

Town of Montgomery

IDA

Application for Sale / Lease / Leaseback Transaction

Project

UNFI

TOWN OF MONTGOMERY INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR SALE/LEASE/LEASEBACK TRANSACTION

IMPORTANT NOTICE: The answers to the questions contained in this application are necessary to determine your firm's eligibility for tax exemptions and other assistance from Town of Montgomery Industrial Development Agency. These answers will also be used in the preparation of papers in this transaction. Accordingly, all questions should be answered accurately and completely by an officer or other employee of your firm who is thoroughly familiar with the business and affairs of your firm and who is also thoroughly familiar with the proposed project. This application is subject to acceptance by the Agency.

TO: TOWN OF MONTGOMERY INDUSTRIAL DEVELOPMENT AGENCY
Town of Montgomery Government Center
110 Bracken Road
Montgomery, NY 12549
Attention: F. Edward Devitt, Chairperson

This application by applicant respectfully states:

APPLICANT: United Natural Foods, Inc.

APPLICANT'S STREET ADDRESS: 313 Iron Horse Way

CITY: Providence STATE: RI PHONE NO.: 401 528 8634

E-MAIL: mshamber@unfi.com FAX NO.: 877 643 0059

NAME OF PERSON(S) AUTHORIZED TO SPEAK FOR APPLICANT WITH RESPECT TO THIS APPLICATION: Mike Mullis, Dan Peckskamp, Mark Shamber, Sean Griffin

IF APPLICANT IS REPRESENTED BY AN ATTORNEY, COMPLETE THE FOLLOWING:

NAME OF FIRM: Dominic Drake Loeb PLLC

NAME OF ATTORNEY: Dominic Cordisco

ATTORNEY'S STREET ADDRESS: 555 Hudson Valley Ave Suite 100

CITY: New Windsor STATE: NY PHONE NO.: 845-485-7316

E-MAIL: _____ FAX NO.: _____

NOTE: PLEASE READ THE INSTRUCTIONS ON PAGE 2 BEFORE FILLING OUT THIS APPLICATION.

I. INFORMATION CONCERNING THE PROPOSED OCCUPANT OF THE PROJECT (HEREINAFTER, THE "COMPANY").

A. Identity of Company:

1. Company Name: United Natural Foods, Inc.
 Present Address: 313 Iron Horse Way, Providence Rhode Island
 Zip Code: 02908
 Employer's ID No.: 05-0376157

2. If the Company differs from the Applicant, give details of relationship: _____

3. Indicate type of business organization of Company:
 - a. Corporation. If so, incorporated in what country? US; What State? Delaware; Date Incorporated 1996; Type of Corporation? C-Corp; Authorized to do business in New York? Yes X; No _____.

 - b. Partnership. If so, indicate type of partnership _____; Number of general partners _____; Number of limited partners _____.

 - c. Limited Liability Company. If so, indicate type of company _____; Number of members _____.

 - d. Sole proprietorship.

4. Is the Company a subsidiary or direct or indirect affiliate of any other organization(s)? If so, indicate name of related organization(s) and relationship:
N/A

B. Management of Company:

1. List all owners, officers, directors and partners (complete all columns for each person):

NAME AND HOME ADDRESS	OFFICE HELD	OTHER PRINCIPAL BUSINESS
See UNFI Annual Report		

3. Town of Montgomery New York _____
4. Village of _____
5. County of Orange _____
6. School District _____
7. Tax Map Number _____

C. Description of the Project site:

1. Approximate size (in acres or square feet) of the Project site: 111.0 Acres. Is a map, survey or sketch of the Project site attached? Yes ; No .

2. Are there existing buildings on the Project site? Yes ; No .

a. If yes, indicate the number of buildings on the site: _____. Also, please briefly identify each existing building and indicate the approximate size (in square feet) of each such existing building: _____

b. Are the existing buildings in operation? Yes ; No . If yes, describe present use of present buildings: _____

c. Are the existing buildings abandoned? Yes ; No . About to be abandoned? Yes ; No . If yes, describe: _____

d. Attach photograph of present buildings.

3. Utilities serving the Project site:

Water-Municipal: Yes _____

Other (describe) _____

Sewer-Municipal: Yes _____

Other (describe) _____

Electric-Utility: Yes _____

Other (describe) _____

Heat-Utility: Natural Gas _____

Other (describe) _____

4. Present legal owner of the Project site: Theodore Tobias – 185 Maple Street Englewood NJ 07631

a. If the Company owns the Project site, indicate date of purchase: Contract in process, 20____; purchase price: \$_____.

b. If Company does not own the Project site, does Company have an option signed with the owner to purchase the Project site? Yes X; No _____. If yes, indicate date signed with the owner: _____, 20____; and the date the option expires: _____, 20____. Purchase Contract in process.

c. If the Company does not own the Project site, is there a relationship legally or by common control between the Company and the present owner of the Project site? Yes ____; No X. If yes, describe; _____

d. Current Assessed Value of the Project site: Approximately \$900,000

e. Current annual property tax payment of the Project site: \$ _____

5. a. Zoning District in which the Project site is located: _____

b. Are there any variances or special permits affecting the Project site? Yes ____; No X. If yes, list below and attach copies of all such variances or special permits:

D. Description of Proposed Construction:

1. Does part of the Project consist of the acquisition or construction of a new building or buildings? Yes X; No _____. If yes, indicate number and size of new buildings: _____

New Construction 480,000 distribution, 25,000 office 8,000 square foot truck maintenance Facility with potential expansion of an additional 167,000 square feet. _____

2. Does part of the Project consist of additions and/or renovations to existing buildings located on the Project site? Yes ____; No X. If yes, indicate the buildings to be expanded or renovated, the size of any expansions and the nature of expansion and/or renovation:

3. Describe the principal uses to be made by the Company of the building or buildings to be acquired, constructed or expanded:

Natural and Organic food storage and distribution primarily in the southern New York and Northern New Jersey markets. _____

E. Description of the Equipment:

1. Does a part of the Project consist of the acquisition or installation of machinery, equipment or other personal property (the "Equipment")? Yes X ; No _____. If yes, describe the Equipment: _____

Racking Storage Systems, Automated warehouse equipment, Material Handling Equipment Pallet Jacks, Forklifts, furniture, refrigeration system, computer equipment _____

2. With respect to the Equipment to be acquired, will any of the Equipment be Equipment which has previously been used? Yes X ; No _____. If yes, please provide detail: _____

We could potentially move some MHE equipment from other locations but the majority will be new. _____

3. Describe the principal uses to be made by the Company of the Equipment to be acquired or installed:

Handling of products coming into and shipping out of Distribution Center. _____

F. Project Use:

1. What are the principal products to be produced at the Project? _____
No Production _____

2. What are the principal activities to be conducted at the Project? _____
Storage and Distribution of natural and organic food products. Maintenance of company of leased fleet. 50 tractor trucks and 65 refrigerated trailers at start-up, 75 tractor trucks and 100 refrigerated trailers at full operation, with an additional 20 tractor trucks and 40 refrigerated trailers upon the anticipated expansion.

3. Does the Project include facilities or property that are primarily used in making retail sales of goods or services to customers who personally visit such facilities? Yes ____ ; No X .
If yes, please provide detail: _____

Products are delivered to customer on company trucks- Local pick of product is minimal. Customers will come to facility and pick up product occasionally.

4. If the answer to question 3 is yes, what percentage of the cost of the Project will be expended on such facilities or property primarily used in making retail sales of goods or services to customers who personally visit the Project? 1 %

5. If the answer to question 3 is yes, and the answer to question 4 is more than 33.33%, indicate whether any of the following apply to the Project:

a. Will the Project be operated by a not-for-profit corporation? Yes ; No X . If yes, please explain: _____

b. Is the Project likely to attract a significant number of visitors from outside the economic development region in which the Project will be located? Yes ; No X . If yes, please explain: _____

c. Would the Project occupant, but for the contemplated financial assistance from the Agency, locate the related jobs outside the State of New York? Yes X ; No . If yes, please explain:

The cost benefit analysis of locating within NYS vs. other Northeastern states would be impacted by the ability to secure financial assistance from the Agency.

d. Is the predominant purpose of the Project to make available goods or services which would not, but for the Project, be reasonable accessible to the residents of the city, town or village within which the Project will be located, because of a lack of reasonably accessible retail trade facilities offering such goods or services? Yes ; No X . If yes, please provide detail: _____

e. Will the Project be located in one of the following: (i) the City of New York; (ii) an area designed as an economic development zone pursuant to Article 18-B of the General Municipal Law; or (iii) a census tract or block numbering area (or census tract or block numbering area contiguous thereto) which, according to the most recent census data, has (x) a poverty rate of at least 20% for the year in which the data relates, or at least 20% of households receiving public assistance, and (y) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates? Yes ___; No X. If yes, please explain: _____

6. If the answers to any of subdivisions c. through e. of question 5 is yes, 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 X; No ___. If yes, please explain:

Project will add 316 new job over the first 24 months _____

7. Will the completion of the Project result in the removal of a plant or facility of the Company or another proposed occupant of the Project (a "Project Occupant") from one area of the State of New York to another area of the State of New York? Yes ___; No X. If yes, please explain: _____

8. Will the completion of the Project result in the abandonment of one or more plants or facilities of the Company located in the State of New York? Yes ___; No X. If yes, please provide detail: _____

9. If the answer to either question 7 or question 8 is yes, indicate whether any of the following apply to the Project:

a. Is the Project reasonably necessary to preserve the competitive position of the Company or such Project Occupant in its industry? Yes X; No ___. If yes, please provide detail:

Obtaining additional capacity in a strategically located facility in the North East is necessary for the Company to preserve/improve our competitive position in the Natural & Organic food distribution industry.

b. Is the Project reasonably necessary to discourage the Company or such Project Occupant from removing such other plant or facility to a location outside the State of New York? Yes X; No ___. If yes, please provide detail:

New distribution and UNFI is considering sites in other states. _____

G. Project Status:

1. If the Project includes the acquisition of any land or buildings, have any steps been taken toward acquiring same? Yes X ; No _____. If yes, please discuss in detail the approximate stage of such acquisition: _____
Pending Contract _____

2. If the Project includes the acquisition of any Equipment, have any steps been taken toward acquiring same? Yes ____; No X . If yes, please discuss in detail the approximate stage of such acquisition: _____

3. If the Project involves the construction or reconstruction of any building or other improvement, has construction work on any such building or improvement begun? Yes ____; No X . If yes, please discuss in detail the approximate extent of construction and the extent of completion. Indicate in your answer whether such specific steps have been completed as site clearance and preparation; completion of foundations; installation of footings; etc.: _____

4. Please indicate amount of funds expended on the Project by the Company in the past three (3) years and the purposes of such expenditures:

\$250,000 Site Consultant and Site due diligence expenses. _____

III. INFORMATION CONCERNING LEASES OR SUBLEASES OF THE PROJECT, (PLEASE COMPLETE THE FOLLOWING SECTION IF THE COMPANY INTENDS TO LEASE OR SUBLEASE ANY PORTION OF THE PROJECT).

A. Does the Company intend to lease or sublease more than 10% (by area or fair market value) of the Project? Yes ____; No X . If yes, please complete the following for each existing or proposed tenant or subtenant:

1. Sublessee name: _____
Present Address: _____
City: _____ State: _____ Zip: _____
Employer's ID No.: _____
Sublessee is: _____ Corporation: _____ Partnership: _____ Sole Proprietorship: _____ Other;
If Other, Indicate Type: _____
Relationship to Company: _____
Percentage of Project to be leased or subleased: _____
Use of Project intended by Sublessee: _____
Date of lease or sublease to Sublessee: _____
Term of lease or sublease to Sublessee: _____
Will any portion of the space leased by this sublessee be primarily used in making retail sales of goods or services to customers who personally visit the Project? Yes _____; No _____. If yes, please provide on a separate attachment (a) details and (b) the answers to questions II(F)(4) through (6) with respect to such sublessee.

2. Sublessee name: _____
Present Address: _____
City: _____ State: _____ Zip: _____
Employer's ID No.: _____
Sublessee is: _____ Corporation: _____ Partnership: _____ Sole Proprietorship: _____ Other;
If Other, Indicate Type: _____
Relationship to Company: _____
Percentage of Project to be leased or subleased: _____
Use of Project intended by Sublessee: _____
Date of lease or sublease to Sublessee: _____
Term of lease or sublease to Sublessee: _____
Will any portion of the space leased by this sublessee be primarily used in making retail sales of goods or services to customers who personally visit the Project? Yes _____; No _____. If yes, please provide on a separate attachment (a) details and (b) the answers to questions II(F)(4) through (6) with respect to such sublessee.

3. Sublessee name: _____
Present Address: _____
City: _____ State: _____ Zip: _____
Employer's ID No.: _____
Sublessee is: _____ Corporation: _____ Partnership: _____ Sole Proprietorship: _____ Other;
If Other, Indicate Type: _____
Relationship to Company: _____
Percentage of Project to be leased or subleased: _____
Use of Project intended by Sublessee: _____
Date of lease or sublease to Sublessee: _____
Term of lease or sublease to Sublessee: _____
Will any portion of the space leased by this sublessee be primarily used in making retail sales of goods or services to customers who personally visit the Project? Yes _____; No _____. If yes, please provide on a separate attachment (a) details and (b) the answers to questions II(F)(4) through (6) with respect to such sublessee.

B. What percentage of the space intended to be leased or subleased is now subject to a binding written lease or sublease? _____

IV. EMPLOYMENT IMPACT. Indicate below the number of people presently employed at the Project site and the number that will be employed at the Project site at end of the first and second years after the Project has been completed (Do not include construction workers). Also indicate below the number of workers employed at the Project site representing newly created positions as opposed to positions relocated from other project sites of the applicant.

	TYPE OF EMPLOYMENT				TOTALS
	PROFESSIONAL OR MANAGERIAL	SKILLED	SEMI- SKILLED	UNSKILLED	
Present Full Time					
Present Part Time					
Present Seasonal					
First Year Full Time	33	55	120	15	223
First Year Part Time					
First Year Seasonal					
Second Year Full Time	35	84	181	16	316
Second Year Part Time					
Second Year Seasonal					
Third Year Full Time	37	88	190	16	331
Third Year Part Time					
Third Year Seasonal					

V. PROJECT COST.

A. Anticipated Project Costs. State the costs reasonably necessary for the acquisition of the Project site, the construction of the proposed buildings and the acquisition and installation of any machinery and equipment necessary or convenient in connection therewith, and including any utilities, access roads or appurtenant facilities, using the following categories:

Description of Cost	Amount
Land	\$ 3,500,000
Buildings	\$ 40,100,000
Machinery and equipment costs	\$9,210,000
Utilities, roads and appurtenant costs	\$ 2,000,000
Architects and engineering fees	\$
Costs of financing	\$
Construction loan fees and interest	\$
Other (specify)	
Furniture Fixtures	\$3,250,000
Professional Services	\$440,000
	\$
TOTAL PROJECT COSTS	\$ 58,500,000

B. Have any of the above expenditures already been made by the applicant? Yes X; No _____. If yes, indicate particulars.

Real-estate professional service, due diligence expense in site search \$250,000 _____

VI. FINANCIAL ASSISTANCE EXPECTED FROM THE AGENCY.

A. Tax Benefits.

1. Is the applicant requesting any real property tax exemption in connection with the Project that would not be available to a project that did not involve the Agency? Yes X; No _____. If yes, is the real property tax exemption being sought consistent with the Agency's Uniform Tax Exemption Policy? Yes ____; No _____.
2. Is the applicant expecting that the financing of the Project will be secured by one or more mortgages? Yes ____; No _____. If yes, what is the approximate amount of financing to be secured by mortgages? \$ _____, TBD

3. Is the applicant expecting to be appointed agent of the Agency for purposes of avoiding payment of N.Y.S. Sales Tax or Compensating Use Tax? Yes____; No____. If yes, what is the approximate amount of purchases which the applicant expects to be exempt from the N.Y.S. Sales and Compensating Use Taxes? \$ _____.

4. What is the estimated value of each type of tax-exemption being sought in connection with the Project? Please detail the type of tax-exemption and value of each exemption.
 - a. N.Y.S. Sales and Compensating Use Taxes: \$ _____
 - b. Mortgage Recording Taxes: \$ _____
 - c. Real Property Tax Exemptions: \$ _____
 - d. Other (please specify): _____

5. Are any of the tax-exemptions being sought in connection with the Project inconsistent with the Agency's Uniform Tax-exemption Policy? Yes____; No____. If yes, please explain how the request of the applicant differs from the Agency's Uniform Tax-Exemption Policy: _____

VII. REPRESENTATIONS BY THE APPLICANT. The applicant understands and agrees with the Agency as follows:

A. Job Listings. In accordance with Section 858-b(2) of the New York General Municipal Law, the applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entities") of the service delivery area created by the federal job training partnership act (Public Law 97-300)("JTPA") in which the Project is located.

B. First Consideration for Employment: In accordance with Section 858-b(2) of the New York General Municipal Law, the applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.

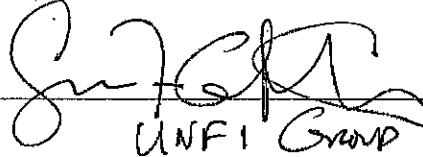
C. Annual Sales Tax Filings: In accordance with Section 874(8) of the New York General Municipal Law, the applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the applicant and all consultants or subcontractors retained by the applicant.

D. Annual 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, on an annual basis, reports regarding the number of people employed at the project site.

E. Absence of Conflicts of Interest: The applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

(Applicant)

BY:

 3/21/2013
UNFI Grand President

NOTE: APPLICANT MUST COMPLETE THE APPROPRIATE VERIFICATION APPEARING ON PAGES 17 THROUGH 19 HEREOF BEFORE A NOTARY PUBLIC AND MUST SIGN AND ACKNOWLEDGE THE HOLD HARMLESS AGREEMENT APPEARING ON PAGE 20.

VERIFICATION

(If Applicant is a Corporation)

STATE OF Rhode Island)
) SS.:
COUNTY OF Providence)

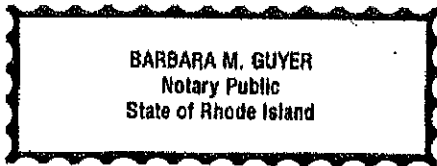
Sean Griffin deposes and says that he is the
(Name of officer of applicant)
Senior V.P., Group President of United Natural Foods, Inc.
(Title) (Company Name)

Application; that he has read the foregoing application and knows the contents thereof; and that the same is true and complete and accurate to the best of his knowledge. Deponent further says that the reason this verification is made by the deponent and not by said Company is because the said Company is a corporation. The grounds of deponent's belief relative to all matters in the said application which are not stated upon his own personal knowledge are investigations which deponent has caused to be made concerning the subject matter of this application as well as information acquired by deponent in the course of his duties as an officer of and from the books and papers of said corporation.

[Signature]
(officer of applicant)

Sworn to before me this
21st day of March, 2013

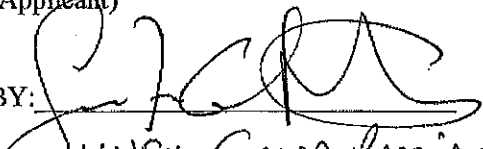
Barbara M. Guyer ID 57785
Notary Public



HOLD HARMLESS AGREEMENT

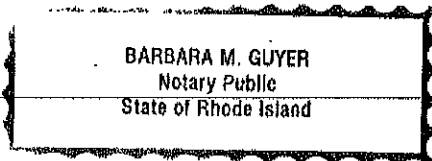
Applicant hereby releases Town of Montgomery Industrial Development Agency and the members, officers, servants, agents and employees thereof (hereinafter collectively referred to as the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Agency, (B) the Agency's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate 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 Agency or the Applicant are unable to reach final agreement with respect to the Project, then, and in that event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all actual costs incurred by the Agency in the processing of the Application, including attorneys' fees, if any.

United Natural Foods, Inc.
(Applicant)

BY: 
SUNFI Group President

Sworn to before me this
21st day of *March*, 2013.

Barbara M. Guyer ID 57785
Notary Public



Town of Montgomery

IDA

UTEP Worksheet

Project

UNFI

Town of Montgomery IDA UTEP

Each column 1-12 will have a point score from 0 to 3. At the end of evaluation, each column will be added together for a project score. The total project score determines the benefit level the project is eligible to receive.

Scoring:
 6 points or less — Level 1 Benefits
 7-11 Points — Level 2 Benefits
 12 points and above — Level 3 Benefits

Variable	1	2	3	4	5	6
Level 1 (1 point)	Less than 100 jobs with 5 years	At least 75% for new jobs	Less than 100 verifiable spin off jobs	need for local suppliers & services — e.g. insurance, banking, produce, trucking — is low	Low level such as school visits/school-to-work	\$500k-\$1.5 M
Level 2 (2 points)	100-300 jobs	At least 100% for new jobs	100-300 verifiable spin off jobs	need for local suppliers & services — e.g. insurance, banking, produce, trucking — is high	limited support/learn to learn internships, underwrite facilities or programs	\$1.5-5.0 M
Level 3 (3 points)	300+ jobs within 5 years	At least 150% for new jobs	300+ verifiable spin off jobs	Demonstrate synergy with local services, suppliers and manufacturers Reclaim brownfield/adaptive reuse of existing building/facilities receives EONUS 2 POINTS	Major support to schools and colleges scholarship (NMSQF) internships sponsorships underwrite facility \$10,000	\$5.0 M and up
Totals	2	1	1	1	2	3

A sustainable economy
 meets the needs of the present

without compromising the ability of a future population
 to meet its needs.

Town of Montgomery IDA UTEP

Each column 1-12 will have a point score from 0 to 3. At the end of evaluation, each column will be added together for a project score. The total project score determines the benefit level the project is eligible to receive.

Scoring:
 6 points or less — Level 1 Benefits
 7-11 Points — Level 2 Benefits
 12 points and above — Level 3 Benefits

Variable	7	8	9	10	11	12	TOTAL
Preservation, expansion or development of locally-owned businesses	Minimum 50% local ownership	Utilizes Green Building practices in the design, construction, renovation and operation of buildings, such as those contained within the Leadership in Energy & Environmental Design (LEED) Rating System of the US Green Building Council	Develops Green Collar jobs	Historic preservation	Project promotes existing farmland and promotes NEW agricultural operators.	Project promotes existing farmstead cluster development, OR is a component of an overall master plan for economic development	Level 1 (1 point)
Level 1 (1 point)	Minimum 50% local ownership	LEED BASIC or equivalent	Provides green jobs	Project demonstrates no significant impact on historic structures or cultural landscapes as listed by local, state or federal law.	Project preserves existing farmland and promotes NEW agricultural operators.	Proposed project is a sector or business identified in an adopted master plan or comprehensive economic Development Plan	Level 2 (2 points)
Level 2 (2 points)	50-75% local ownership	LEED SILVER or equivalent	Provides green jobs and green jobs training	Project preserves or adaptively reuses historic structures or cultural landscapes as listed by state or federal law.	Project preserves existing farmland, promotes NEW agricultural operations, and promotes agritourism.	Level 1 PLUS — Project involves similar or synergistic businesses in a way that fosters strategic alliance	Level 3 (3 points)
Level 3 (3 points)	75-100% local ownership	LEED GOLD or equivalent	Provides green jobs, training and targeted job outreach and marketing to identified sectors per the Comprehensive Plan, e.g., youth retention.	Project preserves or adaptively reuses historic structures or cultural landscapes as listed by Local Law 1 of 1987.	Project preserves existing farmland, promotes NEW agricultural operations, and promotes agritourism.	Level 1 PLUS — Project involves similar or synergistic businesses in a way that fosters strategic alliance AND includes shared infrastructure that supports strategic alliance	TOTAL Project SCORE
Totals:	0	3	1	1	1	3	19

A sustainable economy
 meets the needs of the present
 without compromising the ability of a future population
 to meet its needs.