

CITY OF NEWBURGH INDUSTRIAL DEVELOPMENT AGENCY
APPLICATION

IMPORTANT NOTICE: The answers to the questions contained in this application are necessary to determine your firm's eligibility for financing and other assistance from City of Newburgh Industrial Development Agency. These answers will also be used in the preparation of papers in this transaction. Accordingly, all questions should be answered accurately and completely by an officer or other employee of your firm who is thoroughly familiar with the business and affairs of your firm and who is also thoroughly familiar with the proposed project. This application is subject to acceptance by the Agency.

TO: City of Newburgh Industrial Development Agency
83 Broadway, 3rd Floor
PO Box 1298
Newburgh, New York 12551
Attention: Chairman

This application by applicant respectfully states:

APPLICANT: BJH 143 Washington Street LLC

APPLICANT'S STREET ADDRESS: 182 Dean Street

CITY: Brooklyn STATE: NY ZIP CODE: 11217

PHONE NO: [REDACTED] FAX NO.: NA E-MAIL: [REDACTED]

NAME OF PERSON(S) AUTHORIZED TO SPEAK FOR APPLICANT WITH RESPECT TO THIS APPLICATION: Kei Hayashi, Michael Meola, Joe Collins

IF APPLICANT IS REPRESENTED BY AN ATTORNEY, COMPLETE THE FOLLOWING:

NAME OF FIRM: Drake Losh, LLP

NAME OF ATTORNEY: Dominic Cordisco

ATTORNEY'S STREET ADDRESS: 555 Hudson Valley Avenue, Suite 100

CITY: New Windsor STATE: NY ZIP CODE: 12553

PHONE NO.: 845-561-0550 FAX NO.: NA E-MAIL: dcordisco@drakelosh.com

NOTE: PLEASE READ THE INSTRUCTIONS ON PAGE 2 BEFORE FILLING OUT THIS APPLICATION.

INSTRUCTIONS

1. The Agency will not approve any application unless, in the judgment of the Agency, said application and the summary contain sufficient information upon which to base a decision whether to approve or tentatively approve an action.
2. Fill in all blanks, using "none" or "not applicable" or "N/A" where the question is not appropriate to the project which is the subject of this application (the "Project").
3. If an estimate is given as the answer to a question, put "(est)" after the figure or answer which is estimated.
4. If more space is needed to answer any specific question, attach a separate sheet.
5. When completed, return two (2) copies of this application to the Agency at the address indicated on the first page of this application.
6. The Agency will not give final approval to this application until the Agency receives a completed environmental assessment form concerning the Project which is the subject of this application.
7. Please note that Article 6 of the Public Officers Law declares that all records in the possession of the Agency (with certain limited exceptions) are open to public inspection and copying. If the applicant feels that there are elements of the Project which are in the nature of trade secrets or information, the nature of which is such that if disclosed to the public or otherwise widely disseminated would cause substantial injury to the applicant's competitive position, the applicant may identify such elements in writing and request that such elements be kept confidential in accordance with Article 6 of the Public Officers Law.
8. The applicant will be required to pay to the Agency all actual costs incurred in connection with this application and the Project contemplated herein (to the extent such expenses are not paid out of the proceeds of the Agency's bonds issued to finance the project). The applicant will also be expected to pay all costs incurred by general counsel and bond counsel/special counsel to the Agency. The costs incurred by the Agency, including the Agency's general counsel and bond counsel, may be considered as a part of the project and included as a part of the resultant bond issue.
9. The Agency has established an application fee of One Thousand Dollars (\$1,000) to cover the anticipated costs of the Agency in processing this application. A check or money order made payable to the Agency must accompany each application. **THIS APPLICATION WILL NOT BE ACCEPTED BY THE AGENCY UNLESS ACCOMPANIED BY THE APPLICATION FEE.**
10. The Agency has established a project fee for each project in which the Agency participates. **UNLESS THE AGENCY AGREES IN WRITING TO THE CONTRARY, THIS PROJECT FEE IS REQUIRED TO BE PAID BY THE APPLICANT AT OR PRIOR TO THE GRANTING OF ANY FINANCIAL ASSISTANCE BY THE AGENCY.**

FOR AGENCY USE ONLY

1.	Project Number	
2.	Date application Received by Agency	, 20
3.	Date application referred to attorney for review	, 20
4.	Date copy of application mailed to members	, 20
5.	Date notice of Agency meeting on application posted	, 20
6.	Date notice of Agency meeting on application mailed	, 20
7.	Date of Agency meeting on application	, 20
8.	Date Agency conditionally approved application	, 20
9.	Date scheduled for public hearing	, 20
10.	Date Environmental Assessment Form ("EAF") received	, 20
11.	Date Agency completed environmental review	, 20
12.	Date of final approval of application	, 20

Provide estimates for the following:

Number of Full Time Employees at the Project Site before IDA Status:	<u>None</u>
Estimate of Jobs to be Created:	<u>7 total est. (5-6 FTEs)</u>
Estimate of Jobs to be Retained:	<u>NA</u>
Average Estimated Annual Salary of Jobs to be Created:	<u>~\$58,000</u>
Annualized Salary Range of Jobs to be Created:	<u>~\$45,000 to \$70,000</u>
Estimated Average Annual Salary of Jobs to be Retained:	<u>NA</u>

IA. INFORMATION CONCERNING THE PROPOSED OCCUPANT OF THE PROJECT (HEREINAFTER, THE "COMPANY").

A. Identity of Company:

1. Company Name: **BJH 143 Washington Street LLC**
2. Present Address: **182 Dean Street Brooklyn, NY**
Zip Code: **11217**
Employer's ID No.: **[REDACTED]**
3. If the Company differs from the Applicant, give details of relationship:

N/A

3. Indicate type of Business organization of Company:

- a. Corporation. If so, incorporated in what country? _____; What State? _____; Date Incorporated _____; Type of Corporation? _____; Authorized to do business in New York? Yes ___; No ___.
 - b. Partnership. If so, indicate type of partnership Number of general partners ___; Number of limited partners _____.
 - c. Limited liability company. If so, formed in what State? New York State _____ Date formed: 2010; Authorized to do business in New York State? Yes ; No ___.
 - d. Sole proprietorship.
4. Is the Company a subsidiary or direct or indirect affiliate of any other organization(s)? If so, indicate name of related organization(s) and relationship: **N/A, The Occupant company members are the same as the members of tenant BJH Advisors LLC.**

B. Management of Company:

1. List all owners, officers, members, directors and partners (complete all columns for each person):

NAME AND HOME ADDRESS	OFFICE HELD	OTHER PRINCIPAL BUSINESS
Kei Hayashi, 182 Dean St, BK, NY	Principal	Consultant
Michael Meola, 42-12 28 th Street, #26C LIC, NY	Principal	Consultant

2. Is the Company or management of the Company now a plaintiff or a defendant in any civil or criminal litigation? Yes ____; No .
3. Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)? Yes ____; No .
4. Has any person listed above or any concern with whom such person has been connected ever been in receivership or been adjudicated a bankrupt? Yes ____; No .
5. If the answer to any of questions 2 through 4 is yes, please, furnish details in a separate attachment.

C. Principal owners of Company:

1. Is Company publicly held? Yes ____; No . If yes, please list exchanges where stock traded: _____

2. If no, list all stockholders having a 5% or more interest in the Company:

NAME	ADDRESS	PERCENTAGE OF HOLDING
Michael Meola		50 (approx.)
Kei Hayashi		50 (approx.)

***Additional Equity Investors may be identified**

- D. Company's principal bank(s) of account: Chase Bank, NA

II. DATA REGARDING PROPOSED PROJECT.

A. Description of the Project: (Please provide a brief narrative description of the Project.)

Our concept is to develop a mixed-use structure that will contain flexible commercial space on the ground floor intended for a not-for-profit, with 14 residential units on the second through fifth floors. Final design is pending selection discussions, and design review by the City's Architectural Review Commission. The goal of the project is to create a community oriented asset. The commercial spaces will be at offered at a below-market rate and is intended for a not-for-profit tenant. Osborne Association (Osborne) will lease the commercial space to support its mission driven activities, included supportive life-skills to those individuals having experienced incarceration. It is our hope that the activity generated by the residents and offices at the project will contribute to the commercial success of nearby Liberty Street and the surrounding businesses. BJH also intends to establish a satellite office at the project location.

B. Location of the Project:

1. Street Address: 143 Washington Street, Newburgh
2. City of Newburgh
3. Town of Newburgh
4. Village of Newburgh
5. County of Orange

C. Description of the Project site:

1. Approximate size (in acres or square feet) of the Project site: 4,000 SF. Is a map, survey or sketch of the Project site attached? Yes ; No .
2. Are there existing buildings on the Project site? Yes ; No
 - a. If yes, indicate the number of buildings on the site: two (including sm. garage) ____ . Also, please briefly identify each existing building and indicate the approximate size (in square feet) of each such existing building: The structure on the property is a 4-story brick attached shell building, with a new roof but in disrepair, with a footprint of ~775 sq. feet. It was built circa 1866 and formerly had an accessory wood cottage that was previously demolished. It is poor condition and is in need of total renovation to return it to productive use. The total SF is ~ 4,000 SF. There is also a small one-story masonry garage that will be demolished.
 - b. Are the existing buildings in operation? Yes ; No . If yes, describe present use of present buildings:

c. Are the existing buildings abandoned? Yes ; No . About to be abandoned? Yes ; No . If yes, describe: _____

d. Attach photograph of present buildings. ** See attached photos at the end of application.

3. Utilities serving the Project site:

Water-Municipal: We understand the property is served by all utilities
Other (describe) _____
Sewer-Municipal: _____
Other (describe) _____
Electric-Utility: _____
Other (describe) _____
Heat-Utility: _____
Other (describe) _____

4. Present legal owner of the Project site: The Newburgh Community Land Bank

a. If the Company owns the Project site, indicate date of purchase: NA,
20____; purchase price: \$ _____.

b. If Company does not own the Project site, does Company have an option
signed with the owner to purchase the Project site? Yes [X]; No ____.
If yes, indicate date option signed with the owner: January 4, 2021;
and the date the option expires:

c. If the Company does not own the Project site, is there a relationship legally or by
common control between the Company and the present owner of the Project site?
Yes ____; No [X]. If yes, describe; _____

5. a. Zoning District in which the Project site is located: Downtown Neighborhood

b. Are there any variances or special permits affecting the Project site? Yes ____;
No [X]. If yes, list below and attach copies of all such variances or special permits:

D. Description of Proposed Construction:

1. Does part of the Project consist of the acquisition or construction of a new building or
buildings? Yes [X]; No _____. If yes, indicate number and size of new buildings:
The property will be acquired with the purpose of renovating the existing
structure and building an integrated expansion on the vacant portion of the parcel.

2. Does part of the Project consist of additions and/or renovations to existing buildings located on the Project site? Yes ; No ____ . If yes, indicate the buildings to be expanded or renovated, the size of any expansions and the nature of expansion and/or renovation: The existing building will be renovated, and a new integrated expansion will be constructed on the vacant portion of the parcel. The project will consist of a total of approximately 9,000 SF comprising ground floor commercial units and 12 residential units.

3. Describe the principal uses to be made by the Company of the building or buildings to be acquired, constructed, or expanded: The principle uses of the building will be multi-family residential, with appropriate amenity spaces, and commercial office space.

E. Description of the Equipment:

1. Does a part of the Project consist of the acquisition or installation of machinery, equipment or other personal property (the "Equipment")? Yes ; No ____ . If yes, describe the Equipment: The equipment to be acquired and installed relates to kitchen and bathroom installations for the residential dwelling units – e.g. stoves, refrigerators, washers and dryers, etc.

2. With respect to the Equipment to be acquired, will any of the Equipment be Equipment which has previously been used? Yes ____ ; No . If yes, please provide detail:

3. Describe the principal uses to be made by the Company of the Equipment to be acquired or installed: NA

F. Project Use:

1. What are the principal products to be produced at the Project? There are no products anticipated to be produced at the Project site. There will be services related to BJH's consulting business and Osborne's social service mission.

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2. What are the principal activities to be conducted at the Project? Services of housing provision onsite, commercial activities related to planning and economic development, and operational housing services for the formerly incarcerated.
-
3. Does the Project include facilities or property that are primarily used in making retail sales of goods or services to customers who personally visit such facilities? Yes _____; No . If yes, please provide detail: Retail sales are not anticipated to be part of the project.
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4. If the answer to question 3 is yes, what percentage of the cost of the Project will be expended on such facilities or property primarily used in making retail sales of goods or services to customers who personally visit the Project? _____%
5. If the answer to question 3 is yes, and the answer to question 4 is more than 33.33%, indicate whether any of the following apply to the Project:
- a. Will the Project be operated by a not-for-profit corporation? Yes _____; No _____. If yes, please explain: _____
- b. Is the Project likely to attract a significant number of visitors from outside the economic development region in which the Project will be located? Yes _____; No _____. If yes, please explain: _____
- c. Would the Project occupant, but for the contemplated financial assistance from the Agency, locate the related jobs outside the State of New York? Yes _____; No _____. If yes, please explain: _____
- d. Is the predominant purpose of the Project to make available goods or services which would not, but for the Project, be reasonably accessible to the residents of the city, town, or village within which the Project will be located, because of a lack of reasonably accessible retail trade facilities offering such goods or services? Yes _____; No _____. If yes, please provide detail: _____

e. Will the Project be located in one of the following: (i) an area designed as an economic development zone pursuant to Article 18-B of the General Municipal Law; or (ii) a census tract or block numbering area (or census tract or block numbering area contiguous thereto) which, according to the most recent census data, has (x) a poverty rate of at least 20% for the year in which the data relates, or at least 20% of households receiving public assistance, and (y) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates?

Yes ___; No ___. If yes, please explain: _____

6. If the answers to any of subdivisions c. through e. of question 5 is yes, will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York? Yes ___; No ___. If yes, please explain:

7. Will the completion of the Project result in the removal of a plant or facility of the Company or another proposed occupant of the Project (a "Project Occupant") from one area of the State of New York to another area of the State of New York? Yes ___; No . If yes, please explain:

8. Will the completion of the Project result in the abandonment of one or more plants or facilities of the Company located in the State of New York? Yes ___; No . If yes, please provide detail:

9. If the answer to either question 7 or question 8 is yes, indicate whether any of the following apply to the Project:

a. Is the Project reasonably necessary to preserve the competitive position of the Company or such Project Occupant in its industry? Yes ___; No ___. If yes, please provide detail:

b. Is the Project reasonably necessary to discourage the Company or such Project Occupant from removing such other plant or facility to a location outside the State of New York? Yes ___; No ___. If yes, please provide detail: _____

10. Will the Project be owned by a not-for-profit corporation? Yes ___; No . If yes, please provide detail: _____

11. If the answer to question 10 is yes, indicate whether any of the following apply to the Project:

a. Is the Project a housing facility primarily designed to be occupied by individuals 60 years of age or older? Yes ___; No ___. If yes, please explain: _____

b. Is the Project a dormitory for an educational institution? Yes ___; No ___. If yes, please explain: _____

c. Is the Project a facility as defined in Article 28 of the Public Health Law? Yes ___; No ___. If yes, please explain: _____

12. If the answer to any of the questions contained in question 11 is yes, indicate whether the cost of the Project will exceed \$20 million. Yes ___; No ___. If yes, please provide detail: _____

13. Will the Project be sold or leased to a municipality? Yes ___; No . If yes, please provide detail: _____

G. Project Status:

1. If the Project includes the acquisition of any land or buildings, have any steps been taken toward acquiring same? Yes ; No _____. If yes, please discuss in detail the approximate stage of such acquisition: The property is in contract to be bought.

2. If the Project includes the acquisition of any Equipment, have any steps been taken toward acquiring same? Yes ____; No . If yes, please discuss in detail the approximate stage of such acquisition: _____

3. If the Project involves the construction or reconstruction of any building or other improvement, has construction work on any such building or improvement begun? Yes ____; No . If yes, please discuss in detail the approximate extent of construction and the extent of completion. Indicate in your answer whether such specific steps have been completed as site clearance and preparation; completion of foundations; installation of footings; etc.: _____

4. Please indicate amount of funds expended on the Project by the Company in the past three (3) years and the purposes of such expenditures: Approximately \$24,000 in funds expended or incurred, including acquisition deposit, design-related and legal fees. The Company has expended substantial additional resources in the form of staff time in RFP submission, program design, due diligence, market research, and underwriting.

5. Please indicate the date the applicant estimates the Project will be completed: June 1, 2023

I. Method of Construction after Agency Approval:

1. If the Agency approves the project which is the subject of this application, there are two methods that may be used to construct the project. The applicant can construct the project privately and sell the project to the Agency upon completion. Alternatively, the applicant can request to be appointed as "agent" of the Agency, in which case certain laws applicable to public construction may apply to the project. Does the applicant wish

to be designated as "agent" of the Agency for purposes of constructing the project? Yes ; No .

2. If the answer to question 1 is yes, does the applicant desire such "agent" status prior to the closing date of the financing? Yes ; No .

**III. INFORMATION CONCERNING LEASES OR SUBLEASES OF THE PROJECT.
(PLEASE COMPLETE THE FOLLOWING SECTION IF THE COMPANY INTENDS TO
LEASE OR SUBLEASE ANY PORTION OF THE PROJECT).**

A. Does the Company intend to lease or sublease more than 10% (by area or fair market value) of the Project? Yes ; No . If yes, please complete the following for each existing or proposed tenant or subtenant:

1. Sublessee name: **(Below is just for Commercial Use) Osborne Association**
Present Address: **809 Westchester Avenue, Bronx**
City: **Bronx** State: **New York** Zip: **10455**
Employer's ID No.: **[REDACTED]**
Sublessee is: Corporation: Partnership: Sole Proprietorship
Relationship to Company: **none, other than tenancy**
Percentage of Project to be leased or subleased: **approximately 10 percent**
Use of Project intended by Sublessee: **office space**
Date of lease or sublease to Sublessee: **TBD**
Term of lease or sublease to Sublessee: **TBD, target of 5 to 10 years**
Will any portion of the space leased by this sublessee be primarily used in making retail sales of goods or services to customers who personally visit the Project? Yes ; No . If yes, please provide on a separate attachment (a) details and (b) the answers to questions II(F)(4) through (6) with respect to such sublessee.
2. Sublessee name: **BJH Advisors LLC**
Present Address: **182 Dean Street**
City: **Brooklyn** State: **NY** Zip: **11217**
Employer's ID No.: **[REDACTED]**
Sublessee is: **Limited Liability Corporation (LLC)**
 Corporation: Partnership: Sole Proprietorship
Relationship to Company: **Same owners**
Percentage of Project to be leased or subleased: **Approximately 5%**
Use of Project intended by Sublessee: **Consulting Services**
Date of lease or sublease to Sublessee: **TBD**
Term of lease or sublease to Sublessee: **TBD**
Will any portion of the space leased by this sublessee be primarily used in making retail sales of goods or services to customers who personally visit the Project? Yes ; No . If yes, please provide on a separate attachment (a) details and (b) the answers to questions II(F)(4) through (6) with respect to such sublessee.

3. Sublessee name: _____
 Present Address: _____
 City: _____ State: _____ Zip: _____
 Employer's ID No.: _____
 Sublessee is: _____ Corporation: _____ Partnership: _____ Sole Proprietorship
 Relationship to Company: _____
 Percentage of Project to be leased or subleased: _____
 Use of Project intended by Sublessee: _____
 Date of lease or sublease to Sublessee: _____
 Term of lease or sublease to Sublessee: _____
 Will any portion of the space leased by this sublessee be primarily used in making retail sales of goods or services to customers who personally visit the Project? Yes ___; No ___. If yes, please provide on a separate attachment (a) details and (b) the answers to questions II(F)(4) through (6) with respect to such sublessee.

B. What percentage of the space intended to be leased or subleased is now subject to a binding written lease or sublease? _____

IV. EMPLOYMENT IMPACT.

A. Indicate the number of people presently employed at the Project site and the **additional** number that will be employed at the Project site at the end of the first and second years after the Project has been completed, using the tables below for (1) employees of the Applicant, (2) independent contractors, and (3) employees of independent contractors. (Do not include construction workers). Also indicate below the number of workers employed at the Project site representing newly created positions as opposed to positions relocated from other project sites of the applicant. Such information regarding relocated positions should also indicate whether such positions are relocated from other project sites financed by obligations previously issued by the Agency.

TYPE OF EMPLOYMENT Employees of <u>Tenant - Osborne</u>					
	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled	Totals
Present Full Time					0
Present Part Time					0
Present Seasonal					0

First Year Full Time	4	1			5
First Year Part Time	1				1
First Year Seasonal					0
Second Year Full Time	4	1			5
Second Year Part Time	1				1
Second Year Seasonal					0

TYPE OF EMPLOYMENT					
Independent Contractors					
	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled	Totals
Present Full Time					0
Present Part Time					0
Present Seasonal					0
First Year Full Time					0
First Year Part Time					0
First Year Seasonal					0
Second Year Full Time					0
Second Year Part Time					0
Second Year Seasonal					0

TYPE OF EMPLOYMENT					
Employees of Independent Contractors					
	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled	Totals
Present Full Time					0
Present Part Time					0
Present Seasonal					0
First Year Full Time					0
First Year Part Time					0
First Year Seasonal					0
Second Year Full Time					0
Second Year Part Time					0
Second Year Seasonal					0

- B. Indicate below (1) the estimated salary and fringe benefit averages or ranges and (2) the estimated number of employees residing in the Orange County Economic Development Region for all the jobs at the Project site, both retained and created, listed in the tables described in subsection A above for each of the categories of positions listed in the chart below.

The estimated annual average salaries of the four full and part-time employees at the Project Site is ~\$71,250, and their estimated annual fringe benefits are ~\$28,480. All of the four full and part-time employees are expected to reside in the region.

RELATED EMPLOYMENT INFORMATION				
	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled
Estimated Salary and Fringe Benefit Averages or Ranges	<u>~\$71,250</u>			
Estimated Number of Employees Residing in the Orange County Economic Development Region	<u>5</u>			

- C. Please describe the projected timeframe for the creation of any new jobs with respect to the undertaking of the Project:

Construction is expected to take approximately 1.0-1.5 years; Osborne and BJH will be able occupy the commercial unit(s) when construction is completed.

- D. Please prepare a separate attachment describing in detail the types of employment at the Project site. Such attachment should describe the activities or work performed for each type of employment.

Osborne will provide administrative and social services for its programs in Newburgh. This includes work by four to six professionals working collaboratively with each other and the greater community to provide exceptional and meaningful assistance to house formerly incarcerated people. Predominantly, the work will consist of professional, in-office workers who will require space outfitted with wifi, conference rooms, office furniture, etc. We expect all to live within the Newburgh region and support the local economy—not only by the services they provide—but also with daily lunches/ coffee stops, etc.

BJH will establish a satellite office of its consulting business which provides planning and economic development services to governments and private organizations. BJH plans to inhabit a smaller space than Osborne with the ability for one professional programming the housing on-site. Furthermore, the space will serve as a satellite office for a professional employee to conduct consulting services for BJH Advisors' numerous clients across NYS.

V. PROJECT COST.

A. Anticipated Project Costs. State the costs reasonably necessary for the acquisition of the Project site, the construction of the proposed buildings and the acquisition and installation of any machinery and equipment necessary or convenient in connection therewith, and including any utilities, access roads or appurtenant facilities, using the following categories:

Description of Cost	Amount
Land	<u>\$60k</u>
Buildings	<u>~ \$1.9 million</u>
Machinery and equipment costs	<u>\$NA</u>
Utilities, roads and appurtenant costs	<u>\$NA</u>
Architects and engineering fees	<u>~ \$389,000</u>
Costs of financing	<u>~ \$283,000</u>
Construction loan fees and interest (if applicable)	<u>~ \$90,000</u>
Other (specify)	
Contingency _____	~ \$134,000
TOTAL PROJECT COSTS	approx. \$2,818,808

B. Anticipated Project Financing Sources. State the sources reasonably necessary for the financing of the Project site, the construction of the proposed buildings and the acquisition and installation of any machinery and equipment necessary or convenient in connection therewith, and including any utilities, access roads or appurtenant facilities, using the following categories:

<u>Description of Sources</u>	<u>Amount</u>
Private Sector Financing	~ \$1,340,000
Public Sector	NA
Federal Programs	NA
State Programs	~ \$750,000
Local Programs	~ \$50,000
Applicant Equity	~ \$678,808
Other (specify, e.g., tax credits)	
	\$
	\$
	\$
TOTAL AMOUNT OF PROJECT FINANCING SOURCES	approx. \$2,818,808

C. Have any of the above expenditures already been made by the applicant?
 Yes ; No _____. If yes, indicate particulars. Company Equity expended or committed in amount of ~\$24,000.

D. Amount of loan requested: \$ ~1,700,000 ;
 Maturity requested: 30 years.

E. Has a commitment for financing been received as of this application date, and if so, from whom?
 Yes ; No _____. Institution Name: Community Preservation Corporation
 Provide name and telephone number of the person we may contact.

Name: Mary Paden

Phone: [REDACTED]

- F. The percentage of Project costs to be financed from public sector sources is estimated to equal the following: ~24%
- G. The total amount estimated to be borrowed to finance the Project is equal to the following: ~ \$1,700,000

VI. FINANCIAL ASSISTANCE EXPECTED FROM THE AGENCY.

A. Financing

1. Is the applicant requesting that the Agency issue bonds to assist in financing the project? Yes ___; No [X]. If yes, indicate:
 - a. Amount of loan requested: ___ Dollars;
 - b. Maturity requested: ___ Years.
2. If the answer to question 1 is yes, is the interest on such bonds intended to be exempt from federal income taxation? Yes ___; No ___.
3. If the answer to question 2 is yes, will any portion of the Project be used for any of the following purposes:
 - a. retail food and beverage services: Yes ___; No ___
 - b. automobile sales or service: Yes ___; No ___
 - c. recreation or entertainment: Yes ___; No ___
 - d. golf course: Yes ___; No ___
 - e. country club: Yes ___; No ___
 - f. massage parlor: Yes ___; No ___
 - g. tennis club: Yes ___; No ___
 - h. skating facility (including roller skating, skateboard and ice skating): Yes ___; No ___
 - i. racquet sports facility (including handball and racquetball court): Yes ___; No ___
 - j. hot tub facility: Yes ___; No ___
 - k. suntan facility: Yes ___; No ___
 - l. racetrack: Yes ___; No ___
4. If the answer to any of the above questions contained in question 3 is yes, please furnish details on a separate attachment.

B. Tax Benefits.

1. Is the applicant requesting any real property tax exemption in connection with the Project that would not be available to a project that did not involve the Agency? Yes [X]; No ___. If yes, is the real property tax exemption being sought consistent with the Agency's Uniform Tax Exemption Policy? Yes [X]; No ___.

We believe that the project's supportive housing, affordable housing and activation of commercial ground floor activities is in the spirit of the Newburgh IDA's UTEP.

2. Is the applicant expecting that the financing of the Project will be secured by one or more mortgages? Yes ___; No . If yes, what is the approximate amount of financing to be secured by mortgages? \$ _____.
3. Is the applicant expecting to be appointed agent of the Agency for purposes of avoiding payment of N.Y.S. Sales Tax or Compensating Use Tax? Yes ; No ___. If yes, what is the approximate amount of purchases which the applicant expects to be exempt from the N.Y.S. Sales and Compensating Use Taxes? \$ _____.
4. What is the estimated value of each type of tax-exemption being sought in connection with the Project? Please detail the type of tax-exemption and value of each exemption.
- a. N.Y.S. Sales and Compensating Use Taxes: approximately \$82,000
- b. Mortgage Recording Taxes: approximately \$18,000
- c. Real Property Tax Exemptions:
The value of the real property tax exemption being sought in connection with the project will start out at approximately \$46,500 in the first year of operation. \$46,500 represents the amount of taxes associated with the improvements to the property. The applicant will continue to pay "base" taxes - holding Newburgh harmless in terms of current level of property tax income. The benefits would phase out at 5% per year until the property is brought back to full taxes by year 21 after COO.
- d. Other (please specify):
- \$ _____
\$ _____
5. Are any of the tax-exemptions being sought in connection with the Project inconsistent with the Agency's Uniform Tax-exemption Policy? Yes ___; No . If yes, please explain how the request of the applicant differs from the Agency's Uniform Tax-Exemption Policy: _____

C. Project Benefit Information. Complete the attached Cost/Benefit Analysis so that the Agency can perform a cost/benefit analysis of undertaking the Project. Such information should consist of a list and detailed description of the benefits of the Agency undertaking the Project (e.g., number of jobs created, types of jobs created, economic development in the area, etc.). Such information should also consist of a list and detailed description of the costs of the Agency undertaking the Project (e.g., tax revenues lost, buildings abandoned, etc.).

VII. 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"), as replaced by the Workforce Investment Act of 1998 (Public Law 105-220), 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 JTPA programs who shall be referred by the JTPA Entities 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, 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, including (1) the NYS-45 – Quarterly Combined Withholding, Wage Reporting and Unemployment Insurance Return – for the quarter ending December 31 (the "NYS-45"), and (2) the US Dept. of Labor BLS 3020 Multiple Worksite report if applicable.

A. Uniform Agency Project Agreement. The applicant agrees to enter into a project benefits agreement with the Agency where the applicant agrees that (1) the amount of Financial Assistance to be received shall be contingent upon, and shall bear a direct relationship to the success or lack of success of such project in delivering certain described public benefits (the "Public Benefits") and (2) the Agency will be entitled to recapture some or all of the Financial Assistance granted to

the applicant if the project is unsuccessful in whole or in part in delivering the promised Public Benefits.

F. Representation of Financial Information. Neither this Application nor any other agreement, document, certificate, project financials, or written statement furnished to the Agency or by or on behalf of the applicant in connection with the project contemplated by this Application contains any untrue statement of a material fact or omits to state a material fact necessary in order to make the statements contained herein or therein not misleading. There is no fact within the special knowledge of any of the officers of the applicant which has not been disclosed herein or in writing by them to the Agency and which materially adversely affects or in the future in their opinion may, insofar as they can now reasonably foresee, materially adversely affect the business, properties, assets or condition, financial or otherwise, of the applicant.

G. Agency Financial Assistance Required for Project. The Project would not be undertaken but for the Financial Assistance provided by the Agency or, if the Project could be undertaken without the Financial Assistance provided by the Agency, then the Project should be undertaken by the Agency for the following reasons:

H. Compliance with Article 18-A of the General Municipal Law: The Project, as of the date of this Application, is in substantial compliance with all provisions of article 18-A of the General Municipal including, but not limited to, the provisions of Section 859-a and subdivision one of Section 862; and the provisions of subdivision one of Section 862 of the General Municipal Law will not be violated if Financial Assistance is provided for the Project.

I. Compliance with Federal, State, and Local Laws. The applicant is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.

J. False or Misleading Information. The applicant understands 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 exemptions claimed by reason of Agency involvement in the Project.

K. Absence of Conflicts of Interest. The applicant acknowledges that the members, officers and employees of the Agency are listed on the Agency's website. No member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

L. Additional Information. Additional information regarding the requirements noted in this Application and other requirements of the Agency is included on the Agency's website which can be accessed at <https://www.cityofnewburgh-ny.gov/industrial-development-agency>.

I affirm under penalty of perjury that all statements made on this application are true, accurate, and complete to the best of my knowledge.



Applicant

By:

BJH 143 Washington Street LLC

Title:

member

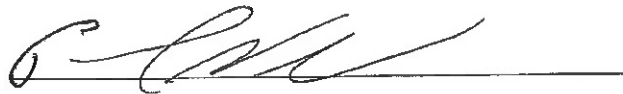
NOTE: APPLICANT MUST ALSO COMPLETE THE APPROPRIATE VERIFICATION
APPEARING ON PAGES 26 THROUGH 29 HEREOF BEFORE A NOTARY PUBLIC AND
MUST SIGN AND ACKNOWLEDGE THE HOLD HARMLESS AGREEMENT APPEARING
ON PAGE 30.

VERIFICATION

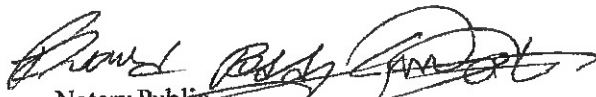
(If applicant is limited liability company)

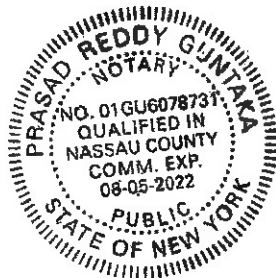
STATE OF Ny)
) SS.:
COUNTY OF KINGS)

, deposes and says that he is one of the (Name of Individual) Michael W. Mroca
members of the firm of _____, the limited liability company named
(limited liability company) BJH 143 Washington Street LLC
in the attached application; that he has read the foregoing application and knows the contents
thereof; and that the same is true and complete and accurate to the best of his knowledge. The
grounds of deponent's belief relative to all matters in the said application which are not stated upon
his own personal knowledge are investigations which deponent has caused to be made concerning
the subject matter of this application as well as information acquired by deponent in the course of his
duties as a member of and from the books and papers of said limited liability company.




Sworn to before me this
24th day of Nov, 2021


Notary Public



HOLD HARMLESS AGREEMENT

Applicant hereby releases City of Newburgh Industrial Development Agency and the members, officers, servants, agents and employees thereof (hereinafter collectively referred to as the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Agency, (B) the Agency's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project; including without limiting the generality of the foregoing, all 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. 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 that event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all actual costs incurred by the Agency in the processing of the Application, including attorneys' fees, if any.


(Applicant) BJH 143 Washington street LLC

BY: Michael N Medek

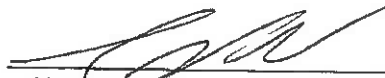
Sworn to before me this 26th
day of Aug, 2021


Notary Public



HOLD HARMLESS AGREEMENT

~~Applicant~~ ^{Tenant} hereby releases City of Newburgh Industrial Development Agency and the members, officers, servants, agents and employees thereof (hereinafter collectively referred to as the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Agency, (B) the Agency's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project; including without limiting the generality of the foregoing, all 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. 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 that event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all actual costs incurred by the Agency in the processing of the Application, including attorneys' fees, if any.

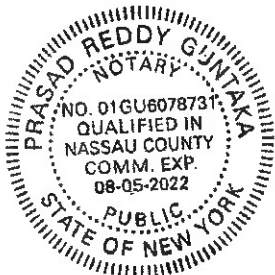


(Applicant) BJH Adviser LLC
Tenant

BY: Michael W. Medla

Sworn to before me this 26th
day of Aug, 2021


Notary Public



TO: Project Applicants
 FROM: City of Newburgh Industrial Development Agency
 RE: Cost/Benefit Analysis

In order for the City of Newburgh Industrial Development Agency (the "Agency") to prepare a Cost/Benefit Analysis for a proposed project (the "Project"), the Applicant must answer the questions contained in this Project Questionnaire (the "Questionnaire") and complete the attached Schedules. This Questionnaire and the attached Schedule will provide information regarding various aspects of the Project, and the costs and benefits associated therewith.

This Questionnaire must be completed before we can finalize the Cost/Benefit Analysis, please complete this Questionnaire and forward it to us at your earliest convenience.

PROJECT QUESTIONNAIRE

1. Name of Project Beneficiary ("Company"):	<u>BJH 143 Washington Street LLC</u>
2. Brief Identification of the Project:	<u>Renovation and Expansion of 143 Washington Street, Newburgh, NY</u>
3. Estimated Amount of Project Benefits Sought:	
A. Amount of Bonds Sought:	\$ NA
B. Value of Sales Tax Exemption Sought	<u>~ \$82,000</u>
C. Value of Real Property Tax Exemption Sought	<u>The value of the real property tax exemption being sought in connection with the project will start out at approximately \$46,500 in the first year of operation. \$46,500 represents the amount of taxes associated with the improvements to the property. The applicant will continue to pay "base" taxes - holding Newburgh harmless in terms of current level of property tax income. The benefits would phase out at 5% per year until the property is brought back to full taxes by year 21 after COO.</u>
D. Value of Mortgage Recording Tax Exemption Sought	~ \$18,000
4. Likelihood of accomplishing the Project in a timely fashion:	<u>BJH has a project schedule that provides one to 1.5 years of construction period which is based on discussions with our architect and general contractor.</u>

PROJECTED PROJECT INVESTMENT

A. Land-Related Costs	
1. Land acquisition	\$60,000
2. Site preparation	\$
3. Landscaping	\$

4.	Utilities and infrastructure development	\$
5.	Access roads and parking development	\$
6.	Other land-related costs (describe)	\$
B.	Building-Related Costs	
1.	Acquisition of existing structures	<u>Included in A1. Land Aquisition</u>
2.	Renovation of existing structures	<u>~\$700,000</u>
3.	New construction costs	<u>~\$1,200,000</u>
4.	Electrical systems	<u>Included in above, 2+3; Approx. \$170,000-180,000</u>
5.	Heating, ventilation and air conditioning	<u>Included in above, 2+3</u>
6.	Plumbing	<u>Included in above, 2+3; Approx. \$160,000</u>
7.	Other building-related costs (describe)	\$

C. Machinery and Equipment Costs	
1. Production and process equipment	\$
2. Packaging equipment	\$
3. Warehousing equipment	\$
4. Installation costs for various equipment	\$
5. Other equipment-related costs (describe)	\$
D. Furniture and Fixture Costs	
1. Office furniture	\$
2. Office equipment	\$
3. Computers	\$
4. Other furniture-related costs (describe)	\$
E. Working Capital Costs	
1. Operation costs	\$
2. Production costs	\$
3. Raw materials	\$
4. Debt service	\$
5. Relocation costs	\$
6. Skills training	\$
7. Other working capital-related costs (describe)	\$
F. Professional Service Costs	
1. Architecture and engineering	<u>~ \$389,000</u>
2. Accounting/legal	<u>~ \$283,000 (financing)</u>
3. Other service-related costs (describe)	
G. Other Costs	
1.	\$
2.	\$
H. Summary of Expenditures	
1. Total Land-Related Costs	<u>\$60,000</u>
2. Total Building-Related Costs	<u>~ \$1,915,000</u>
3. Total Machinery and Equipment Costs	
4. Total Furniture and Fixture Costs	
5. Total Working Capital Costs	
6. Total Professional Service Costs	<u>~ \$672,000</u>
7. Total Other Costs	<u>~ \$224,000</u>

PROJECTED CONSTRUCTION EMPLOYMENT IMPACT

- I. Please provide estimates of total construction jobs and the total annual wages and benefits of construction jobs at the Project:

Year	Number of Construction Jobs	Total Annual Wages and Benefits	Estimated Additional NYS Income Tax
Current Year		\$	\$
Year 1	<u>~12-14 worker years</u>	<u>~\$800,00 - \$1,000,000</u>	<u>Approx. \$63,500- \$74,000</u> <u>*assumes 80,000 annualized salary, 50% workers filing married with household income of 120,000 and 50% single.</u>
Year 2*	*Construction is estimated for 1-1.5 years. Effects will trickle into year 2.		
Year 3		\$	\$
Year 4		\$	\$
Year 5		\$	\$

PROJECTED PERMANENT EMPLOYMENT IMPACT

- I. Estimates of the total number of existing permanent jobs to be preserved or retained as a result of the Project are described in the tables in Section IV of the Application.
- II. Estimates of the total new permanent jobs to be created by the Project are described in the tables in Section IV of the Application.

Please provide estimates for the following:

A. Creation of New Job Skills relating to permanent jobs. Please complete Schedule A.

- I. Provide the projected percentage of employment that would be filled by City of Newburgh residents: 80-100%

A. Provide a brief description of how the project expects to meet this percentage:

PROJECTED OPERATING IMPACT

- I. Please provide estimates for the impact of Project operating purchases and sales:

Additional Purchases (1 st year following project completion)	~\$30,000 as materials, not included wages
Additional Sales Tax Paid on Additional Purchases	~ \$2,437
Estimated Additional Sales (1 st full year following project completion)	We may have a question regarding this. For now, we do not anticipate additional sales.
Estimated Additional Sales Tax to be collected on additional sales (1 st full year following project completion)	N/A (see above)

II. Please provide estimates for the impact of Project on existing real property taxes and new payments in lieu of taxes (“Pilot Payments”):

Year	Existing Real Property Taxes (Without IDA involvement)	New Pilot Payments (With IDA)	Total (Difference)
Current Year	\$2,900	\$2,900	\$0
Year 1	\$2,987	\$2,987	\$0
Year 2	\$3,077	\$5,290	\$2,213
Year 3	\$3,169	\$7,729	\$4,560
Year 4	\$3,264	\$10,309	\$7,045
Year 5	\$3,362	\$13,037	\$9,675
Year 6	\$3,463	\$15,919	\$12,456
Year 7	\$3,567	\$18,962	\$15,396
Year 8	\$3,674	\$22,174	\$18,501
Year 9	\$3,784	\$25,562	\$21,778
Year 10	\$3,897	\$29,132	\$25,235
Year 11	\$4,014	\$32,894	\$28,880
Year 12	\$4,135	\$36,856	\$32,721
Year 13	\$4,259	\$41,025	\$36,767
Year 14	\$4,387	\$45,412	\$41,025
Year 15	\$4,518	\$50,025	\$45,507
Year 16	\$4,654	\$54,873	\$50,220
Year 17	\$4,793	\$59,968	\$55,175
Year 18	\$4,937	\$65,319	\$60,382
Year 19	\$5,085	\$70,937	\$65,852
Year 20	\$5,238	\$76,833	\$71,595
Year 21	\$5,395	\$83,019	\$77,625

III. Please provide a detailed description for the impact of other economic benefits and all anticipated community benefits expected to be produced as a result of the Project (attach additional pages as needed for a complete and detailed response):

Stabilization of Blighted property: The property and existing structure located at 143 Washington is in incredible disrepair and requires a significant expenditure—in both labor and cost—for rehabilitation. The property has existed this way for years and represents an overarching theme within the Newburgh East End Historic District. BJH has already invested an exorbitant amount of time (several months) into this property and is committed to stabilizing and beautifying both the property and existing structure. However, BJH requires some assistance from the IDA—in the form of tax benefits—to do so. BJH intends for 143 Washington to rematerialize as an inspirational example of adaptive reuse and rebirth for the larger Newburgh community.

Affordable Housing: There is a huge need for affordable housing throughout the Mid-Hudson region and especially in Newburgh. Our project will aim to fill this gap. Moreover, five affordable units will be geared towards formerly incarcerated persons who now reside in the Newburgh area. This portion of the project will be supported by NYS’s ESSHI program and managed by the Osborne Association. As such,

this provides some affirmation that these affordable units and our commercial space will be occupied with in-house programming by Osborne.

Community Developed Space: Osborne will engage with the local ministry and other local organizations to market and tenant the ESSHI-designated units. Moreover, BJH will improve the property in a way that optimizes the land for public engagement. There may be opportunities to build a community garden on the property for the use of tenants and others local to Newburgh, thus nurturing a connection to sustainability and food sourcing. Another opportunity (and one that the Land Bank has already made use of the property use) is local art installation and exhibition. We intend for this project to be openly inviting to all, even those who have historically been ignored or disadvantaged.

Commercial Space: The commercial components of 143 Washington will be outfitted with exceptional attention to detail. We are committed to providing a healthy, sustainable, and feel-good workplace for both Osborne and our satellite employee(s) with a clear organization of spatial uses, modern finishes, operations efficiency, and ease of use.

Additional Demand for the Liberty Street/Broadway Corridor: By increasing both the residential and commercial base within the East End Historic District, our project will create additional demand for the retail and restaurant offerings located along Liberty Street and Broadway. We envision our office workers frequenting the commercial corridors for daily lunches, coffee runs, and post-work drinks or meet-ups. In turn, this will support the local economy in the long-term.

Connectivity of Urban Fabric: Aside from the activation of a debilitated shell building, 143 Washington consists of a vacant corner lot that is severely underutilized and disconnects the urban fabric of the East End Historic District. Our plan for new construction will bridge this gap in the urban make-up with a structure that carefully demonstrates and incorporates the existing design themes present in the area. Our design team is made up of historic preservationists who are meticulously investigating the material, structural, and programmatic conditions of the East End Historic District to ensure our design for the new structure embodies and belongs in this space. Moreover, our design team has already completed historic projects in Newburgh and are therefore aware of the particular design features unique to Newburgh.

Contribution of an Income-Producing Asset for the Newburgh Community: As displayed in the Section "Projected Operating Impact" above, our project will become an income-producing asset for Newburgh. Even with IDA benefits incorporated, within the first decade of operations, our project will produce upwards of \$180,000 in property taxes. This is approximately \$140,000 more than if no project is built and the City continues to collect current property taxes (with 3% annual escalation) on the property as-is. As IDA benefits phase out in the later years, the income produced will ramp up and the fiscal benefit to the community will continue to increase.

Local Workforce Training: We intend to use a skilled local contractor for our construction purposes. As such, the construction of our project will source local labor and serve as a locus of workforce training for individuals employed. Our design requires an array of steps for completion—historic detailing, structural strengthening, new construction, small-scale demolition of garage structure, land sculpting—and will be unique experience for the laborers employed. While our veteran local contractor has likely seen many of these conditions, the younger workforce employed will be supplied with numerous learning experiences from the unique tasks at hand.

CERTIFICATION

I certify that I have prepared the responses provided in this Questionnaire and that, to the best of my knowledge, such responses are true, correct, and complete.

I understand that the foregoing information and attached documentation will be relied upon, and constitute inducement for, the Agency in providing financial assistance to the Project. I certify that I am familiar with the Project and am authorized by the Company to provide the foregoing information, and such information is true and complete to the best of my knowledge. I further agree that I will advise the Agency of any changes in such information, and will answer any further questions regarding the Project prior to the closing.

I affirm under penalty of perjury that all statements made on this application are true, accurate, and complete to the best of my knowledge.

Date Signed: August 9, 2021

Name of Person Completing Project Questionnaire
on behalf of the Company.

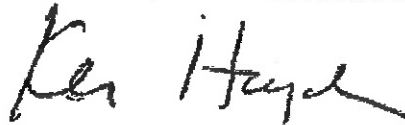
Name: Elizabeth Kei Hayashi

Title: Principal / Partner

Phone Number: [REDACTED]

Address: 182 Dean Street Brooklyn, NY 11217

Signature:



SCHEDULE A

CREATION OF NEW JOB SKILLS

Please list the projected new job skills for the new permanent jobs to be created at the Project as a result of the undertaking of the Project by the Company.

New Job Skills	Number of Positions Created	Range of Salary and Benefits
Construction -- Local, training	12-14 Worker Years	\$60,000 - \$70,000
Operational Support	4-5	\$70,000 - \$75,000
Supportive Housing Admin	4-5	\$70,000 - \$75,000
Community Engagement/Outreach	4-5	\$70,000 - \$75,000
Tenant/ Program Outreach	4-5	\$70,000 - \$75,000
Tenant/ Program Marketing	4-5	\$70,000 - \$75,000
Housing Operations/ Management	1	\$55,000-\$70,000
Planning, Economic Development	1	\$55,000-\$70,000

Should you need additional space, please attach a separate sheet.

143 Washington Street, Newburgh, NY



SURVEY NOTES

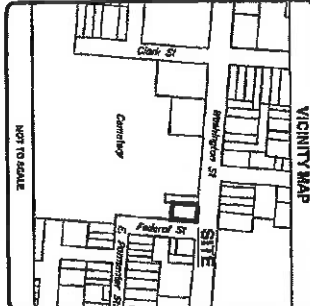
1. Copyright address showing, all Rights Reserved. Reproduction or copying of this document may be a violation of copyright law.
2. The boundaries shown on this plan are the result of a survey made by the Surveyor and are not to be construed as a warranty of accuracy.
3. The boundaries shown on this plan are the result of a survey made by the Surveyor and are not to be construed as a warranty of accuracy.
4. The boundaries shown on this plan are the result of a survey made by the Surveyor and are not to be construed as a warranty of accuracy.
5. The boundaries shown on this plan are the result of a survey made by the Surveyor and are not to be construed as a warranty of accuracy.

ZONING REGULATIONS SECTION 300-137(B)-1)

Lot Area (sq ft)	Minimum	Maximum	Building Height
10,000 - 15,000	20	30	35'
15,000 - 20,000	20	30	35'
20,000 - 25,000	20	30	35'
25,000 - 30,000	20	30	35'
30,000 - 35,000	20	30	35'
35,000 - 40,000	20	30	35'
40,000 - 45,000	20	30	35'
45,000 - 50,000	20	30	35'
50,000 - 55,000	20	30	35'
55,000 - 60,000	20	30	35'
60,000 - 65,000	20	30	35'
65,000 - 70,000	20	30	35'
70,000 - 75,000	20	30	35'
75,000 - 80,000	20	30	35'
80,000 - 85,000	20	30	35'
85,000 - 90,000	20	30	35'
90,000 - 95,000	20	30	35'
95,000 - 100,000	20	30	35'

WETLAND NOTE

Compare the copies of the field notes, there are no observed wetlands or disturbance of wetlands.



ZONING

Subject parcel is zoned R1D Single Residential District, as shown on the Zoning Map of Newburgh, New York, dated 1/1/2012.

FLOOD ZONE

Subject parcel is not in a Flood Zone, as shown on the Flood Hazard Insurance Study of Newburgh, New York, dated 1/1/2012.

PROPERTY ADDRESS

143 Washington St
Newburgh, NY 12550

SCHEDULE B

None and Encumbrances as shown on Field Map ST - Area is none.

DESCRIPTION

Approximately 0.25 acre parcel located at the intersection of Washington Street and Federal Street, and parcel being the northeast corner of a 50' x 110' lot. The parcel is bounded on the north by a 50' x 110' lot, on the east by a 50' x 110' lot, on the south by a 50' x 110' lot, and on the west by a 50' x 110' lot. The parcel is bounded on the north by a 50' x 110' lot, on the east by a 50' x 110' lot, on the south by a 50' x 110' lot, and on the west by a 50' x 110' lot.

GRAPHIC SCALE



**ALTA/NSPS SURVEY
PREPARED FOR
BUH 143 WASHINGTON STREET LLC**

CITY OF NEWBURGH COUNTY OF ORANGE, STATE OF NEW YORK

DATE	3/1/2012
BY	BRANDON JOHNSON, PLS
FOR	BUH 143 WASHINGTON STREET LLC
PROJECT NO.	143 WS
SHEET NO.	1 OF 1



BRANDON JOHNSON, PLS
18 HERRICK
THOUSAND OAKS, NY 12589
PHONE NO. (845) 330-4523
JOHNSONBRANDONPLS@GMAIL.COM

**JOHNSON
SURVEYING**

DEED REFERENCE

1. Lot 1200 Page 715
Gentl. Or. & Co. LLC
Washington County Land Bank, Inc.
February 21, 2009

TAX PARCEL NUMBER

SP of Newburgh, Orange County, New York
SP-4-17

DATE OF SURVEY

Newburgh, February 19, 2012

AREA

Approx. 0.25 Acre

FILED MAP REFERENCE

Orange County, New York, Chapter 108, § 108 or plans on file with the County Clerk of Orange County, New York, in the name of the Surveyor.

PARKING

There are no designated or dedicated parking spaces.

SURVEYOR'S CERTIFICATION

I, BRANDON JOHNSON, State of New York Licensed Professional Land Surveyor, No. 12589, do hereby certify that I am a duly Licensed Professional Land Surveyor in the State of New York, and that I am duly qualified to perform the duties of a Surveyor in the State of New York.

DATE OF MAP EXAMINATION

February 19, 2012