

**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, 3<sup>rd</sup> Floor  
PO Box 1298  
Newburgh, New York 12551  
Attention: Chairman

This application by applicant respectfully states:

APPLICANT: 191 Washington Street LLC

APPLICANT'S STREET ADDRESS: 109 S William St, First Fl

CITY: Newburgh STATE: NY ZIP CODE: 12560

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

NAME OF PERSON(S) AUTHORIZED TO SPEAK FOR APPLICANT WITH RESPECT TO THIS APPLICATION: Erik Cooney, Sisha Ortuzar, Charlotte Lovschal, Chris Cooney

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

NAME OF FIRM: Drake Loeb PLLC

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

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

SUMMARY OF PROJECT

Applicant: 191 Washington St LLC

Contact Person: Sisha Ortuzar

Phone Number: [REDACTED]

Occupant: N/A

Project Location: 191 Washington St, Newburgh NY 12550

Approximate Size of Project Site: 40,000 sf

Description of Project: Mixed use project over three buildings, one existing and two new structures, with public green space. Over 15,000 sf of commercial space, including anchor tenant, and 70 residential units (1, 2 and 3 bedrooms)

Type of Project:  Manufacturing  Warehouse/Distribution  
 Commercial  Not-For-Profit  
 Other-Specify Residential

Employment Impact: Existing Jobs 0  
New Jobs See page 5 for details

Project Cost: \$ 25,462,000 (est)

Type of Financing:  Tax-Exempt  Taxable  Straight Lease

Amount of Bonds Requested: \$ N/A

Estimated Value of Tax-Exemptions:

N.Y.S. Sales and Compensating Use Tax:	\$ 625,015 (est)
Mortgage Recording Taxes:	\$ 215,393 (est)
Real Property Tax Exemptions:	\$ 4,392,084 (est)
Other (please specify):	\$

Provide estimates for the following:

Number of Full Time Employees at the Project Site before IDA Status:	<u>N/A</u>
Estimate of Jobs to be created:	<u>102 (est)</u>
Estimate of Jobs to be retained:	<u>N/A</u>
Average Estimated Annual Salary of Jobs to be created:	<u>\$58,900 (est)</u>
Annualized Salary Range of Jobs to be created:	<u>\$31,200 - \$150,000 (est)</u>
Estimated Average Annual Salary of Jobs to be retained:	<u>N/A</u>

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

**A. Identity of Company:**

1. Company Name: 191 Washington Street LLC  
 Present Address: 109 S William St, First Fl, Newburgh NY  
 Zip Code: 12550  
 Employer's ID No.: [REDACTED]
2. 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? \_\_\_\_\_ Date formed: \_\_\_\_\_; 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: \_\_\_\_\_

**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
Erik Cooney	Partner	NORI Management LLC
Sisha Ortuzar	Partner	BOM Newburgh LLC, Grounded Hospitality LLC
Chris Cooney	Partner	EUE/Screen Games Ltd.
Charlotte Lovschal	Partner	Real Estate Development
Alison Cooney	Partner	Student

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
Erik Cooney Staha Ortuzar Chris Cooney Charlotte Lovschal Allison Cooney	[REDACTED]	[REDACTED]
[REDACTED]		

D. Company's principal bank(s) of account: Chase  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

II. DATA REGARDING PROPOSED PROJECT.

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

The Schoolhouse project seeks to revitalize the William St commercial corridor by renovating the existing Washington St School into a mix of residential units and a NY State Farm Brewery with on-site consumption as anchor tenant, and the construction of two new 5-story buildings with office and retail space on the first floor, and mix of 1, 2, and 3 bedroom apartments above. In total, the project will be made up of over 70,000 sf, with roughly 20% dedicated to commercial use, and will include green spaces open to residents and the community.

B. Location of the Project:

1. Street Address: 191 Washington Street \_\_\_\_\_
2. City of Newburgh \_\_\_\_\_
3. Town of Newburgh \_\_\_\_\_
4. Village of \_\_\_\_\_
5. County of Orange \_\_\_\_\_

C. Description of the Project site:

1. Approximate size (in acres or square feet) of the Project site: 40,000 sf . Is a map, survey or sketch of the Project site attached? Yes X ; No \_\_\_\_\_.

2. Are there existing buildings on the Project site? Yes X ; No \_\_\_\_\_.

a. If yes, indicate the number of buildings on the site: \_\_\_\_\_ . Also, please briefly identify each existing building and indicate the approximate size (in square feet) of each such existing building: \_\_\_\_\_

The existing building is a 1958 structure, built to be used as a school. It is approximately 22,000 sf, and is divided in two sections. The front section features the double height auditorium and offices, the back section has 12 classrooms, split over 2 floors.

b. Are the existing buildings in operation? Yes \_\_\_\_\_ ; No X . If yes, describe present use of present buildings: \_\_\_\_\_

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

d. Attach photograph of present buildings. See attached



3. Utilities serving the Project site:

Water-Municipal: Yes  
 Other (describe) \_\_\_\_\_  
 Sewer-Municipal: Yes  
 Other (describe) \_\_\_\_\_  
 Electric-Utility: Yes  
 Other (describe) \_\_\_\_\_  
 Heat-Utility: No  
 Other (describe) \_\_\_\_\_

4. Present legal owner of the Project site: 191 Washington Street LLC

- a. If the Company owns the Project site, indicate date of purchase: February 24th, 2022; purchase price: \$ 1,000,000.
- b. If Company does not own the Project site, does Company have an option signed with the owner to purchase the Project site? Yes     ; No     . If yes, indicate date option signed with the owner: \_\_\_\_\_, 20    ; and the date the option expires: \_\_\_\_\_, 20    .
- 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     . If yes, describe: \_\_\_\_\_

5. a. Zoning District in which the Project site is located: Medium Density Residential w/ Commercial Overlay

b. Are there any variances or special permits affecting the Project site? Yes X; No     . If yes, list below and attach copies of all such variances or special permits:  
The ZBA has granted variances for density, height, setbacks, and parking. See attached Decision Letter

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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:  
Two new buildings, roughly 25,000 sf each, over 5 stories

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2. Does part of the Project consist of additions and/or renovations to existing buildings located on the Project site? Yes X ; 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 school building will not be expanded, but will be renovated to modernize and accommodate the new uses, which include 12 residential units, and Farm Brewery with on site production and consumption

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3. Describe the principal uses to be made by the Company of the building or buildings to be acquired, constructed, or expanded:  
A micro brewery with tasting room, office and retail spaces along William St, and residential units

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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 X ; No \_\_\_\_\_. If yes, describe the Equipment:  
The brewery will be outfitted with equipment for grain processing and storage, brewing, and canning.

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

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

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F. Project Use:

1. What are the principal products to be produced at the Project? Craft beer

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2. What are the principal activities to be conducted at the Project?  
Production and consumption of craft beers, retail activity, office and art studio activity, and personal residence
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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:  
Craft beer will be available for purchase for on-site consumption, as well as off-premise consumption
- 
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? 10 %
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: N/A
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- 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:  
The craft brewery will attract visitors from out of town who seek new experiences and are interested in exploring the regional variations of the craft beer movement.
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- 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:  
The project will bring residential density to the area, which right now is in short supply
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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:

MSA/MD Code: 39100, State Code: 36, County code: 71, Tract Code: 0005.01, MSDA/MD Name: Poughkeepsie-

Newburgh-Middletown, NY, State Name: NY, County Name: Orange County.

Below poverty level rate is 40.96%

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:

The brewery will create an estimated 15 new full-time jobs and 5 part-time jobs, plus the building management and maintenance will require the creation of 3 new jobs. Other retail tenants will likely create new jobs, although no specific information is available at this time, we estimate it will be 7 full-time jobs.

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: <sup>N/A</sup>

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: N/A

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

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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: N/A

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

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

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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: N/A

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13. Will the Project be sold or leased to a municipality? Yes \_\_\_; No \_\_\_. If yes, please provide detail: N/A

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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: N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
2. If the Project includes the acquisition of any Equipment, have any steps been taken toward acquiring same? Yes \_\_\_; No X. 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 X. 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: \_\_\_\_\_  
\$1,000,000 Property purchase  
[REDACTED]  
\_\_\_\_\_  
\_\_\_\_\_
  
5. Please indicate the date the applicant estimates the Project will be completed:  
Q4 2024

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: Snowfall Brewing LLC  
Present Address: [REDACTED]  
City: Bronx State: NY Zip: 10458  
Employer's ID No.: [REDACTED]  
Sublessee is:  Corporation:  Partnership:  Sole Proprietorship  LLC  
Relationship to Company: Tenant  
Percentage of Project to be leased or subleased: 10% (aprox)  
Use of Project intended by Sublessee: Craft Beer production and consumption  
Date of lease or sublease to Sublessee: TBD  
Term of lease or sublease to Sublessee: 10 years plus two 5 year options  
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.  
Same as applicant

2. 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.

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 Applicant					
	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled	Totals
Present Full Time	0	0	0	0	0
Present Part Time	0	0	0	0	0
Present Seasonal	0	0	0	0	0



First Year Full Time	3	8	6	1	18*
First Year Part Time				1	1
First Year Seasonal				4	4
Second Year Full Time	3	8	6	1	18*
Second Year Part Time				1	1
Second Year Seasonal				4	4

<b>TYPE OF EMPLOYMENT</b>					
<b>Independent Contractors</b>					
	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled	Totals
Present Full Time					
Present Part Time					
Present Seasonal					
First Year Full Time					
First Year Part Time		1	1		2
First Year Seasonal		1	1		2
Second Year Full Time					
Second Year Part Time					
Second Year Seasonal					

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

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.

\* Does not include an estimated 7 new full-time jobs from commercial/retail from tenants which are TBD at this time

<b>RELATED EMPLOYMENT INFORMATION</b>				
	<b>Professional or Managerial</b>	<b>Skilled</b>	<b>Semi-Skilled</b>	<b>Un-Skilled</b>
<b>Estimated Salary and Fringe Benefit Averages or Ranges</b>	\$65,000-\$150,000	\$40,000-\$45,000	\$60,000-\$75,000	\$30,000-\$40,000
<b>Estimated Number of Employees Residing in the Orange County Economic Development Region</b>	3*	8*	6*	1*

\* Does not include an estimated 7 new full-time jobs from commercial/retail from tenants which are TBD at this time

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

Construction jobs will be created around Q3 of 2022, permanent jobs will be phased in as the project is completed. First group of permanent jobs created around Q2 2023, the rest around Q4 2024

- 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.

See brewery job descriptions, attached

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	\$ 1,000,000
Buildings	\$ [REDACTED]
Machinery and equipment costs	\$ [REDACTED]
Utilities, roads and appurtenant costs	\$
Architects and engineering fees	\$ [REDACTED]
Costs of financing	\$ [REDACTED]
Construction loan fees and interest (if applicable)	\$ [REDACTED]
Other (specify)	
Other professional fees	\$ [REDACTED]
Other soft costs	\$ [REDACTED]
	\$
<b>TOTAL PROJECT COSTS</b>	<b>\$ [REDACTED]</b>

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	\$ [REDACTED]
Public Sector	
Federal Programs	\$ _____
State Programs	\$ _____
Local Programs	\$ _____
Applicant Equity	\$ [REDACTED]
Other (specify, e.g., tax credits)	
_____	\$ _____
_____	\$ _____
_____	\$ _____
<b>TOTAL AMOUNT OF PROJECT FINANCING SOURCES</b>	\$ [REDACTED]

C. Have any of the above expenditures already been made by the applicant?  
 Yes ; No \_\_\_\_\_. If yes, indicate particulars.

A portion of the professional fees

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

D. Amount of loan requested: \$ [REDACTED];

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: In discussions with CPC

Provide name and telephone number of the person we may contact.

Name: Doug Olcott, SVP Hudson Valley Region Phone: [REDACTED]

F. The percentage of Project costs to be financed from public sector sources is estimated to equal the following: 0 %

G. The total amount estimated to be borrowed to finance the Project is equal to the following: \$                     

**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     ; No   X  .

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? \$ [REDACTED] .
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? \$ 8,024,000 (est) .
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:	\$ <u>652,015 (est)</u>
b. Mortgage Recording Taxes:	\$ <u>215,393 (est)</u>
c. Real Property Tax Exemptions:	\$ <u>4,392,084 (est)</u>
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:

We are requesting a 15 year PILOT program, with a modified payment schedule -  
See attached Benefit/Cost analysis report  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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  
Erik Cooney, 191 Washington Street LLC

By:

Title:

Managing Member

-----  
NOTE: APPLICANT MUST ALSO COMPLETE THE APPROPRIATE VERIFICATION  
APPEARING ON PAGES 28 THROUGH 31 HEREOF BEFORE A NOTARY PUBLIC AND  
MUST SIGN AND ACKNOWLEDGE THE HOLD HARMLESS AGREEMENT APPEARING  
ON PAGE 32.  
-----

VERIFICATION

(If applicant is limited liability company)

STATE OF NY )  
 ) SS.:  
COUNTY OF Orange )

Erik Cooney, deposes and says that he is one of the (Name of Individual) members of the firm of <sup>191 Washington Street LLC</sup> the limited liability company named (limited liability company)

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  
13 day of April, 2022

  
\_\_\_\_\_  
Notary Public

SONIA ABRAMS  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01AB6140890  
Qualified In Orange County  
Commission Expires February 13, 2026

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.

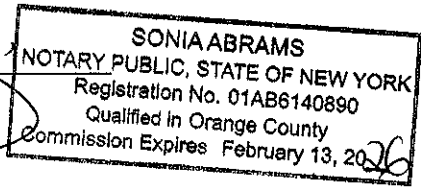
Erik Cooney, Managing Member 191 Washington Street LLC

(Applicant)

BY: *Erik Cooney*

Sworn to before me this 13<sup>th</sup>  
day of April, 2022.

*S. Abrams*  
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"):	191 Washington Street LLC
2. Brief Identification of the Project:	Renovation and new construction of buildings for mixed-use, including a craft brewery
3. Estimated Amount of Project Benefits Sought:	
A. Amount of Bonds Sought:	\$ N/A
B. Value of Sales Tax Exemption Sought	\$ 652,015 (est)
C. Value of Real Property Tax Exemption Sought	\$ 4,392,084 (est)
D. Value of Mortgage Recording Tax Exemption Sought	\$ 215,393 (est)
4. Likelihood of accomplishing the Project in a timely fashion:	Very likely as shown by applicant's, and team assembled, track record

**PROJECTED PROJECT INVESTMENT**

<b>A. Land-Related Costs</b>	
1. Land acquisition	\$ 1,000,000 (includes existing structure)
2. Site preparation	\$ Included in numbers below
3. Landscaping	\$ Included in numbers below
4. Utilities and infrastructure development	\$ Included in numbers below
5. Access roads and parking development	\$ Included in numbers below
6. Other land-related costs (describe)	\$
<b>B. Building-Related Costs</b>	
1. Acquisition of existing structures	\$ included in land acquisition
2. Renovation of existing structures	\$ [REDACTED]
3. New construction costs	\$ 16,800,000 (est)
4. Electrical systems	\$ Included in numbers above
5. Heating, ventilation and air conditioning	\$ Included in numbers above
6. Plumbing	\$ Included in numbers above
7. Other building-related costs (describe)	\$

<b>C. Machinery and Equipment Costs</b>	
1. Production and process equipment	\$ [REDACTED]
2. Packaging equipment	\$ Included in number above
3. Warehousing equipment	\$ Included in number above
4. Installation costs for various equipment	\$ Included in number above
5. Other equipment-related costs (describe)	\$
<b>D. Furniture and Fixture Costs</b>	
This section TBD	
1. Office furniture	\$
2. Office equipment	\$
3. Computers	\$
4. Other furniture-related costs (describe)	\$
<b>E. Working Capital Costs</b>	
This section TBD	
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)	\$
<b>F. Professional Service Costs</b>	
1. Architecture and engineering	\$ [REDACTED]
2. Accounting/legal	\$ [REDACTED]
3. Other service-related costs (describe)	\$ [REDACTED] design, and other consultants
<b>G. Other Costs</b>	
1.	\$
2.	\$
<b>H. Summary of Expenditures</b>	
1. Total Land-Related Costs	\$ 1,000,000
2. Total Building-Related Costs	\$ [REDACTED]
3. Total Machinery and Equipment Costs	\$
4. Total Furniture and Fixture Costs	\$ TBD
5. Total Working Capital Costs	\$ TBD
6. Total Professional Service Costs	\$ [REDACTED]
7. Total Other Costs	\$

**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	75	\$ 4,417,550 (est)	\$ 132,525 (est)
Year 2	75	\$ 4,417,500 (est)	\$ 132,525 (est)
Year 3	75	\$ 4,417,500 (est)	\$ 132,525 (est)
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: 50% (est)

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 <sup>st</sup> year following project completion)	\$ 500,000 (est)
Additional Sales Tax Paid on Additional Purchases	\$ 41,250 (est)
Estimated Additional Sales (1 <sup>st</sup> full year following project completion)	\$ 4,800,000 (est)
Estimated Additional Sales Tax to be collected on additional sales (1 <sup>st</sup> full year following project completion)	\$ 396,000 (est)



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	\$49,678	\$49,678	\$0
Year 1	\$516,846	\$50,671	\$466,175
Year 2	\$527,183	\$61,195	\$465,988
Year 3	\$537,727	\$72,119	\$465,608
Year 4	\$548,481	\$83,465	\$465,026
Year 5	\$559,451	\$95,216	\$464,234
Year 6	\$570,640	\$107,415	\$463,225
Year 7	\$582,053	\$120,063	\$461,990
Year 8	\$593,694	\$138,529	\$455,165
Year 9	\$605,568	\$168,609	\$463,959
Year 10	\$617,679	\$199,837	\$417,842
Year 11	\$630,033	\$232,247	\$397,785
Year 12	\$642,633	\$294,855	\$347,778
Year 13	\$655,486	\$359,875	\$295,611
Year 14	\$668,596	\$681,967	\$150,762
Year 15	\$681,967	\$681,967	\$0

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):

The mixed-use project at 191 Washington Street, including the renovation of the existing building and the construction of two new buildings, will not only be the source substantial new economic activity, but will also be a catalyst for other development along the William Street commercial corridor.

The on-site brewery, in addition to creating 15 new jobs in the first two years of operation, and more as demand and production grows, will attract visitors to the area, who will now have one more reason to venture west of the waterfront.

Over 10,000 square feet of additional commercial and retail space will also create economic activity, with new jobs, services and sales taxes.

The residential component will bring much needed density to the neighborhood, which will translate into increase business activity for existing and new businesses in the area.

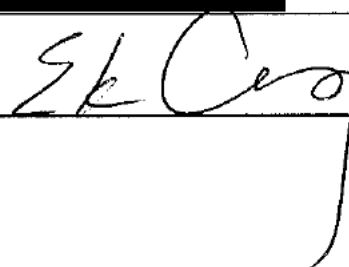
For more detailed economic benefits data see attached benefit/cost Analysis report, prepared by Shepstone Planning & Research Consultants.

**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.

<b>Date Signed:</b> <u>April 13</u> , 2022	<b>Name of Person Completing Project Questionnaire on behalf of the Company.</b>  Name: <u>Erik Cooney</u> Title: <u>Managing Member</u> Phone Number: <u>[REDACTED]</u> Address: <u>[REDACTED]</u>  <b>Signature:</b> <u></u>
--------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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
Head brewer	1	\$100,000-\$150,000
Tap room manager	1	\$90,000-\$100,000
Marketing/Events director	1	\$50,000-\$75,000
Assistant head brewer	1	\$60,000-\$65,000
Brewer	1	\$40,000-\$50,000
Operator	2	\$40,000-\$50,000
Assistant brewer	2	\$35,000-\$40,000
Bartender	5	\$70,000-\$75,000 (inc gratuities)
Delivery/sales rep	1	\$36,000-\$42,000
Building maintenance	2	\$30,000-\$50,000
Property Manager	1	\$70,000-\$75,000
*Does not include any new permanent jobs created by commercial/retail tenant, which are TBD as of this time.		
We estimate that number to be around 7 new permanent full-time jobs, based on floor area		

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