

Genesee County Economic Development Center Meeting Agenda

Wednesday, December 18, 2024
Location: 99 MedTech Drive, Innovation Zone

PAGE #

	1.0 Call to Order	4:00pm
	Presentation- J. Teresi	
	1.1 Enter Executive Session	4:10pm
	Motion to enter executive session under the Public Officers Law, Article 7, Open Meetings Law Section 105 for the following reasons:	
	1. The medical, financial, credit or employment history of a particular person or corporation, or matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal or removal of a particular person or corporation.	
	2. Discussions regarding proposed, pending or current litigation.	
	1.2 Enter Public Session	4:40pm
	2.0 Chairperson's Report & Activities	4:40pm
	2.1 Upcoming Meetings:	
	Next Scheduled Board Meeting: Thursday, January 16th at 4 p.m.	
	Audit and Finance Committee Meeting: Tuesday, January 14 th at 8:30 a.m.	
	STAMP Committee Meeting: Tuesday, January 14 th at 10 a.m.	
	Employment and Compensation Committee Meeting: Thursday, January 16 th at 3 p.m.	
	2.2 Agenda Additions / Deletions / Other Business **Vote	
	3.0 Report of Management –	4:40pm
	3.1 Rochester Davis Fetch – Final Resolution	
	a. UTEP **Vote – C. Suozzi	
	b. Final Resolution **Vote – C. Suozzi	
	3.2 AppleTree Acres, LLC – Initial Resolution **Vote - C. Suozzi	
	4.0 Audit & Finance Committee – K. Manne	4:50pm
	4.1 Nothing at this time.	
	5.0 Governance & Nominating Committee – C. Yunker	4:50pm
	5.1 Nothing at this time.	
	6.0 STAMP Committee – P. Zeliff	4:50pm
	6.1 Town of Alabama Site Plan Review Fees	
	6.2 Builders Risk Insurance for Substation Construction	
	7.0 Employment & Compensation Committee – M. Gray	5:00pm
	7.1 Nothing at this time.	
	8.0 Housing Committee – P. Battaglia	5:00pm
	8.1 Nothing at this time.	
	9.0 Other Business	5:00pm
	9.1 Nothing at this time.	
	10.0 Adjournment	5:00pm

2-9

10-11

12-19

20-31

32-43

44-70

man
12/12/24

Customer Information

Potential Customer: 9 Lent Avenue, LLC (Rochester Davis Fetch Corp.) **Opportunity Type:** Expansion

Project Street Address: 9 Lent Avenue **Opportunity Product:** Property & Sales Taxes Only

City/Town/Village: /LeRoy/LeRoy **Type of Project:** Expansion

Project Description: Davis Fetch Expansion **New Jobs:** 2 ✓

Total Capital Investment: \$265,000 ✓ **Retained Jobs:** N/A

Incentive Amount: \$99,216 ✓ **School District:** LeRoy

Benefited Amount: \$265,000 **PILOT Applicable:** Increase in assessed value of land and/or other buildings (pre-project value of land and or buildings excluded)

Project Information

Organization: GCEDC

Opportunity Source: Direct/Personal Contact **Date of Public Hearing:** N/A

Initial Acceptance Date: N/A **Inducement Date:** 12/18/2024

Opportunity Summary: 9 Lent Avenue, LLC (Rochester Davis Fetch Corp.) is proposing to expand its operations with the construction of an 8,000 sq. ft. pole barn at 9 Lent Avenue in the village of LeRoy.

The \$265,000 project is in addition to the \$3.8 million project to renovate an existing facility at 9 Lent Avenue and will be a stand-alone building for light fabrication and storage.

This project proposes creating 2 new full-time equivalent (FTE) positions.

The project is requesting assistance from the GCEDC with a sales tax exemption estimated at \$13,200 and a property tax abatement estimated at \$86,016 based on the incremental increase in assessed value via a new traditional 10-year PILOT.

Economic Impact: The Fiscal Impacts (discounted value) on Local Benefits totals \$1,489,274 (\$1,422,764 in payroll and \$66,511 to the public in tax revenues). See attached MRB Cost Benefit Calculator.

For every \$1 of public benefit the company is investing \$17 into the local economy.

Project Detail (Total Capital Investment)

Building Cost (Construction): \$250,000 ✓

Equipment (taxable): \$15,000 ✓

Total Capital Investment: \$265,000 ✓

Estimated Benefits Provided

Sales Tax Exempt: \$13,200 ✓

Property Tax Exempt: \$86,016 ✓

Total Estimated Tax Incentives Provided: \$99,216 ✓

man
12/12/24

Genesee County Industrial Development Agency

MRB Cost Benefit Calculator

Date: December 12, 2024
 Project Title: 9 Lent Avenue LLC (Rochester Davis Fetch Corp.)
 Project Location: LeRoy, NY



Economic Impacts

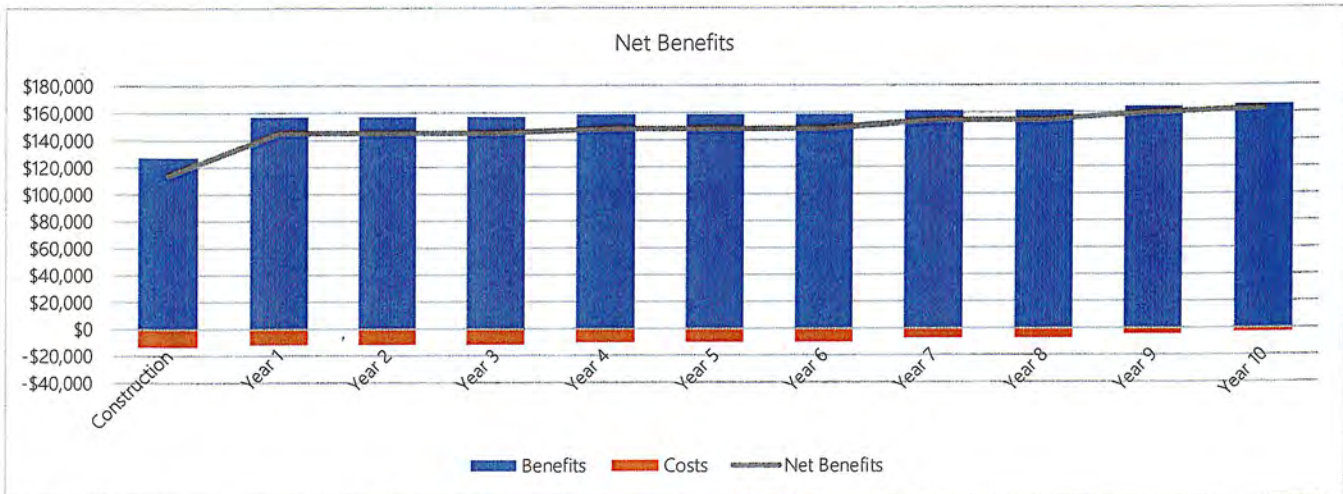
Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
 \$265,000

		Temporary (Construction)		
		Direct	Indirect	Total
Jobs		1	0	2
Earnings		\$103,012	\$17,285	\$120,297
Local Spend		\$249,100	\$62,030	\$311,130

		Ongoing (Operations)		
		Direct	Indirect	Total
Jobs		2	0	2
Earnings		\$1,240,000	\$209,991	\$1,449,991

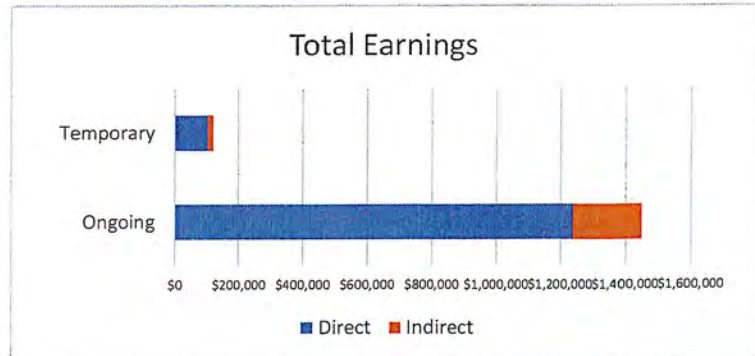
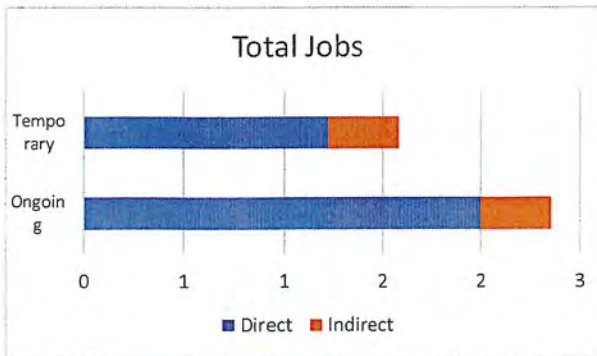
Figure 1



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

Figure 2

Figure 3



Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$86,016	\$78,655
Sales Tax Exemption	\$13,200	\$13,200
Local Sales Tax Exemption	\$6,600	\$6,600
State Sales Tax Exemption	\$6,600	\$6,600
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$99,216	\$91,855

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$1,645,784	\$1,489,274 ✓
To Private Individuals	\$1,570,288	\$1,422,764 ✓
Temporary Payroll	\$120,297	\$120,297
Ongoing Payroll	\$1,449,991	\$1,302,466
Other Payments to Private Individuals	\$0	\$0
To the Public	\$75,496	\$66,511 ✓
Increase in Property Tax Revenue	\$57,344	\$50,120
Temporary Jobs - Sales Tax Revenue	\$842	\$842
Ongoing Jobs - Sales Tax Revenue	\$10,150	\$9,117
Other Local Municipal Revenue	\$7,160	\$6,432
State Benefits	\$81,655	\$73,984
To the Public	\$81,655	\$73,984
Temporary Income Tax Revenue	\$5,413	\$5,413
Ongoing Income Tax Revenue	\$65,250	\$58,611
Temporary Jobs - Sales Tax Revenue	\$842	\$842
Ongoing Jobs - Sales Tax Revenue	\$10,150	\$9,117
Total Benefits to State & Region	\$1,727,439	\$1,563,258

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$1,489,274	\$85,255	17:1 ✓
State	\$73,984	\$6,600	11:1
Grand Total	\$1,563,258	\$91,855	17:1

*Discounted at 2%

Additional Comments from IDA

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

MRB Cost Benefit Calculator

Genesee County Industrial Development Agency

Date
 Project Title
 Project Location

Construction Phase - Project Assumptions

Project Costs	
	Value
Enter total project costs:	<input type="text" value="\$265,000"/>
Local Construction Spending*	<input type="text" value="94%"/>
% of locally sourced materials and labor	<input type="text" value="94%"/>
In-region construction spending	<input type="text" value="\$249,100"/>

Construction Economic Impacts

Industry	NAICS	% of Total Investment	Investment by Type
Industrial Building Construction	236210	100%	\$249,100
[Not Applicable]	0		\$0
[Not Applicable]	0		\$0
<i>Most projects will only have one line related to construction type.</i>			
		100%	\$249,100

Operation Phase - Project Assumptions

Jobs and Earnings from Operations

Year 1 - Enter NAICS	NAICS Lookup		Count	Per Job Annual Earnings	Total Earnings
	NAICS	Count			
Drywall and Insulation Contractors	238310	2	2	\$62,000	\$124,000
	0				\$0
	0				\$0
	0				\$0
	0				\$0
	0				\$0
Total		2			\$124,000

Year 2	NAICS	Count	Per Job Annual Earnings	Total Earnings
Drywall and Insulation Contractors	238310	2	\$62,000	\$124,000
	0			\$0
	0			\$0
	0			\$0
	0			\$0
	0			\$0
Total		2		\$124,000

Year 3+ (Full Employment)	NAICS	Count	Per Job Annual Earnings	Total Earnings
Drywall and Insulation Contractors	238310	2	\$62,000	\$124,000
	0			\$0
	0			\$0
	0			\$0
	0			\$0
	0			\$0
Total		2		\$124,000

Fiscal Impact Assumptions

Estimated Costs of Incentives

Sales Tax Exemption	%	Value		PILOT Term (Years)	<input type="text" value="10"/>
Local Sales Tax Rate	4.00%	\$6,600		Escalation Factor	<input type="text" value="0%"/>
State Sales Tax Rate	4.00%	\$6,600		Discount Factor	<input type="text" value="2%"/>
Mortgage Recording Tax Exemption					
Local	0.50%	\$0			
State	0.50%	\$0			
Total Costs		\$99,216	<i>Includes PILOT exemption, calculated below.</i>		



Client Company Investment Project Financial Assistance PROPOSAL

Figures on this Worksheet are **estimates only** and are subject to change

Project Profile:					
Company:	inputs	9 Lent Avenue, LLC (Rochester Davis Fetch Corp. non-mfg building cost equipment)			Date: 12/12/24
Project Description:		9 Lent Avenue, LLC			Start Date:
Project Cost		\$ 265,000	\$ 250,000	\$ 15,000	
Project Cost subject to Sales Tax		\$ 165,000	60% bldg cost + non mfg equip		
Project Cost to be Financed via Mortgage					
Estimated Assessed value of Real Property/Building upon completion*		\$ 400,000		8,000 sq ft	\$ 50.00 * Assessed \$/sq/ft
Jobs Created: next 3 years					
Jobs Retained: next 3 years					

	1 Year View	3 Year View	Project Lifetime
Applicable GCEDC Products:			
Financial Assistance: Cost Reduction Through Tax Savings:			
Sale/Leaseback (SLB):			
Sales Tax Exemption (Savings):	8.00% \$ 13,200	\$ 13,200	\$ 13,200 ✓
Mortgage Tax Exemption (Savings):	1.00% \$ -	\$ -	\$ -
Real Property Tax Abatement (PILOT):			
Average Abatement (savings %) over project life	40%		40%
PILOT Term in years	10		
Gross Property Tax Costs	\$ 35.84 \$ 14,336	\$ 43,008	\$ -
Payment Schedule (% Real Property Taxes Paid)			60%
Net Required Property Tax payments per PILOT			\$ -
PILOT Real Property Tax Savings (Next taxable year)	\$ 14,336	\$ 43,008	\$ 86,016
Total Tax Savings via Sale/Leaseback (SLB):	\$ 27,536	\$ 56,208	\$ 99,216
Financing: Cost Reduction via low cost financing (below prime rate):			
Revolving Loan Fund (RLF):			
	\$ Financed	Term in mo	RLF APR Prime + 1%
Loan Factors:			
Interest Rate Savings:	\$ -	\$ -	\$ -
Gross Cost Savings via GCEDC programs:	\$ 27,536	\$ 56,208	\$ 99,216
Participation Fees (Costs):			
GCEDC Application Fee (non-refundable):	\$ 250		
GCEDC Project Fee (% Total Project Cost):	1.25% \$ 3,313		
Legal Fees: SLB (Contract Development, Documentation, Filing fees)	\$ 4,000		
Legal Fees: RLF (Contract Development, Documentation, Filing fees):			
Total Participation Fees:	\$ 7,563		
Summary:			
Total Costs Savings / Benefits via GCEDC programs(after participation f	\$ 19,974	\$ 48,646	\$ 91,654
Total Benefits as % Total Project Cost:	8%	18%	35%
Return on Investment (ROI) = Net Savings / Participation Fees:	264%	643%	1212%

NOTE: PILOT REAL PROPERTY TAX ABATEMENT EFFECTIVE DATE DEPENDS UPON DATE OF SALE LEASE BACK (SLB) CLOSING COMPARED TO MUNICIPALITIES TAXABLE STATUS DATE.

1) IF SLB CLOSING IS PRIOR TO TAXABLE STATUS DATE - PILOT WILL BE EFFECTED IN FOLLOWING TAXABLE YEAR AND CURRENT YEAR TAX BILLS WILL BE ADJUSTED ACCORDINGLY.

2) IF SLB CLOSING IS SUBSEQUENT TO MUNICIPALITIES TAXABLE STATUS DATE - THERE WILL BE A 12 MONTH DELAY IN PILOT IMPLEMENTATION.

PLEASE PLAN CASH FLOW NEEDS ACCORDINGLY!

Total Savings

3.1

Gross Property Tax Per Year \$ 14,336

\$1.79

8

Year of Exemption	% of Paid Taxes	Net Savings	Municipalities Receive/ Tax to be Paid	Total
1	20%	\$11,469	\$ 2,867	\$14,336
2	20%	\$11,469	\$ 2,867	\$14,336
3	20%	\$11,469	\$ 2,867	\$14,336
4	30%	\$10,035	\$ 4,301	\$14,336
5	30%	\$10,035	\$ 4,301	\$14,336
6	30%	\$10,035	\$ 4,301	\$14,336
7	50%	\$7,168	\$ 7,168	\$14,336
8	50%	\$7,168	\$ 7,168	\$14,336
9	70%	\$4,301	\$ 10,035	\$14,336
10	80%	\$2,867	\$ 11,469	\$14,336
Total	40%	\$86,016 ✓	\$57,344	\$143,360

To be paid 100%

Fire District fee	
\$	716
\$	716
\$	716
\$	716
\$	716
\$	716
\$	716
\$	716
\$	716
\$	716
\$	7,160

3.1

9

12/18/2024



Project Name: 9 Lent Avenue, LLC

Board Meeting Date: December 18, 2024

STATEMENT OF COMPLIANCE OF PROJECT CRITERIA LISTED IN UNIFORM TAX EXEMPTION POLICY (UTEP)

PROJECT DESCRIPTION:

9 Lent Avenue, LLC (Rochester Davis Fetch Corp.) is proposing to expand its operations with the construction of an 8,000 sq. ft. pole barn at 9 Lent Avenue in the village of LeRoy.

The \$265,000 project is in addition to the \$3.8 million project to renovate an existing facility at 9 Lent Avenue and will be a stand-alone building for light fabrication and storage.

This project proposes creating 2 new full-time equivalent (FTE) positions.

The project is requesting assistance from the GCEDC with a sales tax exemption estimated at \$13,200 and a property tax abatement estimated at \$86,016 based on the incremental increase in assessed value via a new traditional 10-year PILOT.

Criteria #1 – The Project pledges to create and/or retain quality, good paying jobs in Genesee County.

Project details: The project is planning on creating 2 direct jobs with annual salaries of between \$62,000 and \$72,000 with benefits.

Board Discussion:

Board Concurrence: YES NO If no, state justification:

Criteria #2- Completion of the Project will enhance the long-term tax base and/or make a significant capital investment.

Project details: The project will enhance long term tax base with an investment of \$265,000 and construction of an 8,000 sq. ft. facility in the Village of LeRoy.

Board Discussion:

Board Concurrence: YES NO If no, state justification:

Criteria #3- The Project will contribute towards creating a “livable community” by providing a valuable product or service that is underserved in Genesee County.

Project details: N/A.

Board Discussion:

Board Concurrence: YES NO If no, state justification:

Criteria #4: The Board will review the Agency’s Fiscal and Economic Impact analysis of the Project to determine if the Project will have a meaningful and positive impact on Genesee County. This calculation will include the estimated value of any tax exemptions to be provided along with the estimated additional sources of revenue for municipalities and school districts that the proposed project may provide.

The Fiscal impacts (discounted value) on Local Benefits totals \$1,489,274 (\$1,422,764 in payroll and \$66,511 to the public in tax revenues). See attached MRB Cost Benefit Calculator.

Project details: For every \$1 of public benefit the company is investing \$17 into the local economy.

Board Discussion:

Board Concurrence: YES NO If no, state justification:

Criteria #5: The Project is included in one of the Agency’s strategic industries: Agri-Business and Food Processing, Manufacturing, Advanced Manufacturing and Nano-Enabled Manufacturing, Life Sciences and Medical Device.

Project details: N/A.

Board Discussion:

Criteria #6: The Project will give a reasonable estimated timeline for the completion of the proposed project.

Project details: The project is planning to begin construction as soon as possible and be operational by June 30, 2025.

Board Discussion:

Board Concurrence: YES NO If no, state justification:

may
12/13/24

FINAL RESOLUTION
(9 Lent Ave., LLC Project)

A regular meeting of the Genesee County Industrial Development Agency d/b/a Genesee County Economic Development Center was convened on Wednesday, December 18, 2024.

The following resolution was duly offered and seconded, to wit:

Resolution No. 12/2024 - _____

RESOLUTION OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER (THE "AGENCY") (i) ACCEPTING AN APPLICATION WITH RESPECT TO A CERTAIN PROJECT (DESCRIBED BELOW); (ii) APPOINTING 9 LENT AVE., LLC AS AGENT OF THE AGENCY TO UNDERTAKE THE PROJECT; (iii) MAKING A DETERMINATION UNDER ARTICLE 8 OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW IN CONNECTION WITH THE PROJECT; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY WITH RESPECT TO THE PROJECT IN THE FORM OF (a) A SALES AND USE TAX EXEMPTION AND (b) A PARTIAL REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A TAX AGREEMENT; (v) AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGENT, FINANCIAL ASSISTANCE AND PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT AND TAX AGREEMENT WITH RESPECT TO THE PROJECT, AND (vi) AUTHORIZING THE EXECUTION AND DELIVERY OF RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 565 of the Laws of 1972 of the State of New York, as amended (hereinafter collectively called the "Act"), the **GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER** (hereinafter called the "Agency") was created with the authority and power to own, lease and sell property for the purpose of, among other things, acquiring, constructing and equipping civic, industrial, manufacturing and commercial facilities as authorized by the Act; and

WHEREAS, the Agency previously undertook a certain project (the "2024 Project") for the benefit of **9 LENT AVE., LLC** (the "Company") consisting of: (i) the acquisition by the Agency of a leasehold or other interest in approximately 4.5 acres of real property located at 9 Lent Avenue in the Village of LeRoy, Genesee County, New York and all other lands in the Village of LeRoy where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the "Land", being more particularly described as all or a portion of tax parcel No. 3.-1-46.1) and the existing improvements located thereon, consisting principally of an approximately 32,500 square foot facility (the "2024

3.1

12

Existing Improvements"); (ii) the renovation, reconstruction and operation of the 2024 Existing Improvements, along with utility and site improvements, signage, curbage, landscaping and stormwater retention improvements (collectively, the "2024 Improvements"); and (iii) the acquisition by the Company in and around the 2024 Improvements of certain items of machinery, equipment and other tangible personal property (the "2024 Equipment"; and, together with the Land, 2024 Existing Improvements and the 2024 Improvements, the "2024 Facility"); and

WHEREAS, in furtherance of the 2024 Project, the Agency and Company entered into (i) a Project Agreement, (ii) a Lease Agreement, (iii) a Leaseback Agreement, (iv) a Tax Agreement, and (v) related documents (collectively, the "2024 Agency Documents"), whereby the Agency appointed the Company as agent to undertake the 2024 Project and provided the Company with certain forms of financial assistance (the "2024 Financial Assistance"); and

WHEREAS, the Company has submitted an application (the "Application") to the Agency, a copy of which is on file with the Agency, requesting the Agency's assistance with respect to a certain project (the "Project") consisting of: (i) the acquisition and/or retention by the Agency of a leasehold interest in the Land along with the approximately 32,500 square feet of building improvements located thereon (comprised of the 2024 Existing Improvements, 2024 Improvements, and hereinafter, the "Existing Improvements"); (ii) the planning, design, engineering and construction of an approximately 8,000 square foot building for warehousing and related space, along with related utility and site improvements, access and egress improvements, curbage, sidewalks, landscaping and stormwater retention improvements (collectively, the "Improvements"); and (iii) the acquisition by the Company in and around the Improvements of certain items of machinery, equipment and other tangible personal property (the "Equipment"; and, together with the Land, the Existing Improvements and the Improvements, the "Facility"), such Project to be undertaken by the Agency and the Company primarily through a Project Agreement ("Project Agreement") and the amendment of the 2024 Agency Documents; and

WHEREAS, pursuant to Article 18-A of the Act the Agency desires to adopt a resolution describing the Project and the Financial Assistance (as defined below) that the Agency is contemplating with respect to the Project; and

WHEREAS, it is contemplated that the Agency will (i) negotiate and enter into an agent, financial assistance and project agreement, pursuant to which the Agency will appoint the Company as its agent for the purpose of undertaking the Project (the "Project Agreement"), (ii) negotiate and enter into an amended and restated lease agreement (the "Lease Agreement"), related amended and restated leaseback agreement (the "Leaseback Agreement"), and tax agreement (the "Tax Agreement"), (iii) take and/or retain a leasehold interest in the Land, the Improvements, the Existing Improvements, the Equipment and the personal property constituting the Facility (once the Lease Agreement, Leaseback Agreement and Tax Agreement have been negotiated), and (iv) provide Financial Assistance to the Company in the form of (a) a sales and use tax exemption for purchases and rentals related to the acquisition, reconstruction, renovation and equipping of the Facility and (b) a partial real property tax abatement structure under the Tax Agreement (collectively, the "Financial Assistance"); and

WHEREAS, pursuant to the New York State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto at 6 N.Y.C.R.R. Part 617, as amended (collectively referred to as "SEQRA"), the Agency must satisfy the applicable requirements set forth in SEQRA, as necessary, prior to making a final determination whether to undertake the Project; and

WHEREAS, the Village of LeRoy Planning Board (the "Planning Board"), as lead agency, conducted an uncoordinated review of the Project pursuant to SEQRA, which resulted in the issuance of a negative declaration by the Planning Board, dated December 17, 2024 (the "Negative Declaration") attached hereto as Exhibit A, concluding the SEQRA process; and

WHEREAS, the Financial Assistance provided by the Agency to the Company shall not exceed \$100,000 and, therefore, a public hearing with respect to the Project is not required to be held by the Agency; and

WHEREAS, the Project Agreement, Lease Agreement, Leaseback Agreement, Tax Agreement, Mortgage and related documents with respect to the Project are being negotiated and will be presented to the President/CEO, Chair, and/or Vice Chair of the Agency for execution upon approval of this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER AS FOLLOWS:

Section 1. The Company has presented an Application in a form acceptable to the Agency. Based upon the representations made by the Company to the Agency in the Company's Application, the Agency hereby finds and determines that:

(A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(B) It is desirable and in the public interest for the Agency to appoint the Company as its agent for purposes of undertaking the Project; and

(C) The Agency has the authority to take the actions contemplated herein under the Act; and

(D) The action to be taken by the Agency will induce the Company to develop the Project, thereby increasing employment opportunities in Genesee County, New York, and otherwise furthering the purposes of the Agency as set forth in the Act; and

(E) The Project will not result in the removal of a civic, commercial, industrial, or manufacturing plant of the Company or any other proposed occupant of the Project from one area of the State of New York (the "State") to another area of the State or result in the

abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the Agency hereby finds that, based on the Company's application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries; and

(F) The Planning Board has conducted an uncoordinated review of the Project pursuant to SEQRA. The Planning Board classifying the Project as an "Unlisted" action pursuant to SEQRA. The Agency, having reviewed the materials presented by the Company, including but not limited to, the Short Environmental Assessment Form and Negative Declaration, further determines that the Project does not pose a potential significant adverse environmental impact and thus ratifies the Negative Declaration previously issued by the Planning Board pursuant to 6 NYCRR Part 617.7.

Section 2. Based upon representations and warranties made by the Company in the Application, the Agency hereby authorizes and approves the Company, as its agent, to make purchases of goods and services relating to the Project, that would otherwise be subject to State and local sales and use tax in an amount up to **\$165,000.00**, which result in State and local sales and use tax exemption benefits ("Sales and Use Tax Exemption Benefits") not to exceed **\$13,200.00**. The Agency agrees to consider any requests by the Company for increase to the amount of Sales and Use Tax Exemption Benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services.

Section 3. Pursuant to Section 875(3) of the Act, the Agency may recover or recapture from the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, any Sales and Use Tax Exemption Benefits taken or purported to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, if it is determined that: (i) the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, is not entitled to the Sales and Use Tax Exemption Benefits; (ii) the Sales and Use Tax Exemption Benefits are in excess of the amounts authorized to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project; (iii) the Sales and Use Tax Exemption Benefits are for property or services not authorized by the Agency as part of the Project; or (iv) the Sales and Use Tax Exemption Benefits are taken in cases where the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, fails to comply with a material term or condition to use property or services in the manner approved by the Agency in connection with the Project. As a condition precedent of receiving Sales and Use Tax Exemption Benefits, the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, shall (i) cooperate with the Agency in its efforts to recover or recapture any Sales and Use Tax Exemption Benefits, and (ii) promptly pay over any such amounts to the Agency that the Agency demands.

Section 4. Subject to the Company executing the Agent Agreement and the delivery

to the Agency of a binder, certificate or other evidence of liability insurance policy for the Project satisfactory to the Agency, the Agency hereby authorizes the Company to proceed with the undertaking of the Project and hereby appoints the Company as the true and lawful agent of the Agency: (i) to undertake the Project; (ii) to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agent for the Agency with the authority to delegate such agency, in whole or in part, to agents, subagents, contractors, and subcontractors of such agents and subagents and to such other parties as the Company chooses; and (iii) in general, to do all things which may be requisite or proper for completing the Project, all with the same powers and the same validity that the Agency could do if acting in its own behalf; provided, however, the Agent Agreement shall expire on **December 31, 2025** (unless extended for good cause by the President/CEO of the Agency) if the Lease Agreement, Leaseback Agreement, Tax Agreement contemplated have not been executed and delivered.

Section 5. The President/CEO, Chair, and/or Vice Chair of the Agency are hereby authorized, on behalf of the Agency, to execute (i) the Agent Agreement, pursuant to which the Agency appoints the Company as its agent to undertake the Project, (ii) a Lease Agreement, pursuant to which the Company leases the Project to the Agency, and (iii) a related Leaseback Agreement, pursuant to which the Agency leases its interest in the Project back to the Company, (iv) the Tax Agreement, and (v) related documents; *provided that* (i) the rental payments under the Leaseback Agreement include payments of all costs incurred by the Agency arising out of or related to the Project and indemnification of the Agency by the Company for actions taken by the Company and/or claims arising out of or related to the Project and (ii) the terms of the Tax Agreement are consistent with the Agency's Uniform Tax Exemption Policy or the procedures for deviation therefrom have been complied with.

Section 6. The President/CEO, Chair, and/or Vice Chair of the Agency are hereby authorized, on behalf of the Agency, to execute, deliver and record a mortgage, assignment of leases and rents, security agreement, UCC-1 Financing Statements and all documents reasonably contemplated by these resolutions or required by any lender in such forms as approved by counsel to the Agency up to a maximum principal amount necessary to undertake the Project, acquire the Facility and/or finance or refinance equipment and other personal property and related transactional costs (hereinafter, with the Agent Agreement, Lease Agreement, Leaseback Agreement and Tax Agreement, collectively called the "Agency Documents"); and, where appropriate, the Secretary or Assistant Secretary of the Agency is hereby authorized to affix the seal of the Agency to the Agency Documents and to attest the same, all with such changes, variations, omissions and insertions as the President/CEO, Chair, and/or Vice Chair of the Agency shall approve, the execution thereof by the President/CEO, Chair, and/or Vice Chair of the Agency to constitute conclusive evidence of such approval; provided, in all events, recourse against the Agency is limited to the Agency's interest in the Project.

Section 7. The Financial Assistance provided by the Agency to the Company shall not exceed \$100,000 and, therefore, a public hearing is not required to be held by the Agency.

Section 8. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees,

charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 10. These Resolutions shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

	<i>Yea</i>	<i>Nay</i>	<i>Absent</i>	<i>Abstain</i>
Peter Zelif	[]	[]	[]	[]
Matthew Gray	[]	[]	[]	[]
Paul Battaglia	[]	[]	[]	[]
Craig Yunker	[]	[]	[]	[]
Kathleen Manne	[]	[]	[]	[]
Marianne Clattenburg	[]	[]	[]	[]
Chandy Kemp	[]	[]	[]	[]

The Resolutions were thereupon duly adopted.

CERTIFICATION
(9 Lent Ave., LLC Project)

STATE OF NEW YORK)
COUNTY OF GENESEE) SS.:

I, the undersigned Secretary of the Genesee County Industrial Development Agency d/b/a Genesee County Economic Development Center, DO HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of the Genesee County Industrial Development Agency d/b/a Genesee County Economic Development Center (the "Agency"), including the resolution contained therein, held on December 18, 2024, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY, that all members of said Agency had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY, that there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY, that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Agency this _____ day of _____, 2024.

Secretary

EXHIBIT A

Negative Declaration of Village of LeRoy Planning Board

[See Attached]

MB
12/12/24

Customer Information			
Potential Customer:	Appletree Acres, LLC	Opportunity Type:	Expansion
Project Street Address:	Roxbury Lane	Opportunity Product:	Property & Sales Taxes Only
City/Town/Village:	Town of Bergen//Bergen	Type of Project:	Expansion
Project Description:	Apple Tree Acres Phase 2	New Jobs:	4
Total Capital Investment:	\$1,015,000	Retained Jobs:	N/A
Incentive Amount:	\$190,945	School District:	Byron- Bergen
Benefited Amount:	\$1,015,000	PILOT Applicable:	Increase in assessed value of land and/or other buildings (pre-project value of land and or buildings excluded)

Project Information

Organization:	GCEDC		
Opportunity Source:	Direct/Personal Contact	Date of Public Hearing:	TBD
Initial Acceptance Date:	12/18/2024	Inducement Date:	TBD

Opportunity Summary: Appletree Acres, LLC is proposing to construct a 15,000 square-foot expansion to an existing 50,000 square-foot warehouse located at the Apple Tree Acres corporate park.

The \$1,015,000 project proposes creating 4 FTEs with an estimate salary range of \$45,000 to \$65,000 annually plus benefits.

The project is requesting assistance form the GCEDC with a sale tax exemption estimated at \$48,160 and a property tax abatement estimated at \$142,785 based on the incremental increase in assessed value via a new traditional 10-year PILOT.

Economic Impact: The Fiscal Impacts (discounted value) on Local Benefits totals \$2,998,764 (\$2,888,207 in payroll and \$110,557 to the public in tax revenues). See attached MRB Cost Benefit Calculator.

For every \$1 of public benefit the company is investing \$19 into the local economy.

Project Detail (Total Capital Investment)

Building Cost (Construction):	\$945,000 ✓
Equipment (non-taxable):	\$35,000 ✓
Equipment (Taxable)	\$10,000 ✓
Other Project Investment:	\$25,000 ✓
Total Capital Investment:	\$1,015,000 ✓

Estimated Benefits Provided

Sales Tax Exempt:	\$48,160 ✓
Property Tax Exempt:	\$142,785
Total Estimated Tax Incentives Provided:	\$190,945

Genesee County Industrial Development Agency

MRB Cost Benefit Calculator

Date: December 11, 2024
 Project Title: Appletree Acres, LLC Phase 2
 Project Location: Bergen, NY



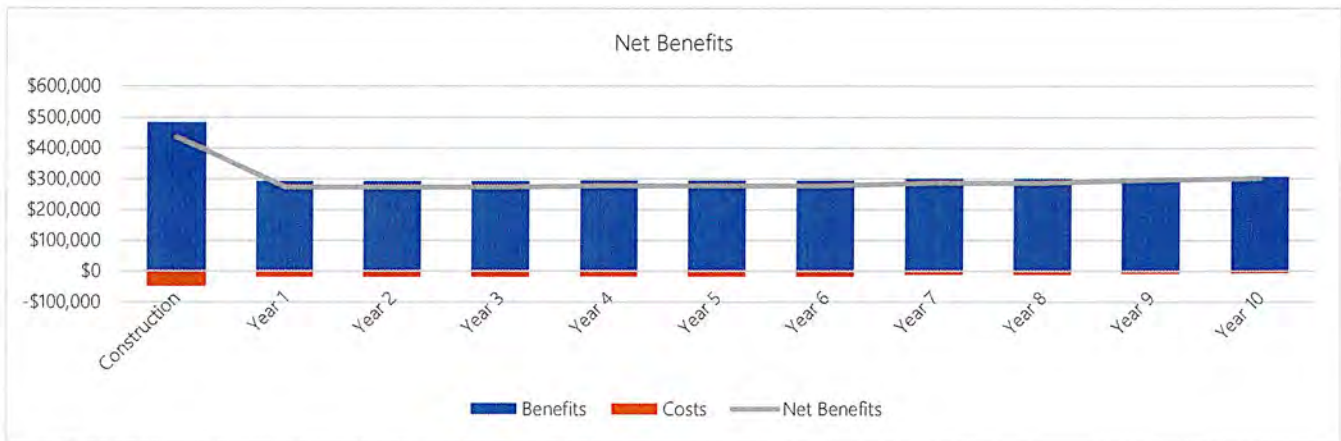
Economic Impacts

Summary of Economic Impacts over the Life of the PILOT
 Project Total Investment
 \$1,015,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	5	1	6
Earnings	\$390,792	\$65,575	\$456,367
Local Spend	\$945,000	\$235,321	\$1,180,321

Ongoing (Operations) Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	4	1	5
Earnings	\$2,200,000	\$507,283	\$2,707,283

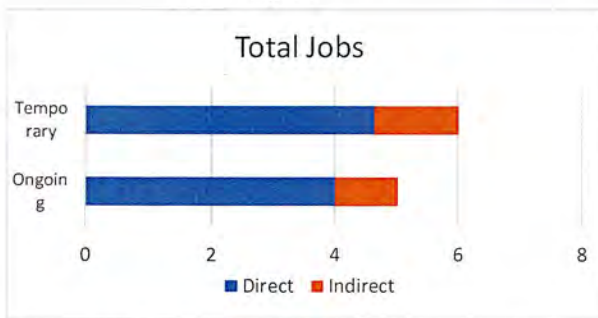
Figure 1



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

Figure 2

Figure 3



Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$142,789	\$130,569
Sales Tax Exemption	\$48,160	\$48,160
Local Sales Tax Exemption	\$24,080	\$24,080
State Sales Tax Exemption	\$24,080	\$24,080
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$190,949	\$178,729

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$3,288,937	\$2,998,764
To Private Individuals	\$3,163,650	\$2,888,207
Temporary Payroll	\$456,367	\$456,367
Ongoing Payroll	\$2,707,283	\$2,431,840
Other Payments to Private Individuals	\$0	\$0
To the Public	\$125,287	\$110,557
Increase in Property Tax Revenue	\$95,191	\$83,199
Temporary Jobs - Sales Tax Revenue	\$3,195	\$3,195
Ongoing Jobs - Sales Tax Revenue	\$18,951	\$17,023
Other Local Municipal Revenue	\$7,950	\$7,141
State Benefits	\$164,510	\$150,187
To the Public	\$164,510	\$150,187
Temporary Income Tax Revenue	\$20,537	\$20,537
Ongoing Income Tax Revenue	\$121,828	\$109,433
Temporary Jobs - Sales Tax Revenue	\$3,195	\$3,195
Ongoing Jobs - Sales Tax Revenue	\$18,951	\$17,023
Total Benefits to State & Region	\$3,453,447	\$3,148,951

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$2,998,764	\$154,649	19:1
State	\$150,187	\$24,080	6:1
Grand Total	\$3,148,951	\$178,729	18:1

*Discounted at 2%

Additional Comments from IDA

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

MRB Cost Benefit Calculator

Genesee County Industrial Development Agency

Date
 Project Title
 Project Location

Construction Phase - Project Assumptions

Project Costs

Project Costs
 Enter total project costs:
 Local Construction Spending*
 % of locally sourced materials and labor
 In-region construction spending

Construction Economic Impacts

Industry	NAICS	% of Total Investment	Investment by Type
Industrial Building Construction	236210	100%	\$945,000
[Not Applicable]	0		\$0
[Not Applicable]	0		\$0
		100%	\$945,000

Most projects will only have one line related to construction type.

Operation Phase - Project Assumptions

Jobs and Earnings from Operations

NAICS Lookup

Year 1 - Enter NAICS

	NAICS	Count	Per Job Annual Earnings	Total Earnings
General Warehousing and Storage	493110	4	\$55,000	\$220,000
	0			\$0
	0			\$0
	0			\$0
	0			\$0
	0			\$0
Total		4		\$220,000

Year 2

	NAICS	Count	Per Job Annual Earnings	Total Earnings
General Warehousing and Storage	493110	4	\$55,000	\$220,000
	0			\$0
	0			\$0
	0			\$0
	0			\$0
	0			\$0
Total		4		\$220,000

Year 3+ (Full Employment)

	NAICS	Count	Per Job Annual Earnings	Total Earnings
General Warehousing and Storage	493110	4	\$55,000	\$220,000
	0			\$0
	0			\$0
	0			\$0
	0			\$0
	0			\$0
Total		4		\$220,000

Fiscal Impact Assumptions

Estimated Costs of Incentives

Sales Tax Exemption	%	Value	PILOT Term (Years)	<input type="text" value="10"/>
Local Sales Tax Rate	4.00%	\$48,160	Escalation Factor	<input type="text" value="0%"/>
State Sales Tax Rate	4.00%	\$24,080	Discount Factor	<input type="text" value="2%"/>
Mortgage Recording Tax Exemption				
Local	0.50%	\$0		
State	0.50%	\$0		
Total Costs		\$190,949	<i>includes PILOT exemption, calculated below.</i>	

may
12/12/24



Project Name: Appletree Acres, LLC

Board Meeting Date: December 18, 2024

STATEMENT OF COMPLIANCE OF PROJECT CRITERIA LISTED IN UNIFORM TAX EXEMPTION POLICY (UTEP)

PROJECT DESCRIPTION:

Appletree Acres, LLC is proposing to construct a 15,000[✓] square-foot expansion to an existing 50,000 square-foot warehouse located at the Apple Tree Acres corporate park.

The \$1,015,000[✓] project proposes creating 4[✓] FTEs with an estimated salary range of \$45,000[✓] to \$65,000 annually plus benefits.

The project is requesting assistance from the GCEDC with a sale tax exemption estimated at \$48,160 and a property tax abatement estimated at \$142,785 based on the incremental increase in assessed value via a new traditional 10-year PILOT.

Criteria #1 – The Project pledges to create and/or retain quality, good paying jobs in Genesee County.

Project details: The project is planning on creating 4[✓] direct jobs with annual salaries of between \$45,000 and \$65,000 with benefits.

Board Discussion:

Board Concurrence: YES NO If no, state justification:

Criteria #2- Completion of the Project will enhance the long-term tax base and/or make a significant capital investment.

Project details: The project will enhance long term tax base with an investment of \$1.015[✓] million and construction of a 15,000 sq. ft. expansion in the Town of Bergen.

Board Discussion:

Board Concurrence: YES NO If no, state justification:

Criteria #3- The Project will contribute towards creating a “livable community” by providing a valuable product or service that is underserved in Genesee County.

Project details: N/A.

Board Discussion:

Board Concurrence: YES NO If no, state justification:

Criteria #4: The Board will review the Agency’s Fiscal and Economic Impact analysis of the Project to determine if the Project will have a meaningful and positive impact on Genesee County. This calculation will include the estimated value of any tax exemptions to be provided along with the estimated additional sources of revenue for municipalities and school districts that the proposed project may provide.

The Fiscal Impacts (discounted value) on Local Benefits totals \$2,998,764[✓] (\$2,888,207 in payroll and \$110,557[✓] to the public in tax revenues). See attached MRB Cost Benefit Calculator.

Project details: For every \$1 of public benefit the company is investing \$19[✓] into the local economy.

Board Discussion:

Board Concurrence: YES NO If no, state justification:

Criteria #5: The Project is included in one of the Agency’s strategic industries: Agri-Business and Food Processing, Manufacturing, Advanced Manufacturing and Nano-Enabled Manufacturing, Life Sciences and Medical Device.

Project details: N/A.

Board Discussion:

Board Concurrence: YES NO If no, state justification:

Criteria #6: The Project will give a reasonable estimated timeline for the completion of the proposed project.

Project details: The project is planning to begin construction in January 2025 and be operational in 24 months.

Board Discussion:

Board Concurrence: YES NO If no, state justification:

mm
12/14/24

INITIAL RESOLUTION
(Appletree Acres LLC Project)

A regular meeting of the Genesee County Industrial Development Agency d/b/a Genesee County Economic Development Center was convened on Wednesday, December 18, 2024.

The following resolution was duly offered and seconded, to wit:

Resolution No. 12/2024 - _____

RESOLUTION OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER (THE "AGENCY") (i) ACCEPTING AN APPLICATION OF APPLETREE ACRES LLC WITH RESPECT TO A CERTAIN PROJECT (AS DEFINED BELOW, THE "PROJECT"), (ii) AUTHORIZING A PUBLIC HEARING WITH RESPECT TO THE PROJECT, AND (iii) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE AGENCY WITH RESPECT TO THE PROJECT.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 565 of the Laws of 1970 of the State of New York, as amended (hereinafter collectively called the "Act"), the **GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY d/b/a GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER** (the "Agency") was created with the authority and power to own, lease and sell property for the purpose of, among other things, acquiring, constructing and equipping industrial, manufacturing and commercial facilities as authorized by the Act; and

WHEREAS, the Agency previously undertook a certain project (the "2022 Project") for the benefit of **APPLETREE ACRES LLC**, for itself or on behalf of an entity formed or to be formed by it or on its behalf (the "Company") consisting of: (i) the acquisition by the Agency of a leasehold or other interest in certain property located at Buffalo Road, Town of Bergen, Genesee County, New York (the "Land", being more particularly identified as tax parcel No. 13.-1-59.221) and the existing improvements located thereon, consisting principally of the existing approximately 60,000 square-foot building (the "2022 Existing Improvements"); (ii) the planning, design, construction and operation of an approximately 50,000 square-foot building to be utilized as a warehouse and storage facility (the "2022 Improvements"); and (iii) the acquisition by the Company in and around the 2022 Improvements of certain items of machinery, equipment and other tangible personal property (the "2022 Equipment"; and, together with the Land and the 2022 Improvements, the "2022 Facility"); and

WHEREAS, in furtherance of the 2022 Project, the Agency and Company entered into (i) a Project Agreement, (ii) a Lease Agreement, (iii) a Leaseback Agreement, (iv) a Tax Agreement, and (v) related documents (collectively, the "2022 Agency Documents"), whereby the Agency appointed the Company as agent to undertake the 2022 Project and provided the Company with certain forms of financial assistance (the "2022 Financial Assistance"); and

WHEREAS, the Company has submitted an application to the Agency requesting the Agency's assistance with a certain project (the "Project") consisting of (i) the acquisition and/or retention by the Agency of a leasehold interest the Land along with the approximately 110,000 square feet of building improvements located thereon (comprised of the 2022 Existing Improvements, 2022 Improvements, and hereinafter, the "Existing Improvements"); (ii) the planning, design, construction and reconstruction of improvements to the Existing Improvements, including an approximately 15,000 square foot addition to the Existing Improvements for an aggregate total of approximately 125,000 square feet of building space to be owned and operated by the Company for expanded warehousing space, along with related utility and site improvements, parking lots, access and egress improvements, signage, curbage, sidewalks, landscaping and stormwater retention improvements (collectively, the "Improvements"); and (iii) the acquisition by the Company in and around the Improvements of certain items of machinery, equipment and other tangible personal property (the "Equipment"; and, together with the Land and the Improvements, the "Facility"), such Project to be undertaken by the Agency and the Company primarily through a Project Agreement ("Project Agreement") and the amendment of the 2022 Agency Documents; and

WHEREAS, pursuant to Article 18-A of the Act, the Agency desires to adopt a resolution describing the Project and the Financial Assistance (as defined below) that the Agency is contemplating with respect to the Project; and

WHEREAS, it is contemplated that the Agency will (i) hold a public hearing, (ii) designate the Company as agent of the Agency for the purpose of undertaking the Project pursuant to a project agreement (the "Project Agreement"), (iii) negotiate and enter into an amended and restated lease agreement (the "Lease Agreement"), an amended and restated leaseback agreement (the "Leaseback Agreement"), a tax agreement (the "Tax Agreement") and related documents, (iv) take a leasehold interest in the Land, the Existing Improvements, the Improvements, the Equipment and the personal property constituting the Project (once the Lease Agreement, the Leaseback Agreement and the Tax Agreement have been negotiated), and (v) provide Financial Assistance to the Company in the form of (a) a sales and use tax exemption for purchases and rentals related to the acquisition, construction, reconstruction, renovation and equipping of the Facility and (b) a partial real property tax abatement structured through the Tax Agreement (collectively, the "Financial Assistance").

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER AS FOLLOWS:

Section 1. The Company has presented an Application in a form acceptable to the Agency. Based upon the representations made by the Company to the Agency in the Application, the Agency hereby finds and determines that:

(A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(B) It is desirable and in the public interest for the Agency to appoint the Company as its agent for purposes of acquiring, constructing and equipping the Project; and

(C) The Agency has the authority to take the actions contemplated herein under the Act; and

(D) The action to be taken by the Agency will induce the Company to develop the Project, thereby increasing employment opportunities in Genesee County, New York, and otherwise furthering the purposes of the Agency as set forth in the Act; and

(E) The Project will not result in the removal of a facility or a commercial, industrial, or manufacturing plant of the Company or any other proposed occupant of the Project from one area of the State of New York (the "State") to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the Agency hereby finds that, based on the Application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries.

Section 2. The Agency is hereby authorized to conduct a public hearing in compliance with the Act.

Section 3. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 4. These Resolutions shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

	<i>Yea</i>	<i>Nay</i>	<i>Absent</i>	<i>Abstain</i>
Peter Zeliff	[]	[]	[]	[]
Matthew Gray	[]	[]	[]	[]
Paul Battaglia	[]	[]	[]	[]
Craig Yunker	[]	[]	[]	[]
Kathleen Manne	[]	[]	[]	[]
Marianne Clattenburg	[]	[]	[]	[]
Chandy Kemp	[]	[]	[]	[]

The Resolutions were thereupon duly adopted.

CERTIFICATION
(Appletree Acres LLC Project)

STATE OF NEW YORK)
COUNTY OF GENESEE) ss.:

I, the undersigned Secretary of the Genesee County Industrial Development Agency d/b/a Genesee County Economic Development Center, DO HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of the Genesee County Industrial Development Agency d/b/a Genesee County Economic Development Center (the "Agency"), including the resolution contained therein, held on December 18, 2024, with the original thereof on file at the Agency's office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY, that all members of said Agency had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY, that there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY, that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Agency this ____ day of _____, 2024.

Secretary

3.2

31

Site Plan Approval fees

Discussion: The Town of Alabama completed the site plan review of the on site water tank at STAMP. They incurred consultants fees in conjunction with this review.

Fund commitment: \$7,242.92 included in the \$56 million or operation funds.

Committee action request: Recommend approval to pay site plan fees of \$7,242.92.

Invoice

TOWN OF ALABAMA

TO: GCEDC
 99 MedTech Dr., Suite 106
 Batavia, NY 14020

<i>Invoice Date</i>	
December 9, 2024	

<i>Original Inv.</i>	<i>Description</i>	<i>Phase</i>	<i>Amount</i>
	GCEDC Water Tank on STAMP		
	8/8/24 to 12/5/24 Attorney Fees		
	Invoice attached		\$ 1,400.00

Total Amount Due			\$ 1,400.00
-------------------------	--	--	--------------------

Please make checks payable to Town Of Alabama and send to 2218 Judge Road Oakfield, NY 14125

BOYLAN LAW OFFICE, LLP

ATTORNEYS AND COUNSELORS AT LAW
P.O. BOX 307, 45 WEST MAIN STREET
LE ROY, NEW YORK 14482-0307
(585) 768-8148 FAX (585) 768-7738

PAUL S. BOYLAN
MARK S. BOYLAN

PAUL A. BOYLAN
(1902-1997)
LAURENCE W. BOYLAN
(RETIRED)

December 5, 2024

TOWN OF ALABAMA
ROBERT CROSSEN, SUPERVISOR
2218 JUDGE ROAD
OAKFIELD, NY 14125

SERVICES FROM AUGUST 8, 2024 THROUGH DECEMBER 5, 2024

To all services in connection with the GCEDC Fire Suppression Tank at the STAMP site, conferences with Supervisor Crossen, CEO of GCEDC Mark Masse, Jeremy DeLyser, Engineer CPL Team, Town Engineer Rob Klavoon, attendance at November 11, 2024 Town Board meeting

4 hrs. @ \$350.00/hr.= \$1,400.00

TOTAL DUE BOYLAN LAW OFFICE, LLP

Invoice

TOWN OF ALABAMA

TO: GCEDC
 99 MedTech Dr., Suite 106
 Batavia, NY 14020

	<i>Invoice Date</i>		
	October 21, 2024		

<i>Original Inv.</i>	<i>Description</i>	<i>Phase</i>	<i>Amount</i>
	GCEDC Water Tank on STAMP		
	May through July 2024 Expenses Spreadsheet and Invoices attached		\$ 5,842.92

	Total Amount Due		\$ 5,842.92

Please make checks payable to Town Of Alabama and send to 2218 Judge Road Oakfield, NY 14125



375 Essjay Road, Suite 200
Williamsville, NY 14221

INVOICE

Invoice Number: 436011-2
Date: June 13, 2024
Project Number: 436011

Town of Alabama
2218 Judge Road
Oakfield, NY 14215

Alabama (T) GCEDC Tank Site Plan

For Professional Services Rendered Through: May 31, 2024

Contract Amount

Phase	Contract Amount	Total Billed	Percent Complete	Previously Billed	Current Amount
010 Site Plan Review	\$5,000.00	\$1,310.40	26.21%	\$643.86	\$666.54
	\$5,000.00	\$1,310.40		\$643.86	\$666.54

Invoice Total \$666.54

Please Remit Payments To:
Wendel
375 Essjay Road, Suite 200
Williamsville, NY 14221

A 1440.40
#136

6.1

31

Wendel

Backup

Invoice #: 436011-2
 Date: June 13, 2024
 Project: 436011

For Professional Services Rendered Through: May 31, 2024

010 - Site Plan Review

Professional Services

	Date	Hours	Rate	Amount
Civil Engineer 7				
Klavoon, Robert D	5/28/2024	1.50	250.00	\$375.00
Klavoon, Robert D	5/31/2024	1.00	250.00	\$250.00
Totals		2.50		\$625.00
				\$625.00

Reimbursable Expenses

	Date	Qty	Unit Rate	Amount
Klavoon, Robert D - Mileage-Personal Vehicle	5/20/2024	62.00	.67	\$41.54
Totals				\$41.54
				\$41.54

010 - Site Plan Review Total:

\$666.54

Backup Total \$666.54

6.1

38

BOYLAN LAW OFFICE, LLP

ATTORNEYS AND COUNSELORS AT LAW
P.O. BOX 307, 45 WEST MAIN STREET
LE ROY, NEW YORK 14482-0307
(585) 768-8148 FAX (585) 768-7738

PAUL S. BOYLAN
MARK S. BOYLAN

PAUL A. BOYLAN
(1902-1997)
LAURENCE W. BOYLAN
(RETIRED)

August 7, 2024

#160

TOWN OF ALABAMA
ROBERT CROSSEN, SUPERVISOR
2218 JUDGE ROAD
OAKFIELD, NY 14125

SERVICES FROM MAY 9, 2024 THROUGH AUGUST 7, 2024

To all services in connection with the GCEDC Fire Suppression Tank at the STAMP site, conferences with Supervisor Crossen, CEO of GCEDC Mark Masse, Jeremy DeLyser, Engineer CPL Team, Town Engineer Rob Klavoon, Steve Mountain Engineer at Town of Batavia, attendance at June 17, 2024 Town Planning Board meeting

A1400.42

6.5 hrs. @ \$350.00/hr.= \$2,275.00

6.1

39



375 Essjay Road, Suite 200
Williamsville, NY 14221

INVOICE

Invoice Number: 436011-3
Date: July 15, 2024
Project Number: 436011

Town of Alabama
2218 Judge Road
Oakfield, NY 14215

Alabama (T) GCEDC Tank Site Plan

For Professional Services Rendered Through: June 30, 2024

For work related to the review of the GCEDC tank site plan.

Contract Amount

Phase	Contract Amount	Total Billed	Percent Complete	Previously Billed	Current Amount
010 Site Plan Review	\$5,000.00	\$2,595.24	51.90%	\$1,310.40	\$1,284.84
	\$5,000.00	\$2,595.24		\$1,310.40	\$1,284.84

Invoice Total \$1,284.84

Please Remit Payments To:
Wendel
375 Essjay Road, Suite 200
Williamsville, NY 14221

Handwritten:
A1440.40
#154

6-1

40

Wendel

Backup

Invoice #: 436011-3
 Date: July 15, 2024
 Project: 436011

For Professional Services Rendered Through: June 30, 2024

010 - Site Plan Review

Professional Services

	Date	Hours	Rate	Amount
Civil Engineer 7				
Klavoon, Robert D	6/14/2024	1.00	250.00	\$250.00
Klavoon, Robert D	6/17/2024	2.00	250.00	\$500.00
Klavoon, Robert D	6/26/2024	1.00	250.00	\$250.00
Principal 2				
Reilly, Andrew C	6/17/2024	1.00	250.00	\$250.00
Totals		5.00		\$1,250.00
				\$1,250.00

Reimbursable Expenses

	Date	Qty	Unit Rate	Amount
Klavoon, Robert D - Mileage-Personal Vehicle	6/17/2024	52.00	.67	\$34.84
Totals				\$34.84
				\$34.84

010 - Site Plan Review Total:

\$1,284.84

Backup Total \$1,284.84

6.1

41



375 Essjay Road, Suite 200
 Williamsville, NY 14221

INVOICE

Invoice Number: 436011-4
 Date: August 05, 2024
 Project Number: 436011

Town of Alabama
 2218 Judge Road
 Oakfield, NY 14215

Alabama (T) GCEDC Tank Site Plan

For Professional Services Rendered Through: July 28, 2024

For work related to the review of the GCEDC tank site plan.

Contract Amount

Phase	Contract Amount	Total Billed	Percent Complete	Previously Billed	Current Amount
010 Site Plan Review	\$5,000.00	\$4,011.78	80.24%	\$2,595.24	\$1,416.54
	\$5,000.00	\$4,011.78		\$2,595.24	\$1,416.54

Invoice Total \$1,416.54

Please Remit Payments To:
 Wendel
 375 Essjay Road, Suite 200
 Williamsville, NY 14221

Outstanding Accounts Receivable

Invoice		0 - 30	31 - 60	61-90	Over 90	Balance
436011-3	7/16/2024	\$1,284.84	\$0.00	\$0.00	\$0.00	\$1,284.84
Total:		\$1,284.84	\$0.00	\$0.00	\$0.00	\$1,284.84

Airtel to
8/16/24

6.1

42

Wendel

Backup

Invoice #: 436011-4
 Date: August 05, 2024
 Project: 436011

For Professional Services Rendered Through: July 28, 2024

010 - Site Plan Review

Professional Services

	Date	Hours	Rate	Amount
Civil Engineer 7				
Klavoon, Robert D	7/11/2024	2.00	250.00	\$500.00
Klavoon, Robert D	7/15/2024	2.00	250.00	\$500.00
Klavoon, Robert D	7/16/2024	.50	250.00	\$125.00
Principal 2				
Reilly, Andrew C	7/3/2024	.50	250.00	\$125.00
Reilly, Andrew C	7/11/2024	.50	250.00	\$125.00
Totals		5.50		\$1,375.00
				\$1,375.00

Reimbursable Expenses

	Date	Qty	Unit Rate	Amount
Klavoon, Robert D - Mileage-Personal Vehicle	7/15/2024	62.00	.67	\$41.54
Totals				\$41.54
				\$41.54

010 - Site Plan Review Total:

\$1,416.54

Backup Total \$1,416.54

6.1

43

Builders Risk Insurance for substation construction

Discussion: In connection with the construction of the substation, Tompkins has recommended that the GCEDC obtain builders risk insurance for the work.

1. Selective Insurance Proposal- Annual premium of \$19,856, with a \$25000 deductible. Included was \$671.00 of terrorism premium which can be excluded. Unfortunately Selective cannot include equipment breakdown coverage due to the type of project it is. Selective did include \$250,000 for soft cost. and included \$250,000 limit at temporary locations and in-transit.
2. Travelers Insurance Proposal- Annual premium is \$61,340 with a \$50000 deductible. \$100,000 of soft costs was included in the proposal and equipment breakdown is included. Travelers included a limit of \$2,500,000 for transit and temporary locations.
3. Acadia- Did not submit a bid.

Some assistance with terminology,

- Hard cost represents the cost of the actual construction of the project. We were basing proposals of your contract price of \$40,355,000
- Soft cost represent design and engineering cost. I see in the cost breakout there were some engineering fees which we might want to reclassify
- Premiums are annual premiums. For the 2nd year we would extend the policy to include the 2nd year and policy would be eligible for pro-rated cancellation
- we did not include any coverage for earthquake or flood coverage but we could consider if needed
- Equipment breakdown coverage could be important in the final stages of the project when the new substation goes live and before it is accepted as completed.

Fund Commitment: \$19,856 annual premium.

Board Action Request: Approval of Builders Risk insurance coverage with Selective at an annual premium of \$19,856 to be paid out of the \$56 million or operating funds.

**INLAND MARINE
NON-BINDING PROPOSAL FOR:
GENESEE COUNTY INDUSTRIAL
DEVELOPMENT AGENCY, INC.
99 MEDTECH DRIVE SUITE 106
BATAVIA, NY 14020**

**PREPARED FOR:
TOMPKINS INS AGENCIES
90 MAIN ST
BATAVIA, NY 14020
Attn: Jeanne Prill
Phone. 607-257-6035**

Date of Proposal: 12/10/2024
Time: 15:41 EST
Quote Number: 001 - 001
SAI: 3776H7258

Account Executive: Caitlin Palumbo
Phone: 860-277-1018
E Mail Address: CPALUMB2@travelers.com

Account Manager: Rui Martins
Phone: 860-954-1405
E Mail Address: RMARTINS@travelers.com

COMPANY

Travelers Indemnity Company

THE FOLLOWING OUTLINES THE COVERAGE FORMS, LIMITS OF INSURANCE, POLICY ENDORSEMENTS AND OTHER TERMS AND CONDITIONS PROVIDED IN THIS PROPOSAL/QUOTE. ANY POLICY COVERAGES, LIMITS OF INSURANCE, POLICY ENDORSEMENTS, COVERAGE SPECIFICATIONS, OR OTHER TERMS AND CONDITIONS THAT YOU HAVE REQUESTED THAT ARE NOT INCLUDED IN THIS PROPOSAL/QUOTE HAVE NOT BEEN AGREED TO BY TRAVELERS. PLEASE REVIEW THIS PROPOSAL/QUOTE CAREFULLY AND IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT YOUR TRAVELERS REPRESENTATIVE.

THIS PROPOSAL/QUOTE DOES NOT AMEND, OR OTHERWISE AFFECT, THE PROVISIONS OF COVERAGE OF ANY RESULTING INSURANCE POLICY ISSUED BY TRAVELERS. IT IS NOT A REPRESENTATION THAT COVERAGE DOES OR DOES NOT EXIST FOR ANY PARTICULAR CLAIM OR LOSS UNDER ANY SUCH POLICY. COVERAGE DEPENDS ON THE APPLICABLE PROVISIONS OF THE ACTUAL POLICY ISSUED, THE FACTS AND CIRCUMSTANCES INVOLVED IN THE CLAIM OR LOSS AND ANY APPLICABLE LAW.

THIS PROPOSAL IS VALID FOR 30 DAYS OR UNTIL THE PROPOSED EFFECTIVE DATE, WHICHEVER IS SOONER, UNLESS OTHERWISE INDICATED.

Account Name:
GENESEE COUNTY INDUSTRIAL
DEVELOPMENT AGENCY, INC.
Proposal Date: 12/10/2024
Proposed Effective Date: 01/01/2025

Quote Number: 001 - 001
Proposed Expiration Date: 06/01/2026

CONSTRUCTION PAK - BUILDERS' RISK
CM T2 21 Construction Pak – Builders' Risk Coverage Form

Project 1

COVERAGE AND LIMITS OF INSURANCE

Description: New construction of an electrical substation for the STAMP Mega-Site.
Estimated Total Project Value: \$40,355,000
Job Site Location: CROSBY ROAD, ALABAMA, NY, 14013

The following Limits of Insurance are the most we will pay at the job site shown above unless a more specific Limit of Insurance is shown elsewhere in this proposal:

Covered Property Limit of Insurance: \$40,355,000
Special Time Element Limit of Insurance: Not Covered

The following coverage options apply only when indicated by an 'X':

	<u>Occurrence Limit</u>	<u>Annual Aggregate Limit</u>
<input type="checkbox"/> Earth Movement <input type="checkbox"/> Earthquake	\$	\$
<input type="checkbox"/> Flood	\$	\$

DEDUCTIBLE

Deductible applying to Covered Property shown above unless a more specific Deductible is shown below: \$50,000

The Deductible shown below applies for the coverage option indicated by an 'X':

Earth Movement Earthquake:
 \$
 % subject to \$ minimum and \$ maximum
 Flood:
 \$
 % subject to \$ minimum and \$ maximum

COINSURANCE

No Coinsurance Applies

PREMIUM

Flat Premium

Annual Rate: \$0.1520
Annual Premium: \$61,340
Project Term Premium: \$86,735

Premiums below are included in the premium shown above:

Breakdown of Equipment Annual Premium: Included
Breakdown of Equipment Project Term Premium: Included

6.2

46

Limit of Insurance Applying to Covered Property In:

Transit:	\$2,500,000
Temporary Storage:	\$2,500,000

Coverage Extensions

Limit of Insurance

Expediting Expense and Extra Expense:	\$100,000
Fire Protective Systems:	\$100,000
Landscaping:	\$50,000
Soft Costs:	\$100,000
Temporary Works Other Than Covered Property:	\$50,000
Valuable Papers and Records:	\$100,000

Additional Coverages

Additional Cost of Construction Materials and Labor:	\$100,000
Claim Data Expenses:	\$50,000
Construction Contract Penalty:	\$50,000
Debris Removal Increase:	\$250,000
Fire or Police Department Service Charges:	\$50,000
Fungus, Wet Rot And Dry Rot – Annual Aggregate:	\$50,000
Green Building Additional Expense:	\$100,000
Ordinance or Law:	
Loss To The Undamaged Portion Of The Building or Structure:	Included In Applicable Limit At The Job Site
Demolition Cost and Increased Cost Of Construction - Combined:	\$250,000
Pollutant Clean Up and Removal – Annual Aggregate:	\$100,000
Preservation of Property:	Included In Applicable Limit At The Job Site
Protection of Property:	\$100,000
Reward Coverage:	
25% of covered loss up to a maximum of:	\$50,000

TOTAL BUILDERS' RISK PREMIUM

Minimum Earned Premium:	\$25,000
Total Annual Premium:	\$61,340
Total Term Premium:	\$86,735

Valuation

Replacement Cost

Other Terms and Conditions

- CM T6 33 – Breakdown Deductible
Deductible: \$50,000
- CM T6 49 – New York Changes - Fungus, Wet Rot and Dry Rot

Account Name:
GENESEE COUNTY INDUSTRIAL
DEVELOPMENT AGENCY, INC.
Proposal Date: 12/10/2024
Proposed Effective Date: 01/01/2025

Quote Number: 001 - 001
Proposed Expiration Date: 06/01/2026

PROPOSAL SUMMARY

PREMIUM SUMMARY

Coverage	Premium	Minimum Earned Premium
Builders' Risk Non Reporting - Construction Pak	\$86,735	\$25,000
Account Total	\$86,735	

** The estimated premium(s) shown above may differ from actual premium(s) shown on the policies and installment bills due to installment charges, estimated taxes and surcharges, as well as rounding.*

PAYMENT PLAN

The following payment plans are available:

Direct Bill: Prepaid, Semi-Annual, Quarterly, 25% down & 9 equal payments, 10 equal payments

Agency Bill: Prepaid, Semi-Annual, Quarterly, 25% down & 9 equal payments, 10 equal payments

COMMISSION

Inland Marine Commission 15%

QUOTE SUBJECT TO

This proposal is an indication only. Please confirm final terms, conditions and price with your Account Executive.

OTHER FORMS

- CM U6 17 Electronic Vandalism Limitation and Other Changes (CM U1 64 in NY); 10,000 Aggregate Limit
- CM U6 41 Digital Assets Exclusions – Digital Currency and Non-Fungible Tokens
- IL T3 82 Exclusion of Loss Due to Virus or Bacteria (IL F0 63 in NY, IL F0 64 or IL E0 94 in AK)
- IL T4 12 Amendment Of Common Policy Conditions – Prohibited Coverage – Unlicensed Insurance And Trade Or Economic Sanctions (IL F1 23 in MD, IL F1 24 in AK)
- IL T4 14 Cap On Losses From Certified Acts Of Terrorism
- IL T3 55 Exclusion of Certain Computer Related Losses Due to Dates or Times (IL F0 22 in TX)

6.2

48

Important Notice Regarding Compensation Disclosure

For information about how Travelers compensates independent agents, brokers, or other insurance producers, please visit this website:

http://www.travelers.com/w3c/legal/Producer_Compensation_Disclosure.html

If you prefer, you can call the following toll-free number: 1-866-904-8348. Or you can write to us at Travelers, Enterprise Development, One Tower Square, Hartford, CT 06183.

Federal Terrorism Risk Insurance Act Disclosure

The federal Terrorism Risk Insurance Act of 2002 as amended ("TRIA") establishes a program under which the Federal Government may partially reimburse "Insured Losses" (as defined in TRIA) caused by "Acts Of Terrorism" (as defined in TRIA). "Act Of Terrorism" is defined in Section 102(1) of TRIA to mean any act that is certified by the Secretary of the Treasury — in consultation with the Secretary of Homeland Security and the Attorney General of the United States — to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States Mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

The Federal Government's share of compensation for such Insured Losses is 80% of the amount of such Insured Losses in excess of each Insurer's "Insurer Deductible" (as defined in TRIA), subject to the "Program Trigger" (as defined in TRIA).

In no event, however, will the Federal Government be required to pay any portion of the amount of such Insured Losses occurring in a calendar year that in the aggregate exceeds \$100 billion, nor will any Insurer be required to pay any portion of such amount provided that such Insurer has met its Insurer Deductible. Therefore, if such Insured Losses occurring in a calendar year exceed \$100 billion in the aggregate, the amount of any payments by the Federal Government and any coverage provided by this policy for losses caused by Acts Of Terrorism may be reduced.

For each coverage provided by this policy that applies to such Insured Losses, the charge for such Insured Losses is included in the premium for such coverage and is listed below. Such charges do not include any charge for the portion of such Insured Losses covered by the Federal Government under TRIA.

Coverage	Included Charge For Insured Losses
Commercial Inland Marine	1% of the Commercial Inland Marine Coverage premium.

SELECTIVE

BE UNIQUELY INSUREDSM

Quotation of Commercial Insurance

Prepared for:
GENESEE COUNTY ECONOMIC DEVELOPMENT AGENCY INC
99 MED TECH DR
BATAVIA, NY 140209712

Presented By:
TOMPKINS INSURANCE AGENCIES INC

Proposal Print Date: 12/11/2024

6.2

51



S E L E C T I V E
BE UNIQUELY INSUREDSM

Quotation of Commercial Insurance
Institutional
New Business

Prepared for:
GENESEE COUNTY ECONOMIC DEVELOPMENT AGENCY INC
99 MED TECH DR
BATAVIA, NY 140209712

Presented By:
TOMPKINS INSURANCE AGENCIES INC

The following quotation of insurance has been developed for the above captioned risk.
IT IS AGREED AND UNDERSTOOD NO COVERAGE HAS BEEN BOUND.

This quotation will expire after (30) days Or the effective date of requested coverages unless otherwise notified.

Proposal Print Date: 12/11/2024
Underwritten By:
Selective Ins Co of America

6.2

52



PROVIDING UNIQUE INSURANCE SOLUTIONS SINCE 1926



Since its founding, Selective has built a reputation for providing unique insurance solutions backed by outstanding customer service. This reputation has been rewarded with an “A+” (Superior) Rating from AM Best, with an “A” or better for more than 9 decades.

Today, **Selective Insurance Group, Inc.** is a holding company for 10 property and casualty insurance companies that partner with independent agents to offer standard and specialty insurance for commercial and personal risks. Selective invites its customers to Be Uniquely Insured® in partnership with independent agents, who together deliver a superior customer experience.

Headquartered in Branchville, New Jersey since 1926, Selective employs a diverse workforce of engaged professionals. As one of the largest U.S. property & casualty groups, Selective is a super-regional Commercial and Personal Lines insurance carrier, writes Excess & Surplus Lines in 50 states, and is one of the largest “Write Your Own” insurance carriers in the National Flood Insurance Program.

Selective’s unique position as both a leading insurance group and an employer of choice is recognized in a wide variety of awards and honors, including a listing in the Fortune 1000 and being named one of the Best Workplaces in Financial Services & Insurance™ by Great Place to Work® and Forbes.

SELECTIVE
BE UNIQUELY INSURED®

WHAT YOU CAN EXPECT AS A SELECTIVE CUSTOMER

Prior To Policy Issued

Our trusted independent agents will work closely with you to customize insurance protection that meets your unique needs.

As A Selective Customer

When you choose to Be Uniquely Insured, you get more than just a policy. You can rely on us to be there for you before, during, and after a claim. We even offer a broad range of value-added services that further enhance your experience.



EXCEPTIONAL SERVICE



Unique Policy Add-Ons

Ask your agent about enhancements for your policy. Add our flood insurance and umbrella insurance for even more protection.



“A+” Superior Rating

Selective has been rewarded with an “A” (Excellent) or better Rating from AM Best for over 90 years.



Flexible Payment Options

We offer various flexible payment plans, and multiple ways to pay. Receive billing reminders via email or text.



Be In The Know

Stay current with proactive auto and product recalls, customized weather alerts, billing reminders, claims notifications, and more.

VALUE BEYOND COVERAGE



Safety Management

Our Safety Management team can help you address your industry-specific risks with expertly-crafted resources like safety programs, training, and more.



NT24

Manage Workers Compensation claims expenses and return-to-work initiatives with a 24/7 nurse hotline.



Praesidium

Create a safer environment for customers and employees with the help of expert abuse or molestation prevention resources.



Security Mentor

Teach employees to protect valuable online business data with interactive security training courses.

INSURANCE AT YOUR CONVENIENCE



MySelective Online Account

Manage your insurance account your way with online features like paperless billing and policy, quick auto ID card access, claims reporting, and more.



Award-Winning Mobile App

Our MySelective app has received numerous awards and has a 4.6/5 app store rating.

LEARN MORE
ABOUT SELECTIVE!
selective.com



SELECTIVE
BE UNIQUELY INSURED®

f | @ | in | | |
selective insurance



Quotation of Commercial Insurance

GENESEE COUNTY ECONOMIC DEVELOPMENT AGENCY INC

Quote # 41055900

Policy Period: 12/15/24 to 12/15/25

Table Of Contents

	<u>Page #</u>
Premium Summary.....	6
Premium Recap.....	7
Location Schedule.....	8
Inland Marine.....	9
Billing Information.....	10
Terrorism (Certified Acts) Information.....	11
IN0585 1220.....	Appendix I
IN0234 0223.....	Appendix II
IN1012 1021.....	Appendix III
IN1013 1021.....	Appendix IV

This non-binding proposal is only a summary of premium. It is not a guarantee that the actual premium will not exceed the amount of the proposal. No coverage is provided by this summary nor does it replace any provisions of the final policy. For specific terms and restrictions, refer to the individual policy and coverage forms.

6.2

55



Quotation of Commercial Insurance

GENESEE COUNTY ECONOMIC DEVELOPMENT AGENCY INC

Quote # 41055900

Policy Period: 12/15/24 to 12/15/25

Premium Summary

<u>Coverage</u>	<u>Premium</u>
Inland Marine	\$19,856.00
Total Premium	\$19,856.00

This non-binding proposal is only a summary of premium. It is not a guarantee that the actual premium will not exceed the amount of the proposal. No coverage is provided by this summary nor does it replace any provisions of the final policy. For specific terms and restrictions, refer to the individual policy and coverage forms.

6.2

56



Quotation of Commercial Insurance

GENESEE COUNTY ECONOMIC DEVELOPMENT AGENCY INC

Quote # 41055900

Policy Period: 12/15/24 to 12/15/25

Line Of Business Premium Recap

Inland Marine Premium Totals

<u>Coverages</u>	<u>Premium</u>
Builders Risk	\$19,010.00
IM-PAC PRIMARY	\$175.00
Terrorism (Certified Acts)	\$671.00
<hr/>	
Grand Total LOB Premium	\$19,856.00

This non-binding proposal is only a summary of premium. It is not a guarantee that the actual premium will not exceed the amount of the proposal. No coverage is provided by this summary nor does it replace any provisions of the final policy. For specific terms and restrictions, refer to the individual policy and coverage forms.

6.2

57



Quotation of Commercial Insurance

GENESEE COUNTY ECONOMIC DEVELOPMENT AGENCY INC

Quote # 41055900

Policy Period: 12/15/24 to 12/15/25

Policy Location Schedule

<u>Loc#</u>	<u>Bldg#</u>	<u>Street</u>	<u>City</u>	<u>State</u>	<u>Zip</u>
001	001	6760 CROSBY ROAD	BASOM	NY	14013

This non-binding proposal is only a summary of premium. It is not a guarantee that the actual premium will not exceed the amount of the proposal. No coverage is provided by this summary nor does it replace any provisions of the final policy. For specific terms and restrictions, refer to the individual policy and coverage forms.

6.2

58



Quotation of Commercial Insurance

GENESEE COUNTY ECONOMIC DEVELOPMENT AGENCY INC

Quote # 41055900

Policy Period: 12/15/24 to 12/15/25

Inland Marine

Policy Level Coverages

	<u>Limit</u>	<u>Premium</u>
IM-PAC PRIMARY - (Class Code 900/ Ded \$500)	25,000	\$175.00

Location Level

Location 001/001 - 6760 CROSBY ROAD, BASOM, NY

	<u>Limit</u>	<u>Premium</u>
Builders Risk Hard Costs (Ded \$25000)	40,355,000	\$18,823.00
Transit	250,000	Included
Temporary Location	250,000	Included
Builders Risk Soft Costs (Ded 5 days)	250,000	\$187.00

Other

Terrorism Premium	\$671.00
-------------------	----------

Total Inland Marine Premium **\$19,856.00**

Builders Risk Hard Costs deductible applies unless otherwise noted.
 Builders Risk premium is quoted based on 12 mo. term. For longer term project – see notes.

This non-binding proposal is only a summary of premium. It is not a guarantee that the actual premium will not exceed the amount of the proposal. No coverage is provided by this summary nor does it replace any provisions of the final policy. For specific terms and restrictions, refer to the individual policy and coverage forms.

6.2

59

Selective understands you have unique insurance needs. Working with your agent, based on eligibility you can select from our various premium installment plans to meet your needs. Your options may include:

- **1-Pay:** Due in full at policy inception
- **Quarterly:** Four equal installments due quarterly with the first installment due at policy inception
- **10-Even Pay:** Ten equal installments due monthly with the first installment due at policy inception
- **12-Even Pay*:** Twelve equal installments due monthly with the first installment due at policy inception
*(*Only offered for enrolled customers on Auto Recurring with ACH/bank account payment method. Customers who chose to alter their payment method to other than Auto Recurring with ACH/Bank account will be moved to the 10-Even Pay plan upon renewal)*

Note: Policies on the same billing account may have different payment plans. Installment fees may apply.

Manage Your Account Your Way with MySelective

Register for MySelective to manage your insurance account with unique features like instant certificates of insurance, online claims reporting, paperless policy and billing, and more.

There are two ways to get started:

1. **Online**
 - Visit [Selective.com](https://selective.com)
 - Click Login and then select Customers > Business & Individual Customers
 - Click Create an Account
 - Activate your account using your email, mobile phone, or policy number
2. **Mobile App**
 - Visit the Apple App Store® or the Google Play™ store and search for 'MySelective'
 - Download and open the app
 - Select Create an Account

Activate your account using your email, mobile phone, or policy number.

PaySync® Flexible Payment Program

Get the cash flow flexibility you need with PaySync for your eligible Selective Workers Compensation (WC) and Commercial Package Policy (CPP) – no down payments or special underwriting guidelines apply.

- PaySync for WC – pay your premium installments based on your payroll
- PaySync CPP – choose to have your premiums broken into 12, 24, 26, or 52 payments

You'll need to submit your payroll information to Selective each pay cycle to maintain PaySync WC eligibility. You can also have a third party, such as an accountant or payroll processor, submit your payroll on your behalf.

Visit selective.com/paysync or contact your agent to discover more PaySync benefits.



Quotation of Commercial Insurance

GENESEE COUNTY ECONOMIC DEVELOPMENT AGENCY INC

Quote # 41055900

Policy Period: 12/15/24 to 12/15/25

Terrorism (Certified Acts) Information

Refer to attached IN 0585 1220 Policyholder Disclosure Notice - Offer of Terrorism Insurance Coverage and Rejection Form – Effective Until Revoked

YOUR POLICY INCLUDES TERRORISM COVERAGE FOR AN ADDITIONAL PREMIUM OF:

TERRORISM - CERTIFIED ACTS: \$671.00

IF YOU REJECT THE TERRORISM COVERAGE, AS NOTED ABOVE, THE PREMIUM FOR THE TERRORISM (FIRE ONLY) COVERAGE IS \$0.00.

This non-binding proposal is only a summary of premium. It is not a guarantee that the actual premium will not exceed the amount of the proposal. No coverage is provided by this summary nor does it replace any provisions of the final policy. For specific terms and restrictions, refer to the individual policy and coverage forms.

6.2

61

POLICYHOLDER DISCLOSURE NOTICE OFFER OF TERRORISM INSURANCE COVERAGE AND REJECTION FORM — EFFECTIVE UNTIL REVOKED

Offer of Coverage:

You are hereby notified that under the Terrorism Risk Insurance Act, as amended, you have a right to purchase insurance coverage for losses resulting from "acts of terrorism", as defined in Section 102(1) of the Act. The term "act of terrorism" means any act or acts that are certified by the Secretary of the Treasury - in consultation with the Secretary of Homeland Security, and the Attorney General of the United States - to be an "act of terrorism"; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

You may accept or reject insurance coverage for losses resulting from certified "acts of terrorism".

- If you accept this offer of coverage simply pay your billed premium, which includes the amount shown below. You do not need to do anything else.
- If you would like to reject this coverage, please see the section of this form entitled Rejection of Terrorism Insurance Coverage and follow the instructions. Even if you reject this coverage, state law prohibits us from excluding fire losses resulting from an "act of terrorism". Therefore, the terrorism exclusion we place on your policy will contain an exception for fire losses resulting from an "act of terrorism". The additional premium for such fire losses resulting from an "act of terrorism" is shown below. **Please note that if you reject coverage for losses resulting from certified "acts of terrorism", we will not provide coverage on renewals of this policy unless you ask us for coverage in the manner set forth in our "Offer of Terrorism Insurance Coverage When Terrorism Insurance Coverage Was Previously Rejected" form, which will be attached to renewals of this policy.**

Disclosure of Premium:

The portion of your annual premium that is attributable to coverage for "acts of terrorism" is _____ and does not include any charges for the portion of loss that may be covered by the federal government under the Act.

The premium for terrorism (fire only) coverage is _____ and is due regardless of whether you reject coverage for certified "acts of terrorism".

Please be aware that even if you purchase coverage for losses resulting from certified "acts of terrorism", your policy will still contain other policy terms, conditions, limitations and exclusions that may impact whether coverage is available in the event of a loss resulting from a certified "act of terrorism".

Federal Participation in Payment of Terrorism Losses:

You should know that where coverage is provided by this policy for losses resulting from certified "acts of terrorism", such losses may be partially reimbursed by the United States Government under a formula established by federal law. Under the formula, the United States Government generally reimburses 80% of covered terrorism losses exceeding the statutorily established deductible paid by the insurance company providing the coverage.

Cap on Insurer Participation in Payment of Terrorism Losses:

You should also know that the Terrorism Risk Insurance Act, as amended, contains a \$100 billion cap that limits United States Government reimbursement as well as insurers' liability for losses resulting from certified "acts of terrorism" when the amount of such losses in any one calendar year exceeds \$100 billion. If the aggregate insured losses for all insurers exceed \$100 billion, your coverage may be reduced.

Rejection of Terrorism Insurance Coverage:

You may reject this offer of coverage by checking the box, filling in the information below, signing and returning this form to your agent. If you choose to reject this offer of coverage, we will add an exclusionary endorsement to your policy to eliminate coverage for losses resulting from certified "acts of terrorism".

Rejection of Coverage - Effective Until Revoked

I HAVE READ THIS FORM IN ITS ENTIRETY AND DO NOT WANT TO PURCHASE COVERAGE FOR CERTIFIED "ACTS OF TERRORISM". I UNDERSTAND THAT THIS REJECTION IS EFFECTIVE UNTIL I AFFIRMATIVELY REVOKE IT IN THE MANNER SET FORTH IN SELECTIVE'S "OFFER OF TERRORISM INSURANCE COVERAGE WHEN TERRORISM INSURANCE COVERAGE WAS PREVIOUSLY REJECTED" FORM, AND THAT IF I SIGN THIS FORM THIS POLICY AND ANY RENEWALS WILL EXCLUDE COVERAGE FOR LOSSES RESULTING FROM CERTIFIED "ACTS OF TERRORISM".

Policyholder/Applicant's Signature

Insurance Company

Print Name

Policy or Quote Number

Title

Date

6.2

63

PRAESIDIUM

WHAT YOU DON'T KNOW CAN HURT THOSE IN YOUR CARE AND YOUR ORGANIZATION.

Adopting a solid screening and selection process is your first line of defense in creating a safe environment. A thorough, consistent screening process may also discourage would-be offenders from targeting your organization. Failure to discover a known offender can affect those in your care and the organization's reputation, financial stability, and trust within the community. Who you should screen can depend on many factors, such as if the person is a new full-time hire, a season hire, or even a current employee. In determining the types of checks to utilize, organizations should follow all state, federal, and licensing regulations and consider an individual's level of access. Level of access may be influenced by:

WHO IS PRAESIDIUM?

Praesidium is the national leader in abuse risk management. With more than two decades of experience, and serving thousands of clients, our dedicated team of researchers, psychologists, attorneys, social workers, and human resource professionals have analyzed thousands of cases of abuse in organizations and synthesized the latest scientific research. We know how abuse happens in organizations . . . and how to prevent it.

- **Frequency:** How frequently does the individual work around or interact with consumers? Is it a one-time event or every day?
- **Duration:** What is the duration of the individual's interactions? Is it a one-time, one-hour event or an entire summer?
- **Level of Supervision:** Are the individual's interactions always supervised by another adult or are they one-on-one with consumers?
- **Nature of the Relationship:** What is the nature of the relationship between the individual and the consumers in the program? Does the individual merely supervise an area during an event that has consumers, or are they getting to know individual consumers and families while counseling, tutoring, or providing personal care services?

Selective Insurance has partnered with Praesidium to offer you discounted background screening services for your organization.

FOUR ELEMENTS FOR A THOROUGH BUT COST-EFFECTIVE BACKGROUND CHECK:

Check Facts: Aliases, DOBs, and address history all drive research and help to paint a complete picture.

Search Wide: Multi State criminal and national sex offender databases will identify the unexpected.

Search Deep: Targeted county level searches will give real-time information where records are most likely to be found.

Ask Questions: References can provide insights on behavior and clues to non-criminal boundary issues.

WHO SHOULD YOU SCREEN, AND HOW OFTEN?

New Hires/Volunteers: A thorough, consistently applied background screening process at the time of hire is your first and best opportunity to identify the problem.

Seasonal Hires/Volunteers: Seasonal staff present a unique risk because you don't see them for months at a time, but it's often not practical to complete a full new hire process each season. An annual check-in plan is key.

Re-Screening: Conducting targeted checks on your full-time employees at least every 3 years helps you identify issues before they impact your organization.

For more information go to: selective.com/praesidium - (800.743.6354) - selective@praesidiuminc.com
In order to receive this exclusive benefit please identify yourself as a Selective Insurance agent or insured.

BACKGROUND SCREENING FOR SELECTIVE INSURED

Praesidium offers a selection of background screening packages plus a la carte services to empower your organization to conduct right-sized research. Praesidium's team can help contextualize the screening process as part of an overall culture of safety and discuss how screening works in hand with other abuse prevention efforts. Praesidium's team can also help you understand who to screen, how often, and the importance of re-screening.

In addition to Background Screenings - you can now access Praesidium Academy to add further training on abuse prevention. Praesidium Academy online training includes supporting tools that enhance both the short and long-term effectiveness of the training experience and produce sustainable changes in employee and volunteer behavior. Access to this system is **free** to Selective insureds.

	LOW ACCESS VOLUNTEERS	HIGH ACCESS VOLUNTEERS	EMPLOYEES	FINANCIAL ACCESS	ALA CARTE
	STARTING AT \$16	STARTING AT \$16	STARTING AT \$16	STARTING AT \$37	INDIVIDUAL COST PER SERVICE
Employment Credit (\$60 one-time set up fee required)				X	\$10.00
Confidence Multi State Criminal and Sex Offender Database w/Alias**	X	X	X	X	\$ 9.00
7 Yr County Criminal Records Search: Current County of Residence*	X	X	X	X	\$ 7.00
Add'l Counties Added As Needed Based on 7 yr Address History*		X	X	X	\$ 5.50
County Civil Records Search (upper):1 County*				X	\$11.00
Motor Vehicle Records Search*					\$ 5.00
Employment Verification: 1 Position*					\$ 8.00
Education Verification: 1 Degree*					\$ 7.00
Personal Reference: 1 Reference					\$11.00
Professional Reference: 1 Reference					\$12.00
International Criminal Search 1 Jurisdiction*					\$50.00
Social Media Search: Basic (3 Years)					\$ 7.50
Social Media Search: Pro (7 Years)					\$12.50

* 3rd Party keeper fees may apply and will be passed on at cost when incurred.

** Criminal records found in the Multi State database check are subject to verification at the source and additional costs may apply.

For more information go to: selective.com/praesidium - (800.743.6354) - selective@praesidiuminc.com
 In order to receive this exclusive benefit please identify yourself as a Selective Insurance agent or insured.

6.2

65

PRAESIDIUM

PREVENTING ABUSE TOGETHER

PRAESIDIUM'S MISSION:

TO HELP YOU PROTECT THOSE IN YOUR CARE FROM ABUSE AND TO HELP PRESERVE TRUST IN YOUR ORGANIZATION.

An incident of abuse can be detrimental to an organization. That's why Selective Insurance has partnered with Praesidium to provide policy holders access to targeted solutions to help your organization strengthen its abuse prevention efforts.

Selective insureds can access (at no additional cost):

Praesidium Model Policies, Screening and Selection Toolkit, and Praesidium Academy online training. Insureds can also take advantage of discounted Background Screening services.

WHO IS PRAESIDIUM?

Praesidium is a mission driven risk management firm that helps organizations reduce the risk of sexual abuse as well as the risk of false allegations. With over 25 years of experience and serving thousands of clients in the United States and 11 other countries, our dedicated team of researchers, psychologists, attorneys, social workers, and human resource professionals have analyzed thousands of cases of abuse in organizations and synthesized the latest scientific research.

We know how abuse happens in organizations and more importantly, how to prevent it.

PRAESIDIUM'S SCIENTIFIC METHODOLOGY

Using current research and root cause analysis, Praesidium developed its own abuse risk management model, The Praesidium Safety Equation® Root-cause analysis of several thousand incidents of abuse across industries demonstrated that risks fell into eight organizational operations: Policies, Screening and Selection, Training, Monitoring and Supervision, Internal Feedback Systems, Consumer Participation, Responding, and Administrative Practices. By implementing best practices in each of these operations, Praesidium determined that risks could be reduced or eliminated.

Policies +	Screening & Selection	+ Training
Monitoring & Supervision +	Internal Feedback Systems	Consumer + Participation
Responding +	Administrative Practices	= A SAFE ENVIRONMENT

For more information go to: selective.com/praesidium — 800.743.6354 — selective@praesidiuminc.com
In order to receive this exclusive benefit please identify yourself as a Selective Insurance agent or insured.

6.2

66

PRAESIDIUM

FEATURED SERVICES

Products and services offered to Selective Insureds:

- **MODEL POLICIES**

Clear policies set the stage for safe environments by defining acceptable and unacceptable employee and volunteer conduct. Policies also facilitate effective monitoring and supervision by helping others to recognize and take action when they see policy violations. Praesidium can provide model policies, review and revise existing policies, or help your organization draft policies that address the protection of your consumers.

- **SCREENING AND SELECTION TOOLKIT**

The most comprehensive package of its kind, Praesidium's Screening and Selection Tool Kit comes complete with everything your organization needs to effectively screen employees and caregivers, including more than 80 "red flag" indicators for identifying high-risk applicants and hundreds of examples of high- and low-risk applicant responses.

- **PRAESIDIUM ACADEMY LEARN TO PROTECT SYSTEM**

Praesidium Academy overcomes the limitations of traditional online training by including, an Action Plan to help learners apply what they're learning, a Discussion Guide to be used in a group setting, and a Coaching Playbook for supervisors, with each course. Your staff and volunteers get just the right training — at just the right time! And our on-site instructor-led and train-the-trainer training is perfect for large groups or specialized content.

- **DISCOUNTED BACKGROUND SCREENING**

Adopting a solid screening and selection process is your first line of defense in creating a safe environment. A thorough, consistent screening process may also discourage would-be offenders from targeting your organization. Failure to discover a known offender can affect those in your care and your organization's reputation, financial stability and trust within the community. Praesidium offers several standard and customizable criminal background screening packages plus other a la carte background screening services.

Sign up for our
complimentary tip of the month emails by going to:
<http://bit.ly/2MQeLqq>

For more information go to: selective.com/praesidium — 800.743.6354 — selective@praesidiuminc.com
In order to receive this exclusive benefit please identify yourself as a Selective Insurance agent or insured.

PRAESIDIUM

PROTECTING VULNERABLE POPULATIONS WITH TRAINING

**PRAESIDIUM'S ACADEMY
LEARN TO PROTECT SYSTEM**

The Praesidium Academy Learn to Protect System is far more than a check-the-box collection of e-learning courses. Instead, it is a comprehensive system based on learning theory and best practices in adult learning. It helps build and sustain a culture of safety in your organization, and it helps meet the training requirements included in Praesidium's Safety Equation®, a scientifically-based framework for preventing abuse in organizations.

At the core of the Praesidium Academy Learn to Protect System is a continually expanding library of engaging courses, each with clearly defined outcomes. In fact, volunteers, employees, and executives from a diverse range of organizations have completed more than one million Praesidium Academy courses! Courses include research-based content, highly interactive multimedia activities, application scenarios, and a content mastery quiz.

The Praesidium Academy Learn to Protect System includes supporting tools that enhance both the short and long term effectiveness of the training experience and produce sustainable changes in employee and volunteer behavior.

Praesidium Academy can also be streamlined with our background screening services to provide a one-stop solution for both training and your screening prevention efforts. These screening services are available at a discount to Selective Insureds.

**COMPLIMENTARY
PRAESIDIUM ACADEMY
ACCESS FOR
SELECTIVE INSURED**

Selective Insurance has partnered with Praesidium to provide policyholders access to targeted solutions to help your organization strengthen its abuse prevention efforts.

Selective insureds can access (at no additional cost) Praesidium's Model Policies, the Praesidium Screening and Selection Toolkit, and online training. Insureds can also take advantage of discounted Background Screening.

Visit selective.com/praesidium to access your complimentary Praesidium resources.

<p>Action Plans are printed and used with the online course. Action Plans summarize the key learning points and prompt learners to take notes throughout the course. They provide a great reference after the course.</p>	<p>Coaching Playbooks provide supervisors a high-level summary of the course, including learning objectives and key learning points. The Coaching Playbooks give supervisors practical steps they can take to reinforce the learning.</p>	<p>Discussion Guides are developed for small group and classroom discussions. A facilitator is able to reinforce important content and remind learners of what they learned in the online course.</p>
---	---	---

For more information go to: selective.com/praesidium — 800.743.6354 — selective@praesidiuminc.com In order to receive this **EXCLUSIVE** benefit please identify yourself as a Selective Insurance agent or insured.

6.2

68

INLAND MARINE PACS

INLAND MARINE PAC COVERAGE LEVELS

For Electronic Information Systems, Contractors Equipment, Installation Floater and/or Miscellaneous Property

Coverage Level	CM 7197 IM Primary Pac	CM 7198 IM Plus Pac	CM 7199 IM PremierPac®
Blanket Limit	\$25,000 any single occurrence	\$60,000 any single occurrence	\$100,000 any single occurrence
Sublimits	\$5,000 any one item, other than employees' tools	\$15,000 any one item, other than employees' tools	\$25,000 any one item, other than employees' tools
	\$2,500 any one employee tool	\$2,500 any one employee tool	\$2,500 any one employee tool

You can apply the blanket limit of insurance among the three coverages listed above as you desire.
Includes owned or like property of others in your care, custody or control (e.g., leased or rented property)

COVERAGE EXTENSIONS:

Theft Rewards (Not Applicable in NY)	\$1,000	\$1,000	\$1,000
Vandalism Rewards (Not Applicable in NY)	\$1,000	\$1,000	\$1,000
Trees, Shrubs, Lawns, Plants	\$2,500 (\$500 per item)	\$2,500 (\$500 per item)	\$2,500 (\$500 per item)
Pollutant Clean Up & Removal	\$5,000	\$7,500	\$10,000
Rental Reimbursement	\$2,500	\$5,000	\$7,500
Valuable Papers – Cost of Research	\$2,500	\$5,000	\$7,500
Accounts Receivable	\$2,500	\$5,000	\$7,500
Lock Replacement	\$2,500 (\$50 deductible)	\$5,000 (\$50 deductible)	\$7,500 (\$50 deductible)
Emergency Removal	\$2,500	\$5,000	\$7,500
Debris Removal	\$5,000	\$7,500	\$10,000
Virus or Harmful Code	\$5,000 per occurrence \$15,000 per policy year	\$5,000 per occurrence \$15,000 per policy year	\$5,000 per occurrence \$15,000 per policy year
Replacement Cost	For contractors equipment purchased new within 5 years from date of loss and leased or rented contractors equipment if required in written lease or rental contract		
Deductible Waiver	For theft losses involving contractors equipment registered with the National Equipment Register (NER), or contractors equipment with an operational GPS or similar tracking device		
Deductible	\$500	\$500	\$1,000



At Selective, we have a comprehensive insurance solution that can provide the unique coverages builders need for commercial construction jobs, both new construction and remodeling projects.

▶ PRODUCT AND COVERAGE HIGHLIGHTS

Remaining competitively priced through a tumultuous market, our Builders Risk Policy includes:

- ◆ Competitive pricing:
 - Pro rata cancellation and no minimum retained premium, even for projects lasting less than one year
 - Flexible direct billing options
- ◆ Replacement cost valuation
- ◆ Completed value definition includes reasonable profit
- ◆ "All Risk" coverage including:
 - Equipment breakdown, collapse and testing
 - Theft and vandalism (including materials at the job site awaiting installation)
- ◆ Broad covered property definition, including scaffolding, false work, construction forms, foundations, paving, curbing, fencing, retaining walls and outdoor fixtures
- ◆ Transit and temporary storage limits
 - 10% up to \$250,000
 - Includes coverage at locations owned or leased by named insured
- ◆ Site preparation covered if included in "completed value" limit
- ◆ Coverage extensions including:
 - Supplemental limit for escalation costs (cost of labor, materials, changes in construction specifications) - 5% up to \$500,000
 - Building ordinance and law - \$500,000
 - Back-up of sewer or drain - \$100,000
 - Construction contract penalties - \$25,000
 - Debris removal limit - \$25,000
 - Fire department service charge - \$10,000
 - Fire protection systems - \$75,000
 - GreenPac® coverage - \$25,000
 - Jobsite trailers - \$25,000
 - Pollutant clean up and removal - \$25,000
 - Preservation of property - \$10,000
 - Trees, shrubs and plants - \$10,000 with a \$500 per item limit
 - Valuable papers - \$25,000

Response is everything.®
HOME | AUTO | BUSINESS | FLOOD
www.selective.com

