

TOWN OF MONTGOMERY INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION

IMPORTANT NOTICE: The answers to the questions contained in this application are necessary to determine your firm's eligibility for financial assistance from the 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
110 Bracken Road
Montgomery, New York 12549
Attention: Chief Executive Officer

This application by applicant respectfully states:

APPLICANT: Noah Bobrowsky, Director of Design & Construction, City Winery, LLC

APPLICANT'S STREET ADDRESS: 25 11th Avenue

CITY: New York STATE: NY ZIP CODE: 10011

PHONE NO.: (845) 901-6272 FAX NO.: _____ E-MAIL: Noah@citywinery.com

NAME OF PERSON(S) AUTHORIZED TO SPEAK FOR APPLICANT WITH RESPECT TO THIS APPLICATION: Michael Dorf, Noah Bobrowsky

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

NAME OF FIRM: _____

NAME OF ATTORNEY: _____

ATTORNEY'S STREET ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

PHONE NO.: _____ FAX NO.: _____ E-MAIL: _____

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

INSTRUCTIONS

1. The Agency will not approve any application unless, in the judgment of the Agency, said application and the summary contains sufficient information upon which to base a decision whether to approve or tentatively approve an action.
2. Fill in all blanks, using "none" or "not applicable" or "N/A" where the question is not appropriate to the project which is the subject of this application (the "Project").
3. If an estimate is given as the answer to a question, put "(est)" after the figure or answer which is estimated.
4. If more space is needed to answer any specific question, attach a separate sheet.
5. When completed, return two (2) copies of this application to the Agency at the address indicated on the first page of this application.
6. The Agency will not give final approval to this application until the Agency receives a completed environmental assessment form concerning the Project which is the subject of this application.
7. Please note that Article 6 of the Public Officers Law declares that all records in the possession of the Agency (with certain limited exceptions) are open to public inspection and copying. If the applicant feels that there are elements of the Project which are in the nature of trade secrets or information, the nature of which is such that if disclosed to the public or otherwise widely disseminated would cause substantial injury to the applicant's competitive position, the applicant may identify such elements in writing and request that such elements be kept confidential in accordance with Article 6 of the Public Officers Law.
8. The applicant will be required to pay to the Agency all actual costs incurred in connection with this application and the Project contemplated herein (if applicable, such expenses may be paid out of proceeds of any bonds issued by the Agency to finance the project). The applicant will also be expected to pay all costs incurred by general counsel and bond counsel/special counsel to the Agency. The costs incurred by the Agency, including the Agency's general counsel and bond counsel, may be considered as a part of the project, and if applicable included as a part of any resultant bond issue.
9. The Agency has established an application fee of Five Hundred Dollars (\$500) to cover the anticipated costs of the Agency in processing this application. A check or money order made payable to the Agency must accompany each application. THIS APPLICATION WILL NOT BE ACCEPTED BY THE AGENCY UNLESS ACCOMPANIED BY THE APPLICATION FEE.
10. The Agency has established a project fee for each project in which the Agency participates. UNLESS THE AGENCY AGREES IN WRITING TO THE CONTRARY, THIS PROJECT FEE IS REQUIRED TO BE PAID BY THE APPLICANT AT OR PRIOR TO THE GRANTING OF ANY FINANCIAL ASSISTANCE BY THE AGENCY.

FOR AGENCY USE ONLY

1.	Project Number	
2.	Date application received by Agency	, 20
3.	Date application referred to attorney for review	, 20
4.	Date copy of application mailed to members	, 20
5.	Date notice of Agency meeting on application posted	, 20
6.	Date notice of Agency meeting on application mailed	, 20
7.	Date of Agency meeting on application	, 20
8.	Date notice of public hearing on application posted	, 20
9.	Date notice of public hearing on application mailed	, 20
10.	Date notice of public hearing on application published	, 20
11.	Date public hearing conducted	, 20
12.	Date Environmental Assessment Form ("EAF") received	, 20
13.	Date Agency completed environmental review	, 20
14.	Date of final approval of application	, 20

AGENCY FEE SCHEDULE INFORMATION

1. APPLICATION FEE: \$500.00 (Non-refundable)

2. AGENCY FEES: The following fees apply for all new applications received on or after September 13, 2023:

(a) For all projects involving a Payment in Lieu of Tax (PILOT) Agreement:

- $\frac{3}{4}$ of 1% of the first \$2,000,000 of Total Project Costs (as defined in this Application)
- $\frac{1}{2}$ of 1% of the remaining Total Project Costs

(b) For all projects involving only sales and use tax and/or mortgage recording tax exemptions (no PILOT Agreement):

- 10% of the abatement value (based on total savings from sales and/or mortgage tax)

(c) Fees for Bonds:

Bond Amount	Applicable Fee*
\$5,000,000 or less	1.0% of bond amount
Greater than \$5,000,000	1.0% of the first \$5 million of bond amount 0.5% of bond amount above \$5 million

*Final bond counsel fees are payable by the Borrower at closing as part of cost of issuance. Additionally, an annual compliance fee is payable by the Applicant annually after closing every July 1 through the term of the bonds, in the following amounts:

Bond Amount	Annual Compliance Fee
Less than \$3,000,000	\$750
\$3,000,000 - \$10,000,000	\$1,000
Greater than \$10,000,000	\$1,250

(d) Refinancing Fee:

In the event a company with an active Agency project seeks to refinance a project and formally requests mortgage tax relief from the Agency fee is 0.25% of the refinanced amount.

3. AGENCY COUNSEL FEE/CONSULTANT REVIEW FEE:

- (a) All applicants are responsible for payment of all application review fees and costs and expenses incurred by the Agency and its consultants (e.g., attorneys, accountants) in connection with its application or project, regardless of whether or not an approval is received and/or the transaction ultimately closes. Such application review fees include, but are not limited to, fees and costs of the Agency's attorneys, accountants, and other consultants as well as publication costs, copying costs, SEQRA compliance, public hearing costs, stenographer costs, etc. The Agency will create an escrow account for attorney and other consultant related fees for the review of project application and the administrative costs associated with the project. Any unused funds on deposit with the Agency will be returned to the company upon project completion. An initial escrow fee of \$5,000 is required to be remitted to the Agency (or \$10,000 for bond applications), to be used for Agency's attorneys and other consultants' work and advice to the Agency concerning the Application. All attorney and consultant fees and disbursements charged to this escrow will be supported by an invoice detailing the description of the work, the time spent, and disbursements made. Such invoices are subject to audit by the Agency. If the amount of this escrow falls below 50% of the initial escrow amount, the Applicant must replenish the escrow to the full \$5,000.00 (or \$10,000 for bond applications). If the escrow is not replenished when requested by the Agency, the Agency may suspend further action on the Application until replenishment has occurred. All escrowed monies unused at the end of the Application process shall be returned to the Applicant.

3. FEE FOR LOCAL LABOR MONITORING:

The Agency uses a third-party firm(s) to monitor and audit compliance with its Local Labor Policy, the cost of which is made by the Applicant at closing in advance for future audits and held in a non-interest bearing escrow account by the Agency until all such audits are completed. Local Labor Compliance Monitoring pursuant to the Agency's Local Labor Policy begins on the date the Agency grants benefits and continues throughout construction. Any unused funds on deposit with the Agency will be returned to the company upon construction completion.

SUMMARY OF PROJECT

Applicant: City Winery Hudson Valley, LLC

Contact Person: Noah Bobrowsky

Phone Number: (845) 901-6272

Occupant: City Winery Hudson Valley

Project Location: 23 Factory St, Montgomery, NY 12549

Approximate Size of Project Site: 10,793sf

Description of Project: Conversion of existing 2-story brick building into flux space for events.

Type of Project: ☐ Manufacturing ☐ Warehouse/Distribution
 ☒ Commercial ☐ Not-For-Profit
 ☐ Other-Specify

Employment Impact: Existing Jobs

New Jobs

Project Cost: \$900,000

Type of Financing: ☐ Tax-Exempt ☒ Taxable ☐ Straight Lease

Amount of Bonds Requested: \$0

Estimated Value of Tax-Exemptions:

N.Y.S. Sales and Compensating Use Tax:	\$56,875
Mortgage Recording Taxes:	\$ NA
Real Property Tax Exemptions:	\$32,900
Other (please specify):	\$ _____

Provide estimates for the following:

Number of Full Time Employees at the Project Site before IDA Status: 15 Full time/43 Full time equivalent

Estimate of Jobs to be Created:	12
Estimate of Jobs to be Retained:	12
Average Estimated Annual Salary of Jobs to be Created:	\$500,000
Annualized Salary Range of Jobs to be Created:	\$25,000-\$70,000
Estimated Average Annual Salary of Jobs to be Retained:	\$41,667



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

A. Identity of Company:

1. Company Name: City Winery Hudson Valley, LLC

Present Address: 23 Factory St, Montgomery, NY

Zip Code: 12549

Employer's ID No.: 82-4446038

2. If the Company differs from the Applicant, give details of relationship:
City Winery Hudson Valley, LLC is owned by parent company City Winery, LLC.

3. Indicate type of business organization of Company:

a. _____ Corporation (If so, incorporated in what country? What State? _____, Date Incorporated? _____ Type of Corporation? _____ Authorized to do business in New York? Yes ____; No ____).

b. _____ Partnership (If so, indicate type of partnership _____, Number of general partners _____, Number of limited partners ____).

c. ☒ Limited liability company (If so, formed in what state? NY _____, Number of Members? 1 _____, Date formed? 2/12/18 _____, Authorized to do business in New York State? Yes ☒ No ____).

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:
City Winery Hudson Valley, LLC is owned by parent company City Winery, LLC.

B. Management of Company:

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

NAME (First, Middle, Last) HOME ADDRESS	OFFICE HELD	OTHER PRINCIPAL BUSINESS
City Winery, LLC 25 11th Ave, New York, NY 10011	Member	
Michael Ethan Dorf 39 Vestry St, Apt 2C New York, NY 10013	Managing Member	

2. Is the Company or management of the Company now a plaintiff or a defendant in any civil or criminal litigation? Yes ____; No ☒.

3. Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)? Yes ____; No ☒.

4. Has any person listed above or any concern with whom such person has been connected ever been in receivership or been adjudicated a bankrupt? Yes ____; No ☒.
(If yes to any of the foregoing, furnish details in a separate attachment).

5. If the answer to any of questions 2 through 4 is yes, please, furnish details in a separate attachment.

C. Principal Owners of Company:

1. Principal owners of Company: Is Company publicly held? Yes ____; No ☒.
If yes, list exchanges where stock traded:

2. If no, list all stockholders having a 5% or more interest in the Company:

NAME	ADDRESS	PERCENTAGE OF HOLDING
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City Winery, LLC	25 11th Ave, New York, NY 10011	100%
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D. Company's Principal Bank(s) of account: JP Morgan Chase

II. DATA REGARDING PROPOSED PROJECT

A. Summary: (Please provide a brief narrative description of the Project.)

Conversion of existing 2-story brick building into flux space for events.

B. Location of Proposed Project:

1. Street Address: 23 Factory St, Montgomery, NY 12549
2. City of
3. Town of
4. Village of Montgomery
5. County of Orange
6. School District: Valley Central
7. Tax Map Number: 204-1-1

C. Project Site:

1. Approximate size (in acres or square feet) of Project site: 23 Acres _____. Is a map, survey, or sketch of the project site attached? Yes ☒; No ____.
2. Are there existing buildings on project site? Yes ☒; No ____.
a. If yes, indicate number and approximate size (in square feet) of each existing building:

Several existing buildings.
Mill/Winery
Barn/Bridal Suite
Winery Storage
Shed
Garage

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

Winery, restaurant, bar, events space, concert space, bridal suite.

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

d. Attach photograph of present buildings. Attached

3. Utilities serving project site:
 Water-Municipal: Newly installed 6" private main installed 3 years prior, tapped from city water main.
 Other (describe)
 Sewer-Municipal: Future installation of sewage ejection pump force main to connect to existing sanitary main at street.
 Other (describe)
 Electric-Utility: Hydroelectric Generator on site. Central Hudson.
 Other (describe)
 Heat-Utility: N/A. Electric heat.
 Other (describe)
4. Present legal owner of project site: City Winery Hudson Valley Real Estate Holdings, LLC.
 - a. If the Company owns project site, indicate date of purchase: April, 24th, 2019; Purchase price: \$1.65 million.
 - b. If Company does not own the Project site, does Company have option signed with owner to purchase the Project site? Yes ____; No _____. If yes, indicate date option signed with owner: _____, 20____; and the date the option expires: _____, 20_____.
 - 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 owners of the project site? Yes ____; No _____. If yes, describe:
 - d. Current Assessed Value of the Project site: \$10,381,000 Full Market Value
 - e. Current annual property tax payment of the Project site: \$159,054.44
5.
 - a. Zoning District in which the project site is located:
RM-1, PDD
 - b. Are there any variances or special permits affecting the site? Yes ☒; No _____. If yes, list below and attach copies of all such variances or special permits: Approved PDD and Local Law.

D. Buildings:

1. Does part of the project consist of the acquisition or construction of a new building or buildings? Yes ____; No ☒. If yes, indicate number and size of new buildings:
2. Does part of the project consist of additions and/or renovations to the existing buildings located on the Project site? Yes ☒; No _____. If yes, indicate the buildings to be expanded or renovated, the size of any expansions and the nature of expansion and/or renovation:
Existing two-story storage building to be renovated into flux events space.
3. Describe the principal uses to be made by the Company of the building or buildings

to be acquired, constructed, or expanded: Events space.

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 ____; No _____. If yes, describe the Equipment:
2. With respect to the Equipment to be acquired, will any of the Equipment be Equipment which has previously been used? Yes ____; No _____. If yes, please provide detail:
3. Describe the principal uses to be made by the Company of the Equipment to be acquired or installed:

F. Project Use:

1. What are the principal products to be produced at the Project?
2. What are the principal activities to be conducted at the Project?
Private events.
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 _____. If yes, please provide detail:
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? _____%
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 ☒. 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 _____. If yes, please explain:

Our winery drives visitation through agrotourism, wine tasting tours, events, concerts, dining.

- 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 ____; No ☒. If yes, please explain:
 - d. Is the predominant purpose of the Project to make available goods or services which would not, but for the Project, be reasonably accessible to the residents of the 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 ☒. If yes, please provide detail:
 - e. Will the Project be located in one of the following: (i) an area designed as an economic development zone pursuant to Article 18-B of the General Municipal Law; or (ii) 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 _____. 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 ☒; No _____. If yes, please explain:
Yes, the additional private events space will generate new hospitality jobs.
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 ☒. 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 ☒. 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 ____; No _____. If yes, please provide detail:
- 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 ____; No _____. If yes, please provide detail:
10. Will the Project be owned by a not-for-profit corporation? Yes ____; No ☒. If yes, please provide detail:
11. Will the Project be sold or leased to a municipality? Yes ____; No ☒. If yes, please provide detail:

G. Other Involved Agencies:

1. Please indicate all other local agencies, boards, authorities, districts, commissions or governing bodies (including any city, county and other political subdivision of the State of New York and all state departments, agencies, boards, public benefit corporations, public authorities or commissions) involved in approving or funding or directly undertaking action with respect to the Project. For example, do you need a municipal building permit to undertake the Project? Do you need a zoning approval to undertake the Project? If so, you would list the appropriate municipal building department or planning or zoning commission which would give said approvals.

Village of Montgomery Board of Trustees
Village of Montgomery Planning Board
Village of Montgomery ARB
OC DOH
OC DOP

2. Describe the nature of the involvement of the federal, state, or local agencies described above:
Local agencies to provide Building Permit (already issued), to confirm as of right use of land.

H. Construction Status:

1. Has construction work on this project begun? Yes ____; No ☒. 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.:
2. Please indicate amount of funds expended on this Project by the Company in the past three (3) years and the purposes of such expenditures:
3. Please indicate the date the applicant estimates the Project will be completed: Spring/Summer 2024.

I. Method of Construction after Agency Approval:

1. If the Agency approves the project which is the subject of this application, there are two methods that may be used to construct the project. The applicant can construct the project privately and sell the project to the Agency upon completion. Alternatively, the applicant can request to be appointed as "agent" of the Agency, in which case certain laws applicable to public construction may apply to the project. Does the applicant wish to be designated as "agent" of the Agency for purposes of constructing the project? Yes ☒; No ____.
2. If the answer to question 1 is yes, does the applicant desire such "agent" status prior to the closing date of the financing? Yes ☒; No ____.

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 ☒. 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
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
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
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? N/A

IV. Employment Impact

- A. Indicate the number of people presently employed at the Project site and the **additional** number that will be employed at the Project site at the end of the first and second years after the Project has been completed, using the tables below for (1) employees of the Applicant, (2) independent contractors, and (3) employees of independent contractors. (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. Such information regarding relocated positions should also indicate whether such positions are relocated from other project sites financed by obligations previously issued by the Agency.

<p align="center">TYPE OF EMPLOYMENT Employees of Applicant</p>					
	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled	Totals
Present Full Time	11	4			15
Present Part Time		82			97
Present Seasonal					
First Year Full Time	3				3
First Year Part Time		14			14
First Year Seasonal		1			1
Second Year Full Time	3				3
Second Year Part Time		14			14
Second Year Seasonal		1			1

TYPE OF EMPLOYMENT Independent Contractors N/A					
	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled	Totals
Present Full Time					
Present Part Time					
Present Seasonal					
First Year Full Time					
First Year Part Time					
First Year Seasonal					
Second Year Full Time					
Second Year Part Time					
Second Year Seasonal					

TYPE OF EMPLOYMENT Employees of Independent Contractors N/A					
	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled	Totals
Present Full Time					
Present Part Time					
Present Seasonal					

First Year Full Time					
First Year Part Time					
First Year Seasonal					
Second Year Full Time					
Second Year Part Time					
Second Year Seasonal					

- B. Indicate below (1) the estimated salary and fringe benefit averages or ranges and (2) the estimated number of employees residing in the Mid-Hudson Economic Development Region for all the jobs at the Project site, both retained and created, listed in the tables described in subsection A above for each of the categories of positions listed in the chart below.

RELATED EMPLOYMENT INFORMATION				
	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled
Estimated Salary and Fringe Benefit Averages or Ranges	\$1,000,000	\$4,000,000		
Estimated Number of Employees Residing in the Mid-Hudson Economic Development Region ¹	13	101		

- C. Please describe the projected timeframe for the creation of any new jobs with respect to the undertaking of the Project:

Employees will be needed once the project is open to the public. We are targeting an opening in Spring/Summer 2024.

¹ The Mid-Hudson Economic Development Region consists of the following counties: Dutchess, Orange, Putnam, Rockland, Sullivan, Ulster, and Westchester.

- D. Please prepare a separate attachment describing in detail the types of employment at the Project site. Such attachment should describe the activities or work performed for each type of employment.

V. Project Cost and Financing Sources

- 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:

<u>Description of Cost</u>	<u>Amount</u>
Land	\$1.3m(previously purchased)
Buildings	\$800,000
Machinery and equipment costs	\$0
Utilities, roads and appurtenant costs	\$0
Architects and engineering fees	\$100,000
Costs of Financing	\$0
Construction loan fees and interest (if applicable)	\$0
Other (specify)	
_____	\$ _____
_____	\$ _____
_____	\$ _____
TOTAL PROJECT COSTS	\$900,000

- B. Anticipated Project Financing Sources. State the sources reasonably necessary for the financing 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:

<u>Description of Sources</u>	<u>Amount</u>
Private Sector Financing	\$0
Public Sector	
Federal Programs	\$0
State Programs	\$0
Local Programs	\$0
Applicant Equity	\$900,000
Other (specify, e.g., tax credits)	
	\$ _____
	\$ _____
	\$ _____
TOTAL AMOUNT OF PROJECT FINANCING SOURCES	\$900,000

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

Yes, property purchase of \$1m.

- D. Amount of loan requested: \$0;

Maturity requested: _____ years.

- E. Has a commitment for financing been received as of this application date, and if so, from whom? N/A

Yes ____; No _____. Institution Name: _____

Provide name and telephone number of the person we may contact.

Name: _____ Phone: _____

- F. The percentage of Project costs to be financed from public sector sources is estimated to equal the following: 0%

- G. The total amount estimated to be borrowed to finance the Project is equal to the following:
\$ _____

VI. BENEFITS EXPECTED FROM THE AGENCY

A. Financing

1. Is the applicant requesting that the Agency issue bonds to assist in financing the project? Yes ____; No ☒. If yes, indicate:
 - a. Amount of loan requested: _____ Dollars;
 - b. Maturity requested: _____ Years.
2. If the answer to question 1 is yes, is the interest on such bonds intended to be exempt from federal income taxation? Yes ____; No ____.
3. If the answer to question 2 is yes, will any portion of the Project be used for any of the following purposes:
 - a. retail food and beverage services: Yes ____; No ____
 - b. automobile sales or service: Yes ____; No ____
 - c. recreation or entertainment: Yes ____; No ____
 - d. golf course: Yes ____; No ____
 - e. country club: Yes ____; No ____
 - f. massage parlor: Yes ____; No ____
 - g. tennis club: Yes ____; No ____
 - h. skating facility (including roller skating, skateboard and ice skating):
Yes ____; No ____
 - i. racquet sports facility (including handball and racquetball court):
Yes ____; No ____
 - j. hot tub facility: Yes ____; No ____
 - k. suntan facility: Yes ____; No ____
 - l. racetrack: Yes ____; No ____
4. If the answer to any of the above questions contained in question 3 is yes, please furnish details on a separate attachment.

B. 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 ☒; 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? \$ _____.
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:	\$56,875
b.	Mortgage Recording Taxes:	N/A
c.	Real Property Tax Exemptions:	\$32,900
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.

- C. Project Cost/Benefit Information. Complete the attached Cost/Benefit Analysis so that the Agency can perform a cost/benefit analysis of undertaking the Project. Such information should consist of a list and detailed description of the benefits of the Agency undertaking the Project (e.g., number of jobs created, types of jobs created, economic development in the area, etc.). Such information should also consist of a list and detailed description of the costs of the Agency undertaking the Project (e.g., tax revenues lost, buildings abandoned, etc.).

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"), as replaced by the Workforce Investment Act of 1998 (Public Law 105-220), 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, within 45 days of the end of the calendar year, reports regarding the number of people employed at the Project site, including (1) the NYS-45 – Quarterly Combined Withholding, Wage Reporting and Unemployment Insurance Return – for the quarter ending December 31 (the “NYS-45”), and (2) the US Dept. of Labor BLS 3020 Multiple Worksite report if applicable.
- E. Uniform Agency Project Agreement. The applicant agrees to enter into a project benefits agreement with the Agency where the applicant agrees that (1) the amount of Financial Assistance to be received shall be contingent upon, and shall bear a direct relationship to the success or lack of success of such project in delivering certain described public benefits (the “Public Benefits”) and (2) the Agency will be entitled to recapture some or all of the Financial Assistance granted to the applicant if the project is unsuccessful in whole or in part in delivering the promised Public Benefits.
- F. Representation of Financial Information. Neither this Application nor any other agreement, document, certificate, project financials, or written statement furnished to the Agency or by or on behalf of the applicant in connection with the project contemplated by this Application contains any untrue statement of a material fact or omits to state a material fact necessary in order to make the statements contained herein or therein not misleading. There is no fact within the special knowledge of any of the officers of the applicant which has not been disclosed herein or in writing by them to the Agency and which materially adversely affects or in the future in their opinion may, insofar as they can now reasonably foresee, materially adversely affect the business, properties, assets or condition, financial or otherwise, of the applicant.
- G. Agency Financial Assistance Required for Project. The Project would not be undertaken but for the Financial Assistance provided by the Agency or, if the Project could be undertaken without the Financial Assistance provided by the Agency, then the Project should be undertaken by the Agency for the following reasons:
- H. Compliance with Article 18-A of the General Municipal Law: The Project, as of the date of this Application, is in substantial compliance with all provisions of article 18-A of the General Municipal including, but not limited to, the provisions of Section 859-a and subdivision one of Section 862; and the provisions of subdivision one of Section 862 of

the General Municipal Law will not be violated if Financial Assistance is provided for the Project.

- I. Compliance with Federal, State, and Local Laws. The applicant is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.
- J. False or Misleading Information. The applicant understands 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 exemptions claimed by reason of Agency involvement in the Project.
- K. Absence of Conflicts of Interest. The applicant acknowledges that the members, officers and employees of the Agency are listed on the Agency's website. 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:
- L. Additional Information. Additional information regarding the requirements noted in this Application and other requirements of the Agency are included in the Agency's Policies which can be accessed at:

[http://www.townofmontgomery.com/DepartmentsBoards/Boards/IndustrialDevelopment Agency](http://www.townofmontgomery.com/DepartmentsBoards/Boards/IndustrialDevelopmentAgency).

I affirm under penalty of perjury that all statements made on this application are true, accurate, and complete to the best of my knowledge.

By its execution below, the Applicant acknowledges and agrees to the following:

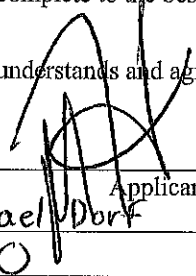
(i) The undersigned has read, understands and consents to the Agency's Local Labor Law Policy as adopted and amended (See, Policies at www.montgomeryida.com);

(ii) The undersigned affirms under the penalty of perjury that all statements made on this application are true, accurate and complete to the best of my knowledge; and

(iii) The undersigned understands and agrees that the Agency will rely on the statements made in this application.

By:

Title:



Applicant
Michael Dork

CEO

NOTE: APPLICANT MUST ALSO COMPLETE THE APPROPRIATE VERIFICATION APPEARING ON PAGES 24 THROUGH 27 HEREOF BEFORE A NOTARY PUBLIC AND MUST SIGN AND ACKNOWLEDGE THE HOLD HARMLESS AGREEMENT APPEARING ON PAGE 28.

VERIFICATION

(If applicant is limited liability company)

STATE OF NY)

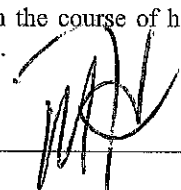
) SS.:

COUNTY OF Orange

Michael Dorf, deposes and says
(Name of Individual)

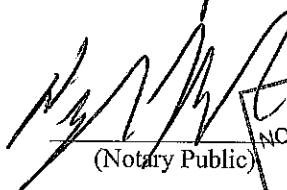
that he is one of the members of the firm of City Winery LLC,
(Limited Liability Company)

the limit liability company named in the attached 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. 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 a member of and from the books and papers of said limited liability company.

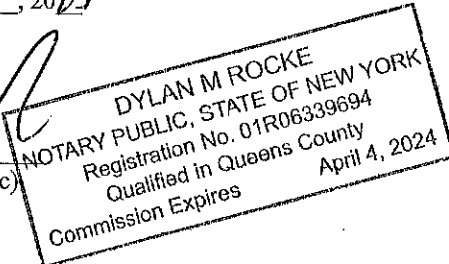


Sworn to before me this

20th day of Sept, 2023



(Notary Public)



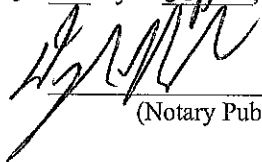
NOTE: THIS APPLICATION WILL NOT BE ACCEPTED BY THE AGENCY UNLESS THE HOLD HARMLESS AGREEMENT APPEARING ON PAGE 30 IS SIGNED BY THE APPLICANT.

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 financial assistance requested therein are favorably acted upon by the Agency, (B) the Agency's financing, 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 or, if applicable, find buyers willing to purchase the total bond issue requested, 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.

(Applicant)

BY: _____

Sworn to before me this
20 day of Sept, 2023

(Notary Public)



TO: Project Applicants
 FROM: Town of Montgomery Industrial Development Agency
 RE: Cost/Benefit Analysis

In order for the Town of Montgomery Industrial Development Agency (the "Agency") to prepare a Cost/Benefit Analysis for a proposed project (the "Project"), the Applicant must answer the questions contained in this Project Questionnaire (the "Questionnaire") and complete the attached Schedules. This Questionnaire and the attached Schedule will provide information regarding various aspects of the Project, and the costs and benefits associated therewith.

This Questionnaire must be completed before we can finalize the Cost/Benefit Analysis, please complete this Questionnaire and forward it to us at your earliest convenience.

PROJECT QUESTIONNAIRE

1. Name of Project Beneficiary ("Company"):	City Winery Hudson Valley, LLC
2. Brief Identification of the Project:	Flux events space.
3. Estimated Amount of Project Benefits Sought:	
A. Amount of Bonds Sought:	\$0
B. Value of Sales Tax Exemption Sought	\$56,875
C. Value of Real Property Tax Exemption Sought	\$32,900
D. Value of Mortgage Recording Tax Exemption Sought	\$0
4. Likelihood of accomplishing the Project in a timely fashion:	100%

PROJECTED PROJECT INVESTMENT

A. Land-Related Costs	
1. Land acquisition	\$1.3m (Purchased 2019)
2. Site preparation	\$0
3. Landscaping	\$0
4. Utilities and infrastructure development	\$0
5. Access roads and parking development	\$0
6. Other land-related costs (describe)	\$
B. Building-Related Costs	
1. Acquisition of existing structures	See section A, line 1
2. Renovation of existing structures	\$500,000
3. New construction costs	\$50,000
4. Electrical systems	\$75,000
5. Heating, ventilation and air conditioning	\$100,000
6. Plumbing	\$75,000
7. Other building-related costs (describe)	\$

C.	Machinery and Equipment Costs	
1.	Production and process equipment	\$0
2.	Packaging equipment	\$0
3.	Warehousing equipment	\$0
4.	Installation costs for various equipment	\$0
5.	Other equipment-related costs (describe)	\$
D.	Furniture and Fixture Costs	
1.	Office furniture	\$0
2.	Office equipment	\$0
3.	Computers	\$0
4.	Other furniture-related costs (describe)	\$
E.	Working Capital Costs	
1.	Operation costs	\$0
2.	Production costs	\$0
3.	Raw materials	\$0
4.	Debt service	\$0
5.	Relocation costs	\$0
6.	Skills training	\$0
7.	Other working capital-related costs (describe)	\$
F.	Professional Service Costs	
1.	Architecture and engineering	\$80,000
2.	Accounting/legal	\$20,000
3.	Other service-related costs (describe)	\$
G.	Other Costs	
1.		\$
2.		\$
H.	Summary of Expenditures	
1.	Total Land-Related Costs	\$1.3m prior
2.	Total Building-Related Costs	\$800,000
3.	Total Machinery and Equipment Costs	\$0
4.	Total Furniture and Fixture Costs	\$0
5.	Total Working Capital Costs	\$0
6.	Total Professional Service Costs	\$100,000
7.	Total Other Costs	\$

PROJECTED PROFIT

- I. Please provide projected profit as defined by earnings after income tax but before depreciation and amortization:

YEAR	Without IDA benefits	With IDA benefits
1	\$	\$
2	\$	\$
3	\$	\$
4	\$	\$
5	\$	\$

PROJECTED CONSTRUCTION EMPLOYMENT IMPACT

- I. Please provide estimates of total construction jobs and the total annual wages and benefits of construction jobs at the Project:

Year	Number of Construction Jobs	Total Annual Wages and Benefits	Estimated Additional NYS Income Tax
Current Year		\$	\$
Year 1	20	\$700,000	\$52,500
Year 2		\$	\$
Year 3		\$	\$
Year 4		\$	\$
Year 5		\$	\$

PROJECTED PERMANENT EMPLOYMENT IMPACT

- I. Estimates of the total number of existing permanent jobs to be preserved or retained as a result of the Project are described in the tables in Section IV of the Application.
- II. Estimates of the total new permanent jobs to be created by the Project are described in the tables in Section IV of the Application.
- III. Please provide estimates for the following:
- A. Creation of New Job Skills relating to permanent jobs. Please complete Schedule A.
- IV. Provide the projected percentage of employment that would be filled by Town of Montgomery residents: 50%

- A. Provide a brief description of how the project expects to meet this percentage:

This is based on local demographic data. We plan to target our hiring efforts to employ as many local residents as possible.

PROJECTED OPERATING IMPACT

I. Please provide estimates for the impact of Project operating purchases and sales:

Additional Purchases (1 st year following project completion)	N/A
Additional Sales Tax Paid on Additional Purchases	N/A
Estimated Additional Sales (1 st full year following project completion)	N/A
Estimated Additional Sales Tax to be collected on additional sales (1 st full year following project completion)	N/A

II. Please provide estimates for the impact of Project on existing real property taxes and new payments in lieu of taxes ("Pilot Payments"):

Year	Existing Real Property Taxes (Without IDA involvement)	New Pilot Payments (With IDA)	Total (Difference)
Current Year	\$243,842.28	\$0	\$0
Year 1	\$243,842.28	\$243,842.28	\$0
Year 2	\$282,000.00	\$245,487.28	\$36,512.72
Year 3	\$282,000.00	\$247,132.28	\$34,867.72
Year 4	\$282,000.00	\$250,422.28	\$31,578.28
Year 5	\$282,000.00	\$252,067.28	\$29,933.28
Year 6	\$282,000.00	\$253,712.28	\$28,287.72
Year 7	\$282,000.00	\$257,002.28	\$24,997.72
Year 8	\$282,000.00	\$258,647.28	\$23,352.72
Year 9	\$282,000.00	\$260,292.28	\$21,707.72
Year 10	\$282,000.00	\$261,937.28	\$20,062.72

II. Please provide a detailed description for the impact of other economic benefits and all anticipated community benefits expected to be produced as a result of the Project (attach additional pages as needed for a complete and detailed response):


This new flux events space will allow for us to draw a larger audience to the region and local area. In addition, we plan on further supporting and increasing our partnerships with local businesses to provide unique offerings to guests. This new space will also be accessible to all for local fundraisers and benefits.

CERTIFICATION

I certify that I have prepared the responses provided in this Questionnaire and that, to the best of my knowledge; such responses are true, correct, and complete.

I understand that the foregoing information and attached documentation will be relied upon, and constitute inducement for, the Agency in providing financial assistance to the Project. I certify that I am familiar with the Project and am authorized by the Company to provide the foregoing information, and such information is true and complete to the best of my knowledge. I further agree that I will advise the Agency of any changes in such information, and will answer any further questions regarding the Project prior to the closing.

I affirm under penalty of perjury that all statements made on this application are true, accurate and complete to the best of my knowledge.

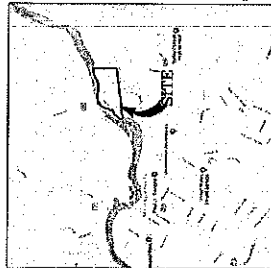
Date Signed: <u>SEP 10, 2023</u>	Name of Person Completing Project Questionnaire on behalf of the Company. Name: Noah Bobrowsky Title: Director Design & Construction Phone Number: (845) 901-6272 Address: 25 11 th Avenue, New York, NY 10011 Signature: 
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CREATION OF NEW JOB SKILLS

[illegible]

048960.00000 Business 16907656v2

HS-PDD SCHEDULE A



LOCATION MAP

GENERAL NOTES

- [illegible]

DEPT. OF THE ARMY, WASHINGTON, D.C.

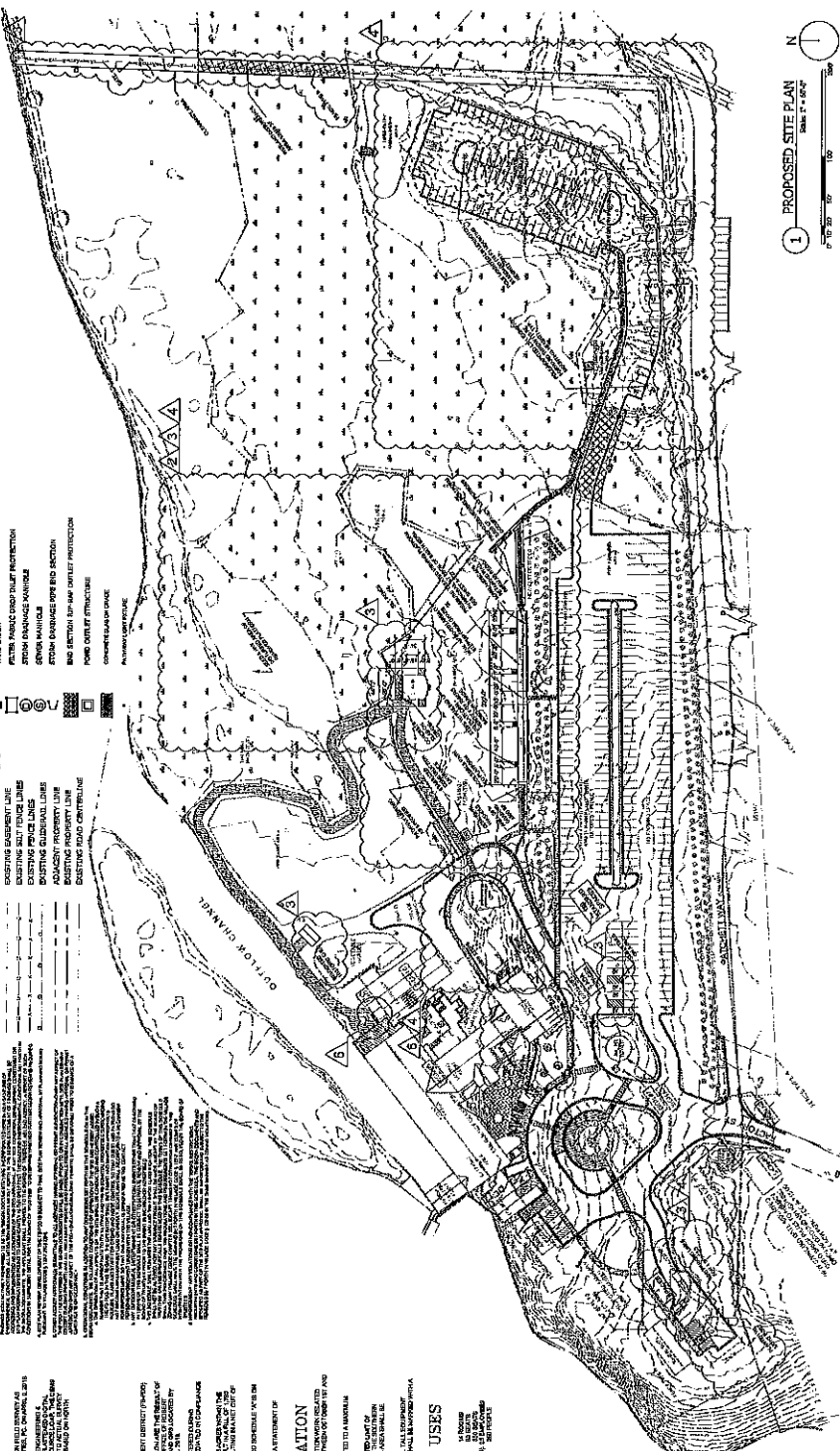
- EMPLOYED 1982**
HOTEL & BEACH, GATE
TAYLOR ROOMS
EVAN SPACE
EMPLOYEES (HOTEL, WAREHOUSE, DISTILLERY & OUTRIGERS); 22 PLANT, OVERS
27000000

BACK REQUIREMENTS

[illegible]

FILTER FABRIC DROP DILUT PROTECTION

- SEWER MANHOLE
STORM DRAINAGE PIPE END SECTION
END SECTION RUP-RAP OUTLET PROTECTION
POND OUTLET STRUCTURE



1 PROPOSED SITE PLAN

CITY WINERY
HUDSON
VALLEY
STUDIO SPACE

23 FACTORY STREET
MONTGOMERY, N.Y.

TODD ZWIGARD ARCHITECTS
208 Overbrook Rd.
Dover Plains, NY 12522
phone: 817 520 4122



REVISIONS:

TRUE:
04/2018 - PLANNING BOARD APPROVAL
11/2021 - PLANNING BOARD APPROVAL
09/2021 - PLANNING BOARD APPROVAL
25/2022 - PLANNING BOARD APPROVAL
23/2022 - PLANNING BOARD APPROVAL
21/2023 - PLANNING BOARD
14/2023 - ISSUE FOR PERMIT

RECOMMENDED SITE PLAN

DATE: 10 DECEMBER 2017
TIME: 10:00
CHECKED BY: [signature]

KEY NUMBER:

1-000.00

OF
EST

