

Motion By: Gary Collins
Seconded By: Tony Muleo

RESOLUTION

(Gallina Development Corp./Transcat, Inc. Project)

A regular meeting of the County of Monroe Industrial Development Agency d/b/a Imagine Monroe Powered By COMIDA (the "Agency"), was held at the Wheatland Town Hall, 22 Main Street, Scottsville, New York 14546, on October 17, 2017.

After the meeting had been duly called to order, the Chair announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to a certain Project more particularly described below.

RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY D/B/A IMAGINE MONROE POWERED BY COMIDA TAKING OFFICIAL ACTION APPOINTING GALLINA DEVELOPMENT CORP. AND TRANSCAT, INC. AS AGENTS OF THE AGENCY FOR THE PURPOSE OF ACQUIRING, CONSTRUCTING, EQUIPPING, REPAIRING AND MAINTAINING THE FACILITY, AUTHORIZING THE EXECUTION AND DELIVERY OF AGENT AGREEMENTS; AUTHORIZING THE ACQUISITION OF A LEASEHOLD INTEREST IN AND THE LEASING OF THE GALLINA DEVELOPMENT CORP. FACILITY AND THE EXECUTION OF RELATED DOCUMENTS AND MAKING CERTAIN FINDINGS AND DETERMINATIONS WITH RESPECT TO THE FACILITY.

WHEREAS, by Title I of Article 18-A of the General Municipal Law of the State of New York, as amended and Chapter 55 of the Laws of 1972 of the State of New York (collectively, the "Act"), the Agency was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, **GALLINA DEVELOPMENT CORP.**, a New York corporation, for itself or an entity formed or to be formed (collectively, the "Company"), submitted an application, attached hereto as **Exhibit A**, to the County of Monroe Industrial Development Agency d/b/a Imagine Monroe Powered By COMIDA (the "Agency") requesting the Agency to assist with a certain project (the "Project") consisting of: (A) the acquisition or retention of a leasehold interest in a portion of an approximately 6.02-acre parcel of land located at 35 Vantage Point Drive in the Town of Ogden, New York (the "Land"); (B) the construction of an approximately 11,250 square-foot addition (the "Improvements") to the existing approximately 37,250 square-foot building thereon; and (C) the acquisition and installation therein, thereon or thereabout of certain machinery, equipment and related personal property (the "Equipment" and, together with the Land and the Improvements, the "Facility"), to be subleased to Transcat, Inc. (the "Tenant") for use as its national headquarters; all pursuant the Act; and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Facility and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, a public hearing was held on October 16, 2017, so that all persons with views in favor of or opposed to either the financial assistance contemplated by the Agency or the location or nature of the Facility could be heard and afforded an opportunity, both orally and in writing, to present said views; notice of said public hearing was published in a newspaper of general circulation in the County of Monroe and forwarded to the affected taxing jurisdictions at least ten (10) days prior to said public hearing; and

WHEREAS, it is contemplated that the Agency will (i) negotiate agent agreements (the "Agent Agreements"), pursuant to which the Agency will appoint the Company and the Tenant as its agents for the purpose of acquiring, constructing and equipping the Project, (ii) negotiate and enter into a lease agreement (the "Lease Agreement"), leaseback agreement (the "Leaseback Agreement") and payment-in-lieu-of-tax agreement (the "PILOT Agreement") with the Company, (iii) take title to or a leasehold interest in the Land, the Improvements and personal property constituting the Facility (once the Lease Agreement, Leaseback Agreement and PILOT Agreement have been negotiated), and (iv) provide financial assistance (the "Financial Assistance") to the Company and the Tenant in the form of (a) a sales and use tax exemption for purchases and rentals related to the acquisition, construction and equipping of the Facility, (b) if necessary, a mortgage recording tax exemption for financing relating to the Project and (c) a partial real property tax abatement structured through the PILOT Agreement; and

WHEREAS, the Company and the Tenant have agreed to indemnify the Agency against certain losses, claims, expenses, damages and liabilities which may arise in connection with the transactions contemplated by the lease of the Facility; and

WHEREAS, the Town of Ogden Planning Board, as lead agency, conducted a review of the Project pursuant to the New York State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law and its implementing regulations at 6 N.Y.C.R.R. Part 617 (collectively referred to as "SEQRA"), which resulted in the issuance of a negative declaration by the Town of Ogden Planning Board dated August 10, 2017 (the "Negative Declaration"), concluding the SEQRA process.

NOW, THEREFORE, BE IT RESOLVED by the County of Monroe Industrial Development Agency d/b/a Imagine Monroe Powered By COMIDA as follows:

Section 1. The Company has presented an application in a form acceptable to the Agency. Based upon the representations made by the Company to the Agency in the Company's application and other correspondence submitted by the Company to the Agency, the Agency hereby finds and determines that:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Facility constitutes a "project", as such term is defined in the Act;
and

(c) It is desirable and in the public interest for the Agency to appoint the Company and the Tenant as its agents for purposes of acquiring, constructing and equipping the Project; and

(d) The action to be taken by the Agency will induce the Company and the Tenant to develop the Project, thereby increasing employment opportunities in Monroe County and otherwise furthering the purposes of the Agency as set forth in the Act; and

(e) The Project will not result in the removal of a civic, commercial, industrial, or manufacturing plant of the Company or the Tenant or any other proposed occupant of the Project from one area of the State of New York (the "State") to another area of the State or result in the abandonment of one or more plants or facilities of the Company or the Tenant or any other proposed occupant of the Project located within the State; and the Agency hereby finds that, based on the Company's application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries; and

(f) The Town of Ogden Planning Board has conducted a review of the Project pursuant to Article 8 of the Environmental Conservation Law and 6 N.Y.C.R.R. Part 617 (collectively referred to as "SEQRA"). In addition to classifying the Project as an Unlisted Action pursuant to SEQRA, the Town of Ogden Planning Board also issued a Negative Declaration on August 10, 2017 determining that the Project did not present a potential significant adverse environmental impact. The Agency, having reviewed the materials presented by the Company, further determines that the Project does not pose a potential significant adverse environmental impact and thus ratifies the Negative Declaration previously issued by the Town of Ogden Planning Board pursuant to 6 N.Y.C.R.R. § 617.7.

Section 2. The Agency hereby determines that the acquisition of a leasehold interest in and the construction, equipping, repair and maintenance of the Facility by the Agency and the lease or sublease of the Facility to the Company will promote job opportunities, health, general prosperity and the economic welfare of the inhabitants of the County of Monroe and the people of the State of New York and improve their standard of living, thereby serving the public purposes of the Act and, therefore, the same is approved.

Section 3. The Agency hereby approves the cost/benefit report submitted by the Company listing the proposed cost/benefits of the Project.

Section 4. Subject to the Company and the Tenant executing the Agent Agreements and the delivery to the Agency of a binder, certificate or other evidence of liability insurance policy for the Project satisfactory to the Agency, the Agency hereby authorizes the Company and the Tenant to proceed with the acquisition, construction and equipping of the Project and hereby appoints the Company and the Tenant as the true and lawful agent of the Agency to acquire, construct and equip the Facility, and such appointment includes the following activities as they

relate to the construction, erection, completion, use, repair and maintenance of the Improvements and the purchase, use, lease, placement, installation, repair, maintenance and replacement of the Equipment, whether or not any materials or supplies described below are incorporated into or become an integral part of the Improvements or the Equipment: (i) all purchases, leases, rentals and other uses of tools, machinery and equipment in connection with acquiring, constructing, equipping, repairing and maintaining the Facility, (ii) all purchases, rentals, uses or consumption of supplies, materials and services of every kind and description in connection with acquiring, constructing, equipping, repairing and maintaining the Facility, and (iii) all purchases, leases, rentals and uses of equipment, machinery, and other tangible personal property (including installation costs with respect thereto), installed or placed in, upon or under the Improvements, Land or the Equipment, including all repairs, maintenance and replacement of all such property. Said agents are authorized to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agents for the Agency, and in general to do all things which may be requisite or proper for completing the Facility, all with the same powers and with the same validity as the Agency could do if acting on its own behalf. As agents of the Agency, the Company and the Tenant are authorized to delegate such agency, in whole or in part, to agents, subagents, contractors, subcontractors, contractors and subcontractors of such agents and subagents and to such other parties as the Company or the Tenant chooses. The Executive Director or any officer of the Agency are each authorized and directed to execute and deliver to said agent an appropriate letter on Agency letterhead describing the authority granted under this resolution.

Section 5. Based upon the representation and warranties made by the Company in its application for financial assistance, the Agency hereby authorizes and approves (i) the Company as its agent, to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax in an amount up to **\$370,000**, which result in New York State and local sales and use tax exemption benefits ("sales and use tax exemption benefits") not to exceed **\$29,600**. The Agency agrees to consider any requests by the Company for increase to the amount of sales and use tax exemption benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services; (ii) if necessary, a mortgage tax exemption in connection with the financing of the Facility or portions thereof and including any refinancing thereof; and (iii) real property tax abatement pursuant to the Agency's uniform tax exemption policy for a ten (10) year term under its JobsPlus program.

Section 6. Based upon the representation and warranties made by the Tenant in its application for financial assistance, the Agency hereby authorizes and approves (i) the Tenant as its agent, to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax in an amount up to **\$585,000**, which result in New York State and local sales and use tax exemption benefits not to exceed **\$46,800**. The Agency agrees to consider any requests by the Tenant for increase to the amount of sales and use tax exemption benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services; and (ii) real property tax abatement pursuant to the Agency's uniform tax exemption policy for a ten (10) year term under its JobsPlus program.

Section 7. Pursuant to Section 875(3) of the New York General Municipal Law, the Agency may recover or recapture from the Company or the Tenant, its respective agents,

consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, any sales and use tax exemption benefits taken or purported to be taken by the Company or the Tenant, its respective agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, if it is determined that: (i) the Company or the Tenant, its respective agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, is not entitled to the sales and use tax exemption benefits; (ii) the sales and use tax exemption benefits are in excess of the amounts authorized to be taken by the Company or the Tenant, its respective agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project; (iii) the sales and use tax exemption benefits are for property or services not authorized by the Agency as part of the Project; or (iv) the sales and use tax exemption benefits are taken in cases where the Company or the Tenant, its respective agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, fails to comply with a material term or condition to use property or services in the manner approved by the Agency in connection with the Project. As a condition precedent of receiving sales and use tax exemption benefits, the Company and the Tenant, its respective agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, shall (i) cooperate with the Agency in its efforts to recover or recapture any sales and use tax exemption benefits, and (ii) promptly pay over any such amounts to the Agency that the Agency demands.

Section 8. The form and substance of the Lease Agreement, the Leaseback Agreement and the PILOT Agreement (each in substantially the forms presented to the Agency and which, prior to the execution and delivery thereof, may be redated) are hereby approved.

Section 9. The Executive Director or any officer of the Agency are hereby authorized, on behalf of the Agency, to negotiate and execute (A) the Lease Agreement whereby the Company leases the Project to the Agency, (B) the related Leaseback Agreement conveying the Project back to the Company, and (C) the PILOT Agreement; provided, that, (i) the rental payments under the Leaseback Agreement include payments of all costs incurred by the Agency arising out of or related to the Project and indemnification of the Agency by the Company for actions taken by the Company and/or claims arising out of or related to the Project; and (ii) the terms of the PILOT Agreement are consistent with the Agency's Uniform Tax Exemption Policy or the procedures for deviation have been complied with.

Section 10. The Executive Director or any officer of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver any mortgage, assignment of leases and rents, security agreement, UCC-1 Financing Statements and all documents reasonably contemplated by these resolutions or required by any lender identified by the Company (the "Lender") up to a maximum principal amount necessary to undertake the Project, acquire the Facility and/or finance or refinance equipment and other personal property and related transactional costs (hereinafter, with the Lease Agreement, Leaseback Agreement and PILOT Agreement are collectively referred to as, the "Agency Documents"); and, where appropriate, the Secretary or Assistant Secretary of the Agency is hereby authorized to affix the seal of the Agency (if any) to the Agency Documents and to attest the same, all with such changes, variations, omissions and insertions as the Executive Director, Deputy Executive Director or any officer of the Agency shall approve, the execution thereof by the Executive Director, Deputy Executive Director or any officer of the Agency to constitute conclusive evidence of such approval; provided in all events recourse against the Agency is limited to the Agency's interest in the Project.

Section 11. The Executive Director or any officer of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of such Executive Director or any officer of the Agency acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 12. In consequence of the foregoing, the officers, employees and agents of the Agency are further authorized and directed for and in the name and on behalf of the Agency to execute and deliver any future mortgage, security agreement and such other collateral instruments as may be required by the Company's lender for the purpose of subjecting the Agency's interest in the Facility (except its Unassigned Rights, as defined in the Leaseback Agreement) to the lien of a mortgage and for no other purpose.

Section 13. This resolution shall take effect immediately.

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

| | <u>Yea</u> | <u>Nay</u> | <u>Absent</u> | <u>Abstain</u> |
|---------------------|------------|------------|---------------|----------------|
| Ann L. Burr | X | | | |
| Jay Popli | | | X | |
| Mary Worboys-Turner | | | X | |
| Peter Buckley | X | | | |
| Anthony Meleo | X | | | |
| Gary Collins | X | | | |
| Troy Milne | X | | | |

The Resolutions were thereupon duly adopted.

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

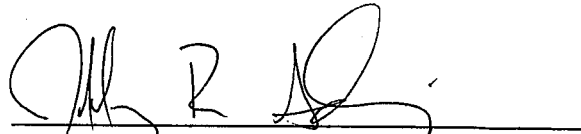
I, the undersigned Executive Director of the County of Monroe Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the County of Monroe Industrial Development Agency d/b/a Imagine Monroe Powered By COMIDA (the "Agency"), including the resolutions contained therein, held on October 17, 2017, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

That the Lease Agreement and the Leaseback Agreement contained in this transcript of proceedings are each in substantially the form presented to the Agency and approved by said meeting.

I FURTHER CERTIFY that public notice of the time and place of said meeting was duly given to the public and the news media in accordance with Sections 103 and 104 of the New York Public Officers Law (Open Meetings Law) that all members of the Agency had due notice of the meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand on this 17th day of October, 2017.



Jeffrey R. Adair, Executive Director

EXHIBIT A
APPLICATION
[See Attached]



Board Report

Table 1: Basic Information

| | |
|---|--|
| Project Applicant | Gallina Transcat |
| Project Name | Gallina - Transcat |
| Project Industry | Professional, Scientific, and Technical Services |
| Municipality | Ogden Town |
| School District | Spencerport |
| Type of Transaction | Lease |
| Project Cost | \$1,280,000 |
| Mortgage Amount | \$550,000 |
| Employment at Application (Annual FTEs) | 144 |
| Direct Employment Expected to Result from Project (Annual FTEs) | 43 (32 created and 11 retained) |
| Direct Employment Required for PILOT (Annual FTEs) | 14 |

Table 2: Estimated State & Regional Benefits / Estimated Project Incentives Analysis (Discounted Present Value*)

| | | |
|--|---------------------------------|---------------------------------|
| Total State and Regional Benefits | \$2,839,112 | |
| Total Project Incentives | \$157,943 | |
| State and Regional Benefits to Incentives Ratio | 18:1 | |
| Projected Employment | State | Region |
| Total Employment | 164 | 164 |
| Direct** | 43 (32 created and 11 retained) | 43 (32 created and 11 retained) |
| Indirect*** | 15 | 15 |
| Induced**** | 25 | 25 |
| Temporary Construction (Direct and Indirect) | 20 | 20 |

Table 3: Estimated State & Regional Benefits (Discounted Present Value*)

| | |
|--|--------------------|
| Total State and Regional Benefits | \$2,839,112 |
| Income Tax Revenue | \$1,718,828 |
| Property Tax/PILOT Revenue | \$75,838 |
| Sales Tax Revenue | \$1,034,496 |
| IDA Fee | \$9,950 |

Table 4: Estimated Project Incentives (Discounted Present Value*)

| | |
|---------------------------------|------------------|
| Total Project Incentives | \$157,943 |
| Mortgage Tax | \$5,500 |
| Property Tax Above 485-b | \$76,043 |
| Sales Tax | \$76,400 |

* Figures over 10 years and discounted by 2%

** Direct - The recipient of IDA assistance adds new jobs to the regional economy and/or retains jobs at risk of being lost to another region. Investments that result in displacing existing jobs (e.g., most retail and many service sector industries) do not fall under this definition.

*** Indirect - The recipient of IDA assistance makes purchases from regional firms, which stimulates suppliers to add jobs and payroll that are new to the regional economy or are saved from being lost to competitors outside the region.

**** Induced - The recipient of IDA assistance by adding to and/or retaining payroll stimulates household spending that is new to the regional economy and/or saved from being lost to competitors outside the region.

© Center for Governmental Research 2017. All rights reserved.

Powered by InformANALYTICS



APPLICATION FOR ASSISTANCE

COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

Each applicant seeking assistance must complete this application and provide required supplemental form/documentation. A non-refundable application fee of \$350.00 must be included with this application. Make check payable to COMIDA. Please see page 10 for additional information on costs and fees.

Please answer all questions. Use "None" or "Not Applicable" where necessary. Information in this application may be subject to public review under New York State Law, except for information that is considered deniable by the Freedom of Information Law. This form is available at www.growmonroe.org.

Projects will be subject to compliance monitoring regarding the local labor commitment, employment requirements and incentive verification. The cost of this monitoring will be paid by COMIDA.

I. APPLICANT

A. Name Gallina Development Corporation
 Address 1890 South Winton Road, Suite 100
 City/State/Zip Rochester, NY 14618
 Tax ID No. _____
 Contact Name Evan Gallina
 Title Project Manager
 Telephone (585) 654-6650
 E-Mail evan@gallinadev.com

B. Owners of 20% or more of Applicant Company

| Name | % | Corporate Title |
|--------------------------|------------|------------------|
| <u>Andrew R. Gallina</u> | <u>100</u> | <u>President</u> |
| | | |
| | | |

C. Applicant's Legal Counsel

Name Richard P. Renzi
 Firm Sutton, DeLeeuw, Clark, and Darby
 Address 359 North Washington Street
 City/State/Zip Rochester, NY 14625
 Telephone (585) 586-8060
 Fax (585) 381-3559
 Email rprezzi@frontiernet.net

II. PROJECT

A. Address of proposed project facility
35 Vantage Point Drive

 Tax Map Parcel Number _____
 City/Town/Village Rochester
 School District Ogden
 Current Legal Owner of Property
Gallina Development Corporation

B. Proposed User(s)/Tenant(s) of the Facility
 If there are multiple Users/Tenants, please attach additional pages.
 Company Name Transcat, Inc.
 Address 35 Vantage Point Drive
 City/State/Zip Rochester
 Tax ID No. _____
 Contact Name Michael J. Tschiderer
 Title CFO
 Telephone (585) 352-7777
 E-Mail mtschiderer@transcat.com
 % of facility to be occupied by company 100%

C. Owners of 20% or more of User/Tenant Company

| Name | % | Corporate Title |
|--------------------------------|---|-----------------|
| <u>Publicly Traded Company</u> | | |
| | | |
| | | |

D. Benefits Requested (Check all that apply)

Sales Tax Exemption
 Industrial Revenue Bond Financing
 Mortgage Recording Tax Exemption
 Real Property Tax Abatement

E. Description of project (check all that apply)

- New Construction
- Existing Facility
 - Acquisition
 - Expansion
 - Renovation/Modernization
- Acquisition of machinery/equipment
- Other (specify) _____

GENERAL DESCRIPTION OF THE PROJECT AND BACKGROUND ON USER(S) OF THE FACILITY
(Attached additional sheets as necessary)

The Project consists of an 11,250 square foot addition to an existing 37,250 building that is home to Transcat, Inc. in the Town of Ogden. By constructing this addition, the 48,500 square foot facility will allow the national headquarters for Transcat, Inc. to remain under one roof. The main purpose for the addition is to relocate inventory from an existing warehouse outside of New York State.

Transcat, Inc. is a publicly traded company that has been supporting industry's test and measurement requirements for over 50 years. Transcat, Inc. serves customers within such areas as the pharmaceutical, industrial manufacturing, energy, and chemical process industries and continues to be one of North America's largest calibration and compliance services provider.

m 21

II. PROJECT (cont'd)

F. Are other facilities or related companies located within New York State?

Yes No

Location:

Will the Project 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?

Yes No

Will the Project result in the abandonment of one or more plants or facilities of the Project occupant located within the state?

Yes No

If Yes to either question, 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**:

G. Please confirm by checking the box, below, if there is likelihood that the Project would not be undertaken but for the Financial Assistance provided by the Agency?

Yes 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 with the Financial Assistance to be provided by the Agency**:

By receiving Financial Assistance on this project

**To be completed with Agency assistance.

H. PROJECT TIMELINE

Proposed Date of Acquisition

Proposed Commencement Date of Construction

10/01/2017

Anticipated Completion Date

02/01/2017

I. Contractor(s)

Gal-Son Development

J. State Environmental Quality Review (SEQR) Act Compliance

COMIDA, in granting assistance to the Applicant, is required to comply with the New York State Environmental Quality Review Act (SEQR). This is applicable to projects that require the state or local municipality to issue a discretionary permit, license or other type of Approval for that project.

Does the proposed project require discretionary permit, license or other type of approval by the state or local municipality?

YES - Include a copy of any SEQR documents related to this Project including Environmental Assessment Form, Final Determination, Local Municipality Negative Declaration, etc.

NO

III. PROPERTY TAX ABATEMENT/PAYMENT IN LIEU OF TAX AGREEMENT (PILOT)

Check One:

JOBSPLUS

Requirements:

- Company must commit to a 10% increase in full-time equivalent employment, measured on the existing impacted employee base, over a 3 year period. The required number of jobs is _____.

LEASEPLUS

Requirements:

- University and/or medical related facilities in which a 501(c)3 entity leases from a for-profit entity.
- Company must commit to a 10% increase in full-time equivalent employment, measured on the existing impacted employee base, over a 3 year period. The required number of jobs is _____.

ENHANCED JOBSPLUS

Requirements:

- A minimum \$15 million investment in new plant, machinery and equipment or renovation of existing building(s) AND
- A minimum of 100 new jobs from new companies locating in Monroe County, or existing companies expanding operations here.

GREEN JOBSPLUS

Requirements:

- LEED® Certification -- Project must be rated as Certified, Gold, Silver or Platinum by the United States Green Building Council's Leadership in Energy and Environmental Design (LEED®) Green Building Rating System.
- Company must commit to a 10% increase in full-time equivalent employment, measured on the existing impacted employee base, over a 3 year period. The required number of jobs is _____.

SHELTER RENTS

for student housing or affordable housing projects.

Local Tax Jurisdiction Sponsored PILOT

NO PROPERTY TAX ABATEMENT IS SOUGHT FOR THIS PROJECT

57

IV. APPLICANT PROJECT COSTS

A. Estimate the costs necessary for the construction, acquisition, rehabilitation, improvement and/or equipping of the project by the APPLICANT.

Building Construction or Renovation

- a. MATERIALS a. \$ 250,000
- b. LABOR b. \$ 180,000

Site Work

- c. MATERIALS c. \$ 120,000
- d. LABOR d. \$ 75,000
- e. Non-Manufacturing Equipment e. \$ 0
- f. Furniture and Fixtures f. \$ 0
- g. LAND and/or BUILDING Purchase g. \$ 0
- h. Manufacturing Equipment h. \$ 0
- i. Soft Costs (Legal, Architect, Engineering) i. \$ 70,000

- Other (specify) j. _____ j. \$ _____
 k. _____ k. \$ _____
 l. _____ l. \$ _____
 m. _____ m. \$ _____

Total Project Costs \$ ~~625,070~~ 695,000

B. Sources of Funds for Project Costs:

- a. Tax-Exempt Industrial Revenue Bond a. \$ _____
- b. Taxable Industrial Revenue Bond b. \$ _____
- c. Tax-Exempt Civic Facility Bond c. \$ _____
- d. Bank Financing d. \$ 580,000
- e. Public Sources e. \$ _____

Identify each state and federal grant/credit

- _____ \$ _____
- _____ \$ _____
- _____ \$ _____
- _____ \$ _____

f. Equity \$ 145,000 145,000
TOTAL SOURCES \$ 625,070 695,000

C. Has the applicant made any arrangements for the financing of this project?

Yes No

If so, please specify bank, underwriter, etc.

ESL Federal Credit Union

IV. COMPLETE FOR EACH USER/TENANT THAT IS SEEKING SALES TAX EXEMPTION USER/TENANT(S) PROJECT COSTS

Use additional sheets as necessary

Company Name Transcat, Inc.

A. Estimate the costs necessary for the construction, acquisition, rehabilitation, improvement and/or equipping of the project by the user(s)/tenant(s) for which a sales tax exemption is requested.

Estimated Costs Eligible for Sales Tax Exemption Benefit

- a. MATERIALS a. \$ _____
- b. LABOR b. \$ _____
- c. Non-Manufacturing Equipment c. \$ 10,000
- d. Furniture and Fixtures d. \$ 25,000
- Other (specify) e. Warehouse e. \$ 50,000
 f. Calibration f. \$ 500,000
 g. _____ g. \$ _____
 h. _____ h. \$ _____

Total \$ 585,000

A non-refundable fee of 1% on TOTAL(f) above is due and payable upon issuance of a Sales Tax Letter to User(s)/Tenant(s)

Transcat, Inc.

User/Tenant Company

Signature [Signature] Title CEO Date 9.27.07

| | |
|------------------------|----------|
| For Office Use Only | |
| Total Assessment Value | |
| Land | Building |
| Applicant 2602- | 17-024A |
| User/Tenant 2602- | 17-025A |
| RM | |

VI. Value of Incentives

Project name: Gallina - Transcat

A. IDA PILOT Benefits:

| | | | |
|--|-----------|---------------|--------|
| Current Assessment | 1,550,000 | Taxes on Land | 59,334 |
| Dollar Value of New Construction & Renovation Costs | 625,000 | | |
| Estimated New Assessed Value of Project Subject to IDA | 2,175,000 | | |

| | |
|----------------------------------|--------------|
| County Tax rate/\$1,000 | 8.49 |
| Local Tax Rate* Tax Rate/\$1,000 | 5.70 |
| School Tax Rate /\$1,000 | 24.09 |
| Total Tax Rate | 38.28 |

| PILOT Year | % Payment | County PILOT Amount | Local PILOT Amount | School PILOT Amount | Total PILOT Amount | Full Tax Payment w/o PILOT | Net Exemption |
|--------------|-----------|---------------------|--------------------|---------------------|--------------------|----------------------------|----------------|
| 1 | 90% | 1,847 | 1,240 | 5,240 | 8,326 | 142,593 | 74,933 |
| 2 | 80% | 3,693 | 2,480 | 10,479 | 16,652 | 142,593 | 66,607 |
| 3 | 70% | 5,540 | 3,719 | 15,719 | 24,978 | 142,593 | 58,281 |
| 4 | 60% | 7,386 | 4,959 | 20,958 | 33,304 | 142,593 | 49,955 |
| 5 | 50% | 9,233 | 6,199 | 26,198 | 41,630 | 142,593 | 41,630 |
| 6 | 40% | 11,079 | 7,439 | 31,437 | 49,955 | 142,593 | 33,304 |
| 7 | 30% | 12,926 | 8,678 | 36,677 | 58,281 | 142,593 | 24,978 |
| 8 | 20% | 14,773 | 9,918 | 41,917 | 66,607 | 142,593 | 16,652 |
| 9 | 10% | 16,619 | 11,158 | 47,156 | 74,933 | 142,593 | 8,326 |
| 10 | 0% | 18,466 | 12,398 | 52,396 | 83,259 | 142,593 | 0 |
| Total | | 101,562 | 68,186 | 288,177 | 457,925 | 1,425,930 | 374,666 |

* Local Tax Rate for Town/City/Village

B. Sales Tax Exemption Benefit:

| | |
|--|----------|
| Estimated value of Sales Tax exemption for faculty construction: | \$29,600 |
| Estimated Sales Tax exemption for fixtures and equipment: | \$46,800 |
| Estimated duration of Sales Tax exemption: | 1 year |

C. Mortgage Recording Tax Exemption Benefit:

| | |
|--|---------|
| Estimated Value of Mortgage Recording Tax exemption: | \$5,500 |
|--|---------|

D. Industrial Revenue Bond Benefit

| | |
|-------------------------------------|-----|
| IRB inducement amount, if required: | \$0 |
|-------------------------------------|-----|

E. Percentage of Project Costs financed form Public Sector sources:

| | | |
|----------------------------------|----------------|--------|
| Total Value of Incentives: | \$456,565.50 | 35.67% |
| Sources of Funds (Section IV.B.) | \$1,280,000.00 | |

** All estimates are based on current tax rates.

VII. PROJECTED EMPLOYMENT

Complete for each Applicant or User/Tenant

Company Name: Transcat, Inc.

Applicant: or User/Tenant:

You must include a copy of the most recent NYS-456 Quarterly Combined Withholding, Wage Reporting and Unemployment Insurance Return OR if you have multiple locations within New York State, the Bureau of Labor – BLS 3020 – Multiple Worksite Report

| | Current # of jobs at proposed project location or to be relocated to project location | IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be RETAINED | IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be CREATED upon THREE Years after Project completion | Estimate number of residents of the Labor Market Area in which the Project is located that will fill the FTE and PTE jobs to be created upon THREE Years after Project Completion ** |
|-----------------|---|--|---|--|
| Full Time (FTE) | 140.0 | 10.0 | 31.0 | 31.0 |
| Part Time (PTE) | 8.0 | 2.0 | 2.0 | 2.0 |
| Total | 148.0 | 12.0 | 33.0 | 33.0 |

** For purposes of this question, please estimate the number of FTE and PTE jobs that will be filled, as indicated in the third column, by residents of the Labor Market Area, in the fourth column. The Labor Market Area includes: Monroe County, Orleans County, Genesee County, Wyoming County, Livingston County, Ontario County, Wayne County, Yates County, and Seneca County chosen at the Agency's discretion.

{Remainder of this Page Intentionally Left Blank}

22.

Salary and Fringe Benefits for Jobs to be Retained and/or Created:

| Category of Jobs to be Retained and Created | Average Annual Salary or Range of Salary | Average Annual Fringe Benefits or Range of Fringe Benefits (stated as a percentage) |
|---|--|---|
| Management | | |
| Professional | see Exhibit A | |
| Administrative | | |
| Production | | |
| Independent Contractor | | |
| Other | | |

Estimated Annual Salary of NEW jobs

| | |
|---------|--------|
| AVERAGE | 50,000 |
| HIGH | 70,000 |
| LOW | 25,000 |

This information constitutes a "trade secret" and/or "information obtained from a commercial enterprise and which if disclosed would cause substantial injury to the competitive position of the subject enterprise", and, is thereby exempt from disclosure pursuant to New York Freedom of Information Law.

[The Remainder of this Page intentionally Left Blank]

22.

"Exhibit A"

Salary and Fringe Benefits for jobs to be Retained and/or Created

| | Average Salary | Fringe Benefits |
|-------------------------------|-----------------------|------------------------|
| Professional | \$70,000 | 26% |
| Calibration Technician | \$55,000 | 26% |
| Lab Support | \$40,000 | 26% |
| Warehouse | \$25,000 | 26% |
| Inside Sales/Support | \$45,000 | 26% |
| Software IT | \$80,000 | 26% |

VIII. LOCAL LABOR

To be completed by all Applicants and Users/Tenants of Projects which include the construction of new, expanded or renovated facilities:

Company Name Gallina Development Corporation
Applicant: or User/Tenant:


All project employees of the general contractor, subcontractor, or sub to a subcontractor (contractors) working on the project must reside within the following counties in the State of New York: Monroe, Genesee, Livingston, Ontario, Orleans, Seneca, Wayne, Wyoming or Yates. The All-Local Labor criterion will be verified based on employment, payroll and related records.

COMIDA understands that at certain times local labor may not be available within the local area. Under this condition, applicants are required to complete a waiver request of the All-Local Labor requirement prior to beginning construction. Contractors do not have to be local companies as defined herein, but must employ local people to qualify under the All-Local Labor criterion.

The foregoing terms have been read, reviewed and understood by the Applicant or User/Tenant and all appropriate personnel. Furthermore, the undersigned agrees and understands that the information contained herein must be transmitted and conveyed in a timely fashion to all applicable subcontractors, suppliers and materialman. Furthermore, the undersigned agrees to post and maintain a sign, provided by COMIDA, in a prominent, easily accessible location, identifying the project as a recipient of COMIDA assistance and the local labor requirements associated with this assistance.

Furthermore, the undersigned realizes that failure to abide by the terms herein could result in COMIDA revoking all or any portion of benefits it deems reasonable in its sole discretion for any violation hereof.

Gallina Development Corporation
(APPLICANT or USER/TENANT COMPANY)


Signature, Title, Date
Evan Gallina, Project Manager, 9/27/17

IX. FEES


1. Application Fee - Send with Completed Application

A non-refundable application fee of Three Hundred Fifty Dollars (\$350.00) shall be charged each applicant.

2. Administrative Fee - Paid at Closing

- (a) For tax-exempt IRB bond issues, the fee shall be one percent (1%) of the project amount. For projects that utilize a Payment In Lieu of Taxes (PILOT) agreement, an additional one-quarter percent (1/4%) will be added.
 - (b) For lease/leaseback transactions and taxable bond issues, the fee shall be one-half percent (1/2%) of the project amount. For projects that utilize a Payment In Lieu of Taxes (PILOT) agreement, an additional one-quarter percent (1/4%) will be added.
 - (c) For refunding outstanding COMIDA bond issues, the fee shall be one-quarter percent (1/4%) of the new issuance amount.
3. If a sales tax letter is required prior to closing, a non-refundable twenty-five percent (25%) of the Administrative Fee and Agency Counsel fee is payable at that time. This amount will be applied towards the Administrative fee and Agency Counsel Fee. The Sales Tax Letter shall only be for a three (3) month period. If the project does not have a formal closing within three (3) months of the sales tax letter being issued, and an extension is not granted, the balance of the Administrative fee and Agency Counsel fee become immediately due and payable.
4. Agency Counsel fee is one-third (1/3) of the Agency's Administrative fee, with a minimum fee for a lease/leaseback transaction of \$4,000.00.
5. Designated Bond Counsel fee is based on the complexity and amount of the transaction.

Gallina Development Corporation
(APPLICANT or USER/TENANT COMPANY)


Signature _____ Title _____ Date 9/27/17
Evan Gallina

Handwritten initials

X. CERTIFICATION

The undersigned company officer and/or user/tenant officer each hereby certifies, on behalf of the company and/or user/tenant, respectively (each singularly and together, the "Applicant"), as follows:

- A. The information contained in this Application, including employment information, is true and correct. The Applicant is aware that any material misrepresentation made in this Application constitutes an act of fraud, resulting in revocation of COMIDA benefits.
- B. The undersigned, on behalf of the Applicant, hereby certifies that the Applicant, and all parties which own a minimum of 20% of the Applicant are current and will remain current on all real property, federal, state, sales, income and withholding taxes throughout the term of any agreements made in connection with this Application.
- C. 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.
- D. 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.
- E. 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 in the Project.
- F. Recapture: Should the Applicant not expend as projected 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.
- G. Applicant hereby releases the County of Monroe Industrial Development Agency ("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, this Application, regardless of whether or not this Application or the Project described herein or the tax exemptions and other assistance requested herein are favorably acted upon by the Agency; (B) the Agency's acquisition, construction, renovation and/or equipping of the Project described herein; and (C) 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 attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. Applicant hereby understands and agrees, in accordance with Section 875(3) of the New York General Municipal Law, that any New York State and local sales and use tax exemption claimed by the Applicant and approved by the Agency in connection with the Project may be subject to recapture by the Agency under such terms and conditions as will be set forth in the Agent Agreement to be entered into by and between the Agency and the Applicant. The Applicant further represents and warrants that the information contained in this

Application, including without limitation, information regarding the amount of New York State and local sales and use tax exemption benefits, is true, accurate and complete.

APPLICANT COMPANY

Gallina Development Corporation
[Signature] Project Manager 9/27/17
Signature Title Date
Evan Gallina

USER/TENANT COMPANY

TRANSEAT, INC.
[Signature] CFO 9.27.17
Signature Title Date
Michael J. Tischler

EXHIBIT B

SEQR

[See Attached]



TOWN OF
Ogden
COUNTY OF MONROE
STATE OF NEW YORK

OGDEN PLANNING BOARD
Notice of Decision

Date: *August 10, 2017*

Appeal of: *Gallina Development*

For:

Transcat Inc. Building Addition-Application of Gallina Development to construct an 11,250 square foot addition to the existing building at 35 Vantage Point Drive, Rochester, NY 14624 in an LI, Light Industrial District. This project to be serviced by public water and public sanitary facilities.

Tax Acct. #117.02-1-18.12

SEOR Determination

Introduced by Ms. Hetzke

Seconded by Ms. DelRegno

MAY IT BE RESOLVED that the Planning Board classifies this action as an Unlisted Action, with a Negative Declaration.

Vote of the Board

Ayes: Baird, Parker, Hetzke, DelRegno, Coburn, Halaris

Nays: None

Absent: Marshall

PLEASE TAKE NOTICE that at the Ogden Planning Board meeting, which was held on August 10, 2017 preliminary and final approval was granted with the following contingencies:

- Satisfy the concerns of the Town Engineer
- Satisfy the concerns of the Highway Superintendent

Vote of the Board

Ayes: DelRegno, Baird, Parker, Hetzke, Coburn, Halaris

Nays: None

Absent: Marshall

Respectfully,

Gary Parker
Chairman

269 Ogden Center Road, Spencerport, N.Y. 14559-2076 • (585) 617-6100 • (585) 352-4590 FAX
www.ogdennn.com

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

| Part 1 - Project and Sponsor Information | | | |
|--|--|------------------------------------|--|
| Name of Action or Project: Transcat Inc. - Building Addition | | | |
| Project Location (describe, and attach a location map): 35 Vantage Point Drive | | | |
| Brief Description of Proposed Action: Gallina Development, owners of 35 Vantage Point Drive, would like to construct a new 11,250 SF building addition for their existing tenant Transcat Inc. The proposed building additional will require the existing loading docks to be relocated and general parking improvements. An existing concrete gutter conveying stormwater runoff generated on site and from adjacent parcels will need to be relocated further south. Total site soil disturbance is estimated at less than one acre. | | | |
| Name of Applicant or Sponsor: Gallina Development | | Telephone: 585 854-6850 | |
| | | E-Mail: evan@gallinadev.com | |
| Address: 1890 South Winton Road, Suite 100 | | | |
| City/PO: Rochester | | State: NY | Zip Code: 14618 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | | NO <input type="checkbox"/> |
| | | | YES <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town of Ogden - Planning Board Monroe County - Department of Planning and Development | | | NO <input type="checkbox"/> |
| | | | YES <input checked="" type="checkbox"/> |
| 3.a. Total acreage of the site of the proposed action? | | 6.02 acres | |
| b. Total acreage to be physically disturbed? | | .95 acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 6.02 acres | |
| 4. Check all land uses that occur on, adjoining and near the proposed action. | | | |
| <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) | | | |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ | | | |
| <input type="checkbox"/> Parkland | | | |

| | | |
|---|--|--|
| <p>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)? If Yes, explain purpose and size: _____ _____</p> | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> |
| <p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____</p> | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> |
| <p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____</p> | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> |
| <p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> | | |
| <p>Applicant/sponsor name: <u>Gallina Development</u></p> | | <p>Date: <u>7/21/17</u></p> |
| <p>Signature: <u>Thomas Henry - MRB Group AS Agent</u></p> | | |

PRINT FORM

Agency Use Only (If applicable)

Project:

Date:

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

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: | | |
| 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"/> |
| 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"/> |

PRINT FORM

Agency Use Only [If applicable]

| | |
|----------|--|
| Project: | |
| Date: | |

**Short Environmental Assessment Form
Part 3 Determination of Significance**

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 checked="" 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. |
| <u>AGGIER PLANNING Bd.</u> | <u>8/10/17</u> |
| Name of Lead Agency | Date |
| <u>GARY PARKER</u> | <u>PLANNING BOARD CHAIR</u> |
| Print or Type Name of Responsible Officer in Lead Agency | Title of Responsible Officer |
| <u>Gary Parker</u> | |
| Signature of Responsible Officer in Lead Agency | Signature of Preparer (if different from Responsible Officer) |

PRINT FORM