

Application To  
**CITY OF HORNELL INDUSTRIAL DEVELOPMENT AGENCY**  
For  
**FINANCIAL ASSISTANCE\*\***

(\*\*Where necessary, provide information as properly labeled attachment. Example: I, A, 1, etc.)

**I. Applicant Information**

**A. General**

- 1. Name: LLC to be Formed
- 2. Address: \_\_\_\_\_
- 3. Federal ID#: \_\_\_\_\_
- 4. Website: www.Riedman.com
- 5. Contact Person(s): Jerry Watkins
  - (a) Title: SR manager
  - (b) Telephone: 585-232-2600 x 119
  - (c) Facsimile: 585-232-2601
  - (d) Email: JWatkins@Riedman.com

**B. Business Structure**

- 1.  Corporation
  - (a) Date of Incorporation \_\_\_\_\_
  - (b) State of Incorporation \_\_\_\_\_
  - (c) NY Authority  yes  no  
(provide certification)
  - (d) Public Corporation  yes  no
  - (e) Provide list by name and address of all affiliated entities
  - (f) Provide names and addresses of all Officers
  - (g) Provide names and addresses of Board of Directors
  - (h) Provide names and addresses of Shareholders holding more than 15%
  
- 2.  LLC/LLP
  - (a) Date of Organization TBD
  - (b) State of Organization NY
  - (c) NY Authority  yes  no  
(provide certification)
  - (d) Managed by  managers  members
  - (e) Number of Managers 1
  - (f) Number of Members 1
  - (g) Provide list by name and address of all affiliated entities

3.  Partnership
- (a)  General
- (b)  Limited
- (c) Date of formation \_\_\_\_\_
- (d) State of formation \_\_\_\_\_
- (d) NY Authority  yes  no  
(provide certification)
- (e) Number of general partners \_\_\_\_\_
- (f) Number of limited partners \_\_\_\_\_
- (g) Provide list by name and address of all affiliated entities \_\_\_\_\_
4.  Sole Proprietorship  
d/b/a certificate filed  yes  no  
(provide certification)

C. Professional Representatives

1. Counsel

- (a) Firm Name Woods Oviatt Gilman
- (b) Principal Attorney Stephen Tierney
- (c) Address 700 Crossroads Bldg, 2 State St Rochester NY  
14614
- (d) Telephone 585-987-2839
- (e) Facsimile 585-454-3968
- (f) Email stierney@woodsoviatt.com

2. Architect/Engineer (if applicable)

- (a) Firm Name BSB Design
- (b) Principal Gary Snider
- (c) Address 4601 Westtown Pkwy Suite 208 Des Moines IA  
50266
- (d) Telephone 515-273-3087
- (e) Facsimile \_\_\_\_\_
- (f) Email G.Snyder@BSBDesign.com

3. Contractor (if applicable)

- (a) Firm Name At Home Bu. Wers LLC
- (b) Principal David J. Riedman
- (c) Address 45 East Ave, Rochester, NY 14604
- (d) Telephone 585-232-2600
- (e) Facsimile 585-232-2601
- (f) Email DRiedman@Riedman.com

4. Other Engineer

- (a) Firm Name Fagan Engineers
- (b) Principal James Genzel
- (c) Address 113 East Chemung Pkwy, Elmira, NY 14904
- (d) Telephone 607-734-2165
- (e) Facsimile 607-734-2169
- (f) Email James.Genzel@FaganEngineers.com

II. PROJECT

A. Site

1. Location Fairlawn Ave
2. Tax ID Number 16605-01-002
3. Current Owner  
(a) Name City of Norwell IDA  
(b) Address \_\_\_\_\_
4. Approximate Lot Size 9 Acres +/-
5. Current Use \_\_\_\_\_
6. Utilities on Site  
 Water  
 Sanitary/Storm Sewer  
 Gas  
 Electric
7. Existing Improvements (describe) None  
\_\_\_\_\_  
\_\_\_\_\_
8. Property is to be  Acquired  Leased
9. Zoning  
(a) Current R-3  
(b) Proposed \_\_\_\_\_  
(c) Variance Needed  yes  no
10. Regulatory Permits needed  yes  no  
(if yes list) DEC  
Health Dept.  
\_\_\_\_\_  
\_\_\_\_\_
11. Local Municipal Approval Received  yes  no

B. Project Description

1. Attach a detailed narrative describing the proposed project and the use of the facility upon acquisition and completion for which financial assistance is sought. See Attached "Project Description"
2. Proposed start date June 1, 2017
3. Proposed completion date Oct 1, 2018



# **Hornell Apartments**

## **Project Description**

Riedman Companies is proposing to develop approximately nine acres of land located on Fairlawn Avenue owned by the City of Hornell IDA.

The site will be developed into a market rate apartment community containing ten buildings of six units each for a total of sixty apartment units. In the center of each building, there will be two ground level units having one bedroom and approximately 900 square feet. On the second floor there will be two units containing two bedrooms with approximately 1300 square feet. The end units on both sides of the building will contain either two ranch units that will be one story with two bedrooms and approximately 1300 square feet or two two-story units that will have three bedrooms and approximately 1400 square feet. Each unit will have a separate entrance and garage.

An office/maintenance facility will also be built onsite. The property will be managed by Riedman Companies.

## **Other Benefits**

With new jobs coming to Hornell, there is a limited supply of new market rate housing. This development will provide 60 new apartment homes in the city to support the growing job market and local businesses.

## **Incentive Valuation**

### **Sales Tax/Mortgage Tax Exemption**

The development budget has been calculated based on sales tax abatement on materials, the waiver of the 1% agency fee and mortgage tax abatement for the recording of the mortgage. Without the benefit provided by the PILOT, additional capital would need to be contributed to the project, whereby the rate of return for the investment would diminish to an unacceptable return. Without IDA financial assistance, the apartment development would not be feasible.

### **Property Tax Abatement**

The request is for a 20 year PILOT calling for 5% annual increases in assessed value. Without the PILOT, rents would average approximately \$125 additional on a monthly basis which would affect the financial viability of the project.

E. Incentive Valuation

1. Financial Assistance Sought
  - (a) Total Sales Tax Exemption \$ 257,600
    - (1) Facility Construction \$ \_\_\_\_\_
    - (2) Fixtures/Equipment \$ \_\_\_\_\_
  - (b) Mortgage Tax Exemption \$ 75,000
  - (c) Property Tax Abatement \$ 912,000
  
2. Will Applicant proceed with proposed project without IDA financial assistance?  yes  no\*\*  
(\*\*If no, attach detailed narrative setting forth reasons why.)
  
3. Existing taxes on land/building \$ 0
  
4. Estimated taxes on land/building without abatement (when project completed) \$ 96,000
  
6. Estimated new tax revenue with abatement
  - a. First Year \$ 4,800
  - b. Fifth Year \$ 24,000

### III. 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 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 Project will 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 Entities") 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 New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in Workforce Development programs who shall be referred by the Workforce Development for new employment opportunities created as a result of the Project.
- C) Annual Sales Tax Filings. In accordance with Section 874(8) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, 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, with a copy to the Agency, 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.
- D) Annual Employment Reports. The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site. The Chief Executive Officer shall submit to the Agency, on or prior to February 1 of each year, a written certification setting forth:
- Number of full time employees at the Project location in the preceding calendar year;
  - Number of part time employees at the Project location in the preceding calendar year;
  - Gross payroll of all employees at the Project location in the preceding calendar year.

- E) Suspension/Recovery of Incentives: The Applicant understands, covenants and agrees that it will be required to maintain certain future performance levels of the Project as part of the Agency's consideration of granting all or part of the requested Financial Assistance for the Project. The Applicant further understands, covenants and agrees that Financial Assistance incentives granted, and to be granted to the Applicant, may be suspended and/or recovered in full, or in part, by the Agency if the Applicant shall fail to meet or maintain the required performance levels as determined by the Agency and accepted by the Applicant in consideration of the Agency's Financial Assistance to the Project.
- F) 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 hereinafter described:
- 

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

Applicant: LLC to be Formed

By: David J. Riedman  
(Name)

Title: Manager

Signature: 