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July 30, 2024

Via email to IDADirector@cityofnewburgh-ny.gov

Cher Vickers
Executive Director
City of Newburgh IDA
83 Broadway
Newburgh, NY 12550

Re: IV5 Newburgh South Logistics Center, LLC
Amended Application

Dear Ms. Vickers:

Please find enclosed the July 30, 2024 Amended Application for the IV5 Newburgh South Logistics Center LLC / South Street project. The purpose of the Amended Application is to further clarify the employment figures that would be anticipated to result from the operation of the facility once constructed and fully occupied. The applicant IV5 NEWBURGH SOUTH LOGISTICS CENTER LLC intends to construct a 416,320 square foot warehouse distribution facility. As such facilities can be occupied and utilized by several different types of entities the final number of jobs generated by the facility will be dependent upon the operation of the end user. However, as the particular end user of the facility is unknown at this time the minimum anticipated operational employment figure is most accurately expressed as (30) FTE employees. Regardless of the type of end user the number of construction jobs anticipated to result from the facility construction activities as well as the additional real property tax revenues will remain as previously stated in the application.

We look forward to the Boards' further review and vote on the application.

Sincerely,

Charles T. Bazydlo

CHARLES T. BAZYDLO
Law Office of Charles T. Bazydlo, P.C.

**CITY OF NEWBURGH INDUSTRIAL DEVELOPMENT
AMENDED APPLICATION
IV5 NEWBURGH SOUTH LOGISTICS CENTER LLC**

This Amended Application modifies in art the application of IV5 NEWBURGH SOUTH LOGISTICS CENTER LLC dated October 5, 2023, revised January 10, 2024 and last revised May 21, 2024 (“Application”). Except as modified by this Amended Application, the Application shall remain in force as originally submitted.

The purpose of the Amended Application is to further clarify the employment figures that would be anticipated to result from the operation of the facility once constructed and fully occupied. The applicant IV5 NEWBURGH SOUTH LOGISTICS CENTER LLC intends to construct a 416,320 square foot warehouse distribution facility. As such facilities can be occupied and utilized by several different types of entities the final number of jobs generated by the facility will be dependent upon the particular operation of the end user.

By way of example facilities that are classified as Pick and Pack operations are highly manual and required many workers to be in the building each shift. These are known as last mile centers where you break down the goods to such a granular level as preparing a package for final delivery to a customer or household. Regional Sort Facilities are usually breaking down goods from in-bound trucks and involved mostly personnel moving pallets around. These are medium-intensive facilities that split the middle between pick and pack and storage. The last type of operation would be a Bulk Distribution facility. These are facilities in secondary and tertiary locations where users are storing bulk amounts of their product for distribution to more localized regional facilities and then to the customer. However, as the particular end user of the facility is unknow at this time the minimum anticipated operational employment figure is most accurately expressed as (30) FTE employees. Regardless of the type of end user the number of construction jobs anticipated to result from the facility construction activities will remain as stated in the original application.

Based upon the above the Application is Amended as follows:

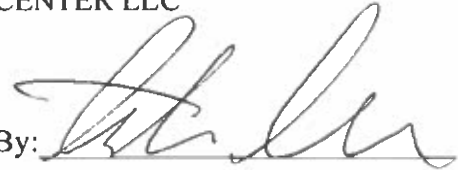
- The number Estimated Jobs To Be Created listed on page 5 is amended to read “31 total (30 FT and 1 PT)”
- The number First Year After Building Construction Full Time Employment listed on page 17 is amended to read “30”
- The number First Year After Building Construction Part Time Employment listed on page 17 is amended to read “1”

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

Dated: July ~~30~~³¹ 2024

IV5 NEWBURGH SOUTH LOGISTICS
CENTER LLC

By:

A handwritten signature in black ink, appearing to read 'Tyler Mordas', written over a horizontal line.

Tyler Mordas, Vice President

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: July 30th, 2024

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

Name: Tyler Mordas

Title: Vice President

Phone Number: 724-279-2360

Address: 1 Meadowlands Plaza East Rutherford, NJ

Signature: 

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>31</u>
Estimate of Jobs to be retained:	<u>N/A</u>
Average Estimated Annual Salary of Jobs to be created:	<u>\$80k for FT and \$40k for PT</u>
Annualized Salary Range of Jobs to be created:	<u>\$60k-\$150k</u>
Estimated Average Annual Salary of Jobs to be retained:	<u>N/A</u>

First Year Full Time After Building Completion	---		**	---	30
First Year Part Time	---	---	***	---	1
First Year Seasonal	---	---	---	---	---
Second Year Full Time	---	---	---	---	---
Second Year Part Time	---	---	---	---	---
Second Year Seasonal	---	---	---	---	---

TYPE OF EMPLOYMENT					
Independent Contractors					
	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	---	---	---	---	---
First Year Seasonal	---	---	---	---	---
Second Year Full Time	---	---	---	---	---
Second Year Part Time	---	---	---	---	---
Second Year Seasonal	---	---	---	---	---