |                          |                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|-----|--------------------------|-------------------------------------|
| <b>Part 1 - Project and Sponsor Information</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                     |                                                                 |                                                                                                                                                                                                                                                                                                                           |    |     |                          |                                     |
| Two Phase Multifamily Residential Development 5700 & 5710 Porter Road                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                     |                                                                 |                                                                                                                                                                                                                                                                                                                           |    |     |                          |                                     |
| Name of Action or Project:<br>Town of Niagara, Niagara County, New York                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                     |                                                                 |                                                                                                                                                                                                                                                                                                                           |    |     |                          |                                     |
| Project Location (describe, and attach a location map):<br>5700 & 5710 Porter Road, Niagara Falls NY 14304                                                                                                                                                                                                                                                                                                                                                                                                              |                                     |                                                                 |                                                                                                                                                                                                                                                                                                                           |    |     |                          |                                     |
| Brief Description of Proposed Action:<br>Two phase multifamily new construction on two adjacent lots (totaling 60,000 SF / 1.38 acres) at 5700 & 5710 Porter Road. Phase 1: demolish existing home at 5710 Porter Rd and construct an 11 unit residential building (2BR/1.5BA townhomes, ~1,265 SF/unit, 2 parking spaces/unit). Phase 2: demolish existing home at 5700 Porter Rd and construct a second identical 11 unit building (mirror layout).                                                                   |                                     |                                                                 |                                                                                                                                                                                                                                                                                                                           |    |     |                          |                                     |
| Name of Applicant or Sponsor:<br>Peter Certo Corporation                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                     | Telephone: 7166094075<br>E-Mail: thecertoholdinggroup@gmail.com |                                                                                                                                                                                                                                                                                                                           |    |     |                          |                                     |
| Address:<br>PO Box 380                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                     |                                                                 |                                                                                                                                                                                                                                                                                                                           |    |     |                          |                                     |
| City/PO:<br>West Seneca                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                     | State:<br>NY                                                    | Zip Code:<br>14224                                                                                                                                                                                                                                                                                                        |    |     |                          |                                     |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.                                                                                                                                                                    |                                     |                                                                 | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table> | NO | YES | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| NO                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | YES                                 |                                                                 |                                                                                                                                                                                                                                                                                                                           |    |     |                          |                                     |
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <input checked="" type="checkbox"/> |                                                                 |                                                                                                                                                                                                                                                                                                                           |    |     |                          |                                     |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency?<br>If Yes, list agency(s) name and permit or approval:<br>Local planning board and zoning board of appeals, local building inspector, local zoning enforcement officer                                                                                                                                                                                                                                            |                                     |                                                                 | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table> | NO | YES | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| NO                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | YES                                 |                                                                 |                                                                                                                                                                                                                                                                                                                           |    |     |                          |                                     |
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <input checked="" type="checkbox"/> |                                                                 |                                                                                                                                                                                                                                                                                                                           |    |     |                          |                                     |
| 3.a. Total acreage of the site of the proposed action?                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                     | 1.38 acres                                                      |                                                                                                                                                                                                                                                                                                                           |    |     |                          |                                     |
| b. Total acreage to be physically disturbed?                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                     | 1.38 acres                                                      |                                                                                                                                                                                                                                                                                                                           |    |     |                          |                                     |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?                                                                                                                                                                                                                                                                                                                                                                                                  |                                     | 1.38 acres                                                      |                                                                                                                                                                                                                                                                                                                           |    |     |                          |                                     |
| 4. Check all land uses that occur on, adjoining and near the proposed action.<br><input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)<br><input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____<br><input type="checkbox"/> Parkland |                                     |                                                                 |                                                                                                                                                                                                                                                                                                                           |    |     |                          |                                     |

### Real Property Tax Benefits (Detailed):

\*\* This section of this Application will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application.

#### PILOT Estimate Table Worksheet

| Dollar Value of New Construction and Renovation Costs | Estimated New Assessed Value of Property Subject to IDA* | County Tax Rate/1000 | Local Tax Rate (Town/City/Village)/1000 | School Tax Rate/1000 |
|-------------------------------------------------------|----------------------------------------------------------|----------------------|-----------------------------------------|----------------------|
|                                                       |                                                          |                      |                                         |                      |

\*Apply equalization rate to value

| PILOT Year   | % Payment | County PILOT Amount | Local PILOT amount | School PILOT Amount | Total PILOT         | Full Tax Payment w/o PILOT | Net Exemption       |
|--------------|-----------|---------------------|--------------------|---------------------|---------------------|----------------------------|---------------------|
| 1            | 20%       | \$ 15,115           | \$ 5,309           | \$ 45,183           | \$ 65,607           | \$ 328,033                 | \$ 262,427          |
| 2            | 25%       | \$ 18,893           | \$ 6,636           | \$ 56,479           | \$ 82,008           | \$ 328,033                 | \$ 246,025          |
| 3            | 30%       | \$ 22,672           | \$ 7,963           | \$ 67,775           | \$ 98,410           | \$ 328,033                 | \$ 229,623          |
| 4            | 35%       | \$ 26,451           | \$ 9,290           | \$ 79,071           | \$ 114,812          | \$ 328,033                 | \$ 213,222          |
| 5            | 40%       | \$ 30,229           | \$ 10,617          | \$ 90,367           | \$ 131,213          | \$ 328,033                 | \$ 196,820          |
| 6            | 45%       | \$ 34,008           | \$ 11,944          | \$ 101,663          | \$ 147,615          | \$ 328,033                 | \$ 180,418          |
| 7            | 50%       | \$ 37,787           | \$ 13,271          | \$ 112,959          | \$ 164,017          | \$ 328,033                 | \$ 164,017          |
| 8            | 55%       | \$ 41,565           | \$ 14,599          | \$ 124,255          | \$ 180,418          | \$ 328,033                 | \$ 147,615          |
| 9            | 60%       | \$ 45,344           | \$ 15,926          | \$ 135,550          | \$ 196,820          | \$ 328,033                 | \$ 131,213          |
| 10           | 65%       | \$ 49,123           | \$ 17,253          | \$ 146,846          | \$ 213,222          | \$ 328,033                 | \$ 114,812          |
| <b>TOTAL</b> |           | <b>\$ 321,186</b>   | <b>\$ 112,807</b>  | <b>\$ 960,149</b>   | <b>\$ 1,394,142</b> | <b>\$ 3,280,334</b>        | <b>\$ 1,886,192</b> |

\*Estimates provided are based on current property tax rates and assessment value

|                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                     |                                     |                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action,                                                                                                                                                                                                                                                                                                                                                                                        | NO                                                                  | YES                                 | N/A                      |
| a. A permitted use under the zoning regulations?                                                                                                                                                                                                                                                                                                                                                                  | <input checked="" type="checkbox"/>                                 | <input type="checkbox"/>            | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan?                                                                                                                                                                                                                                                                                                                                                                | <input type="checkbox"/>                                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?                                                                                                                                                                                                                                                                                                   | NO                                                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/>                                            | <input checked="" type="checkbox"/> |                          |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?<br>If Yes, identify: _____                                                                                                                                                                                                                                                                       | NO                                                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/>                                 | <input type="checkbox"/>            |                          |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels?                                                                                                                                                                                                                                                                                                                  | NO                                                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/>                                 | <input type="checkbox"/>            |                          |
| b. Are public transportation service(s) available at or near the site of the proposed action?                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/>                                            | <input checked="" type="checkbox"/> |                          |
| c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?                                                                                                                                                                                                                                                                                                          | <input checked="" type="checkbox"/>                                 | <input type="checkbox"/>            |                          |
| 9. Does the proposed action meet or exceed the state energy code requirements?<br>If the proposed action will exceed requirements, describe design features and technologies:<br>_____                                                                                                                                                                                                                            | NO                                                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/>                                            | <input checked="" type="checkbox"/> |                          |
| 10. Will the proposed action connect to an existing public/private water supply?<br><br>If No, describe method for providing potable water: _____                                                                                                                                                                                                                                                                 | NO                                                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/>                                            | <input checked="" type="checkbox"/> |                          |
| 11. Will the proposed action connect to existing wastewater utilities?<br><br>If No, describe method for providing wastewater treatment: _____                                                                                                                                                                                                                                                                    | NO                                                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/>                                            | <input checked="" type="checkbox"/> |                          |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?                                                                                                                                                                                                                                                                                              | NO                                                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/>                                 | <input type="checkbox"/>            |                          |
| b. Is the proposed action located in an archeological sensitive area?                                                                                                                                                                                                                                                                                                                                             | <input checked="" type="checkbox"/>                                 | <input type="checkbox"/>            |                          |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?                                                                                                                                                                                                                          | NO                                                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/>                                 | <input type="checkbox"/>            |                          |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?<br>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____                                                                                                                                                                                                         | <input checked="" type="checkbox"/>                                 | <input type="checkbox"/>            |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                     |                                     |                          |
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:<br><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional<br><input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban |                                                                     |                                     |                          |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?                                                                                                                                                                                                                                            | NO                                                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/>                                 | <input type="checkbox"/>            |                          |
| 16. Is the project site located in the 100 year flood plain?                                                                                                                                                                                                                                                                                                                                                      | NO                                                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/>                                 | <input type="checkbox"/>            |                          |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources?<br>If Yes,                                                                                                                                                                                                                                                                                                     | NO                                                                  | YES                                 |                          |
| a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/>                                 | <input type="checkbox"/>            |                          |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?<br>If Yes, briefly describe: _____                                                                                                                                                                                                                                                                        | <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES |                                     |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                     |                                     |                          |

|                                                                                                                                                                                                                     |                                     |                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|
| 18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?<br>If Yes, explain purpose and size: _____ | NO                                  | YES                      |
| _____                                                                                                                                                                                                               | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?<br>If Yes, describe: _____                                               | NO                                  | YES                      |
| _____                                                                                                                                                                                                               | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?<br>If Yes, describe: _____                                             | NO                                  | YES                      |
| _____                                                                                                                                                                                                               | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>                                                                                                                |                                     |                          |
| Applicant/sponsor name: <u>Peter Certo Corporation</u> Date: <u>5/31/2026</u>                                                                                                                                       |                                     |                          |
| Signature: <u> Chris Lofstrom, Vice President</u>                                                                                  |                                     |                          |

**Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2.** Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

|                                                                                                                                                                            | No, or small impact may occur       | Moderate to large impact may occur |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|------------------------------------|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?                                                                | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 2. Will the proposed action result in a change in the use or intensity of use of land?                                                                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 3. Will the proposed action impair the character or quality of the existing community?                                                                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?            | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 7. Will the proposed action impact existing:                                                                                                                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| a. public / private water supplies?                                                                                                                                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| b. public / private wastewater treatment utilities?                                                                                                                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |

|                                                                                                                 | No, or<br>small<br>impact<br>may<br>occur | Moderate<br>to large<br>impact<br>may<br>occur |
|-----------------------------------------------------------------------------------------------------------------|-------------------------------------------|------------------------------------------------|
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| 11. Will the proposed action create a hazard to environmental resources or human health?                        | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |

**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3.** For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

|                                                                                                                                                  |                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                         | Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. |
| <input type="checkbox"/>                                                                                                                         | Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.                                                             |
| <div> <div>Name of Lead Agency</div> <div>Date</div> </div>                                                                                      |                                                                                                                                                                                                                                                                              |
| <div> <div>Print or Type Name of Responsible Officer in Lead Agency</div> <div>Title of Responsible Officer</div> </div>                         |                                                                                                                                                                                                                                                                              |
| <div> <div>Signature of Responsible Officer in Lead Agency</div> <div>Signature of Preparer (if different from Responsible Officer)</div> </div> |                                                                                                                                                                                                                                                                              |

**PRINT**