



Town of Islip Industrial Development Agency

40 Nassau Ave, Islip, New York

Office - 631-224-5512/Fax - 631-224-5532

www.IslipIDA.com

APPLICATION FOR FINANCIAL ASSISTANCE

DATE: 12/23/16

APPLICATION OF: Thuro Metal Products Inc.
Name of Owner and/or User of Proposed Project

ADDRESS: 21-25 Grand Blvd. North, Brentwood
N.Y. 11717

Type of Application: ☐ Tax-Exempt Bond ☐ Taxable Bond
☒ Straight Lease ☐ Refunding Bond

APPLICANT INSTRUCTIONS

- In order for the Town of Islip IDA Application to be reviewed in a timely manner, it must be complete. All questions must be answered and all required attachments must be included.
- Use "None" or "Not Applicable" where necessary
- All applicants must submit an original and two (2) copies of all documents to the Agency
- All applications must be accompanied by a \$1,000 non-refundable application fee made out to the **Town of Islip Industrial Development Agency**, and a \$500 non-refundable fee made out to the **Town of Islip** for the EAF Review, which is required by the State Environmental Quality Review Act (SEQRA). *If the project has already undergone a SEQRA review during the preview process, then applicant can submit the completed EAF in lieu of the fee*

APPLICANT CHECKLIST

- ✓ I have completed all sections of the application
- ✓ I have signed and notarized the Certification Section (Part IX)
- ✓ I have signed Schedule A regarding the Fee Structure for all IDA transactions
- ✓ I have attached all company financial information required by Part VIII
- ✓ I have completed and signed the Environmental Assessment Form required by SEQRA (if the project has already undergone SEQRA review, submit completed EAF)
- ✓ I have completed Form RP485-b as required by Real Property Tax Law
- ✓ I have submitted the original and two (2) copies of all application materials to the Agency for review
- ✓ I have submitted an application fee check for \$1000 payable to the **Town of Islip IDA**
- ✓ I have submitted a \$500 check payable to the **Town of Islip** for the SEQRA review, or the completed EAF

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Part I: Owner & User Data

I. Owner Data:

A. Owner (Applicant for assistance): Thuro Metal Products

Address: 21-25 Gand Blvd North,
Brentwood, NY, 11717

Federal Employer ID #: [REDACTED] Website: www.thurometal.com

NAICS Code: [REDACTED]

Owner Officer Certifying Application: David A. Thuro

Title of Officer: President

Phone Number: [REDACTED]

E-mail: [REDACTED]

B. Business Type:

Sole Proprietorship ☐ Partnership ☐ Privately Held ☐

Public Corporation ☒ Listed on _____

State of Incorporation/Formation: New York

C. Nature of Business:

(e.g., "manufacturer of _____ for _____ industry"; "distributor of _____"; or "real estate holding company")

Manufacturer of precision component parts and assemblies for industrial equipment

D. Owner Counsel:

Firm Name: Le Reddola, Lester & Associates L.L.P.

Address: 600 Old Country Road, Suite 224,
Garden City, NY, 11530

Individual Attorney: Robert J. La Reddola

Phone Number: [REDACTED]

E-mail: [REDACTED]

E. Principal Stockholders, Members or Partners, if any, of the Owner (5% or more equity):

Name	Percent Owned
Albert and Carolyn Thuro	10% of equity
David A. Thuro	90% of equity

F. Has the Owner, or any subsidiary or affiliate of the Owner, or any stockholder, partner, member, officer, director or other entity with which any of these individuals is or has been associated with:

- i. ever filed for bankruptcy, been adjudicated bankrupt or placed in receivership or otherwise been or presently is the subject of any bankruptcy or similar proceeding? (if yes, please explain)

No

- ii. been convicted of a felony, or misdemeanor, or criminal offense (other than a motor vehicle violation)? (if yes, please explain)

No

G. If any of the above persons (see "E", above) or a group of them, owns more than 50% interest in the Owner, list all other organizations which are related to the Owner by virtue of such persons having more than a 50% interest in such organizations.

Not applicable

H. Is the Owner related to any other organization by reason of more than a 50% ownership? If so, indicate name of related organization and relationship:

No

I. List parent corporation, sister corporations and subsidiaries:

None

- J. Has the Owner (or any related corporation or person) been involved in or benefited by any prior industrial development financing in the municipality in which this project is located, whether by this agency or another issuer? (Municipality herein means city, town or village, or if the project is not in an incorporated city, town or village, the unincorporated areas of the county in which it is located.) If so, explain in full:

No

- K. List major bank references of the Owner:

Capital One Bank - contact is our bank

Yan Sushchevich office phone [REDACTED]

2. User Data

*** (for co-applicants for assistance or where a landlord/tenant relationship will exist between the owner and the user) ***

- A. User (together with the Owner, the "Applicant"): _____

Address: _____

Federal Employer ID #: _____ Website: _____

NAICS Code: _____

User Officer Certifying Application: _____

Title of Officer: _____

Phone Number: _____ E-mail: _____

- B. Business Type:

Sole Proprietorship ☐ Partnership ☐ Privately Held ☐

Public Corporation ☐ Listed on _____

State of Incorporation/Formation: _____

- C. Nature of Business:

(e.g., "manufacturer of _____ for _____ industry"; "distributor of _____"; or "real estate holding company")

D. Are the User and the Owner Related Entities? Yes ☐ No ☐

i. If yes, the remainder of the questions in this Part I, Section 2 (with the exception of "F" below) need not be answered if answered for the Owner.

ii. If no, please complete all questions below.

E. User's Counsel:

Firm Name: _____

Address: _____

Individual Attorney: _____

Phone Number: _____

E-mail: _____

F. Principal Stockholders or Partners, if any (5% or more equity):

Name

Percent Owned

G. Has the User, or any subsidiary or affiliate of the User, or any stockholder, partner, officer, director or other entity with which any of these individuals is or has been associated with:

i. ever filed for bankruptcy, been adjudicated bankrupt or placed in receivership or otherwise been or presently is the subject of any bankruptcy or similar proceeding? (if yes, please explain)

ii. been convicted of a felony or criminal offense (other than a motor vehicle violation)? (if yes, please explain)

- H. If any of the above persons (see "E", above) or a group of them, owns more than 50% interest in the User, list all other organizations which are related to the User by virtue of such persons having more than a 50% interest in such organizations.

- I. Is the User related to any other organization by reason of more than a 50% ownership? If so, indicate name of related organization and relationship:

- J. List parent corporation, sister corporations and subsidiaries:

- K. Has the User (or any related corporation or person) been involved in or benefited by any prior industrial development financing in the municipality in which this project is located, whether by this agency or another issuer? (Municipality herein means city, town or village, or if the project is not in an incorporated city, town or village, the unincorporated areas of the county in which it is located.) If so, explain in full:

- L. List major bank references of the User:

Part II – Operation at Current Location

*** (if the Owner and the User are unrelated entities, answer separately for each) ***

1. Current Location Address: 21-25 Grand Blvd North, Brentwood NY 11717
2. Owned or Leased: Owned by Albert and Carolyn Thuro
3. Describe your present location (acreage, square footage, number buildings, number of floors, etc.):
1.3 aces, 1 building, 20,300 sq. ft., 1 floor

4. Type of operation (manufacturing, wholesale, distribution, retail, etc.) and products and/or services:

Production machining of precision component parts and assemblies for industry

5. Are other facilities or related companies of the Applicant located within the State?

Yes ☐ No ☒

A. If yes, list the Address:

6. If yes to above ("5"), will the completion of the project result in the removal of such facility or facilities from one area of the state to another OR in the abandonment of such facility or facilities located within the State? Yes ☐ No ☐

A. If no, explain how current facilities will be utilized:

- B. If yes, please indicate whether the project is reasonably necessary for the Applicant to maintain its competitive position in its industry or remain in the State and explain in full:

7. Has the Applicant actively considered sites in another state? Yes ☒ No ☐

A. If yes, please list states considered and explain: Yes, we considered the repurchase of a facility we owned prior in Fredricksburg, Texas.

8. Is the requested financial assistance reasonably necessary to prevent the Applicant from moving out of New York State? Yes ☒ No ☐

A. Please explain: The building requires extensive renovation. The facility which was built prior in Texas was built specifically for production machining.

9. Number of full-time employees at current location and average salary: 54. Our average burdened

labor rate for indirect labor is \$22.50 per hour. Our present annual payroll is \$2,340,000 per year - 54=\$43,333 avg. per person

Part III – Project Data

1. Project Type:

A. What type of transaction are you seeking?: (Check one)

Straight Lease ☒ Taxable Bonds ☐ Tax-Exempt Bonds ☐
Equipment Lease Only ☐

B. Type of benefit(s) the Applicant is seeking: (Check all that apply)

Sales Tax Exemption ☒ Mortgage Recording Tax Exemption ☒
PILOT Agreement: ☒

2. Location of project:

A. Street Address: Building 2 { 46-50 Grand Blvd, Brentwood, NY 11717 } { Building 1 21-25 Grand Blvd. North, Brentwood NY 11717 }

B. Tax Map: District 0500 Section 139.00 Block 3.00 Lot(s) 036.001 for building 2.
Tax Map: 11 0500 11 118.00 3.00 019.005 for building 1.

C. Municipal Jurisdiction:

i. Town: Islip
ii. Village: None
iii. School District: Brentwood

D. Acreage: 1.7 acres for Building 2 and 1.3 acres for building 1.

3. Project Components (check all appropriate categories):

A. Construction of a new building ☐ Yes ☒ No
i. Square footage: _____

B. Renovations of an existing building ☒ Yes ☐ No
i. Square footage: 24,700 sq. ft.

C. Demolition of an existing building
i. Square footage: N/a

D. Land to be cleared or disturbed ☐ Yes ☒ No
i. Square footage/acreage: _____

E. Construction of addition to an existing building ☐ Yes ☒ No
i. Square footage of addition: _____
ii. Total square footage upon completion: _____

F. Acquisition of an existing building ☒ Yes ☐ No
i. Square footage of existing building: 24,700

G. Installation of machinery and/or Equipment ☒ Yes ☐ No
i. List principal items or categories of equipment to be acquired: Production CNC

machinery for turning, milling, and assembly for precision parts

4. Current Use at Proposed Location:

A. Does the Applicant currently hold fee title to the proposed location?

i. If no, please list the present owner of the site: Farber Industrial LLC

B. Present use of the proposed location: 1/2 unused, 1/4 used for storage and light assembly and 1/4 used for production machining

C. Is the proposed location currently subject to an IDA transaction (whether through this Agency or another?) ☐ Yes ☒ No

i. If yes, explain: _____

D. Is there a purchase contract for the site? (if yes, explain): ☒ Yes ☐ No

E. Is there an existing or proposed lease for the site? (if yes, explain): ☒ Yes ☐ No

Brentwood Real Property LLC Corp will lease the corporation Thuro Metal Products Inc. the facility for a term of 25 years

5. Proposed Use:

A. Describe the specific operations of the Applicant or other users to be conducted at the project site: Production machining and assembly of precision component parts and assemblies for industry.

B. Proposed product lines and market demands: Parts for industrial equipment including trucks, cars, and airplanes

C. If any space is to be leased to third parties, indicate the tenant(s), total square footage of the project to be leased to each tenant, and the proposed use by each tenant:

None/not applicable

D. Need/purpose for project (e.g., why is it necessary, effect on Applicant's business):

We have outgrown our 20,300 square foot facility. The building we want to buy of which we presently lease is a shell half used. The floors, lighting, lack of HVAC do not make the space presently suitable for our operations. We cannot make the necessary renovations as a tenant.

E. Will any portion of the project be used for the making of retail sales to customers who personally visit the project location? Yes ☐ No ☒

i. If yes, what percentage of the project location will be utilized in connection with the sale of retail goods and/or services to customers who personally visit the project location? none

6. Project Work:

A. Has construction work on this project begun? If yes, complete the following:

i. Site Clearance:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	% COMPLETE	<u>0</u>
ii. Foundation:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	% COMPLETE	<u>0</u>
iii. Footings:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	% COMPLETE	<u>0</u>
iv. Steel:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	% COMPLETE	<u>0</u>
v. Masonry:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	% COMPLETE	<u>0</u>
vi. Other:				

B. What is the current zoning?: light industrial

C. Will the project meet zoning requirements at the proposed location?

Yes ☒ No ☐

D. If a change of zoning is required, please provide the details/status of the change of zone request: none

E. Have site plans been submitted to the appropriate planning department? Yes ☐ No ☒

7. Project Completion Schedule:

A. What is the proposed commencement date for the acquisition and the construction/renovation/equipping of the project?

i. Acquisition: 2/28/17

ii. Construction/Renovation/Equipping: est. commence 5/01/17 and complete by 5/31/20

- B. Provide an accurate estimate of the time schedule to complete the project and when the first use of the project is expected to occur: complete renovation and use of 100% of the space will take 4 years

Part IV – Project Costs and Financing

1. **Project Costs:**

- A. Give an accurate estimate of cost necessary for the acquisition, construction, renovation, improvement and/or equipping of the project location:

<u>Description</u>	<u>Amount</u>
Land and/or building acquisition	\$ <u>1,500,000.00</u>
Building(s) demolition/construction	\$ <u>-</u>
Building renovation	\$ <u>400,000</u>
Site Work	\$ <u>-</u>
Machinery and Equipment	\$ <u>2,000,000</u>
Legal Fees	\$ <u>30,000</u>
Architectural/Engineering Fees	\$ <u>30,000</u>
Financial Charges	\$ <u>15,000</u>
Other (Specify)	\$ <u>37,000 for remediation of present owner deferred maintenance regarding the drywells</u>
Total	\$ <u>4,012,000.00</u>

2. **Method of Financing:**

	<u>Amount</u>	<u>Term</u>
A. Tax-exempt bond financing:	\$ _____	_____ years
B. Taxable bond financing:	\$ _____	_____ years
C. Conventional Mortgage:	\$ <u>770,000.00</u>	<u>20</u> years
D. SBA (504) or other governmental financing:	\$ <u>616,000.00</u>	<u>25</u> years
E. Public Sources (include sum of all State and federal grants and tax credits):	\$ _____	
F. Other loans:	\$ <u>2,250,000</u>	<u>3-10</u> years
G. Owner/User equity contribution:	\$ <u>376,000.00</u>	<u>-</u> years

Total Project Costs \$ 4,012,000

- i. What percentage of the project costs will be financed from public sector sources?

15% - \$616,000 SBA loan

3. Project Financing:

- A. Have any of the above costs been paid or incurred (including contracts of sale or purchase orders) as of the date of this application? Yes ☐ No ☒

- i. If yes, provide detail on a separate sheet.

- B. Are costs of working capital, moving expenses, work in progress, or stock in trade included in the proposed uses of bond proceeds? Give details:

No

- C. Will any of the funds borrowed through the Agency be used to repay or refinance an existing mortgage or outstanding loan? Give details:

No

- D. Has the Applicant made any arrangements for the marketing or the purchase of the bond or bonds? If so, indicate with whom:

N/A

Part V – Project Benefits

1. Mortgage Recording Tax Benefit:

- A. Mortgage Amount for exemption (include sum total of construction/permanent/bridge financing):

\$ 1,386,000

- B. Estimated Mortgage Recording Tax Exemption (product of Mortgage Amount and .0075 %):

\$ 5,775

2. Sales and Use Tax Benefit:

- A. Gross amount of costs for goods and services that are subject to State and local Sales and Use Tax (such amount to benefit from the Agency's exemption):

\$ 50,000.00 est

- B. Estimated State and local Sales and Use Tax exemption (product of .0365 % and figure above):

\$ 4,325.00

- C. If your project has a landlord/tenant (owner/user) arrangement, please provide a breakdown of the number in "B" above:

i. Owner: \$ N/A

ii. User: \$

3. Real Property Tax Benefit:

- A. Identify and describe if the project will utilize a real property tax exemption benefit other than the Agency's PILOT benefit: N/A or no other real property tax exemption is being sought

- B. Agency PILOT Benefit:

i. Term of PILOT requested: 10 year campus including 21-25 Grand Blvd., Brentwood N.Y. 11717

- ii. Upon acceptance of this application, the Agency staff will create a PILOT schedule and indicate the estimated amount of PILOT Benefit based on anticipated tax rates and assessed valuation and attached such information to Exhibit A hereto. At such time, the Applicant will certify that it accepts the proposed PILOT schedule and requests such benefit to be granted by the Agency.

**** This application will not be deemed complete and final until Exhibit A hereto has been completed and executed.****

Part VI – Employment Data

1. List the Applicant's and each users present employment, and estimates of (i) employment at the proposed project location at the end of year one and year two following project completion and (ii) the number of residents of the Labor Market Area* ("LMA") that would fill the full-time and part-time jobs at the end of year second year following completion:

	<u>Present</u>	<u>First Year</u>	<u>Second Year</u>	<u>Residents of LMA</u>
Full-Time	<u>53</u>	<u>55</u>	<u>59</u>	<u>6 (comm t to 6 FTEs</u>
Part-Time**	<u>4</u>	<u>4</u>	<u>4</u>	<u>24 months after close)</u>

* The Labor Market Area includes the County/City/Town/Village in which the project is located as well Nassau and Suffolk Counties.

** Agency staff converts Part-Time jobs into FTEs for state reporting purposes by dividing the number of Part-Time jobs by two (2).

2. Salary and Fringe Benefits:

Category of Jobs to be Retained and Created	Average Salary or Range of Salary	Average Fringe Benefits or Range of Fringe Benefits
Salary Wage Earners	2 - \$65,000	plus 30%
Commission Wage Earners	-	--
Hourly Wage Earners	4 - \$35,000	plus 25%
1099 and Contract Workers	-	--

Note: The Agency reserves the right to visit the facility to confirm that job creation numbers are being met.

Part VII – Representations, Certifications and Indemnification

1. Is the Applicant in any litigation which would have a material adverse effect on the Applicant's financial condition? (if yes, furnish details on a separate sheet)

Yes ☐ No ☒

2. HAS THE APPLICANT OR ANY OF THE MANAGEMENT OF THE APPLICANT, THE ANTICIPATED USERS OR ANY OF THEIR AFFILIATES, OR ANY OTHER CONCERN WITH WHICH SUCH MANAGEMENT HAS BEEN CONNECTED, BEEN CITED FOR A VIOLATION OF FEDERAL, STATE OR LOCAL LAWS OR REGULATIONS WITH RESPECT TO LABOR PRACTICES, HAZARDOUS WASTES, ENVIRONMENTAL POLLUTION OR OTHER OPERATING PRACTICES? (IF YES, FURNISH DETAILS ON A SEPARATE SHEET)

Yes ☐ No ☒

3. Is there a likelihood that the Applicant would not proceed with this project without the Agency's assistance? (If yes, please explain why; if no, please explain why the Agency should grant the benefits requested)

Yes ☒ No ☐

We have had significant cost overruns due to an unreasonable landlord. We are now being forced to pay for Dry Well remediation. Our rent has also increased 40% this year.

-
4. If the Applicant is unable to obtain financial assistance from the Agency for the project, what would be the impact on the Applicant and on the municipality?

We will stagnate in our ability to grow. We would either downsize to 45 employees
or seek to be acquired and recommend moving operations.

5. 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.

Initial 

6. The Applicant understands and agrees that in accordance with Section 858-b(2) of the General Municipal Law, 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 and with the administrative entity of the service delivery area created pursuant to the Job Training Partnership Act (PL 97-300) in which the project is located (collectively, the "Referral Agencies"). The Applicant also agrees, that it will, except as otherwise provided by collective bargaining contracts or agreements to which they are parties, first consider for such new employment opportunities persons eligible to participate in federal job training partnership programs who shall be referred by the Referral Agencies

Initial 

7. 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.

Initial 

8. 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.

Initial 

9. 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.

Initial 

10. In accordance with Section 862(1) of the New York General Municipal Law the Applicant understands and agrees that projects which 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 within the State is ineligible for financial assistance from the Agency, unless otherwise approved by the Agency as reasonably necessary to preserve the competitive position of the project in its respective industry or to discourage the project occupant from removing such other plant or facility to a location outside the State.

Initial 


11. The Applicant represents and warrants that to the Applicant's knowledge neither it nor any of its affiliates, nor any of their respective partners, members, shareholders or other equity owners, and none of their respective employees, officers, directors, representatives or agents is, nor will they become a person or entity with who United States persons or entities are restricted from doing business under regulations of the Office of Foreign Asset Control (OFAC) of the Department of the Treasury (including those named on OFAC's Specially Designated and Blocked Persons List or under any statute, executive order including the September 24, 2001, Executive Order Block Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit, or Support Terrorism, or other governmental action and is not and will not assign or otherwise transfer this Agreement to, contract with or otherwise engage in any dealings or transactions or be otherwise associated with such persons or entities.

Initial 

12. The Applicant confirms and hereby acknowledges it has received the Agency's fee schedule attached hereto as Schedule A and agrees to pay such fees, together with any expenses incurred by the Agency, including those of Transaction Counsel, with respect to the Facility. The Applicant agrees to pay such expenses and further agrees to indemnify the Agency, its members, directors, employees and agents and hold the Agency and such persons harmless against claims for losses, damage or injury or any expenses or damages incurred as a result of action taken by or on behalf of the Agency in good faith with respect to the project.

Initial 

13. The Applicant confirms and hereby acknowledges it has received the Agency's [Construction Wage] Policy attached hereto as Schedule B and agrees to comply with the same.

Initial 

14. The Applicant hereby agrees to comply with Section 875 of the General Municipal Law. The Company further agrees that the financial assistance granted to the project by the Agency is subject to recapture pursuant to Section 875 of the Act and the Agency's [Recapture and Termination] Policy, attached hereto as Schedule C.

Initial 

Part VIII – Submission of Materials

1. Financial statements for the last two fiscal years (unless included in the Applicant's annual report).
2. Applicant's annual reports (or 10-K's if publicly held) for the two most recent fiscal years.
3. Quarterly reports (form 10-Q's) and current reports (form 8-K's) since the most recent annual report, if any.
4. In addition, please attach the financial information described in items A, B, and C of any expected guarantor of the proposed bond issue.
5. Completed Short Environmental Assessment Form.
6. Most recent quarterly filing of NYS Department of Labor Form 45, as well as the most recent fourth quarter filing. Please remove the employee Social Security numbers and note the full-time equivalency for part-time employees.

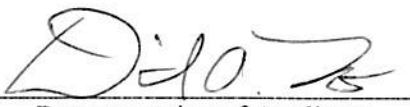
(Remainder of Page Intentionally Left Blank)

Part IX – Certification

David A. Thuro (name of representative of company submitting application) deposes and says that he or she is the President (title) of Thuro Metal Products, Inc., the corporation (company name) named in the attached application; that he or she has read the foregoing application and knows the contents thereof; and that the same is true to his or her knowledge.

Deponent further says that s/he is duly authorized to make this certification on behalf of the entity named in the attached Application (the "Applicant") and to bind the Applicant. The grounds of deponent's belief relative to all matters in said Application which are not stated upon his/her personal knowledge are investigations which deponent has caused to be made concerning the subject matter this Application, as well as information acquired by deponent in the course of his/her duties in connection with said Applicant and from the books and papers of the Applicant.

As representative of the Applicant, deponent acknowledges and agrees that Applicant shall be and is responsible for all costs incurred by the ISIP Industrial Development Agency (hereinafter referred to as the "Agency") in connection with this Application, the attendant negotiations and all matters relating to the provision of financial assistance to which this Application relates, whether or not ever carried to successful conclusion. If, for any reason whatsoever, the Applicant fails to conclude or consummate necessary negotiations or fails to act 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 total bond issue required, then upon presentation of invoice, Applicant shall pay to the Agency, its agents or assigns, all actual costs incurred with respect to the application, up to that date and time, including fees to bond or transaction counsel for the Agency and fees of general counsel for the Agency. Upon successful conclusion and sale of the transaction contemplated herein, the Applicant shall pay to the Agency an administrative fee set by the Agency in accordance with its fee schedule in effect on the date of the foregoing application, and all other appropriate fees, which amounts are payable at closing.


Representative of Applicant

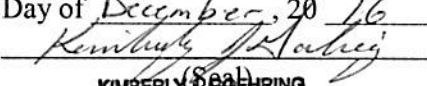
Sworn to me before this 16th
Day of December, 2016

KIMBERLY J. BOEHRING
Notary Public, State of New York
No. 01GO6326802
Qualified in Suffolk County
Commission Expires June 1, 2019

EXHIBIT A

Proposed PILOT Schedule

Upon acceptance of the Application and completion of the Cost Benefit Analysis, the Agency will attach the proposed PILOT Schedule, together with the estimates of net exemptions based on estimated tax rates and assessment values to this Exhibit.

SCHEDULE A

Agency's Fee Schedule

1. Application Fee—\$1,000.00

An application for IDA assistance must be accompanied by a non-refundable fee of \$1,000 plus a \$500 fee for the Town of Islip review of Environmental Assessment Form as required by the State Environmental Quality Review Act (SEQRA). (The \$500 fee will be waived if the applicant's project has already undergone a SEQRA review during a previous process, i.e. site plan, building permit, change of zone, etc.)

2. Agency Fee—.006

Upon closing of any IDA project, the Agency will assess an administrative fee of one-half of a basis point (.006) against the size of the project. For IDB projects, the .006 will be measured against the final bond amount. For straight-lease transactions, the .006 will be measured against the projected total costs.

3. Agency Counsel—\$250 per hour

The Town of Islip Town Attorney's Office acts as counsel to the Town of Islip IDA and must be reimbursed for time spent on IDA-related transactions. The Agency counsel bills all time spent on IDA matters at \$250 per hour. For IDA closings up to \$5 million, the Agency counsel bills a minimum of \$3,500. For projects greater than \$5 million, the Agency counsel bills a minimum of \$5,000. For all other activities, i.e. terminations, simple consents and waivers, transfer of assets, etc., the Agency counsel will bill at the aforementioned \$250 per hour.

4. Processing Fee—\$500

During the course of IDA ownership/involvement, the Agency may occasionally be required, by the company, to consent to a variety of items, i.e. pre-payment of bonds, second mortgages, additional secured financing, etc. The Agency will charge a \$500 processing fee for each of these requests.

5. Assignments & Assumptions—\$1,500

Occasionally, the IDA is asked to transfer benefits that were assigned to the original company, i.e. PILOT or mortgage recording tax benefits, to a different company, typically upon a sale of the IDA property. The new company often wishes to continue IDA involvement with the property in order to retain the IDA incentives. The Agency will charge a \$1,500 fee for each of these transactions.

6. PILOT Extensions/Modifications—.006

Occasionally, the Agency is asked to extend or modify an existing Payment in Lieu of Taxes Agreement (PILOT). The .006 will be measured against the projected increase of the PILOT benefit.

7. Annual Administrative Fee— \$1,000

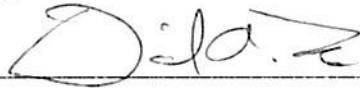
An Annual Administrative Fee of \$1,000 will be charged to all projects to cover the cost of all the reporting and monitoring of the transaction. This fee is subject to periodic review and may be adjusted at the discretion of the Agency.

8. Bond/Transaction Counsel—fee negotiated separately

While the Town of Islip IDA is represented locally by the Town of Islip Town Attorney's Office, a separate Bond/Transaction Counsel is also necessary on any IDA project. Bond/Transaction counsels render "third party" opinions that the bond or straight lease transaction is authorized under all federal, state and local statutes. Bond/Transaction counsels also prepare all documents related to IDA transactions and coordinates all activities leading up to closing. The Town of Islip IDA has designed the firm of Nixon Peabody, LLP as its Bond/Transaction counsel and all fees are separately negotiated with them.

I have read and understand the aforementioned explanation of the fees associated with all the Town of Islip Industrial Agency Transaction.

Signature:



A handwritten signature, appearing to read "D. Diaz", is written over a horizontal dashed line.

SCHEDULE B

Agency's Construction Wage Policy

CONSTRUCTION WAGE POLICY

Town of Islip Industrial Development Agency

The purpose of the Town of Islip Industrial Development Agency is to provide benefits that reduce costs and financial barriers to the creation and to the expansion of business and enhance the number of jobs in Islip.

The Agency has consistently sought to ensure that skilled and fair paying construction jobs for local residents are encouraged in projects receiving financial assistance from the Agency and that local vendors be used during the construction process.

It is the intent of the Agency that the economic activity created by Agency assisted projects during the construction process primarily benefits local residents and vendors.

- I. The following shall be the policy of the Town of Islip Industrial Development Agency for all applicants for financial assistance:
- II.
 - (A) Employ 90% of the construction workers for the project from within Nassau or Suffolk Counties.
 - (B) Purchase 90% of the building materials from within the bi-County region.

In the event that any of these conditions cannot be met, the applicant shall submit to the Agency an explanation as to the reasons for its failure or inability to comply with such conditions. Furthermore, this policy may be waived, in the sole and final discretion of the Agency, in the event that the applicant demonstrates to the Agency special circumstances or economic hardship to justify a waiver to be in furtherance of the purposes and goals of the Town of Islip Industrial Development Agency.

SCHEDULE C

Agency's Recapture and Termination Policy TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY EFFECTIVE JUNE 7, 2016

Pursuant to Sections 874(10) and (11) of Title 1 of Article 18-A of the New York State General Municipal Law (the "Act"), the Town of Islip Industrial Development Agency (the "Agency") is required to adopt policies (i) for the discontinuance or suspension of any financial assistance provided by the Agency to a project or the modification of any payment in lieu of tax agreement and (ii) for the return of all or part of the financial assistance provided by the Agency to a project. This Recapture and Termination Policy was adopted pursuant to a resolution enacted by the members of the Agency on June 7, 2016.

I. Termination or Suspension of Financial Assistance

The Agency, in its sole discretion and on a case-by-case basis, may determine (but shall not be required to do so) to terminate or suspend the Financial Assistance (defined below) provided to a project upon the occurrence of an Event of Default, as such term is defined and described in the Lease Agreement entered into by the Agency and a project applicant (the "Applicant") or any other document entered into by such parties in connection with a project (the "Project Documents"). Such Events of Default may include, but shall not be limited to, the following:

- 1) Sale or closure of the Facility (as such term is defined in the Project Documents);
- 2) Failure by the Applicant to pay or cause to be paid amounts specified to be paid pursuant to the Project Documents on the dates specified therein;
- 3) Failure by the Applicant to create and/or maintain the FTEs as provided in the Project Documents;
- 4) A material violation of the terms and conditions of the Project Agreements; and
- 5) A material misrepresentation contained in the application for Financial Assistance, any Project Agreements or any other materials delivered pursuant to the Project Agreements.

The decision of whether to terminate or suspend Financial Assistance and the timing of such termination or suspension of Financial Assistance shall be determined by the Agency, in its sole discretion, on a case-by-case basis, and shall be subject to the notice and cure periods provided for in the Project Documents.

For the purposes of this policy, the term "**Financial Assistance**" shall mean all direct monetary benefits, tax exemptions and abatements and other financial assistance, if any, derived solely from the Agency's participation in the transaction contemplated by the Project Agreements including, but not limited to:

- (i) any exemption from any applicable mortgage recording tax with respect to the Facility on mortgages granted by the Agency on the Facility at the request of the Applicant;
- (ii) sales tax exemption savings realized by or for the benefit of the Applicant, including and savings realized by any agent of the Applicant pursuant to the Project Agreements in connection with the Facility; and
- (iii) real property tax abatements granted under the Project Agreements.

II. Recapture of Financial Assistance

The Agency, in its sole discretion and on a case-by-case basis, may determine (but shall not be required to do so) to recapture all or part of the Financial Assistance provided to a project upon the occurrence of a Recapture Event, as such term is defined and described in the Project Documents. Such Recapture Events may include, but shall not be limited to the following:

- 1) Sale or closure of the Facility (as such term is defined in the Project Documents);
- 2) Failure by the Applicant to pay or cause to be paid amounts specified to be paid pursuant to the Project Documents on the dates specified therein;
- 3) Failure by the Applicant to create and/or maintain the FTEs as provided in the Project Documents;
- 4) A material violation of the terms and conditions of the Project Agreements; and
- 5) A material misrepresentation contained in the application for Financial Assistance, any Project Agreements or any other materials delivered pursuant to the Project Agreements.

The timing of the recapture of the Financial Assistance shall be determined by the Agency, in its sole discretion, on a case-by-case basis, and is subject to the notice and cure periods provided for in the Project Documents. The percentage of such Financial Assistance to be recaptured shall be determined by the provisions of the Project Documents.

All recaptured amounts of Financial Assistance shall be redistributed to the appropriate affected taxing jurisdiction, unless agreed to otherwise by any local taxing jurisdiction.

For the avoidance of doubt, the Agency may determine to terminate, suspend and/or recapture Financial Assistance in its sole discretion. Such actions may be exercised simultaneously or separately and are not mutually exclusive of one another.

III. Modification of Payment In Lieu of Tax Agreement

In the case of any Event of Default or Recapture Event, in lieu of terminating, suspending or recapturing the Financial Assistance, the Agency may, in its sole discretion, adjust the payments in lieu of taxes due under the Project Agreements, so that the payments in lieu of taxes payable under the Project Agreements are adjusted upward retroactively and/or prospectively for each tax year until such time as the Applicant has complied with the provisions of the Project Agreements. The amount of such adjustments shall be determined by the provisions of the Project Documents.



Thuro Metal Products, Inc.

21 Grand Boulevard North, Brentwood, NY 11717 | www.thurometal.com
Phone: (631) 435-0444 | Toll Free: (800) 238-3929 | Fax: (631) 435-0293
Email: sales@thurometal.com | www.thurometal.com

December 27, 2016

Town of Islip
Economic Development Division
Mr. John G. Walser, Assistant Director
40 Nassau Avenue
Islip, NY 11751

Re: Request to consider Thuro Metal Products Inc. as a Campus

Dear John,

Thank you for your visit to our facility on December 6th. As you could see, Thuro Metal Products is over capacity at 21-25 Grand Blvd. North in Brentwood, New York. We are considering the purchase of the building at 46-50 Grand Boulevard which requires significant renovation to allow us to continue to operate and grow on Long Island. I would like to request that the two facilities be defined as a Campus for the IDA application, as that is the intent of this purchase – to create a Thuro Metal Products campus where we have operations that span the two buildings and allow us to grow our business here on Long Island.

In support of this request, please take into consideration our status as an anchor tenant in the industrial park on Grand Blvd, the planned operations spanning the two facilities, and our economic value to the Town of Islip, and the operations at the two facilities.

In the Grand Blvd. industrial park, we are the anchor tenant and the only company undertaking advanced manufacturing with a global customer base. The building we own has always been the best kept in the park regardless of the local economy. The building we are working hard to purchase is the corner property at the entrance of the park and is not suitable in the present condition to house much of anything let alone Advanced Metal Working Equipment. The building was used as a UPS depot 30 – 40 years ago and remains “stuck in time.”



You Need More Than a Part... You Need a Partnership





Thuro Metal Products, Inc.

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The numerous bay doors were shabbily bricked over prior to our moving in 20 years ago and are still evident today. The building is poorly insulated and does not have HVAC. The two things that make this a potential site is the proximity to our main plant which is 500 ft. away. Second, the purchase price offered also reflects the poor condition of the building. Investment and renovation of this property will significantly raise the perception and overall value of the other buildings in the industrial park.

More specific to our plans and how it affects our status as a Campus:

We currently utilize half of the space and the additional 10,000 square feet would afford us room to expand. As I shared with you we have three of our core departments housed at 21-25 Grand Blvd. North where we house state-of-the-art precision machines. With the successful acquisition of a second facility in our campus we would renovate and move one of our core departments into the "new" building. This would in turn allow the two remaining departments in the existing facility to expand. We presently house our Sales and planning offices in the building we are contemplating acquiring. These buildings at present are truly linked and that is our plan moving into the future. The reason to make this purchase is because we are limited in growth beyond the offices due to the significant investments we cannot make as a tenant.

Regarding our economic impact on the Town of Islip:

Thuro Metal Products is a Contract Manufacturer of Precision Component Parts used in Aircraft, ATM's, Automobile Roof Top Systems and Food Processing Equipment to name a few. We believe the economic impact of a firm such as ours on a local, national and international level is under-appreciated. I ask you to consider the impact our firm presently has on the local community and the additional value we can offer if we expand our foot print.

We take a bar of raw material and within seconds transform the material into a component part. Everyone who flies in a commercial aircraft and presses the Seat Recline Button touches a part made in our facility in the town of Islip. The material used for that button comes from modern metal distribution center 1 mile away from us. That firm is Yarde Metals Inc.



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For the past 15 years we spent an average of \$300,000 per year in raw material purchased from Yarde. There is seldom a day when Yarde Metals is not making a delivery to our facility. The byproduct of the bar and plate stock Yarde provides $\frac{3}{4}$ of a mile to Brightside Ave. also in Islip to our scrap processor which is Central Scrap.

Regarding our present financial condition, after the 2009 recession ended, our sales increased from \$3,900,000 annually to \$7,500,000 annually in 2014. The prime driver of this was our investment in over \$2,000,000 in plant and equipment in our main facility in a three year span. Since then investment has crawled to a standstill. We have run out of suitable space. Additionally, we had to absorb an unforeseen event in 2015. A key customer of ours located in Alabama was cancelled on a program to supply Tesla's Model X vehicle. We were approved to supply a critical component part. This program would have provided us with approximately \$500,000 in planned revenue over the past 12 months. Fortunately, due to our diverse clientele and resiliency we have survived. The same is not true for our customer Hoerbiger Automotive Comfort Systems of Auburn, Alabama. The decision by Tesla was a fatal blow to them and 120 employees lost their jobs as all assembly was ceased. We need your assistance in considering us as true campus which would give us the financial wherewithal to make critical capital investments that will lead to new jobs here in the Town of Islip. Our intent is not just to survive, but to grow and continue to lead the way in Islip as a manufacturer of critical component parts to the world leading Original Equipment Manufacturers (OEMs).

In addition, we have an aging skilled workforce and we are taking the lead in ensuring we guide local institutions for effective workforce development. We cannot exist in a global market place without partners. I would like to contrast briefly the economic impact we have locally to the second largest tenant by total square ft. in the park which is a juice distributor. As a company competing in a global market what differs from us and them in economic impact is our need to invest locally into the workforce. With the relatively high cost of living on Long Island, we are forced to nurture tomorrow's work force locally. To that end we are actively involved with Farmingdale University reviewing and recommending new curriculums as well as participating in local advisory boards affecting STEM curriculum at local high schools. We are hiring annually directly from these programs.



SAI GLOBAL
ISO 9001
Quality

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SAI GLOBAL
AS9100
Aerospace



50
YEARS

Thuro Metal Products, Inc.

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The cost to develop our type of business versus a distributor is significantly more expensive. However, the local economic impact is far greater.

Thank you for your consideration of this request to consider Thuro Metal Products as a Campus for our IDA Application.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Thuro", with a small mark to the right.

David Thuro
President

DT:pc
enc



SAI GLOBAL
ISO 9001
Quality

You Need More Than a Part... You Need a Partnership



SAI GLOBAL
AS9100
Aerospace

PILOT for Thuro Metal (21-29 Grand Blvd., Brentwood, NY)

Formula: 10-year abatement starting at 50% decreasing 5% annually

Tax Year

2017/18 100% normal tax on the taxable assessed value of \$73,150

2018/19 100% normal tax on the taxable assessed value of \$80,465

2019/20 100% normal tax on the taxable assessed value of \$87,780

2020/21 100% normal tax on the taxable assessed value of \$95,095

2021/22 100% normal tax on the taxable assessed value of \$102,410

2022/23 100% normal tax on the taxable assessed value of \$109,725

2023/24 100% normal tax on the taxable assessed value of \$117,040

2024/25 100% normal tax on the taxable assessed value of \$124,355

2025/26 100% normal tax on the taxable assessed value of \$131,670

2026/27 100% normal tax on the taxable assessed value of \$138,985

2027/28 and beyond 100% normal tax on the full assessed value of \$146,300

PILOT for Thuro Metal (46-50 Grand Blvd., Brentwood, NY)

Formula: 10-year abatement starting at 50% decreasing 5% annually

Tax Year

2017/18 100% normal tax on the taxable assessed value of \$85,500

2018/19 100% normal tax on the taxable assessed value of \$94,050

2019/20 100% normal tax on the taxable assessed value of \$102,600

2020/21 100% normal tax on the taxable assessed value of \$111,150

2021/22 100% normal tax on the taxable assessed value of \$119,700

2022/23 100% normal tax on the taxable assessed value of \$128,250

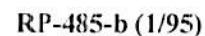
2023/24 100% normal tax on the taxable assessed value of \$136,800

2024/25 100% normal tax on the taxable assessed value of \$145,350

2025/26 100% normal tax on the taxable assessed value of \$153,900

2026/27 100% normal tax on the taxable assessed value of \$162,450

2027/28 and beyond 100% normal tax on the full assessed value of \$171,000



**APPLICATION FOR REAL PROPERTY TAX
EXEMPTION FOR COMMERCIAL, BUSINESS OR INDUSTRIAL PROPERTY**
(Real Property Tax Law, Section 485-b)

(Instructions for completing this form are contained in Form RP-435-b-Ins)

1. Name and telephone no. of owner(s)
Albert and Carolyn Thuro
David A. Thuro
 Day No.
 Evening No. ()
 E-mail address (optional)

3. Location of property (see instructions)

46-50 Grand Blvd.
Street address

None

Village (if any)

Brentwood

City/Town

Brentwood
School district

Property identification (see tax bill or assessment roll)

Tax map number or section/block/lot 0050.139.00.03.00.036.001

4. Description of property for which exemption is sought:

- a. ☐ New construction ☐ Alteration ☒ Installation ☒ Improvement

- b. General description of property (if necessary, attach plans or specifications): 1.7 acre property which has a single story, 24,700 square foot building zoned for light industrial use.

- c. Type of construction: Minor interior, HVAC instalation, Floors, Lighting and Exterior upgrade

- d. Square footage: 24,700

- e. Total cost: \$4,012,000 which contains and \$2,000,000 in Production Equipment.

- f. Date construction, alteration, installation or improvement was started: Planned start is 5/1/17.

- g. Date completed (attach copy of certificate of occupancy or other documentation of completion):

- h. Describe any real property replaced or removed in connection with the new construction, alteration, installation or improvement: A 4,000 Gallon under ground storage tank has been removed.

5. Use of Property.

- a. Describe the primary use of the property and the type of business to be conducted. The production and assembly of Precison Component parts.
- b. Describe any other use or uses of the property. Sales Office to support the facilities
- c. Is any part of the real property used for a purpose other than buying, selling, storing or developing goods or services; the manufacture or assembly of goods or the processing of raw materials; or hotel or motel purposes? ☐ Yes ☐ No
- d. If yes, describe in detail the other use or uses of the property and state the extent to which the property is so used (e.g., 30% of floor space, 25% of income, etc.).

6. Other exemptions.

- a. Is the property receiving or has it ever received any other exemption from real property taxation?
☐ Yes ☒ No
- b. If yes, what exemption was received? _____ When? _____.

Were payments in lieu of taxes made during the term of that exemption? ☐ Yes ☐ No

If yes, attach a schedule showing the amounts and dates of such payments, and the purposes for which such payments were made (i.e., school district, general municipal, etc.). Also attach any related documentation, such as a copy of the agreement under which such payments were made.

CERTIFICATION

I, David A. Thuro, hereby certify that the information on this application and any accompanying pages constitutes a true statement of facts.

[Signature]

Signature

12/23/16

Date

FOR ASSESSOR'S USE

1. Date application filed: _____ 2. Applicable taxable status date: _____
3. Action on application: ☐ Approved ☐ Disapproved
4. Assessed valuation of parcel in first year of exemption: \$ _____
5. Increase in total assessed valuation in first year of exemption: \$ _____
6. Amount of exemption in first year:

	Percent	Amount
County	_____	\$ _____
City/Town	_____	\$ _____
Village	_____	\$ _____
School District	_____	\$ _____

Assessor's signature

Date

617.20
Appendix B
Short Environmental Assessment Form

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: Renovation and revitalization of a defunct UPS facility.			
Project Location (describe, and attach a location map): 46-50 Grand Blvd., Brentwood N.Y. 11717. 1.7 Acre property which has a single story, 24,700 square building zoned for light industrial.			
Brief Description of Proposed Action: Renovate the interior and exterior. For the interior upgrade insulation, floors and lighting. Install a HVAC system. Equip with State-of the Art Metal working equipment.			
Name of Applicant or Sponsor: Thuro Metal Products Inc.		Telephone: [REDACTED] E-Mail: [REDACTED]	
Address: 21-25 Grand Blvd.,			
City/PO: Brentwood		State: N.Y.	Zip Code: 11717
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: SBA. We have applied and are approved for an SBA 504 loan. Our contact at the New York Business Development Corporation is Richard Amsterdam. His direct phone is 516-473-2053			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		1.7 acres	
b. Total acreage to be physically disturbed?		none acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		none 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 checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Our operation uses advanced cutting oils. These are recycled. Any oil not recycled are haul away.	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES The parking lot and perimeter has multiple dry wells as indicated on the survey.			

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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
During an environmental review actionable levels were found of Semi-Volatile Organic Compounds. The firm conducting the test described the source to be parking lot run off. We have an application in at this time with SCHD to remediate.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>David A. Thuro</u>	Date: <u>10/23/16</u>	
Signature: <u>[Signature]</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. 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 type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input 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 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 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 type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input 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 type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. 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.

<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
<div> <div>Name of Lead Agency</div> <div>Date</div> </div>	
<div> <div>Print or Type Name of Responsible Officer in Lead Agency</div> <div>Title of Responsible Officer</div> </div>	
<div> <div>Signature of Responsible Officer in Lead Agency</div> <div>Signature of Preparer (if different from Responsible Officer)</div> </div>	

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