

## **Project Summary Sheet**

54 W. Market Street LLC (Holmes Plate)

September 2019

### **Project Description**

Edger Enterprises proposes a \$2,264,175 to renovate the former Holmes Plate property located at 54-56 West Market Street in the City of Corning. The historic renovation will convert the former first floor restaurant into commercial space and renovate the currently vacant 2<sup>nd</sup> and 3<sup>rd</sup> floors into seven residential units helping meet housing needs identified by Three Rivers Development Corporation.

<b>Total Project Investment</b>	\$2,264, 175
<b>Jobs Retained</b>	0
<b>Job Created</b>	0 (tenants will create the jobs)
<b>Benefit to Cost Ratio</b>	5:1
<b>Estimated PILOT Savings</b>	\$604,000
<b>Estimated Mortgage Tax Savings</b>	\$18,000
<b>Estimated Sales Tax Savings</b>	\$61,000
<b>Total Savings</b>	\$683,000
<b>Comments</b>	
<b>Estimated Project Start Date</b>	November 2019
<b>Estimated Project Completion Date</b>	December 2020

### **Evaluation Criteria for Adaptive Reuse**

1. The building was constructed in 1875 making it qualify for historic landmark designation in the City.
2. Elimination of Slum and Blight – The structure is in poor condition and needs a new roof and other structural upgrades. The support of the IDA will make it possible for the development to occur, rehabilitating this property before it degrades further.
3. Building is Vacant – The property has been vacant for nearly a year and has not sold due to the condition of the building
4. Redevelopment Supports Local Community Development Plan – see application letter from the City of Corning
5. Building has a Historic Designation – The redevelopment efforts will include an application for historic preservation tax credits which require a historic designation.
6. Financial Impediments – Without IDA assistance the project will not move forward due to a significant financial resulting from the costs to perform the renovations. This gap is projected to be \$177,494 making it difficult to receive commercial lending to support the project

No. 4603 19 07

Application To  
**STEUBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY/  
STEUBEN AREA ECONOMIC DEVELOPMENT CORPORATION**  
For  
**FINANCIAL ASSISTANCE\*\***

**Section I: Applicant Information**

Please answer all questions. Use "None" or "Not Applicable" where necessary.

**A) Applicant Information-company receiving benefit:**

Applicant Name: 54 W Market, LLC  
Applicant Address: 330 East 14th Street, Elmira Heights NY 14903  
Phone: 607-733-9664 Fax: 607-733-3951  
Website: \_\_\_\_\_ E-mail: Jessicaedger@edgerinc.com  
Federal ID#: 82-2010622 NAICS: \_\_\_\_\_  
Will a Real Estate Holding Company be utilized to own the Project property/facility? ☒ Yes or ☐ No  
What is the name of the Real Estate Holding Company: 54 W Market, LLC  
Federal ID#: 82-2010622

**B) Authorized Signatory:**

Name: Jessica Edger-Hillman  
Title: CEO  
Address: 330 East 14th Street, Elmira Heights, NY 14903  
Phone: 607-733-9664 Fax: 607-733-3951  
E-Mail: jessicaedger@edgerinc.com

**C) Corporate Contact (if different from individual completing application):**

Name: Jason C Crane  
Title: Controller  
Address: 330 East 14th Street, Elmira Heights, NY 14903  
Phone: 607-733-9664 Fax: 607-733-3951  
E-Mail: jcrane@edgerinc.com

**D) Company Counsel:**

Name of Attorney: Steve Agan  
Firm Name: Sayles & Evans, Attorneys-at-Law  
Address: 1 W. Church Street, Elmira, NY 14901  
Phone: 607-734-2271 Fax: 607-734-1754  
E-mail: sagan@saylesevans.com

**E) Identify the assistance being requested of the Agency (select all that apply):**

- |                                     |  |
|-------------------------------------|--|
| 1. Exemption from Sales Tax         | <input checked="" type="checkbox"/> Yes or <input type="checkbox"/> No |
| 2. Exemption from Mortgage Tax      | <input checked="" type="checkbox"/> Yes or <input type="checkbox"/> No |
| 3. Exemption from Real Property Tax | <input checked="" type="checkbox"/> Yes or <input type="checkbox"/> No |
| 4. Tax Exempt Financing *           | <input type="checkbox"/> Yes or <input checked="" type="checkbox"/> No |

\* (typically for not-for-profits & small qualified manufacturers)

**F) Business Organization (check appropriate category):**

Corporation	<input type="checkbox"/>	Partnership	<input type="checkbox"/>
Public Corporation	<input type="checkbox"/>	Joint Venture	<input type="checkbox"/>
Sole Proprietorship	<input type="checkbox"/>	Limited Liability Company	<input checked="" type="checkbox"/>

Other (please specify) \_\_\_\_\_  
Year Established: 2019  
State in which Organization is established: New York

**G) List all stockholders, members, or partners with % of ownership greater than 20%:**

<u>Name</u>	<u>% of ownership</u>
<u>Edger Enterprises of Elmira, Inc.</u>	<u>100%</u>
<u>Jessica Edger-Hillman (51% ownership in Edger Enterprises)</u>	_____
<u>Jodi Edger (49% ownership in Edger Enterprises)</u>	_____

**H) Applicant Business Description:**

Describe in detail company background, products, customers, goods and services. Description is critical in determining eligibility: Edger Enterprises of Elmira, Inc. is a full scope general contractor that specializes in site work. The Edgers plan on utilizing their construction company to develop this location. Edger Enterprises has over 50 years of experience in the construction industry and over 20 years of development experience and recently completed an award winning historical renovation of 75-79 W Market Street with the help of IDA financial assistance.

Estimated % of sales within County/City/Town/Village: 100%

Estimated % of sales outside County/City/Town/Village. but within New York State: 0%

Estimated % of sales outside New York State but within the U.S.: 0%

Estimated % of sales outside the U.S. 0%

(\*Percentage to equal 100%)

I) What percentage of your total annual supplies, raw materials and vendor services are purchased from firms in County/City/Town Village. 100%

## Section II: Project Description & Details

### A) Project Location:

Municipality or Municipalities of current operations: Corning, NY

Provide the property address of the Proposed Project:

54-56 W. Market Street, Corning, NY 14830

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

☐ Yes or ☒ No

If Yes, explain how, notwithstanding the aforementioned closing or activity reduction, the Agency's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry: \_\_\_\_\_

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

What are the current real estate taxes on the proposed Project Site? \$13,380

If amount of current taxes is not available, provide assessed value for each:

Land: \$ 70,000

Buildings(s): \$ 230,000

Are Real Property Taxes current? ☒ Yes or ☐ No. If no, please explain \_\_\_\_\_

Town/City/Village: City of Corning School District: Corning- Painted Post

Does the Applicant or any related entity currently hold fee title to the Project site? ☐ Yes or ☒ No  
If No, indicate name of present owner of the Project Site: \_\_\_\_\_

Does Applicant or related entity have an option/contract to purchase the Project site? ☒ Yes or ☐ No

Describe the present use of the proposed Project site: Mixed use.  
The property operated as a bar and restaurant; however it is not currently operating.

**B) Please provide narrative of project and the purpose of the project (new build, renovations, and/or equipment purchases). Identify specific uses occurring within the project. Describe any and all tenants and any/all end users: (This information is critical in determining project eligibility):** \_\_\_\_\_

Edger Enterprises plans on a budget of \$2,264,175 to renovate approximately 11,266 square feet of the buildings located at 54-56 W Market Street as a historical tax renovation project. The current plan is to improve the 1st floor for a build to suit commercial space rental. We are currently seeking long term commercial tenants at this time and as such we currently do not know who will occupy this space. The plan also contemplates a complete renovation of the 2nd and 3rd floor into seven high end apartments. We have engaged quotes from Johnson and Schmidt as the historical architect. The total square footage per floor is approximately 2,900 square feet. The current budget also contemplates facade and roof renovations along with required structural work in the basement. The vision of the final product of this building is very similar to the successful 2015 historic renovation of the Hawkes Building, located on W Market Street.

**Describe the reasons why the Agency's Financial Assistance is necessary, and the effect the Project will have on the Applicant's business or operations. Focus on competitiveness issues, project shortfalls, etc... Your eligibility determination will be based in part on your answer (attach additional pages if necessary):** \_\_\_\_\_

The main reason why the agency's financial assistance is needed is attributed mainly to the cost of this renovation based on the current condition of this building and the Edger's knowledge of construction cost. As noted above, much work will be required to renovate this building. Without this agency's financial assistance the economics of this project would not work based on the current budget noted above. The Edgers recently completed a renovation on Market Street and used this data to engage their team to develop the budget noted above to meet their vision of this development. Based on this data, we completed our financial feasibility. The results of this project's financial feasibility were very tight even with the financial assistance from your agency and it is very clear this project would not work without the financial assistance your agency offers.

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

☒ Yes or ☐ No

**If the Project could be undertaken without Financial Assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be undertaken by the Agency:** This project is not feasible nor would it be feasible without financial assistance. The Edgers are vertically integrated in their

developments as they also own their construction company. It is our opinion, based on the current condition of this building and our estimated cost to  
renovate it, that it would be very hard to hire this renovation out to another contractor and be economically feasible. As a contractor, Edger  
Enterprises has a competitive advantage in development by being able to control costs and deal with unknowns, which is not the case for most  
developers.

**If the Applicant is unable to obtain Financial Assistance for the Project, what will be the impact on the Applicant and County/City/Town/Village?** The impact could be a vacant building that will struggle to sell based on the

economic challenges this renovation presents. As noted above, we have determined that the financial feasibility is very tight and that is directly attributed to the  
amount of work required to renovate this building. We believe, based on our ability to control construction costs, that we are best suited to complete the renovation  
of this property to meet the expectations and needs of Corning and Market Street.

**C) Will Project include leasing any equipment** ☒ Yes or ☐ No

If Yes, please describe: Equipment required to complete construction such as lifts, etc.

**D) Site Characteristics:**

Describe the present zoning/land use: Commercial

Will the Project meet zoning/land use requirements at the proposed location? ☒ Yes or ☐ No

If not, please describe required zoning/land use: \_\_\_\_\_

If a change in zoning/land use is required, please provide details/status of any request for change of zoning/land use requirements: \_\_\_\_\_

Is the proposed project located on a site where the known or potential presence of contaminants is complicating the development/use of the property? If yes, please explain: Based on preliminary  
Environmental assessments and questionnaires presented to us during our due diligence we are not concerned  
about any environmental challenges in the contemplated development.

**E) Provide any additional site information or details that may be applicable to the proposed project:**

With over 20 years of experience in development, the Edger's believe they are best suited to deliver the best product for this development in

the most cost efficient and effective way possible to achieve a vision that we know the City and its residents will be proud of.

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**F) Select Project Type for all end users at project site (you may check more than one):**

Industrial	<input type="checkbox"/>	Back Office	<input type="checkbox"/>
Acquisition of Existing Facility	<input type="checkbox"/>	Retail	<input checked="" type="checkbox"/>
Housing	<input checked="" type="checkbox"/>	Mixed Use	<input checked="" type="checkbox"/>
Equipment Purchase	<input type="checkbox"/>	Facility for Aging	<input type="checkbox"/>
Multi-Tenant	<input checked="" type="checkbox"/>	Civic Facility (not for profit)	<input type="checkbox"/>
Commercial	<input checked="" type="checkbox"/>	Other _____	<input type="checkbox"/>

Will customers personally visit the Project site for either of the following economic activities? If yes with respect to either economic activity indicated below, complete the Retail Questionnaire contained in Section III of the Application.

At this time, we are renovating the first floor for commercial space as a build to suit as we currently have not determined the program for the commercial space.

Retail Sales\*: ☐ Yes or ☒ No

Services\*: ☐ Yes or ☒ No

\*For purposes of this question, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

**G) Project Information:**

**Estimated costs in connection with Project:**

1. Land and/or Building Acquisition:	\$ <u>410,000.00</u>
<u>.0675</u> acres <u>11,266</u> square feet	
2. New Building Construction: <u>0</u> square feet	\$ <u>N/A</u>
3. New Building Addition(s): <u>0</u> square feet	\$ <u>N/A</u>
4. Reconstruction/Renovation: <u>11,266</u> square feet	\$ <u>1,508,220.00</u>
5. Infrastructure Work:	\$ _____
6. Manufacturing Equipment:	\$ _____
7. Non-Manufacturing Equipment (furniture, fixtures, etc.):	\$ _____
8. Soft Costs: (professional services, etc.):	\$ <u>345,955.50</u>
9. Other, Specify: _____	\$ _____

TOTAL Capital Costs: \$ 2,264,175.50

**Project refinancing; estimated amount**  
(for refinancing of existing debt only)

\$ 0

**Sources of Funds for Project Costs:**

* 1. Bank Financing:	\$ <u>1,433,452.70</u>
2. Equity (excluding equity that is attributed to grants/tax credits):	\$ <u>380,329.05</u>
3. Tax Exempt Bond Issuance (if applicable):	\$ <u>0</u>
4. Taxable Bond Issuance (if applicable):	\$ <u>0</u>
5. Public Sources (Include sum total of all state and federal grants and tax credits):	\$ <u>450,393.75</u>
Identify each state and federal grant/credit:	
<u>Corning Enterprises</u>	\$ <u>50,000.00</u>
<u>NYS Est. Historic Tax Credit</u>	\$ <u>350,393.75</u>
<u>Gaffer District</u>	\$ <u>50,000.00</u>
_____	\$ _____

\* Assumption for Loan: Included REDEC \$150,000.

Total Sources of Funds for Project Costs: \$ 2,264,175.50

Tentative Plan: working to finalize and will send to bank upon completion of design and final pricing

Have any of the above costs been paid or incurred as of the date of this Application? ☐ Yes or ☒ No

If Yes, describe particulars: \_\_\_\_\_

**Mortgage Recording Tax Exemption Benefit:** Amount of mortgage that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent): \$ 1,433,452.70

Estimated Mortgage Recording Tax Exemption Benefit (product of Mortgage Amount as indicated above multiplied by 1.25%): \$ 17,918.16

This is a work in progress: Includes REDEC loan of \$150,000. Also examining STREDC financing. All will be contingent upon appraisal and terms.

**Sales and Use Tax:** Gross amount of costs for goods and services that are subject to State and local Sales and Use Tax - said amount to benefit from the Agency's Sales and Use Tax exemption benefit:

\$ 754,000.00

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure above):

\$ 60,320.00



*\*\* Note that the estimate provided above will be provided to the New York State Department of Taxation and Finance. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to undertake the total amount of investment as proposed within this Application, and that the estimate, above, represents the maximum amount of sales and use tax benefit that the Agency may authorize with respect to this Application. The Agency may utilize the estimate, above, as well as the proposed total Project Costs as contained within this Application, to determine the Financial Assistance that will be offered.*

**Real Property Tax Benefit:**

**IDA PILOT Benefit:** Agency staff will indicate the amount of PILOT Benefit based on estimated Project Costs as contained herein and anticipated tax rates and assessed valuation, including the annual PILOT Benefit abatement amount for each year of the PILOT benefit year and the sum total of PILOT Benefit abatement amount for the term of the PILOT as depicted in Section IV of the Application.

**Percentage of Project Costs financed from Public Sector sources:** Agency staff will calculate the percentage of Project Costs financed from Public Sector sources based upon Sources of Funds for Project Costs as depicted above in Section II(G) of the Application.

**H) What is your Project timetable (provide dates):**

1. Start date – acquisition of equipment or construction of facilities: July 2019
2. Estimated completion date of Project: December 2020
3. Project occupancy – estimated starting date of operations: January 2021
4. Have construction contracts been signed? ☐ Yes or ☒ No
5. Has financing been finalized? ☐ Yes or ☒ No

**I) Have site plans been submitted to the appropriate planning department?**

☐ Yes or ☒ No

If yes, has the Project received site plan approval from the planning department?

☐ Yes or ☐ No.

If yes, please provide the Agency with a copy of the related State Environmental Quality Review Act (“SEQRA”) determination that may have been required to be submitted along with a copy of the approved site plans.

Please provide the Agency with the status of any required planning department or other approval:  
Property to be purchased in July. Currently, we are working on securing an architect  
and design. We are also working with Corning Credit Union on financing and structure.

J) Is the Project necessary to retain existing employment: ☐ Yes or ☒ No

Is the Project necessary to expand employment: ☐ Yes or ☒ No

K) Employment Plan (Specific to the proposed Project location):

	Current # of jobs at proposed project location or to be relocated to project location	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of jobs to be RETAINED	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of jobs to be CREATED upon THREE Years after Project completion	Estimate number of residents of the Labor Market Area in which the Project is located that will fill the jobs to be created upon THREE Years after Project Completion*
Full Time	0	0	0	0
Part Time	0	0	0	0
Total FTEs	0	0	0	0

\*For purposes of this question, please estimate the number of FT and PT jobs that will be filled, as indicated in the third column, by residents of the Labor Marker Area, in the fourth column. The Labor Marker Area includes Steuben, Schuyler, Chemung, Yates, Allegany, and Livingston Counties.

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

Category of Jobs to be Retained and Created	Average Salary or Range of Salary	Average Fringe Benefits or Range of Fringe Benefits
Management	0	0
Professional	0	0
Administrative	0	0
Production	0	0
Independent Contractor	0	0
Other	0	0

Employment at other locations in the state: (provide address and number of employees at each location):

	Address	Address	Address
Full time	N/A	N/A	N/A
Part Time	N/A	N/A	N/A
Total FTEs	N/A	N/A	N/A

*Please note: The Agency may utilize the foregoing employment projections, among other items, to determine the Financial Assistance that will be offered by the Agency to the Applicant. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to retain the number of jobs and create the number of jobs with respect to the Project as set forth in this Application.*

### Section III Retail Questionnaire

**To ensure compliance with Section 862 of the New York General Municipal Law, the Agency requires additional information if the proposed Project is one where customers personally visit the Project site to undertake either a retail sale transaction or to purchase services.**

**Please answer the following:**

- A.** Will any portion of the project (including that portion of the cost to be financed from equity or other sources) consist of facilities or property that are or will be primarily used in making sales of goods or services to customers who personally visit the project site?

☐ Yes or ☒ No. If the answer is yes, please continue. If no, proceed to section IV.

For purposes of Question A, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

- B.** What percentage of the cost of the Project will be expended on such facilities or property primarily used in making sales of goods or services to customers who personally visit the project? \_\_\_\_\_ % **If the answer is less than 33% do not complete the remainder of the retail determination and proceed to section IV.**

If the answer to A is Yes AND the answer to Question B is greater than 33.33%, please answer the questions below:

1. Will the project be operated by a not-for-profit corporation ☐ Yes or ☐ No.
2. Is the Project location or facility likely to attract a significant number of visitors from outside the economic development region in which the project will be located?

☐ Yes or ☐ No

If yes, please provide a third-party market analysis or other documentation supporting your response.

3. 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 municipality within which the proposed project would be located because of a lack of reasonably accessible retail trade facilities offering such goods or services?

☐ Yes or ☐ No

If yes, please provide a third party market analysis or other documentation supporting your response.

4. 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 or ☐ No.

If yes, explain \_\_\_\_\_

5. Is the project located in a Highly Distressed Area, as defined by the US Census Bureau?

☐ Yes or ☐ No

#### Section IV: Estimate of Real Property Tax Abatement Benefits and Percentage of Project Costs financed from Public Sector sources

Section IV of this Application will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application.

Estimates provided are based on current property tax rates and assessed values.

**PILOT Estimate Table**

Dollar Value of New Construction and Renovation Costs	Estimated New Assessed Value of Property*	County Tax Rate/1,000	Local (town/village/city) Tax Rate/1,000	School Tax Rate/1,000

\*Apply equalization rate to value

Abatement Year	Current Taxes	New Without PILOT	Total Tax Liability	Proposed PILOT New	Total PILOT New + Existing	PILOT Savings
Total						

## Section V Representations, Certifications and Indemnification

This Section of the Application can only be completed upon the Applicant receiving, and must be completed after the Applicant receives, IDA Staff confirmation that Section I through Section IV of the Application are complete.

Jessica Edger-Hillman (name of CEO or other authorized representative of Applicant) confirms and says that he/she is the CEO (title) of Edger Enterprises of Elmira, Inc. (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

- A. Job Listings: In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entities") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA") in which the Project is located.
- B. First Consideration for Employment: In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in 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. Copies of all filings shall be provided to the Agency.
- D. 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, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, "Employment Reports") that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an Event of Default under the PILOT Agreement between the Agency and Applicant and, if applicable, an Event of Default under the Agent Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Employment Report may be reported to Agency board members, said report being an agenda item subject to the Open Meetings Law.

- E. The Applicant acknowledges that certain environmental representations will be required at closing. The Applicant shall provide with this Representation, Certification and Indemnification Form copies of any known environmental reports, including any existing Phase I Environmental Site Assessment Report(s) and/or Phase II Environmental Investigations. The Agency may require the Company and/or owner of the premises to prepare and submit an environmental assessment and audit report, including but not necessarily limited to, a Phase I Environmental Site Assessment Report and a Phase II Environmental Investigation, with respect to the Premises at the sole cost and expense of the owner and/or the Applicant. All environmental assessment and audit reports shall be completed in accordance with ASTM Standard Practice E1527-05, and shall be conformed over to the Agency so that the Agency is authorized to use and rely on the reports. The Agency, however, does not adopt, ratify, confirm or assume any representation made within reports required herein.
- F. The Applicant and/or the owner, and their successors and assigns, hereby release, defend and indemnify the Agency from any and all suits, causes of action, litigations, damages, losses, liabilities, obligations, penalties, claims, demands, judgments, costs, disbursements, fees or expenses of any kind or nature whatsoever (including, without limitation, attorneys', consultants' and experts' fees) which may at any time be imposed upon, incurred by or asserted or awarded against the Agency, resulting from or arising out of any inquiries and/or environmental assessments, investigations and audits performed on behalf of the Applicant and/or the owner pursuant hereto, including the scope, level of detail, contents or accuracy of any environmental assessment, audit, inspection or investigation report completed hereunder and/or the selection of the environmental consultant, engineer or other qualified person to perform such assessments, investigations, and audits.
- G. Hold Harmless Provision: The Applicant acknowledges and agrees that the Applicant shall be and is responsible for all costs of the Agency incurred in connection with any actions required to be taken by the Agency in furtherance of the Application including the Agency's costs of general counsel and/or the Agency's bond/transaction counsel whether or not the Application, the proposed Project it describes, the attendant negotiations, or the issue of bonds or other transaction or agreement are ultimately ever carried to successful conclusion and 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: (i) the Agency's examination and processing of, and action pursuant to or upon, the Application, regardless of whether or not the Application or the proposed Project described herein or the tax exemptions and other assistance requested herein are favorably acted upon by the Agency; (ii) the Agency's acquisition, construction and/or installation of the proposed Project described herein; and (iii) any further action taken by the Agency with respect to the proposed Project including, without limiting the generality of the foregoing, all causes of action and attorney's fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. Applicant hereby understands and agrees, in accordance with Section 875(3) of the New York General Municipal Law and the policies of the Agency that any New York State and local sales and use tax exemption claimed by the Applicant and approved by the Agency, any mortgage recording tax exemption claimed by the Applicant and approved by the Agency, and/or any real property tax abatement claimed by the Applicant and approved by the Agency, in connection with the Project, may be subject to recapture and/or termination by the Agency under such terms and conditions as will be established by the Agency and set forth in transaction documents to be entered into by and between the Agency and the Applicant. The Applicant further represents and warrants that the information contained in this Application, including without limitation information regarding the amount of the New York State and local sales and use tax exemption benefit, the amount of the mortgage recording

tax exemption benefit, and the amount of the real property tax abatement, if and as applicable, to the best of the Applicant's knowledge, is true, accurate and complete.

- H. This obligation includes an obligation to submit an Agency Fee Payment to the Agency in accordance with the Agency Fee policy effective as of the date of this Application
- I. By executing and submitting this Application, the Applicant covenants and agrees to pay the following fees to the Agency and the Agency's general counsel and/or the Agency's bond/transaction counsel, the same to be paid at the times indicated:
  - (i) a non-refundable \$750 application and publication fee (the "Application Fee");
  - (ii) an amount equal to one percent (1%) of the total project costs, unless otherwise agreed to by the Agency; and
  - (iii) all fees, costs and expenses incurred by the Agency for (1) legal services, including but not limited to those provided by the Agency's general counsel and/or the Agency's bond/transaction counsel, thus note that the Applicant is entitled to receive a written estimate of fees and costs of the Agency's general counsel and the Agency's bond/transaction counsel; and (2) other consultants retained by the Agency in connection with the proposed project, with all such charges to be paid by the Applicant at the closing.
- J. If the Applicant fails to conclude or consummate the 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 Applicant is unable to find buyers willing to purchase the bond issue requested, or if the Applicant is unable to facilitate the sale/leaseback or lease/leaseback transaction, then, upon the presentation of an invoice, Applicant shall pay to the Agency, its agents, or assigns all actual costs incurred by the Agency in furtherance of the Application, up to that date and time, including but not necessarily limited to, fees of the Agency's general counsel and/or the Agency's bond/transaction counsel.
- K. The Applicant acknowledges and agrees that all payment liabilities to the Agency and the Agency's general counsel and/or the Agency's bond and/or transaction counsel as expressed in Sections H and I are obligations that are not dependent on final documentation of the transaction contemplated by this Application.
- L. The cost incurred by the Agency and paid by the Applicant, the Agency's general counsel and/or bond/transaction counsel fees and the processing fees, may be considered as a cost of the Project and included in the financing of costs of the proposed Project, except as limited by the applicable provisions of the Internal Revenue Code with respect to tax-exempt bond financing.
- M. The Applicant acknowledges that the Agency is subject to New York State's Freedom of Information Law (FOIL). **Applicant understands that all Project information and records related to this application are potentially subject to disclosure under FOIL subject to limited statutory exclusions.**
- N. The Applicant acknowledges that it has been provided with a copy of the Agency's Policy for Termination of Agency Benefits and Recapture of Agency Benefits Previously Granted (the "Termination and Recapture Policy"). The Applicant covenants and agrees that it fully understands that the Termination and Recapture Policy is applicable to the Project that is the subject of this Application, and that the Agency will implement the Termination and Recapture



Policy if and when it is so required to do so. The Applicant further covenants and agrees that its Project is potentially subject to termination of Agency financial assistance and/or recapture of Agency financial assistance so provided and/or previously granted.

- O. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:

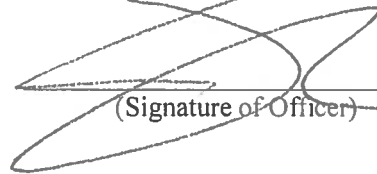
§ 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

- P. The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.
- Q. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.
- R. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.
- S. The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

STATE OF NEW YORK       )  
COUNTY OF               ) ss.:

Jessica Edger-Hillman, being first duly sworn, deposes and says:

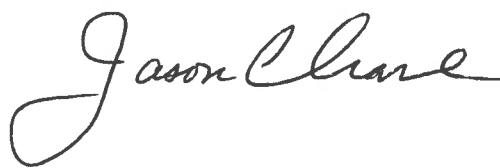
1. That I am the CEO (Corporate Office) of Edger Enterprises of Elmira, Inc. (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.

  
(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury  
this 25<sup>th</sup> day of June, 20 19.

Jason C. Crane

(Notary Public)



JASON C. CRANE  
Notary Public, State of New York  
Steuben County No. 01CR6323380  
Commission Expires April 20, 2023

**Market Street Building**

**Steuben County IDA PILOT Assessment**

Existing Assessment	\$300,000
City of Corning Tax Rate/\$1,000	\$11.62
County Tax Rate/\$1,000	\$8.43
School District	\$24.55
Total Tax Rate/1000	\$44.60

<b>Current Taxes</b>	
City Tax Payment	\$3,486
County Tax Payment	\$2,529
School District Payment	\$7,365
<b>Total Estimated Tax Revenue</b>	<b>\$13,380</b>

**Income Approach-Consolidated**

**Estimated Assessment subsequent to renovations. Net income approach- 25 Year Amortization**

Estimated Rents net of vacancy	\$	181,515.60	Estimated
Estimated Operating Expenses	\$	99,833.58	55%
Estimated Net Income	\$	81,682.02	
Capitalization Rate	13%		
<b>Estimated Property base for assessment</b>	\$	<b>628,323.23</b>	

<b>Final Estimated Assessment</b>	<b>\$628,323</b>
<b>Total New Revenue Estimated</b>	
Cost per \$1,000	\$44.60
	<b>\$28,023</b>

<b>Proposed Additional Assessment</b>	<b>\$628,323</b>
New Town Tax Payment	\$7,301
New County Tax Payment	\$5,297
School District Payment	\$15,425
<b>Total Estimated New Revenue</b>	<b>\$28,023</b>

Abatement Year	Current Taxes	New Without PILOT	Total Tax Liability	Proposed PILOT New	Total PILOT New + Existing	Pilot Savings	
2021	\$13,380	\$14,643	\$28,023	\$0	\$13,380	\$14,643	100%
2022	\$13,380	\$14,643	\$28,023	\$0	\$13,380	\$14,643	100%
2023	\$13,380	\$14,643	\$28,023	\$0	\$13,380	\$14,643	100%
2024	\$13,380	\$14,643	\$28,023	\$1,464	\$14,844	\$13,179	90%
2025	\$13,380	\$14,643	\$28,023	\$1,464	\$14,844	\$13,179	90%
2026	\$13,380	\$14,643	\$28,023	\$1,464	\$14,844	\$13,179	90%
2027	\$13,380	\$14,643	\$28,023	\$2,929	\$16,309	\$11,715	80%
2028	\$13,380	\$14,643	\$28,023	\$2,929	\$16,309	\$11,715	80%
2029	\$13,380	\$14,643	\$28,023	\$2,929	\$16,309	\$11,715	80%
2030	\$13,380	\$14,643	\$28,023	\$4,393	\$17,773	\$10,250	70%
2031	\$13,380	\$14,643	\$28,023	\$4,393	\$17,773	\$10,250	70%
2032	\$13,380	\$14,643	\$28,023	\$4,393	\$17,773	\$10,250	70%
2033	\$13,380	\$14,643	\$28,023	\$5,857	\$19,237	\$8,786	60%
2034	\$13,380	\$14,643	\$28,023	\$5,857	\$19,237	\$8,786	60%
2035	\$13,380	\$14,643	\$28,023	\$5,857	\$19,237	\$8,786	60%
2036	\$13,380	\$14,643	\$28,023	\$7,322	\$20,702	\$7,322	50%
2037	\$13,380	\$14,643	\$28,023	\$7,322	\$20,702	\$7,322	50%
2038	\$13,380	\$14,643	\$28,023	\$8,786	\$22,166	\$5,857	40%
2039	\$13,380	\$14,643	\$28,023	\$10,250	\$23,630	\$4,393	30%
2040	\$13,380	\$14,643	\$28,023	\$11,715	\$25,095	\$2,929	20%
2041	\$13,380	\$14,643	\$28,023	\$13,179	\$26,559	\$1,464	10%
	\$280,980	\$307,508	\$588,488	\$102,503	\$383,483	\$205,005	

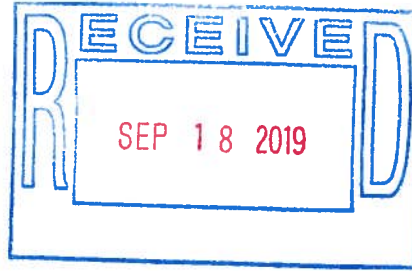


EDGER ENTERPRISES, INC



Steuben County IDA  
7234 Route 54  
PO Box 393  
Bath, NY 14810


330 East 14<sup>th</sup> Street  
Elmira Heights, NY 14903  
Phone: 607-733-9664  
Fax: 607-733-3951



James,

Per our discussion a gap in the financial plan exists primarily attributed to the condition of the building and the high cost associated with the construction to rehabilitate this building as a historical tax renovation project. We estimate the cost of construction will be in excess of \$1.5 million. This cost combined with the building purchase and soft costs creates a total project cost in excess of 2.2 Million As you will note from the attached estimated sources and uses a financial Gap of \$177,494.36 still exists in this financial plan even when factoring in the historical tax credits, which the owners will be applying to the final mortgage to make this plan financially feasible. When factoring in the equity the owners will be required to contribute to this project in order to secure financing it is in excess of 30%. Based on these facts the agency's financial assistance is needed to mitigate this Gap and to develop a project that Market street and it community will be proud of. We appreciate your consideration in this regard, and should you need any further information please call and we will facilitate immediately.

Sincerely,

  
Jason C Crane  
Controller

Providing Solutions, Producing Results

A Culture of C.A.R.E

**C**ommitted

**A**ccountable

**R**esponsible

**E**ngaged

# Sources and Uses Estimate Market Street Development

<b>Sources</b>	
Total Project Cost	\$ 2,264,175.50
Less Sources	
Owners Equity Cash	\$ 630,329.46
Bank Financing/Construction Bridge Loan	\$ 1,633,846.04

<b>Construction Bridge Loan-Reconciliation</b>	
Land	\$ 70,000.00
Building	\$ 1,848,220.00
Soft/Other Costs	\$ 345,955.50
Subtotal	\$ 2,264,175.50
Less Owners Equity	\$ 630,329.46
Subtotal	\$ 1,633,846.04

Construction cost financed as a bridge loan to be converted to Mortgage.

## Sources and Uses Reconciliation

Description	Amount	Less Cash Sources & Owners Equity	Total Loan Use
54-56 West Market Street-3rd floor	\$ 2,264,175.50	\$ (630,329.46)	\$ 1,633,846.04
Total	\$ 2,264,175.50	\$ (630,329.46)	\$ 1,633,846.04
		Less State Tax Credit	\$ 350,393.35
		Final Loan	\$ 1,283,452.70

## Equity Analysis

Required Equity	\$ 630,329.46
Less Property Purchase	\$ 410,000.00
Remaining Equity Required	\$ 220,329.46

Final Loan-Bank	\$ 1,283,452.70	Loan
State Tax Credit	\$ 350,393.35	
Owners Equity	\$ 452,835.10	
Total Equity	\$ 2,086,681.14	
Project Cost	\$ 2,264,175.50	
Difference/GAP	\$ 177,494.36	

<b>Uses-See Construction Estimate Work Sheet</b>	
Land Purchase	\$ 70,000.00
Building Purchase	\$ 340,000.00
54-56 West Market Street-3rd floor	\$ 1,508,220.00
Subtotal Estimated Building Construction Cost	\$ 1,918,220.00

<b>Soft Costs</b>	
Architectural/Engineering/Civil	\$ 78,000.00
Contingency	\$ 19,182.20
IDA Fee	\$ 19,182.20
IDA Legal Fee	\$ 10,000.00
Permits	\$ 9,591.10
Working Capital (Bridge Loan Int. and 1st 2 years operating losses)	\$ 156,000.00
Mortgage tax, Title Ins. and closing costs on Mortgage(see worksheet)	\$ 44,000.00
Furnishings-Common Area- Apartment Buildings	\$ 10,000.00
Total Soft Costs	\$ 345,955.50
Total Uses	\$ 2,264,175.50

20% Owners Equity  
Plus estimated equity required for loan to value estimate  
Total Estimated Equity required

\$	452,835.10
\$	177,494.36
\$	630,329.46

Estimated Receipt of 8/21 Separated Bridge loan in Financing Strategy  
Use Funds to Pay down Loan

## Historical Tax Estimate Calculation

Qualified Tax Credit Basis-95% of Qualified Construction Cost	\$ 1,751,966.73
Tax Credits-	
Less Historical Credits	\$ 350,393.35
20% State Credit	\$ 350,393.35
20% Federal Credit	\$ 700,786.69
	Pay Down Loan when received Spread over five years

Total Capital Calculation	\$ 630,329.46
Owners Equity	\$ 350,393.35
Estimated Owners State Tax Credit	\$ 980,722.81
Total Capital	\$ 299,580.40
Less Present Value of Federal Tax Credits	Assume 5.5% Rate-5 Years
Total Owners Capital	\$ 681,142.41



## CITY OF CORNING

500 NASSER CIVIC CENTER PLAZA  
CORNING, New York 14830-2874  
Phone: (607) 962-0340

City Manager  
Fax 962-0578

Assessor  
Fax 937-3358

City Clerk / Registrar  
Fax 937-3358

Finance  
Fax 937-3358

Fire  
Fax 962-4258

Parks & Recreation  
Fax 962-0578

Planning & Econ. Dev.  
Fax 962-0578

Police  
Fax 936-1657

Public Works  
Fax 962-0578

Senior Citizen Center  
962-8000  
Fax 962-8901

September 18, 2019

James C. Johnson  
Executive Director  
Steuben County IDA  
7234 Route 54  
PO Box 393  
Bath, NY 14810

RE: Letter of Support for 54-56 West Market Street IDA Application

Dear Mr. Johnson:

Please accept this letter of support for the project involving the redevelopment of 54-56 West Market Street. This project will create upper-story, market rate residential units and first-floor commercial space in a key building within our downtown. As you are aware, the property is located across the street from the Corporate Headquarters of Corning, Inc.

The redevelopment of 54-56 West Market Street for mixed-use is consistent with the City of Corning's planning initiatives, including the City's Comprehensive Master Plan, Economic Development Strategic Plan, and our historic preservation goals. The City's Economic Development Strategic Plan highlights the need to continue to support the Gaffer District's programs that have revitalized Market Street and seek new ways to maintain and augment the success of Corning's downtown district. This partnership with the Steuben County IDA supports this strategy.

The City of Corning appreciates its partnership with the IDA and its participation in projects that ensure the urban vitality of our community.

Sincerely,

Jennifer J. Miller

Director, Planning & Economic Development

## Short Environmental Assessment Form

### Part 1 - Project Information

#### Instructions for Completing

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

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

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: 54 West Market Street			
Project Location (describe, and attach a location map): 54-56 W. Market Street, Corning, NY 14830			
Brief Description of Proposed Action: Edger Enterprises plans on a budget of \$2,284,175 to renovate approximately 11,266 square feet of the buildings located at 54-56 W Market Street as a historical tax renovation project. The current plan is to improve the 1st floor for a build to suit commercial space rental. The plan also contemplates a complete renovation of the 2nd and 3rd floor into seven high end apartments. We have engaged Johnson and Schmidt as the historical architect. The total square footage per floor is approximately 2,900 square feet. The current budget also contemplates facade and roof renovations along with required structural work in the basement.			
Name of Applicant or Sponsor: Edger Enterprises of Elmira, Inc.		Telephone: 607-733-8664 E-Mail: jcrane@edgerinc.com	
Address: 330 East 14th Street			
City/PO: Elmira Heights		State: NY	Zip Code: 14903
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: City of Corning building permit		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		.0675 acres	
b. Total acreage to be physically disturbed?		.0675 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.0675 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Project will be a historical tax credit project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			



14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE  Applicant/sponsor/name: <u>Jessica Edger Hillman</u> Date: <u>9/19/19</u> Signature: <u>[Signature]</u> Title: <u>owner</u>		