

Project Summary Sheet

ST Gateway

Project Number 4603-26-04

April 17, 2026

Project Description

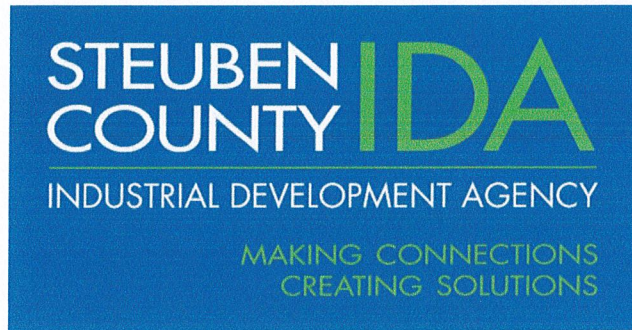
The proposed development will function as a mixed-use small business and production hub, anchored by a regional brewery tenant located at 40 Liberty Street, and supported by multiple commercial tenants tailored for small businesses and non-for-profits providing affordable, flexible commercial space for small and emerging entities. The property is community targeted NY Forward project which will promote job creation through the tenant mix and supported downtown development opportunities the investment will leverage.

The \$1.4M investment will include roof and interior improvements as well as improvements to the internal mechanicals including the elevator to support the entire tenant base

Total Project Investment	\$1,435,000
Benefited Project Amount	\$1,395,000
Jobs Retained	0
Job Created	0
Benefit to Cost Ratio	8:1
Estimated PILOT Savings	\$0
Estimated Mortgage Tax Savings	\$0
Estimated Sales Tax Savings	\$81,600
Total Savings	\$81,650
Comments	The project is a sales tax only benefit and the fee will be .5% of the total project cost
Estimated Project Start Date	July 2026
Estimated Project Completion Date	September 2027

Evaluative Criteria Adaptive Reuse

1. The building currently sites within the Liberty Street Historic District and the Gansevort/East Steuben Street Historic District and the proposed development will continue to support redevelopment and preservation of the Bath Historical community.
2. Elimination of Slum and Blight – The structure has been vacant since 2020 and has fallen into 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. Redevelopment Supports Local Community Development Plan – The redevelopment is a targeted Bath NY Forward project



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: ST Gateway Property Holdings, LLC

Applicant Address: 6988 Golf View, Bath, NY 14810

Phone: 607-661-2842

Federal Tax ID: 39-4955966

NAICS Code: 531120

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

Name of real estate holding company: ST Gateway Property Holdings, LLC

Federal Tax ID: 39-4955966

Type of Entity: Limited Liability Company

Year Established: 2025

State in which entity is established: New York

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

Name	% Ownership
Robert D. Conrad	25%
Nathan J. Conrad	25%
Mark S. Conrad & Rebecca J. Conrad	25% & 25%

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.

ST Gateway Property Holdings, LLC is a real estate property management company that intends to rehabilitate and modernize a commercial property located in a historical commercial corridor in the heart of the Village of Bath. The LLC consists of four LLC members and no additional employees at this time. Project scope is to improve 44-50 Liberty Street to provide affordable, flexible commercial space for small and emerging businesses to house and facilitate all current and potential tenants by improving the buildings infrastructure and repairing the building's foundation, facade, roof replacement, installing ADA Compliant restrooms, and an elevator to increase foot traffic that would adhere to ADA compliance. Furthermore; property improvements will assist on suiting each tenant providing flexible space design adapting to market demands and providing a diversified tenant mix for a current underutilized property. These improvements will increase foot traffic to the surrounding area and strengthen the local commercial corridor. The economic and community impact with this project will increase direct job growth through the tenant businesses and indirectly increase jobs through supply chains and local service providers with flexible leases and shared resources providing centralized property management for maintenance, utilities, security and shared infrastructure which would reduce duplication leaving room for further economic development through the historic commercial corridor.

Estimated % of sales (equal to 100%):

Within Steuben County: 100%

Outside Steuben County but in NY State: N/A

Outside New York but in U.S.: N/A

Outside U.S.: N/A

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

N/A

Authorized Signatory Name: Mark S. Conrad

Title: Vice President

Phone: 607-661-2842

Email: mconrad@tubtownbrewing.com

Name of Corporate Contact (if different from Authorized Signatory): Rebecca J. Conrad

Title: Secretary

Phone: 607-661-3172

Email: bconrad@gmail.com

Name of Attorney: N/A

Firm Name: N/A

Phone: N/A

Email: N/A

Section 2: Project Description and Details

Municipality(s) of current operations:

Village of Bath

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.

Type here to enter text.

Property address(es) of Project location:

44-50 Liberty Street, Bath, NY 14810

Tax map number(s) of Project location:

159.53-01-022.000/ 159.53-01-024.000/ 159.53-01-025.000

Town/Village/City taxes are paid to:

Town of Bath & Village of 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: Current Owner is Liberty Street 44-50, LLC – Brian P. Polmanteer. ST Gateway Property Holdings, LLC is currently in the process of acquiring this property and is anticipating completion of this transaction by 4/30/2026.

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? Vacant/ Commercial Office Space (Leased)

What is the present zoning/land use? Central Business District

Description of the project: (check all that apply)

<input type="checkbox"/> New construction	<input type="checkbox"/> Acquisition of existing building
<input 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.

The proposed development will function as a mixed-use small business and production hub, anchored by a regional brewery tenant located at 40 Liberty Street, and supported by multiple commercial tenants tailored for small businesses and non-for-profits providing affordable, flexible commercial space for small and emerging entities locally rooted, community-oriented economic development as well as the leased tenants will promote direct job creation and indirectly increase jobs through supply chains and local service providers that cater to these tenants as well as promoting small business growth through low-barrier entry point for startups and entrepreneurs and promoting incubation opportunities through flexible leases and shared resources as well as overall strengthening our local commercial corridor by revitalizing underutilized property space.

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

<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Multi-tenant
<input checked="" type="checkbox"/> Commercial	<input checked="" 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
Arbor Development	50 Liberty Street, Bath, NY 14810	5,700	22%	Non-for-profit
Institute of Human Services	50 Liberty Street, Bath, NY 14810	2,943	42%	Not-for-profit
Tub Town Brewing, LLC	26 W. Steuben Street, Bath, NY 14810	4,858	36%	Brewery/ Restaurant

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?

Tentatively 7/2026

What is the Project's estimated completion?

Tentatively 9/2027

When will operations commence?

Currently two tenants lease areas located at 50 Liberty Street and additional business operations to commence tentatively 9/2027

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: Phase 1 will be to suit and commence construction to the Tenant occupying 44 Liberty Street with their intent to occupy the space as a brewery. Phase 2 will to revitalize and suit the commercial office area/space to suit the potential tenants to be outfitted for 2-3 large tenants or 4-5 smaller tenants and utilize shared common areas.

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:

Short Environmental Assessment (SEQR)

State Historic Preservation Office (SHPO)

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?
None

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

IDA’s assistance is necessary to assist the project to fruition, without the assistance of Sales Tax Exemption significant cutbacks to the contracts, materials and overall construction project would be needed to to make the project financially feasible and allow the project to move forward with the proposed investments. The project requires significant upfront costs relative to construction, equipment purchases, and facility improvements, without sales tax exemption, the tax burden on these expenditures would increase the total project cost substantially and place strain on the business capital resources. By reducing the overall cost, we would be able to allocate more resources toward operational improvements, tenant stability, and long term growth. The exemption would improve project visability by lowering initial development costs and reducing financing pressures during the early states of implementation and enhance the operations by improving efficiency, increasing production and supporting the continued operation of the businesses in this region.

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.

N/A

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

Significant cutbacks to the overall project as well as imperative structural improvements would be delayed to sustain the remaning project and limited availability would be available for present and future tenants due to delayed development and improvements to the building.

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:	\$314,000
Construction or Renovation – Materials:	\$761,000
Site Work/Infrastructure:	\$0

Machinery, Equipment, Fixtures – Taxable:	\$260,000
Machinery, Equipment, Fixtures – Non-Taxable:	\$60,000
Soft Costs, Professional Fees:	\$40,000
Refinance of existing debt:	\$0
Other: Type here to enter text.	\$0
Total Uses:	\$1,435,000
<u>Source of Funds</u>	<u>Amount</u>
Equity:	\$150,000
Financial Institution:	\$200,000
Public Sector Assistance:	\$0
Other: NY Forward Grant	\$1,076,250
Other: Type here to enter text.	\$0
Other: Type here to enter text.	\$0
Total Sources:	\$0
% Public Sources Used to Finance Project:	

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

If Yes, please describe: Overall costs will go towards labor, construction, and renovations, final budget is contingent on NY Forward Grant Approval whereas numbers will come at a later date.

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:

**Total cost of goods and services that are
subject to NY State and Local Sales Tax:** \$1,021,000

**Sales Tax Exemption requested (multiply
total cost by 8%):** \$81,680

*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
Full Time							
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
Total FT	0	0	0	0	0	\$0	\$0
Part Time							
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
Total PT	0	0	0	0	0	\$0	\$0
Total FTE	0	0	0	0	0	\$0	\$0

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?

All jobs to be created within three years will be filled by residents of the Labor Market Area that includes Steuben and the surrounding counties if availability is necessary for outsourcing.

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	N/A	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, **Mark S. Conrad** confirms that he/she is the **Vice President** of **ST Gateway Property Holdings, LLC** 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.

STATE OF NEW YORK)

COUNTY OF) ss.:

Mark S. Conrad, being first duly sworn, deposes and says:

1. That I am the Vice President (Corporate Office) of ST Galewsy Property ^{Holdings LLC} (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.

Mark S. Conrad
(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury
this 16 day of April, 2026.

Amy M A Gardiner
(Notary Public)

Amy M A Gardiner
Notary Public, State Of New York
Reg. No. 01GA6425485
Qualified in Steuben County
My Commission Expires Nov. 22, 2029

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.

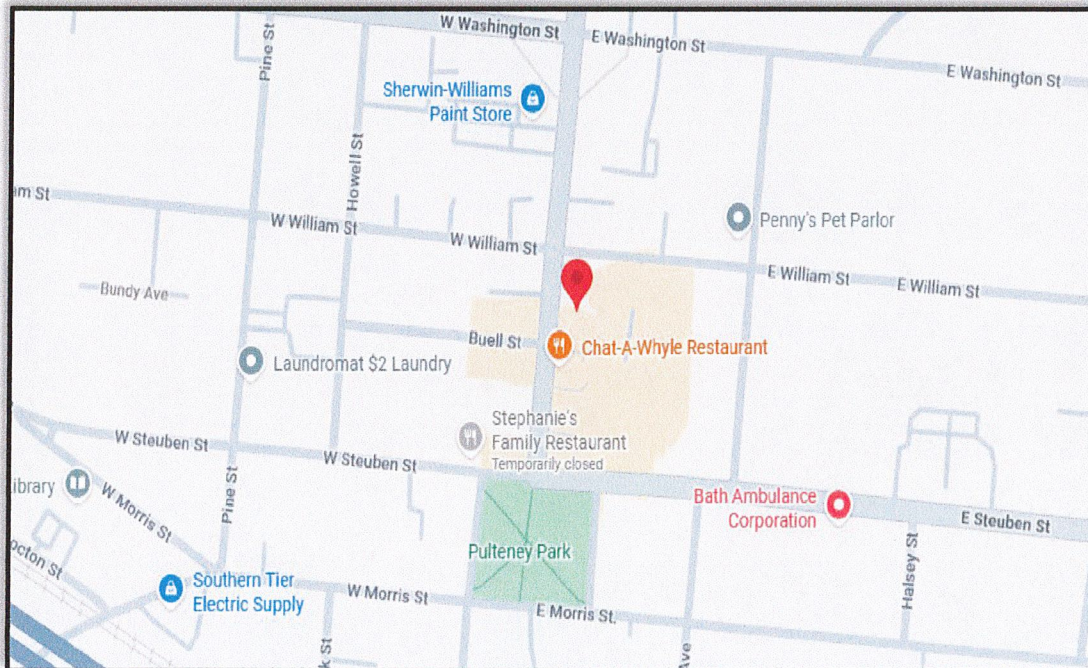
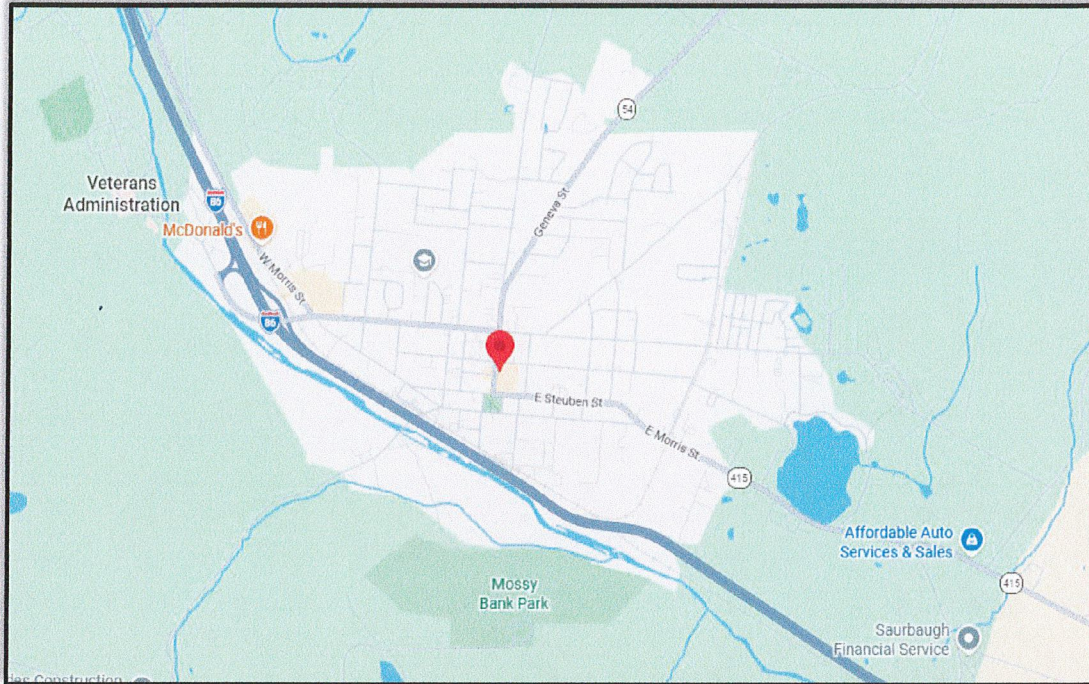
Part 1 - Project and Sponsor Information			
Name of Action or Project: Rehabilitation and Modernization of 44-50 Liberty Street			
Project Location (describe, and attach a location map): 44-50 Liberty Street, Bath, NY 14810			
Brief Description of Proposed Action: Rehabilitation and modernization of 44-50 Liberty Street consisting of .26 acres/ 11,455 sq. ft. Proposed project area consists of two commercial buildings located in the Village of Bath Historic District/commercial corridor. Construction of 44 Liberty Street will be updated to outfit a Brewery/Restaurant and 50 Liberty Street will be updated to outfit multiple business office suites that will be designed either for a private business or non-for-profit needs or cooperative shared space for multiple boutique firms or non-for-profits that will enclose multiple bathrooms, conference rooms, and kitchenettes for all uses. Additional cosmetic, foundational and facade improvements will be required to maintain the structural stability of the buildings including but not limited roofing and exterior improvements.			
Name of Applicant or Sponsor: ST Gateway Property Holdings, LLC		Telephone: (607) 661-2842	
		E-Mail: mconrad@tubtownbrewing.com	
Address: 6988 Golf View			
City/PO: Bath		State: NY	Zip Code: 14810
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 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: Village of Bath, 110 Liberty Street, Bath, NY 14810 - Building Permit			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.80 acres	
b. Total acreage to be physically disturbed?		.26 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.13 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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			

LOCATION MAP FOR SEQ

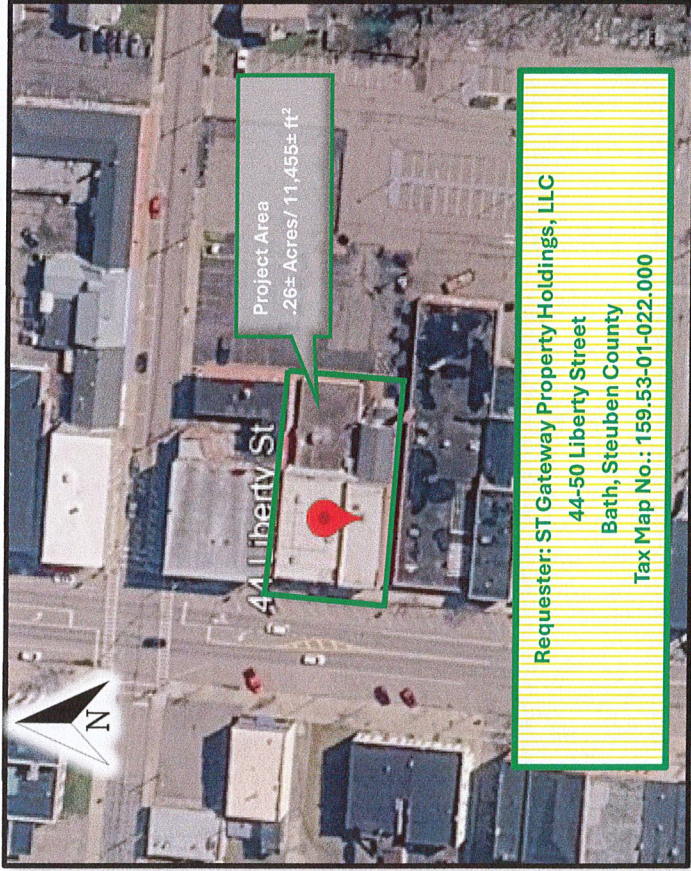
44-50 SR 54/ LIBERTY STREET

REQUESTER: ST GATEWAY PROPERTY HOLDINGS, LLC

MUNICIPALITY: VILLAGE OF BATH, COUNTY OF STEUBEN



AERIAL SKETCH FOR SEQR (NOT DRAWN TO SCALE)
REQUESTER: ST GATEWAY PROPERTY HOLDINGS, LLC
MUNICIPALITY: VILLAGE OF BATH, COUNTY OF STEUBEN





**New York State
Parks, Recreation and
Historic Preservation**

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

February 7, 2024

Rebecca Conrad
Secretary - Tub Town Brewing, LLC
6988 Golf View
Bath, NY 14810

Re: ESDC
Tub Town Brewing Production & Distribution Center - Village of Bath, NY
14 E William St, Bath, NY 14810
24PR00405

Dear Rebecca Conrad:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

The proposed project area is adjacent to the Liberty Street Historic District and the Gansevoort/East Steuben Streets Historic District, both of which are listed in the State and National Registers of Historic Places. Our office has reviewed the site plans and renderings received on January 17, 2024, for the proposed new construction of a brewing production and distribution building. Based upon our review, it is the OPRHP's opinion that this project will have No Adverse Impact on historic or archaeological resources.

If you have any questions, I am best reached by email.

Sincerely,

Derek Rohde
Historic Site Restoration Coordinator
518-275-5745 | Derek.Rohde@parks.ny.gov



Submission Status

View and/or Address a Response

Project 24PR00405: Tub Town Brewing Production & Distribution Center - Village of Bath, NY (U9841IUN8N9D)

Please accept the following information below as the consolidated response from NYS SHPO for the above referenced submission.

Review Responses

Reviewer	Review Type	Response
Jessica Vavrsek	Archaeology	No archaeological concerns. No archaeological survey is warranted.

Information Requests

Status	Reviewer	Review Type	Request Type	Request Entity	Request Item	Request Description
No Request Records						

Attachments

Attachment	Reviewer	Review Type	Type	Name	Description
No Attachment Records					

Steuben County Industrial Development Agency

MRB Cost Benefit Calculator



Date: April 16, 2026
 Project Title: ST Gateway Property Holdings 4603-26-04
 Project Location: 44-50 Liberty Street, Bath NY

Economic Impacts

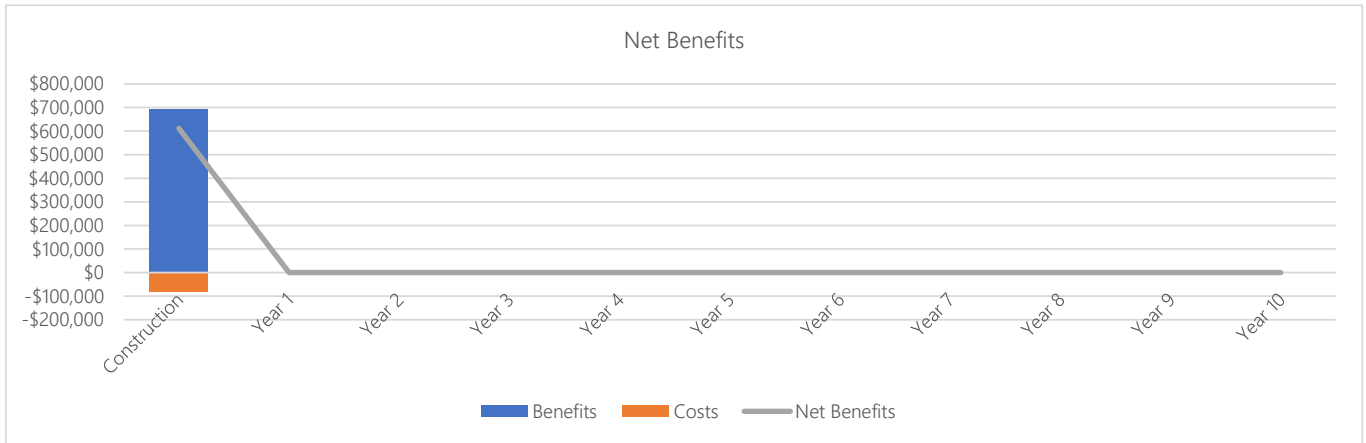
Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
 \$1,435,000

		Temporary (Construction)		
		Direct	Indirect	Total
Jobs		11	2	13
Earnings		\$537,602	\$117,333	\$654,935
Local Spend		\$1,395,000	\$374,993	\$1,769,993

		Ongoing (Operations)		
		Direct	Indirect	Total
Jobs		0	0	0
Earnings		\$0	\$0	\$0

Figure 1



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

Figure 2

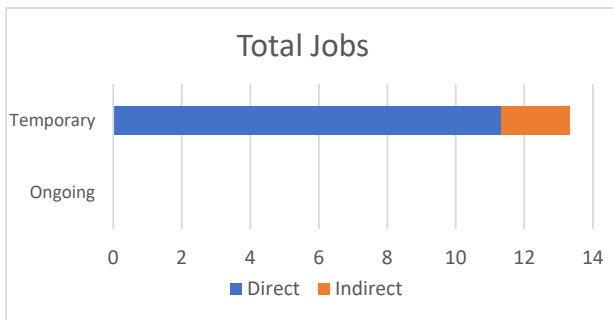
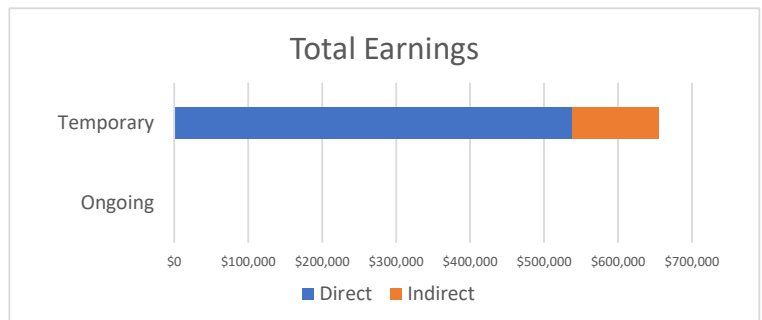


Figure 3



Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$0	\$0
Sales Tax Exemption	\$81,680	\$81,680
Local Sales Tax Exemption	\$40,840	\$40,840
State Sales Tax Exemption	\$40,840	\$40,840
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$81,680	\$81,680

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$659,520	\$659,520
To Private Individuals	\$654,935	\$654,935
Temporary Payroll	\$654,935	\$654,935
Ongoing Payroll	\$0	\$0
Other Payments to Private Individuals	\$0	\$0
To the Public	\$4,585	\$4,585
Increase in Property Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$4,585	\$4,585
Ongoing Jobs - Sales Tax Revenue	\$0	\$0
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$34,057	\$34,057
To the Public	\$34,057	\$34,057
Temporary Income Tax Revenue	\$29,472	\$29,472
Ongoing Income Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$4,585	\$4,585
Ongoing Jobs - Sales Tax Revenue	\$0	\$0
Total Benefits to State & Region	\$693,576	\$693,576

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$659,520	\$40,840	16:1
State	\$34,057	\$40,840	1:1
Grand Total	\$693,576	\$81,680	8:1

*Discounted at 2%

Additional Comments from IDA

The proposed development will function as a mixed-use small business and production hub, anchored by a regional brewery tenant located at 40 Liberty Street, and supported by multiple commercial tenants tailored for small businesses and non-for-profits providing affordable, flexible commercial space for small and emerging entities. The property is community targeted NY Forward project which will promote job creation through the tenant mix and supported downtown development opportunities the investment will leverage.

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