

# Project Summary Sheet

LP 2026 Expansion

Project Number 4603-26-02

February 12, 2026

## Project Description

To accommodate continued sales growth LP Building Solutions is proposing a 46,200 sq ft addition to allow for the reconfiguration of one production line to add additional production capacity to the facility. In addition. The project will provide for additional indoor storage to increase efficiency within the existing manufacturing space allowing for increased manufacturing capacity throughout the process. IDA assistance is being requested to help offset development costs to improve the economics of developing this expansion in NY as opposed to other out of state growth options.

The project is anticipated to create an additional 4 jobs on site. This is in addition to the 71 that are currently employed, exceeding the original commitment of 61 jobs.

<b>Total Project Investment</b>	\$17,000,000
<b>Benefited Project Amount</b>	\$16,500,000

<b>Jobs Retained</b>	0
<b>Job Created</b>	4

<b>Benefit to Cost Ratio</b>	8:1
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<b>Estimated PILOT Savings</b>	\$340,975
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<b>Estimated Mortgage Tax Savings</b>	\$0
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<b>Estimated Sales Tax Savings</b>	\$760,000
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<b>Total Savings</b>	\$1,100,975
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<b>Comments</b>	Due to the fact that LP is only in its third full year of its original benefit, this action will simply amend the existing PILOT schedule to accommodate the increased project value. The project does not provide onsite childcare.
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<b>Estimated Project Start Date</b>	April 1, 2026
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<b>Estimated Project Completion Date</b>	April 1, 2027
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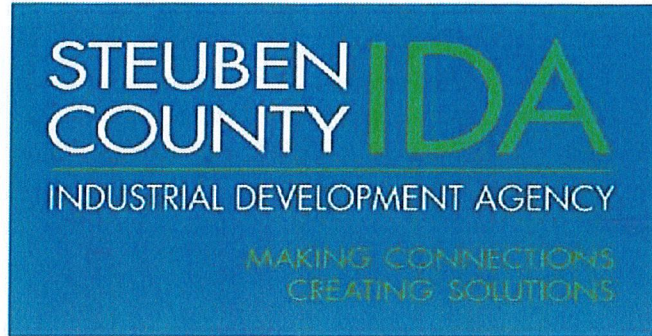
## Evaluative Criteria for Retail

### 1. Private Sector Investment

The proposed project will leverage \$17M in private sector investment to expand the current manufacturing facility in the Town of Bath which will generate over \$9.2M in state and local benefit over the life of the incentive package

### 2. Create or Retain Jobs

The project will create 4 new manufacturing jobs in the Town of Bath with an average salary of \$58,808 a year including benefits. This growth is in addition to the 71 current employees which is 10 employees above the original project commitment of 61



### Application for Financial Assistance

Please complete the application and mail the *original, signed copy*, along with the **\$1,000 application fee**, to:

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

Information in the application is subject to public review under the New York State Freedom of Information Law. Please contact the IDA with any questions at 607-776-3316.

#### Section 1: Applicant Information (company receiving benefit)

**Applicant Name:** Louisiana-Pacific Corporation

**Applicant Address:** 1610 West End Ave. Ste. 200 Nashville, TN 37203

**Phone:** 615-986-5863

**Federal Tax ID:** 93-0609074

**NAICS Code:** 321211

**Will a real estate holding company be used to own the property?** Yes  No

**Name of real estate holding company:** Type here to enter text

**Federal Tax ID:** Type here to enter text

**Type of Entity:** Public Corporation

**Year Established:** 1972

**State in which entity is established:** HQ in Nashville, TN; incorporated in Delaware

**Stockholders, members, or partners with 20% or more in ownership:**

Name	% Ownership
n/a	n/a
Type here to enter text.	Type here to enter text.
Type here to enter text.	Type here to enter text.

**Is the Applicant or any of its owners involved in any lawsuits which could have a financial impact on the company?**

Yes  No

**Has the Applicant or any of its owners ever been involved in a bankruptcy?** Yes  No

**Are all owners noted above citizens of the United States?** Yes  No

**Provide a brief history of the Applicant, including operations, operating performance, changes in operations, current size and locations, products and/or services, major accounts, principal competitors, and major events affecting sales/services.**

As a leader in high-performance building solutions, Louisiana-Pacific (LP Building Solutions, NYSE: LPX) manufactures engineered wood building products that meet the demands of builders, remodelers, and homeowners worldwide. See our annual report at: <https://investor.lpcorp.com/static-files/2a1dd6fc-18c1-4e92-8751-142a2fe36a83>

**Estimated % of sales (equal to 100%):**

**Within Steuben County:** 1%

**Outside Steuben County but in NY State:** 5%

**Outside New York but in U.S.:** 75%

**Outside U.S.:** 19%

**What % of annual supplies, raw materials, and vendor services are purchased from firms in Steuben County?**

<1%

**Authorized Signatory Name:** Bob Hopkins

**Title:** Treasurer

**Phone:** 615-295-0744

**Email:** bob.hopkins@lpcorp.com

**Name of Corporate Contact (if different from Authorized Signatory):** Ken Shook

**Title:** Indirect Tax Manager

**Phone:** 615-986-5863

**Email:** ken.shook@lpcorp.com

**Name of Attorney:** Heather Sunser

**Firm Name:** Barclay Damon, LLP

**Phone:** 315-425-2796

**Email:** hsunser@barclaydamon.com

## Section 2: Project Description and Details

**Municipality(s) of current operations:**

Worldwide, with similar siding manufacturing locations in Dawson Creek, BC; Green Bay, WI; Hayward, WI; Newberry, MI; Roaring River, NC; St. Louis, MO; Swan Valley, MB; Tomahawk, WI; and Two Harbors, MN

**Will the Project result in the abandonment of one or more plants/facilities of the Applicant located in New York?**

Yes  No

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

n/a

Property address(es) of Project location:

6946 Co Rd 113, Bath, NY 14810

Tax map number(s) of Project location:

144.00-02-009.112

Town/Village/City taxes are paid to:

Bath

School district taxes are paid to:

Bath CSD

Are property tax payments current? Yes  No

If no, please explain: Type here to enter text.

Does Applicant or any related party currently hold fee title to the Project property?

Yes  No

If no, provide the name of the current owner: n/a

If no, does Applicant or any related party have an option to purchase the Project property?

Yes  No

What is the present use of the property? 710 - Manufacture

What is the present zoning/land use? 01- No Zoning

Description of the project: (check all that apply)

<input type="checkbox"/> New construction	<input type="checkbox"/> Acquisition of existing building
<input checked="" type="checkbox"/> Addition to existing building	<input checked="" type="checkbox"/> Purchase of machinery and/or equipment
<input checked="" type="checkbox"/> Renovation of existing building	<input type="checkbox"/> Other

Please provide a narrative description of the project, including specific uses and activities that will occur at the site, products to be made or services to be offered, as well as markets for the goods/services. Please include the impact of this project on Applicant in terms of operations and profitability, or other factors affecting operations.

This project includes reconfiguration of line 1 into a highly agile line capable of quick product changeover producing lap and trim products. The new configuration would add 19mmsf of annual capacity, and a new 46,200 SF warehouse space for WIP storage is required. Louisiana-Pacific's SmartSide is an engineered wood siding product treated with SmartGuard technology to resist decay and termites, primarily targeting the residential construction market as a premium alternative to traditional wood, vinyl, and fiber cement siding. SmartSide has gained strong market acceptance, particularly in regions where termite resistance is valued, and serves both single-family and multi-family construction segments. This project will require significant capital investment but offers returns due to expanded capacity and efficiencies. This possible expansion would enhance LP's operational efficiency, though success depends on partnership with local participation.

Select the project type for all end users at the site; you may check more than one box:

<input checked="" type="checkbox"/> Industrial	<input type="checkbox"/> Multi-tenant
<input type="checkbox"/> Commercial	<input type="checkbox"/> Not-for-profit
<input type="checkbox"/> Back Office	<input type="checkbox"/> Healthcare
<input type="checkbox"/> Retail	<input type="checkbox"/> Other: Type here to enter text.
<input type="checkbox"/> Housing	<input type="checkbox"/> Other: Type here to enter text.
<input type="checkbox"/> Mixed Use	<input type="checkbox"/> Other: Type here to enter text.

Has or will Applicant enter into any tenant leases for this Project? Yes  No

If yes, please complete the chart below:

Tenant Name	Current Location	# sq. ft.	% of total sq. ft.	Business type
Name	Address	Type here to enter text.	Type here to enter text.	Type
Name	Address	Type here to enter text.	Type here to enter text.	Type
Name	Address	Type here to enter text.	Type here to enter text.	Type

Will the project operator, owner, and/or tenant provide onsite employee childcare or other benefit to support employee childcare needs? If so, please explain.

No

**What is the Project's start date when equipment will be ordered or construction begins?**

April 1, 2026

**What is the Project's estimated completion?**

April 1, 2027

**When will operations commence?**

Jan.1 , 2027

**Have construction contracts been signed?** Yes  No

**Has financing been finalized?** Yes  No

**Is this part of a multi-phase project?** Yes  No

If Yes, please explain: Type here to enter text.

**Have site plans been submitted to the appropriate planning board?** Yes  No

**If Yes, has the Project received site plan approval?** Yes  No

If the Project has received site plan approval, please provide a copy of the Environmental Assessment Form including the Negative Declaration.

**Please provide the IDA with the status of any other required approvals:**

Type here to enter text.

**Will customers personally visit the Project site for Retail Sales or Services? The terms refer to (a) sales by a registered vendor under Article 28 (Section 1101(b)(4)(i)) of the Tax Law of the State of New York primarily engaged in the retail sale of tangible personal property or (b) sales of a service to customers who personally visit the Project site.**

**Retail Sales** Yes  No

**Services** Yes  No

**If either question above is answered Yes, please complete the questions below. If not, please move on to the Financial Assistance and Project Budget section.**

**Retail/Service Industry-Only Questions**

**What percentage of the cost of the Project can be tied to the retail or service portion of the business?**  
0%

If the answer is less than 33%, do not complete the remainder of this section and move on to Section 3: Financial Assistance and Project Budget.

For Projects where 33% or more is tied to retail sales or service:

1. Will the Project be operated by a not-for-profit corporation?

Yes  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\*  No

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 Project is to be located because of a lack of reasonably accessible retail trade facilities offering such goods or services?

Yes\*  No

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  No

5. Is the Project located in a highly distressed area, as defined by the US Census Bureau?

Yes  No

\*If the answer to question 2 or 3 is Yes, please provide a third-party market analysis or other documentation supporting the response.

### Section 3: Financial Assistance and Project Budget

Choose the type of assistance being requested: (check all that apply)

Sales Tax Exemption Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Property Tax Exemption Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Mortgage Tax Exemption Yes <input type="checkbox"/> No <input type="checkbox"/>	Tax Exempt IR Bond Yes <input type="checkbox"/> No <input type="checkbox"/>

Describe the reasons why the IDA's assistance is necessary, and the effect the Project will have on Applicant's operations. Focus on competitiveness issues, Project shortfalls, etc.

The IDA's assistance is needed for this project for several reasons.

Capital Investment Scale. Manufacturing facilities for engineered wood products require substantial upfront capital for specialized

equipment, industrial-grade infrastructure, and site preparation. The assistance will help bridge financing gaps and reduce borrowing costs for the large investment.

**Competitive Site Selection.** Louisiana-Pacific evaluated multiple states and communities for expansion. The property tax & sales tax assistance will help secure the location decision against more favorable tax profiles, lower land cost, and lower cost of labor markets.

**Job Creation Multiplier.** Manufacturing facilities generate significant direct employment plus supply chain and service sector jobs throughout the region. The fund's investment will secure for the region long-term tax revenue, payroll, and economic activity generated by manufacturing jobs paying above-average wages in the area.

**Strategic Industry Diversification.** Supporting forest products manufacturing helps diversify the community's industrial base and strengthens the region's position in sustainable building materials markets, aligning with policy goals around economic resilience and environmental sustainability that justify public investment.

**Is there likelihood that the Project would not be undertaken but for the financial assistance provided by the IDA?**

Yes  No

**If the Project could be undertaken without financial assistance provided by the IDA, explain below why the Project should be provided financial assistance.**

Financial assistance from the IDA is necessary for the Project to proceed.

**What would be the impact on the Applicant and the associated municipalities if the IDA does not provide financial assistance?**

There is a risk that this investment in real & personal property and new job creation would be made at another LP facility.

**List below the Sources and Uses of funds for the Project:**

<u>Use of Funds</u>	<u>Amount</u>
Land Acquisition:	\$0
Building Purchase:	\$0
Construction or Renovation – Labor:	2,700,000
Construction or Renovation – Materials:	2,800,000
Site Work/Infrastructure:	4,300,000
Machinery, Equipment, Fixtures – Taxable:	6,700,000
Machinery, Equipment, Fixtures – Non-Taxable:	\$0

Soft Costs, Professional Fees:	500,000
Refinance of existing debt:	\$0
Other: Contractor Soft Cost	\$0
<b>Total Uses:</b>	<b>17,000,000</b>
<b><u>Source of Funds</u></b>	<b><u>Amount</u></b>
Equity:	17,000,000
Financial Institution:	\$0
Public Sector Assistance:	\$0
Other: Type here to enter text.	\$0
Other: Type here to enter text.	\$0
Other: Type here to enter text.	\$0
<b>Total Sources:</b>	<b>17,000,000</b>
<b>% Public Sources Used to Finance Project:</b>	

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

If Yes, please describe: n/a

If applying for a Mortgage Recording Tax Exemption, please list:

Mortgage Amount: \$0

Mortgage Recording Tax Exemption requested (multiply mortgage amount by 1.25%): \$0

If applying for a Sales Tax Exemption\*, please list:

<b>Total cost of goods and services that are subject to NY State and Local Sales Tax:</b>	\$9,500,000
<b>Sales Tax Exemption requested (multiply total cost by 8%):</b>	\$760,000

\*The estimated sales tax amount listed above will be provided to the New York State Department of Taxation and Finance. 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 IDA may authorize with respect to this Application. The IDA 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.

If applying for a Property Tax Exemption, IDA staff will use the information contained in this application to create an estimate of real property tax abatement, based on current property tax rates and assessed values, which will be provided to the Applicant and attached to this application.

#### Section 4: Project Employment

Is the Project necessary to retain existing employment? Yes  No

Is the Project necessary to expand employment? Yes  No

Please complete the following chart with new and retained jobs using the definitions below:

- A – Retained Jobs are those that exist at the time of application.
- B – Jobs Created are those that will be created as a result of the Project in the first year
- C – Jobs Created are those that will be created as a result of the Project in the second year
- D – Jobs Created are those that will be created as a result of the Project in the third year
- E – The sum of jobs to be created during the first three years of the Project.
- F – The average wage of those existing and created jobs for each Job Type.
- G – The average cost of benefits offered for existing and created jobs for each Job Type.

**Full Time** – Any regularly-scheduled employee who works 30 hours or more each week.

**Part Time** – Any employee who works less than 30 hours per week or who is employed on a temporary basis.

	A	B	C	D	E	F	G
Job Type	Retained Jobs	# Jobs Created Year 1	# Jobs Created Year 2	# Jobs Created Year 3	Total New Jobs Created	Average Annual Wage	Average Annual Benefit Cost
<b>Full Time</b>							
Management	0	0	0	0	0	\$0	\$0
Professional	0	0	0	0	0	\$0	\$0
Administrative	0	0	0	0	0	\$0	\$0
Production	0	4	0	0	4	\$56,000	\$2,808
Independent Contractor	0	0	0	0	0	\$0	\$0
Other: Type here to enter text.	0	0	0	0	0	\$0	\$0
<b>Total FT</b>	0	0	0	0	4	<b>\$56,000</b>	<b>\$2,808</b>
<b>Part Time</b>							
Management	0	0	0	0	0	\$0	\$0
Professional	0	0	0	0	0	\$0	\$0
Administrative	0	0	0	0	0	\$0	\$0
Production	0	0	0	0	0	\$0	\$0
Independent Contractor	0	0	0	0	0	\$0	\$0
Other: Type here to enter text.	0	0	0	0	0	\$0	\$0
<b>Total PT</b>	0	0	0	0	0	<b>\$0</b>	<b>\$0</b>
<b>Total FTE</b>	0	0	0	0	0	<b>\$0</b>	<b>\$0</b>

**How many of the new, FTE jobs to be created within three years will be filled by residents of the Labor Market Area that includes Steuben, Schuyler, Chemung, Yates, Allegany, and Livingston Counties?**

We expect that all of the 4 positions will be filled by residents of the Labor Market Area that includes Steuben, Schuyler, Chemung, Yates, Allegany, and Livingston Counties.

The IDA may utilize the foregoing employment projections, among other items, to determine the Financial Assistance that will be offered by the IDA 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.

Please complete the chart below if Applicant provides employment at other sites in New York State:

	Address: Type here to enter text.	Address: Type here to enter text.	Address: Type here to enter text.
Total FTEs	0	0	0

**Section 5: Representations, Certifications, and Indemnification**

Before completing this section, has IDA staff reviewed all previous sections of the Application and acknowledged that they are complete? Yes  No

As an authorized representative of Applicant, **Bob Hopkins** confirms that he/she is the **Treasurer** of **Louisiana-Pacific Corporation** named in the Application, and that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the IDA, also known as the "Agency," and as follows:

1. 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.
2. 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.
3. 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.

4. 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.
5. 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.
6. 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.
7. 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.

8. 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.
9. 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:
  - a. a non-refundable \$1,000 application and publication fee (the "Application Fee");
  - b. an amount equal to one percent (1%) of the total project costs, unless otherwise agreed to by the Agency; and
  - c. 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.
10. 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.
11. 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 8 and 9

are obligations that are not dependent on final documentation of the transaction contemplated by this Application.


12. 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.
13. 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.**
14. The Applicant acknowledges that it has been provided 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.
15. 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.
16. 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.
17. 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, as well as may lead to other possible enforcement actions.
18. 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.

19. In the event that (a) the Company does not proceed to final IDA approval within six (6) months of the date of the initial resolution and/or (b) close with the IDA on the proposed Financial Assistance within twelve (12) months of the date of the initial resolution, the IDA reserves the right to rescind and cancel all approvals provided.
20. 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.
21. The Applicant and the individual executing this Application on behalf of Applicant acknowledge receipt of notice from the Agency pursuant to Section 224-a(8)(d) of the New York Labor Law that the estimated mortgage recording tax exemption benefit amount, the estimated sales and use tax exemption benefit amount, and the estimated real property tax abatement benefit amount as so identified within this Application are "public funds" and not otherwise excluded under Section 224-a(3) of the New York Labor Law. Applicant further acknowledges and understands that it has certain obligations as related thereto pursuant to Section 224-a(8)(a) of the New York Labor Law.

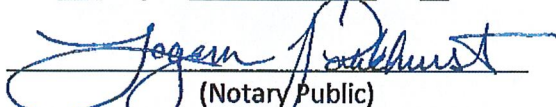
TENNESSEE  
 STATE OF NEW YORK )  
 COUNTY OF DAVIDSON ) ss.:

Bob Hopkins, being first duly sworn, deposes and says:

1. That I am the VP, Treasurer (Corporate Office) of Louisiana-Pacific Corp. (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 3<sup>rd</sup> day of February, 2026

  
 \_\_\_\_\_  
 (Notary Public)



# Steuben County Industrial Development Agency

## MRB Cost Benefit Calculator

Date: February 12, 2026  
 Project Title: LP 2026 Expansion  
 Project Location: 6946 Co Rd 113 Bath, NY 14810



### Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

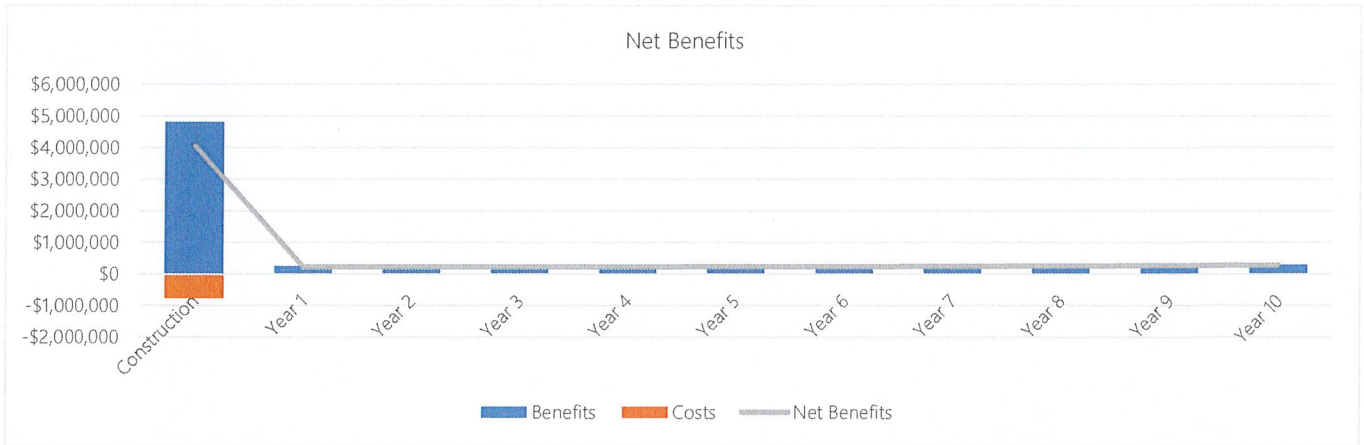
Project Total Investment  
 \$17,000,000

		Temporary (Construction)		
		Direct	Indirect	Total
Jobs		86	14	99
Earnings		\$3,742,852	\$817,110	\$4,559,962
Local Spend		\$9,800,000	\$2,620,311	\$12,420,311

		Ongoing (Operations)		
		Direct	Indirect	Total
Jobs		4	0	4
Earnings		\$3,923,748	\$146,449	\$4,070,197

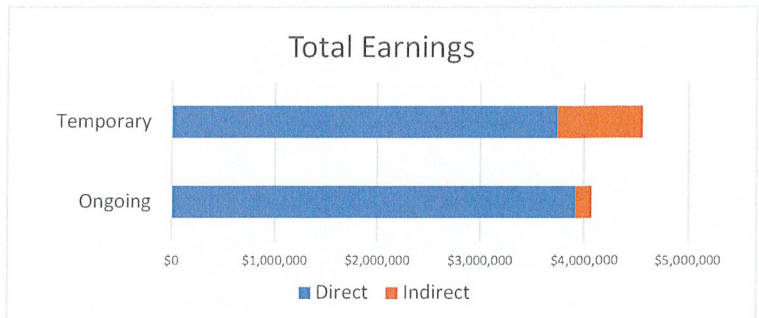
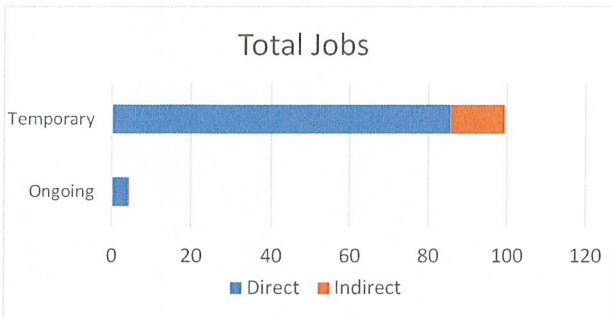
Figure 1



Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2

Figure 3



# Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

## Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$340,975	\$295,805
Sales Tax Exemption	\$760,000	\$760,000
Local Sales Tax Exemption	\$380,000	\$380,000
State Sales Tax Exemption	\$380,000	\$380,000
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
<b>Total Costs</b>	<b>\$1,100,975</b>	<b>\$1,055,805</b>

## State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$8,823,181</b>	<b>\$8,185,334</b>
To Private Individuals	\$8,630,158	\$8,022,915
Temporary Payroll	\$4,559,962	\$4,559,962
Ongoing Payroll	\$4,070,197	\$3,462,954
Other Payments to Private Individuals	\$0	\$0
To the Public	\$193,023	\$162,419
Increase in Property Tax Revenue	\$132,612	\$106,258
Temporary Jobs - Sales Tax Revenue	\$31,920	\$31,920
Ongoing Jobs - Sales Tax Revenue	\$28,491	\$24,241
Other Local Municipal Revenue	\$0	\$0
<b>State Benefits</b>	<b>\$448,768</b>	<b>\$417,192</b>
To the Public	\$448,768	\$417,192
Temporary Income Tax Revenue	\$205,198	\$205,198
Ongoing Income Tax Revenue	\$183,159	\$155,833
Temporary Jobs - Sales Tax Revenue	\$31,920	\$31,920
Ongoing Jobs - Sales Tax Revenue	\$28,491	\$24,241
<b>Total Benefits to State &amp; Region</b>	<b>\$9,271,950</b>	<b>\$8,602,526</b>

## Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$8,185,334	\$675,805	12:1
State	\$417,192	\$380,000	1:1
<b>Grand Total</b>	<b>\$8,602,526</b>	<b>\$1,055,805</b>	<b>8:1</b>

\*Discounted at 2%

### Additional Comments from IDA

To accommodate continued sales growth LP Building Solutions is proposing a 46,200 sq ft addition to allow for the reconfiguration of one production line to add additional production capacity to the facility. In addition, the project will provide for additional indoor storage to increase efficiency within the existing manufacturing space allowing for increased manufacturing capacity throughout the process. IDA assistance is being requested to help offset development costs to improve the economics of developing this expansion in NY as opposed to other out of state growth options.

Does the IDA believe that the project can be accomplished in a timely fashion? Yes

# LP 2025 Expansion

## Steuben County IDA PILOT Assessment

Proposed Assessment	\$1,348,000	Current assessment of \$53.92/sq ft x 25,000 sq ft
Town of Bath Tax Rate/\$1,000 Rate/\$1,000	\$3.91	16%
Bath School District Tax Rate/\$1,000 Total Tax Rate/\$1000	\$6.73	27%
	\$14.23	57%
	\$24.87	

### Current Taxes

Town Tax Payment	\$5,271
County Tax Payment	\$9,072
C-PP School District Payment	\$19,182
<b>Total Estimated Tax Revenue</b>	<b>\$33,525</b>

Three Year Taxable Investment	\$9,500,000
<b>IDA Sales Tax Abatement</b>	<b>\$760,000</b>

Payment In Lieu of Tax Savings 10 Year Proposal With Current Assessed	\$340,977
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<b>Total IDA Assistance</b>	<b>\$1,100,977</b>
-----------------------------	--------------------

Abatement Year	Current Taxes Plus 2%	PILOT Abatement	PILOT Payment	Town Payment	County Payment	School District Payment	Pilot Savings
2027	\$33,525	80%	\$6,705	\$1,054	\$1,814	\$3,836	\$26,820
2028	\$34,195	80%	\$6,839	\$1,075	\$1,851	\$3,913	\$27,356
2029	\$34,879	80%	\$6,976	\$1,097	\$1,888	\$3,991	\$27,903
2030	\$35,577	70%	\$10,673	\$1,678	\$2,888	\$6,107	\$24,904
2031	\$36,288	70%	\$10,886	\$1,712	\$2,946	\$6,229	\$25,402
2032	\$37,014	70%	\$11,104	\$1,746	\$3,005	\$6,354	\$25,910
2033	\$37,754	60%	\$15,102	\$2,374	\$4,087	\$8,641	\$22,653
2034	\$38,509	60%	\$15,404	\$2,422	\$4,168	\$8,814	\$23,106
2035	\$39,280	60%	\$15,712	\$2,470	\$4,252	\$8,990	\$23,568
2036	\$40,065	50%	\$20,033	\$3,149	\$5,421	\$11,462	\$20,033
2037	\$40,866	50%	\$20,433	\$3,212	\$5,529	\$11,691	\$20,433
2038	\$41,684	50%	\$20,842	\$3,277	\$5,640	\$11,925	\$20,842
2039	\$42,518	40%	\$25,511	\$4,011	\$6,903	\$14,596	\$17,007
2040	\$43,368	40%	\$26,021	\$4,091	\$7,041	\$14,888	\$17,347
2041	\$44,235	40%	\$26,541	\$4,173	\$7,182	\$15,186	\$17,694
	\$579,758		\$238,781	\$37,541	\$64,616	\$136,625	\$340,977

# TOWN OF BATH

## SITE PLAN REVIEW APPLICATION

Name of Proposed Development: Project Step Up

Applicant: Name Louisiana-Pacific Corporation Date: 10/31/25

Address 1610 West End Avenue, Suite 200 Nashville, TN 37203

Phone 716-277-7303 (Terry McGarrity, Regional Engineer)

Owner (if different): \_\_\_\_\_

Location: 6946 CR 113 Bath, NY 14810

Tax Map: TAX ID: 144.00-02-9.112

Survey Map: \_\_\_\_\_

Present Use of Site: Industrial; Products and Manufacturing Facility

Proposed Use of Site: Industrial; Products and Manufacturing Facility

Planning Board could require all of the above information or additional information for various projects.

Additional comments:

Fee: \$25.00

Site Plan Review # \_\_\_\_\_

Fee received: \_\_\_\_\_

Date received: \_\_\_\_\_

BATH TOWN PLANNING  
BOARD: James Hopkins, Chairman

Joe Utter 11/5/25  
Date

# 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: <b>Project Step Up</b>			
Project Location (describe, and attach a location map): <b>6946 CR 113, approx 0.2 miles southeast of the intersection of NY 54</b>			
Brief Description of Proposed Action: <b>Extend existing building east, relocate utilities and stormwater around new building extension, and tie into existing systems.</b>			
Name of Applicant or Sponsor: <b>Louisiana-Pacific Corporation</b>		Telephone: <b>716-277-7303</b>	E-Mail:
Address: <b>1610 West End Avenue, Suite 200</b>			
City/PO: <b>Nashville</b>		State: <b>TN</b>	Zip Code: <b>37203</b>
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 checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: <b>Project covered under SPDES Permit NYR11K024</b>			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			NO <input checked="" type="checkbox"/>
		75.89 acres	
		2.00 acres	
		75.89 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
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	YES
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	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Julienne Taggart, PE</u>	Date: <u>10/31/25</u>	
Signature: <u><i>Julienne Taggart</i></u>		

PRINT FORM

**Agency Use Only [If applicable]**

Project:

Date:

## Short Environmental Assessment Form Part 2 - Impact Assessment

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**PRINT FORM**

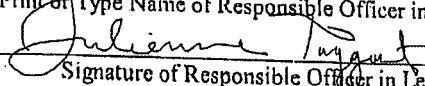
Project: \_\_\_\_\_  
 Date: \_\_\_\_\_

### Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

TRC Environmental Corporation	11/3/25
Name of Lead Agency	Date
Julienne Taggart, P.E.	Project Engineer
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT FORM**