

**MONTGOMERY COUNTY
INDUSTRIAL DEVELOPMENT AGENCY**

**APPLICATION
FOR
FINANCIAL ASSISTANCE**

MONTGOMERY COUNTY INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION

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

TO: Montgomery County Industrial Development Agency
9 Park Street
Fonda, New York 12068
Attention: Chief Executive Officer

This application by applicant respectfully states:

APPLICANT: BMG Albany, LLC and Amazon.com Services LLC, collectively as the Company or Applicant as used herein
(**See Attachments A for information specific to co-applicant Amazon.com Services LLC and/or as otherwise referenced below).

APPLICANT'S STREET ADDRESS: 100 Front Street, Suite 1225

CITY: West Conshohocken STATE: PA ZIP CODE: 19428

PHONE NO.: 781-974-3628 FAX NO.: N/A E-MAIL: sbaggett@bluewaterpg.com

NAME OF PERSON(S) AUTHORIZED TO SPEAK FOR APPLICANT WITH RESPECT TO THIS APPLICATION:

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

NAME OF FIRM: **See Attachment A for Co-Applicant Amazon.com Services LLC

NAME OF ATTORNEY: _____

ATTORNEY'S STREET ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

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

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

INSTRUCTIONS

1. The Agency will not approve any application unless, in the judgment of the Agency, said application and the summary contains sufficient information upon which to base a decision whether to approve or tentatively approve an action.
2. Fill in all blanks, using “none” or “not applicable” or “N/A” where the question is not appropriate to the project which is the subject of this application (the “Project”).
3. If an estimate is given as the answer to a question, put “(est)” after the figure or answer which is estimated.
4. If more space is needed to answer any specific question, attach a separate sheet.
5. When completed, return two (2) copies of this application to the Agency at the address indicated on the first page of this application.
6. The Agency will not give final approval to this application until the Agency receives a completed environmental assessment form concerning the Project which is the subject of this application.
7. Please note that Article 6 of the Public Officers Law declares that all records in the possession of the Agency (with certain limited exceptions) are open to public inspection and copying. If the applicant feels that there are elements of the Project which are in the nature of trade secrets or information, the nature of which is such that if disclosed to the public or otherwise widely disseminated would cause substantial injury to the applicant’s competitive position, the applicant may identify such elements in writing and request that such elements be kept confidential in accordance with Article 6 of the Public Officers Law.
8. The applicant will be required to pay to the Agency all actual costs incurred in connection with this application and the Project contemplated herein (to the extent such expenses are not paid out of the proceeds of the Agency’s bonds issued to finance the project). The applicant will also be expected to pay all costs incurred by general counsel and bond counsel/special counsel to the Agency. The costs incurred by the Agency, including the Agency’s general counsel and bond counsel, may be considered as a part of the project and included as a part of the resultant bond issue.
9. The Agency has established an application fee of One Thousand Dollars (\$1,000) to cover the anticipated costs of the Agency in processing this application. A check or money order made payable to the Agency must accompany each application. **THIS APPLICATION WILL NOT BE ACCEPTED BY THE AGENCY UNLESS ACCOMPANIED BY THE APPLICATION FEE.**
10. The Agency has established a project fee for each project in which the Agency participates. **UNLESS THE AGENCY AGREES IN WRITING TO THE CONTRARY, THIS PROJECT FEE IS REQUIRED TO BE PAID BY THE APPLICANT AT OR PRIOR TO THE GRANTING OF ANY FINANCIAL ASSISTANCE BY THE AGENCY.**

FOR AGENCY USE ONLY

| | |
|--|---------------|
| 1. Project Number | _____ |
| 2. Date application Received by Agency | _____, 20____ |
| 3. Date application referred to attorney for review | _____, 20____ |
| 4. Date copy of application mailed to members and Elected Officials | _____, 20____ |
| 5. Preliminary Inducement Resolution (if Bond Project) | _____, 20____ |
| 6. Resolution Scheduling Public Hearing | _____, 20____ |
| 7. Mailing Inducement Resolution/Public Hearing Resolution | _____, 20____ |
| 8. Mailing Public Hearing Notice | _____, 20____ |
| 9. Hold Public Hearing | _____, 20____ |
| 10. Resolution Authorizing Mailing of PILOT Deviation Letter (if applicable) | _____, 20____ |
| 11. Mailing PILOT Deviation Letter if Applicable | _____, 20____ |
| 12. Post IDA Application and Construction Employment Agreement on Website | _____, 20____ |
| 13. Perform Inform Analytics Cost/Benefit Analysis present to Board | _____, 20____ |
| 14. Perform Written Evaluation Report and present to Board | _____, 20____ |
| 15. SEQR Resolution | _____, 20____ |
| 16. PILOT Deviation Resolution (if applicable) | _____, 20____ |
| 17. Approving Resolution | _____, 20____ |
| 18. Final Project Agreement Posted to Website | _____, 20____ |

AGENCY FEE SCHEDULE INFORMATION

1. APPLICATION FEE: \$1,000.00 (Non-refundable)

2. AGENCY FEE:

- (a) Bond Transactions: $\frac{3}{4}$ of 1% of bond amount
- (b) Sale Leaseback Transactions: $\frac{3}{4}$ of 1% of Total Project Cost
- (c) Rental Payments: The Company shall pay basic annual rental payments for the Project Facility in an amount equal to \$.0005 x the cost of the Agency Project on January 1 of each year during the term of the Lease Agreement.

3. AGENCY COUNSEL FEE:

(a) Determine on a Project by Project Basis

SUMMARY OF PROJECT

**See Attachment A for Co-Applicant Amazon.com Services LLC

Applicant: BMG Albany, LLC and Amazon.com Services LLC

Contact Person: Sean Baggett

Phone Number: 781-974-3628

Occupant: Amazon.com Services LLC

Project Location: Approximately 1.5 miles west of Interchange 27 on the south side of Route 5S

Approximate Size of Project Site: ±652,000 sq.ft. footprint and a total building square footage of +/- 3,200,000 sq.ft.

Description of Project:

Development of a multi-story fulfillment warehouse/distribution center with a +/-652,000 sq.ft. building footprint and a total building square footage of +/- 3,200,000. and a height of +/- 103.5'.

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

Employment Impact: Existing Jobs N/A

New Jobs 750 "(est)"

Project Cost: \$ 621,000,000 "(est)"

Type of Financing: N/A ☐ Tax-Exempt ☐ Taxable ☐ Straight Lease

Amount of Bonds Requested: \$ N/A

Estimated Value of Tax-Exemptions:

| | |
|--|-----------------------|
| N.Y.S. Sales and Compensating Use Tax: | \$ 30,000,000 "(est)" |
| Mortgage Recording Taxes: | \$ N/A |
| Real Property Tax Exemptions: | \$ TBD |
| Other (please specify): | \$ N/A |

Provide estimates for the following:

| | |
|--|-----------------------------|
| Number of Full Time Employees at the Project Site before IDA Status: | N/A |
| Estimate of Jobs to be Created: | 750 "(est)" |
| Estimate of Jobs to be Retained: | N/A |
| Average Estimated Annual Salary of Jobs to be Created: | \$39,696 "(est)" |
| Annualized Salary Range of Jobs to be Created: | \$37,440 - \$60,000 "(est)" |
| Estimated Average Annual Salary of Jobs to be Retained: | N/A |

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

A. Identity of Company:

1. Company Name: Amazon.com Services LLC

Present Address: 410 Terry Ave. North,
Seattle, WA

Zip Code: 98109

Employer's ID No.: 82-0544687

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

****See Attachment A - Page #1**

3. Indicate type of business organization of Company:

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

b. N/A Partnership (if so, indicate type of partnership N/A,
Number of general partners N/A, Number of limited partners N/A).

c. X Limited liability company,
Date created? 01/18/2002.

d. N/A Sole proprietorship

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

Amazon.com Services LLC is a wholly-owned subsidiary of Amazon.com, Inc., a publicly-traded company.
Amazon.com, Inc. lists Amazon.com Services LLC as a "significant subsidiary" in its annual 10-K filing with the SEC.

B. Management of Company:

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

| NAME (First, Middle, Last) HOME ADDRESS | OFFICE HELD | OTHER PRINCIPAL BUSINESS |
|---|-------------|-----------------------------|
| N/A | N/A | N/A |

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

****See Attachment A**

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

****See Attachment A**

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

****See Attachment A**

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

C. Principal Owners of Company:

1. Principal owners of Company: Is Company publicly held? Yes X; No ____.

If yes, list exchanges where stock traded: The Company is a wholly-owned subsidiary of Amazon.com Inc., a publicly traded company. Amazon.com Inc. lists the Company as a "significant subsidiary" in its annual 10-K filing with the SEC.

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

| NAME | ADDRESS | PERCENTAGE OF HOLDING |
|------|---------|--------------------------|
| N/A | N/A | N/A |

D. Company's Principal Bank(s) of account:

N/A

II. DATA REGARDING PROPOSED PROJECT

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

The construction of an approximately ±3.2 Million sq.ft. distribution center/warehouse, including office space, specializing in distribution and delivery, site improvements including stormwater controls, utility improvements, including but not limited to, water, sewer, pump-station, electric, gas, car parking spaces, trailer/truck storage spaces, loading docks, dark-sky compliant lighting, sound barrier walls and landscaping, including the acquisition and installation of furniture, fixtures and equipment. The project would have a ±652,000 sq.ft. footprint with 5 stories and an overall height of ±103.5'.

B. Location of Proposed Project:

1. Street Address Approximately 137.24 acres of land between NYS Route 5S and the New York
2. City of State Thruway (1-90)
- 3 Town of Florida
4. Village of
5. County of Montgomery

C. Project Site:

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

N/A

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

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

- d. Attach photograph of present buildings.

N/A

3. Utilities serving project site:
Water-Municipal: Town of Florida Water and Sewer District
Other (describe)
Sewer-Municipal: Town of Florida Water and Sewer District
Other (describe)
Electric-Utility: National Grid
Other (describe)
Heat-Utility: Electric
Other (describe)
4. Present legal owner of project site: WE 5S LLC
- a. If the Company owns project site, indicate date of purchase: N/A, 20N/A; Purchase price: \$ N/A.
- b. If Company does not own the Project site, does Company have option signed with owner to purchase the Project site? Yes X; No _____. If yes, indicate date option signed with owner: 12/12, 2024; and the date the option expires: N/A, 20N/A.
- c. If the Company does not own the project site, is there a relationship legally or by common control between the Company and the present owners of the project site? Yes N/A; No N/A. If yes, describe: N/A

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

C-2 Zoning District
- b. Are there any variances or special permits affecting the site? Yes X; No _____. If yes, list below and attach copies of all such variances or special permits:

Subject to the approval of amendments to the Special Permit and Site Plan approvals previously granted by the Planning Board in 2019. Seeking approvals presently. Expected August 2025.

D. Buildings:

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

One building: Development of a multi-story fulfillment warehouse/distribution center with a ±652,000 sq.ft. building footprint and a total building square footage of ±3,200,000.

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

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

The proposed fulfillment distribution center/warehouse will specialize in distribution and delivery and include office space.

E. Description of the Equipment:

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

Material Handling Equipment

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

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

The equipment will be primarily used for distribution and delivery.

F. Project Use:

1. What are the principal products to be produced at the Project?

N/A

2. What are the principal activities to be conducted at the Project?

The proposed fulfillment distribution center/warehouse will specialize in distribution and delivery. Bulk items received and stored for order fulfillment. Orders picked, packed and shipped to localized delivery centers on a 24/7 basis.

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

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

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

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

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

N/A

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

N/A

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

N/A

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

N/A

6. If the answers to any of subdivisions c. through e. of question 5 is yes, will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York? Yes ____; No _____. If yes, please explain:

N/A

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

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

please provide detail:

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

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

N/A

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

N/A

10. Will the Project be owned by a not-for-profit corporation? Yes ____; No X. If yes, please provide detail:

11. Will the Project be sold or leased to a municipality? Yes ____; No X. If yes, please provide detail:

G. Other Involved Agencies:

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

Involved Agencies: Town of Florida Water District #1, Montgomery County IDA, NYS Department of State, NYS Department of Transportation – Region 2, US Army Corps of Engineers, and NYS Department of Environmental Conservation – Region 4. Interested Agencies: Montgomery County Planning Department, Montgomery County Business Development Center, New York State Office of Parks, Recreation & Historic Preservation, and City of Amsterdam Public Works Department

2. Describe the nature of the involvement of the federal, state, or local agencies described above:

See delineation b/w Involved and Interested parties, listed above.

H. Construction Status:

1. Has construction work on this project begun? Yes ____; No X. If yes, please discuss in detail the approximate extent of construction and the extent of completion.

Indicate in your answer whether such specific steps have been completed as site clearance and preparation; completion of foundations; installation of footings; etc.:

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

N/A

3. Please indicate the date the applicant estimates the Project will be completed:
Q4 2028 - Q4 2029.

I. Method of Construction after Agency Approval:

1. If the Agency approves the project which is the subject of this application, there are two methods that may be used to construct the project. The applicant can construct the project privately and sell the project to the Agency upon completion. Alternatively, the applicant can request to be appointed as “agent” of the Agency, in which case certain laws applicable to public construction may apply to the project. Does the applicant wish to be designated as “agent” of the Agency for purposes of constructing the project? Yes X; No ____.

2. If the answer to question 1 is yes, does the applicant desire such “agent” status prior to the closing date of the financing? Yes X; No ____.

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

- A. Does the Company intend to lease or sublease more than 10% (by area or fair market value) of the Project? Yes____; No X. If yes, please complete the following for each existing or proposed tenant or subtenant: **Amazon.com Services LLC will lease 100% of the sq.ft. area of the facility in the event the Landlord/Tenant model structure is used.

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

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

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

N/A

IV. EMPLOYMENT IMPACT

- A. Indicate the number of people presently employed at the Project site and the **additional** number that will be employed at the Project site at the end of the first, second and third year after the Project has been completed. Also include an monthly breakdown of full-time and part-time jobs to be created during the first three years. Using the tables below, provide an overview of these job numbers for (1) employees of the Applicant, (2) independent contractors, and (3) employees of independent contractors. (Do not include construction workers). Also indicate below the number of workers employed at the Project site representing newly created positions as opposed to positions relocated from other project sites of the applicant. Such information regarding relocated positions should also indicate whether such positions are relocated from other project sites financed by obligations previously issued by the Agency.

| TYPE OF EMPLOYMENT Employees of Applicant | | | | | |
|--|-------------------------------|---------|--------------|------------------------|-------------|
| | Professional or Managerial | Skilled | Semi-Skilled | Un-Skilled **Hourly | Totals |
| Present Full Time | | | | | |
| Present Part Time | | | | | |
| Present Seasonal | | | | | |
| First Year Full Time | 25 "(est)" | | | 225 "(est)" | 250 "(est)" |
| First Year Part Time | | | | | |
| Second Year Full Time | 50 "(est)" | | | 450 "(est)" | 500 "(est)" |
| Second Year Part Time | | | | | |
| Third Year Full Time | 75 "(est)" | | | 675 "(est)" | 750 "(est)" |
| Third Year Part Time | | | | | |

| TYPE OF EMPLOYMENT Employees of Applicant First Year Full Time | | | | | |
|--|----------------------------|---------|--------------|------------------------|-------------|
| Month | Professional or Managerial | Skilled | Semi-Skilled | Un-Skilled **Hourly | Totals |
| January | | | | | |
| February | | | | | |
| March | | | | | |
| April | | | | | |
| May | | | | | |
| June | | | | | |
| July | | | | | |
| August | | | | | |
| September | | | | | |
| October | | | | | |
| November | | | | | |
| December | 25 "(est)" | | | 225 "(est)" | 250 "(est)" |

| TYPE OF EMPLOYMENT Employees of Applicant First Year Part Time | | | | | |
|--|----------------------------|---------|--------------|------------|--------|
| Month | Professional or Managerial | Skilled | Semi-Skilled | Un-Skilled | Totals |
| January | | | | | |
| February | | | | | |
| March | | | | | |
| April | | | | | |
| May | | | | | |
| June | | | | | |
| July | | | | | |
| August | | | | | |
| September | | | | | |
| October | | | | | |
| November | | | | | |
| December | | | | | |

N/A

| TYPE OF EMPLOYMENT Employees of Applicant Second Year Full Time | | | | | |
|---|-------------------------------|---------|--------------|------------------------|-------------|
| Month | Professional or Managerial | Skilled | Semi-Skilled | Un-Skilled **Hourly | Totals |
| January | | | | | |
| February | | | | | |
| March | | | | | |
| April | | | | | |
| May | | | | | |
| June | | | | | |
| July | | | | | |
| August | | | | | |
| September | | | | | |
| October | | | | | |
| November | | | | | |
| December | 50 "(est)" | | | 450 "(est)" | 500 "(est)" |

| TYPE OF EMPLOYMENT Employees of Applicant Second Year Part Time | | | | | |
|---|-------------------------------|---------|--------------|------------|--------|
| Month | Professional or Managerial | Skilled | Semi-Skilled | Un-Skilled | Totals |
| January | | | | | |
| February | | | | | |
| March | | | | | |
| April | | | | | |
| May | | | | | |
| June | | | | | |
| July | | | | | |
| August | | | | | |
| September | | | | | |
| October | | | | | |
| November | | | | | |
| December | | | | | |

N/A

| TYPE OF EMPLOYMENT Employees of Applicant Third Year Full Time | | | | | |
|--|----------------------------|---------|--------------|------------------------|-------------|
| Month | Professional or Managerial | Skilled | Semi-Skilled | Un-Skilled **Hourly | Totals |
| January | | | | | |
| February | | | | | |
| March | | | | | |
| April | | | | | |
| May | | | | | |
| June | | | | | |
| July | | | | | |
| August | | | | | |
| September | | | | | |
| October | | | | | |
| November | | | | | |
| December | 75 "(est)" | | | 675 "(est)" | 750 "(est)" |

| TYPE OF EMPLOYMENT Employees of Applicant Third Year Part Time | | | | | |
|--|----------------------------|---------|--------------|------------|--------|
| Month | Professional or Managerial | Skilled | Semi-Skilled | Un-Skilled | Totals |
| January | | | | | |
| February | | | | | |
| March | | | | | |
| April | | | | | |
| May | | | | | |
| June | | | | | |
| July | | | | | |
| August | | | | | |
| September | | | | | |
| October | | | | | |
| November | | | | | |
| December | | | | | |

N/A

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

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

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

| RELATED EMPLOYMENT INFORMATION | | | | |
|---|---|---------|--------------|---|
| | Professional or Managerial | Skilled | Semi-Skilled | Un-Skilled |
| Estimated Salary and Fringe Benefit Averages or Ranges | Salary = \$60,000 Fringe Benefits = 20-30% | | | Salary = \$37,440 Fringe Benefits = 20-30% |
| Estimated Number of Employees Residing in the Mohawk Valley | 60% - 100% "(est)" | | | 60% - 100% "(est)" |

| | | | | |
|--------------------------------|--|--|--|--|
| Economic Development Region | | | | |
|--------------------------------|--|--|--|--|

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

Please refer to the employment tables above.

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

****See Attachment A - Section IV Employment Impact**

V. PROJECT COST AND FINANCING SOURCES

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

| <u>Description of Cost</u> | <u>Amount</u> |
|---|-------------------------------|
| Land | \$ 14,000,000 "(est)" |
| Buildings | \$ 450,000,000 "(est)" |
| Machinery and equipment costs | \$ 150,000,000 "(est)" |
| Utilities, roads and appurtenant costs | \$ (included above) |
| Architects and engineering fees | \$ 6,000,000 "(est)" |
| Costs of Bond Issue (legal, financial and printing) | \$ N/A |
| Construction loan fees and interest (if applicable) | \$ N/A |
| Other (specify) | |
| Legal Fees | \$ 1,000,000 "(est)" |
| | \$ |
| | \$ |
| TOTAL PROJECT COSTS | \$ 621,000,000 "(est)" |

- B. Anticipated Project Financing Sources. State the sources reasonably necessary for the financing of the Project site, the construction of the proposed buildings and the acquisition and installation of any machinery and equipment necessary or convenient in connection therewith, and including any utilities, access roads or appurtenant facilities, using the following categories:

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

VI. BENEFITS EXPECTED FROM THE AGENCY

A. Financing

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

N/A

B. Tax Benefits

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

avoiding payment of N.Y.S. Sales Tax or Compensating Use Tax? Yes X; No _____. If yes, what is the approximate amount of purchases which the applicant expects to be exempt from the N.Y.S. Sales and Compensating Use Taxes? \$ 375,000,000 "(est)".

4. What is the estimated value of each type of tax-exemption being sought in connection with the Project? Please detail the type of tax-exemption and value of the exemption.

| | | |
|----|--|----------------------|
| a. | N.Y.S. Sales and Compensating Use Taxes: | \$30,000,000 "(est)" |
| b. | Mortgage Recording Taxes: | \$ N/A |
| c. | Real Property Tax Exemptions: | \$ TBD |
| d. | Other (please specify): | |
| | N/A | \$ N/A |
| | N/A | \$ N/A |

5. Are any of the tax-exemptions being sought in connection with the Project inconsistent with the Agency's Uniform Tax Exemption Policy? Yes ____; No X. If yes, please explain.

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

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

A. Job Listings. In accordance with Section 858-b(2) of the New York General Municipal Law, the applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the “DOC”) and with the administrative entity (collectively with the DOC, the “JTPA Entities”) of the service delivery area created by the federal job training partnership act (Public Law 97-300) (“JTPA”), as replaced by the Workforce Investment Act of 1998 (Public Law 105-220), in which the Project is located.

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

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

D. Annual Employment Reports. The applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the Project site, including (1) the NYS-45 – Quarterly Combined Withholding, Wage Reporting and Unemployment Insurance Return – for the quarter ending December 31 (the “NYS-45”), and (2) the US Dept. of Labor BLS 3020 Multiple Worksite report if applicable.

E. Uniform Agency Project Agreement. The applicant agrees to enter into a project benefits agreement with the Agency where the applicant agrees that (1) the amount of Financial Assistance to be received shall be contingent upon, and shall bear a direct relationship to the success or lack of success of such project in delivering certain described public benefits (the “Public Benefits”) and (2) the Agency will be entitled to recapture some or all of the Financial Assistance granted to the applicant if the project is unsuccessful in whole or in part in delivering the promised Public Benefits.

F. Representation of Financial Information. Neither this Application nor any other agreement, document, certificate, project financials, or written statement furnished to the Agency or by or on behalf of the applicant in connection with the project contemplated by this Application contains any untrue statement of a material fact or omits to state a material fact necessary in order to make the statements contained herein or therein not misleading. There is no fact within the special knowledge of any of the officers of the applicant which has not been disclosed herein or in writing by them to the Agency and which materially adversely affects or in the future in their

opinion may, insofar as they can now reasonably foresee, materially adversely affect the business, properties, assets or condition, financial or otherwise, of the applicant.

G. Agency Financial Assistance Required for Project. The Project would not be undertaken but for the Financial Assistance provided by the Agency or, if the Project could be undertaken without the Financial Assistance provided by the Agency, then the Project should be undertaken by the Agency for the following reasons:

H. Compliance with Article 18-A of the General Municipal Law: The Project, as of the date of this Application, is in substantial compliance with all provisions of article 18-A of the General Municipal including, but not limited to, the provisions of Section 859-a and subdivision one of Section 862; and the provisions of subdivision one of Section 862 of the General Municipal Law will not be violated if Financial Assistance is provided for the Project.

I. Compliance with Federal, State, and Local Laws. The applicant is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.

J. False or Misleading Information. The applicant understands that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemptions claimed by reason of Agency involvement in the Project.

K. Absence of Conflicts of Interest. The applicant acknowledges that the members, officers and employees of the Agency are listed on the Agency's website. No member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

L. Additional Information. Additional information regarding the requirements noted in this Application and other requirements of the Agency are included in the Agency's Policies which can be accessed at <http://www.mcbdc.org/>.

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

By: Stephen J Butte Applicant
Title: Manager

NOTE: APPLICANT MUST ALSO COMPLETE THE APPROPRIATE VERIFICATION APPEARING ON PAGES 26 THROUGH 29 HEREOF BEFORE A NOTARY PUBLIC AND MUST SIGN AND ACKNOWLEDGE THE HOLD HARMLESS AGREEMENT APPEARING ON PAGE 30.

VERIFICATION

**See Attachment C for Amazon.com Services LLC


(If applicant is limited liability company)

STATE OF PA)
) SS.:
COUNTY OF Chester)

Stephen J Butte, deposes and says
(Name of Individual)

that he is one of the members of the firm of BMG Albany LLC,
(Limited Liability Company)

the limit liability company named in the attached application; that he has read the foregoing application and knows the contents thereof; and that the same is true and complete and accurate to the best of his knowledge. The grounds of deponent's belief relative to all matters in the said application which are not stated upon his own personal knowledge are investigations which deponent has caused to be made concerning the subject matter of this application as well as information acquired by deponent in the course of his duties as a member of and from the books and papers of said limited liability company.



Sworn to before me this
25th day of June, 2025

Matthew E Butte
(Notary Public)

Commonwealth of Pennsylvania - Notary Seal
Matthew E Butte, Notary Public
Chester County
My commission expires September 16, 2025
Commission number 1406587

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

HOLD HARMLESS AGREEMENT

****See Attachment D for Amazon.com Services LLC**

Applicant hereby releases Montgomery County Industrial Development Agency and the members, officers, servants, agents and employees thereof (hereinafter collectively referred to as the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (i) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the application or the project described therein or the issue of bonds requested therein are favorably acted upon by the Agency, (ii) the Agency's financing of the Project described therein; and (iii) any further action taken by the Agency with respect to the Project, including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to find buyers willing to purchase the total bond issue requested, then, and in that event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all actual costs incurred by the Agency in the processing of the Application, including attorneys' fees, if any.

(Applicant)

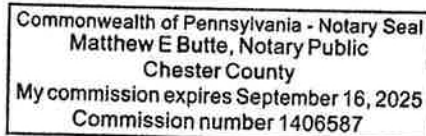
BY: 

Stephen J Butte

Sworn to before me this
25th day of June, 2025.

Matthew E Butte

(Notary Public)



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

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

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

PROJECT QUESTIONNAIRE

| | |
|---|--|
| 1. Name of Project Beneficiary (“Company”): | BMG Albany, LLC and Amazon.com Services LLC |
| 2. Brief Identification of the Project: | |
| 3. Estimated Amount of Project Benefits Sought: | |
| A. Amount of Bonds Sought: | \$ N/A |
| B. Value of Sales Tax Exemption Sought | \$ 30,000,000 "(est)" |
| C. Value of Real Property Tax Exemption Sought | \$ TBD |
| D. Value of Mortgage Recording Tax Exemption Sought | \$ N/A |
| 4. Likelihood of accomplishing the Project in a timely fashion: | We expect to complete this project between Q4 2028 and Q4 2029 |

PROJECTED PROJECT INVESTMENT

| | |
|--|------------------------|
| A. Land-Related Costs | |
| 1. Land acquisition | \$ 14,000,000 "(est)" |
| 2. Site preparation | \$ N/A |
| 3. Landscaping | \$ N/A |
| 4. Utilities and infrastructure development | \$ N/A |
| 5. Access roads and parking development | \$ N/A |
| 6. Other land-related costs (describe) | \$ N/A |
| | |
| B. Building-Related Costs | |
| 1. Acquisition of existing structures | \$ N/A |
| 2. Renovation of existing structures | \$ N/A |
| 3. New construction costs | \$ 450,000,000 "(est)" |
| 4. Electrical systems | \$ (included above) |
| 5. Heating, ventilation and air conditioning | \$ (included above) |
| 6. Plumbing | \$ (included above) |
| 7. Other building-related costs (describe) | \$ (included above) |
| | |

| | | |
|----|--|------------------------|
| C. | Machinery and Equipment Costs | |
| 1. | Production and process equipment | \$ _____ |
| 2. | Packaging equipment | \$ (included below) |
| 3. | Warehousing equipment | \$ 150,000,000 "(est)" |
| 4. | Installation costs for various equipment | \$ (included above) |
| 5. | Other equipment-related costs (describe) | \$ (included above) |
| | | |
| D. | Furniture and Fixture Costs | |
| 1. | Office furniture | \$ _____ |
| 2. | Office equipment | \$ _____ |
| 3. | Computers | \$ _____ |
| 4. | Other furniture-related costs (describe) | \$ _____ |
| | | |
| E. | Working Capital Costs | |
| 1. | Operation costs | \$ _____ |
| 2. | Production costs | \$ _____ |
| 3. | Raw materials | \$ _____ |
| 4. | Debt service | \$ _____ |
| 5. | Relocation costs | \$ _____ |
| 6. | Skills training | \$ _____ |
| 7. | Other working capital-related costs (describe) | \$ _____ |
| | | |
| F. | Professional Service Costs | |
| 1. | Architecture and engineering | \$ 6,000,000 "(est)" |
| 2. | Accounting/legal | \$ 1,000,000 "(est)" |
| 3. | Other service-related costs (describe) | \$ _____ |
| | | |
| G. | Other Costs | |
| 1. | _____ | \$ _____ |
| 2. | _____ | \$ _____ |
| | | |
| H. | Summary of Expenditures | |
| 1. | Total Land-Related Costs | \$ 14,000,000 "(est)" |
| 2. | Total Building-Related Costs | \$ 450,000,000 "(est)" |
| 3. | Total Machinery and Equipment Costs | \$ 150,000,000 "(est)" |
| 4. | Total Furniture and Fixture Costs | \$ _____ |
| 5. | Total Working Capital Costs | \$ _____ |
| 6. | Total Professional Service Costs | \$ 7,000,000 "(est)" |
| 7. | Total Other Costs | \$ _____ |
| | | |

PROJECTED PROFIT

- I. Please provide projected profit as defined by earnings after income tax but before depreciation and amortization: ****See Attachment A, page 6.**

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

PROJECTED CONSTRUCTION EMPLOYMENT IMPACT

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

| Year | Number of Construction Jobs | Total Annual Wages and Benefits | Estimated Additional NYS Income Tax |
|--------------|-----------------------------|---------------------------------|-------------------------------------|
| Current Year | N/A | \$ N/A | \$ N/A |
| Year 1 | 199 (direct,est) | \$ 22,500,000.00 | \$ TBD |
| Year 2 | 199 (direct,est) | \$ 22,500,000.00 | \$ TBD |
| Year 3 | | \$ | \$ |
| Year 4 | | \$ | \$ |
| Year 5 | | \$ | \$ |

PROJECTED PERMANENT EMPLOYMENT IMPACT

- I. Estimates of the total number of existing permanent jobs to be preserved or retained as a result of the Project are described in the tables in Section IV of the Application.
- II. Estimates of the total new permanent jobs to be created at the Project are described in the tables in Section IV of the Application. **** See "Summary of Project" above, Section IV above, and Attachment A - Section IV Employment Impact**
- III. Please provide estimates for the following: ****See Attachment A - Section IV Employment Impact**
- A. Creation of New Job Skills relating to permanent jobs. Please complete Schedule A.
- IV. Provide the projected percentage of employment that would be filled by Montgomery County residents: 60% - 100% "(est)"

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

The Company will utilize required employment consideration and job listing processes required by the Montgomery County IDA and New York Law. Additionally, Amazon will work with local/ regional Workforce Development partners on opportunities for job fairs and other outreach efforts to cast a wide net for employee recruitment.

PROJECTED OPERATING IMPACT

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

| | |
|---|---------------|
| Additional Purchases (1 st year following project completion) | \$ <u>N/A</u> |
| Additional Sales Tax Paid on Additional Purchases | \$ <u>N/A</u> |
| Estimated Additional Sales (1 st full year following project completion) | \$ <u>N/A</u> |
| Estimated Additional Sales Tax to be collected on additional sales (1 st full year following project completion) | \$ <u>N/A</u> |

****See Attachment A, page 6.**

II. Please provide estimates for the impact of Project on existing real property taxes and new payments in lieu of taxes (“Pilot Payments”): ****See Attachment G.**

| Year | Existing Real Property Taxes (Without IDA involvement) | New Pilot Payments (With IDA) | Total (Difference) |
|--------------|---|----------------------------------|-----------------------|
| Current Year | | | |
| Year 1 | | | |
| Year 2 | | | |
| Year 3 | | | |
| Year 4 | | | |
| Year 5 | | | |
| Year 6 | | | |
| Year 7 | | | |
| Year 8 | | | |
| Year 9 | | | |
| Year 10 | | | |
| Year 11 | | | |
| Year 12 | | | |
| Year 13 | | | |
| Year 14 | | | |
| Year 15 | | | |

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

The proposed project is estimated to provide a substantial positive recurring benefit to the Town of Florida, school district, specials districts, and county through net new real property tax revenues. The project will result in the creation of at least 750 jobs that offer competitive wages and benefits for residents of the region. In addition to the significant increase in the Town's private sector employment opportunities, there will be indirect jobs to be created in the local area through business-to-business supply chain opportunities and new employees spending a portion of their wages locally creating indirect and induced job creation, sale tax revenue, and earnings.

(**See Attachment A for more information on Workforce Development/Training)

CERTIFICATION

**See Attachment E for Amazon.com Services LLC

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

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

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

Date Signed: June 25, 2025

Name of Person Completing Project Questionnaire on behalf of the Company.

Name: Stephen J Butte

Title: Manager

Phone Number: 610-724-0847

Address: 52 Lockwood Lane
West Chester Pa 19380

Signature: [Signature]

SCHEDULE A

CREATION OF NEW JOB SKILLS

Please list the projected new job skills for the new permanent jobs to be created at the Project as a result of the undertaking of the Project by the Company. **** See "Summary of Project" above, Section IV above, and**

**** See "Summary of Project" above, Section IV above, and Attachment A - Section IV Employment Impact**

Should you need additional space, please attach a separate sheet.

SCHEDULE B

**See Attachment F for Amazon.com Services LLC

CONSTRUCTION EMPLOYMENT AGREEMENT

Recognizing the mission of the Industrial Development Agency of Montgomery County (IDA) to promote construction employment opportunities for residents of Montgomery County and in consideration of the extension of financial assistance by the IDA, BMG Albany, LLC (Project Beneficiary) understands that it is the Agency's policy that benefiting companies should employ New York State residents and agrees to provide the information requested below as a way to provide local construction opportunities. BMG Albany, LLC (Project Beneficiary) also agrees to provide an estimate of the number, type and duration of construction jobs to be created through IDA financial assistance, whether employment is gained directly through the Company, its general contractor, or individual vendors.

Upon project completion BMG Albany, LLC (Project Beneficiary) shall, if requested by the Agency, submit to the IDA a Construction Completion Report in which is identified names and business addresses of the prime contractor, subcontractors and vendors engaged in the construction of the facility.

Company: BMG Albany, LLC
 Company Representative for Contract Bids and Awards: Sean Baggett
 Mailing Address: 100 Front Street, Suite 1225
West Conshohocken, PA 19428
 Phone: 781-794-3628 Fax: N/A
 Email: sbaggett@bluewaterpg.com

General Contractor, if determined
 Company: TBD
 Representative: TBD
 Mailing Address: TBD
 Phone: TBD Fax: TBD
 Email: TBD

Construction start date is estimated to be Q3 2025 - Q2 2026 with occupancy to be taken on

| Construction Phase or Process | Duration of Construction Phase | # to be Employed |
|-------------------------------|--|------------------|
| Core & Shell Envelope | 18-24 Months (pending General Contract Bids) | 398 (direct est) |
| MHE Install | TBD | TBD |
| | | |
| | | |
| | | |

(Attach additional sheets if needed)

Name of Applicant: BMG Albany, LLC Dated: 6/25/25
 Company Position: Manager Signed: [Signature]

ATTACHMENT A

Attachment A – Amazon.com Services, LLC

Montgomery County Industrial Development Agency

Application for Financial Assistance: Amazon.com Services LLC

** Amazon.com Services LLC and/or an individual(s), affiliate, subsidiary, or entity or entities formed or to be formed have submitted an application to the Agency, a copy of which is on file at the office of the Agency.

It is contemplated that either: (i) Amazon.com Services LLC will be only the operator/tenant of the facility, or (ii) Amazon.com Services LLC will be both the owner and operator/tenant of the facility.

In the first instance (Amazon.com Services LLC as only operator/tenant) this Attachment is provided to address certain sections/questions related to the Application for Financial Assistance (the “Application”) as applicable to Co-Applicant, Amazon.com Services LLC (the “Company”), as the tenant only, and being the joint-applicant (a “Co-Applicant”) with BMG Albany, LLC or an Amazon.com Services LLC affiliate/subsidiary, and in such a case Amazon.com Services LLC, will be the tenant/operator in the project facility to be constructed and owned by BMG Albany, LLC or an Amazon.com Services LLC affiliate/subsidiary.

In the second instance (Amazon.com Services LLC as both owner and operator/tenant) this Attachment is provided to similarly address certain sections/questions related to the Application as if Amazon.com Services, LLC, was the sole Applicant and the owner and operator of the facility, and the sum total of all expenditures and financial assistance, as depicted in the form of Application and in this Attachment, would accrue to Amazon.com Services LLC.

In either scenario, Amazon.com Services LLC is submitting as Co-Applicant or Applicant for a Project ultimately seeking a PILOT, and sales and use tax exemption for the purposes of constructing and operating an e-commerce distribution/warehouse facility.

Local Labor Participation

BMG Albany, LLC anticipates that at least 398 construction workers will be utilized to facilitate the project construction/development. Most recently, Amazon.com Services LLC has been co- applicant with respect to similarly sized (square footage and costs) projects in Onondaga County, completed in May 2022, Monroe County, completed in October 2023, and Niagara County, currently under construction. All three projects utilized Industrial Development Agency Financial Assistance that required use of local labor. Due to documented lack of workers available residing in those respective local labor areas during the construction of those projects, actual local labor usage for the Onondaga, Monroe, and Niagara County IDA projects were and are at or above 70%. Based on these recent and real-time examples of the need to utilize out of area workers, in addition, due to the current and anticipated number of construction projects occurring in the Montgomery County local labor area, the co-applicants goal is to be as close to approximately 70% local labor participation of all project employees of the general contractor, subcontractor, or subcontractor to the subcontractor working on the project permanently reside within the Montgomery County local labor area.

Application Information.

Applicant (Co-Applicant) Information

Amazon.com Services LLC
410 Terry Ave. North Seattle,
WA 98109

Contact Name: Brad Griggs
Title: Director, Economic Development
Phone: 646-927-6819
Email: brgriggs@amazon.com

Co-Applicant's Counsel

Robert G. Murray, Esq.
Harris Beach Murtha Cullina PLLC
726 Exchange Street
Buffalo, New York, 14210
716-200-5180
Email: bmurray@harrisbeach.com

Summary of Project Information.

Applicant (Co-Applicant) Information

Amazon.com
Services LLC

Contact Person: Brad Griggs
Phone: 646-927-6819

Section I.

B) Management of Company:

All statement by Company, below, are made as of the date of this Application.

1. List all owners, officers, members, directors and partners (complete all columns for each person):
Principal Owners: Amazon.com Services LLC is a wholly-owned subsidiary of Amazon.com, Inc., a publicly-traded company. Amazon.com, Inc. lists Amazon.com Services LLC as a “significant subsidiary” in its annual 10-K filing with the SEC

2. Is the Company or management of the Company now a plaintiff or a defendant in any civil or criminal litigation?
The Company is an affiliate of a public company that routinely faces pending and threatened litigation. Such actions are unlikely to have a significant negative impact on the Company's financial status or impact the Project that is the subject of this Application.

3. Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)?
To undersigned's knowledge, with respect to officers of the Company being convicted of felonies within the last three (3) years, no, except as may be provided for in the SEC Filings.

4. Has any person listed above or any concern with whom such person has been connected ever been in receivership or been adjudicated a bankrupt?

To undersigned's knowledge, with respect to the last five (5) years, no, except as may be provided for in Amazon.com Inc.'s annual or quarterly filings with the Securities and Exchange Commission, which can be found within the below link (collectively, the “SEC Filings”):

(<https://ir.aboutamazon.com/sec-filings/default.aspx>)

Section IV – Employment Impact.

- D)** The Project will offer a significant number of part-time and full-time employment opportunities, benefitting families and community residents, that include a comprehensive benefits package for people with a variety of skillsets and work experiences. The Project will allow those new to the work force to learn new skills and will provide on-the-job experience that is transferable to advancement positions or other industries. The Project will also enable employees to obtain valuable networking and reference resources for future advancement and other opportunities.

At the proposed facility there are different types of roles that include:

- § General Manager
- § Senior Operations Managers
- § Operations Managers (lead large parts of the operations)
- § Area Managers (lead specific areas reporting into Operations Managers)
- § Safety Managers and team (including a Wellness Center)
- § Loss Prevention Managers and team
- § Quality Managers and team
- § Learning Managers and team
- § Human Resources Managers and team
- § Hourly Associates

Workforce Development/Training: Amazon has committed \$1.2 billion to provide 300,000 employees with access to education and skills training programs—including college tuition for front-line employees as part of Amazon’s Upskilling 2025 pledge.

Upskilling programs help employees gain in-demand skill sets and propel them into new careers. The company-funded training programs offered through Upskilling 2025 support Amazon employees as they learn critical skills to move into in-demand, higher-paying technical or non- technical roles within Amazon and beyond.

Career Choice: Career Choice is Amazon’s pre-paid tuition program for operations employees looking to further their education. Amazon will pre-pay full college tuition at select education partners across the country. Currently, Amazon has 4 national partners and 18 State University of New York (SUNY) and City University of New York (CUNY) schools in the Career Choice network. Amazon employees based in the Montgomery County Region can take classes locally at SUNY Albany and online with SUNY Empire State College. In addition to funding associate and bachelor’s degrees, Amazon’s Career Choice will also fund high school completion, GED’s, and ESL proficiency certifications. Since launching Career Choice in 2012, over 200,000 Amazon employees across 14 countries worldwide have received training for high-demand occupations including aircraft mechanics, computer-aided designers, commercial truck drivers, medical assistants, nurses, and more.

The program will be available to Amazon hourly employees who have been employed for 90 days. Employees have access to annual funds for education as long as they remain at the company, with no limit to the number of years they can benefit.

The Project will contain an onsite classroom so college and technical classes can be taught inside the fulfillment center, making employees' participation in Career Choice even more seamless by reducing the need to commute to classes.

Amazon Benefits: Along with a starting pay of at least \$18/hour, Amazon offers a range of great benefits that support employees and eligible family members, including domestic partners and their children. These comprehensive benefits begin on day one and include health care coverage, paid parental leave, ways to save for the future, and other resources to improve health and well-being.

Below is a list of benefits offered to full-time associates. Benefits availability may vary depending on number of hours worked a week.

Medical. Plans include coverage for prescription drugs, emergency and hospital care, mental health, X-rays, lab work, etc. There are no pre-existing condition exclusions with any of Amazon's medical plans. Employees have a choice of multiple plans. All plans cover preventive care 100%.

Dental. All preventative coverage, including cleanings and x-rays, is fully covered and the deductible is waived. Orthodontic coverage available.

Vision. Annual basic eye exam, lenses, and basic frames fully covered annually.

Infertility Benefits. Amazon partners with Progyny, the leading infertility benefits provider, to provide our employees with infertility treatment coverage.

Amazon 401(k) Plan. All Amazon employees are eligible to join the plan immediately upon their date of hire. Amazon will provide a 50% match for contributions up to 4% of eligible pay.

Flexible Spending Accounts. Flexible Spending Accounts (FSAs) provide a convenient way to pay for certain eligible health care and/or dependent care expenses with pre-tax dollars. Health Care FSA can be used to pay for health insurance copays, deductibles and other eligible services and supplies not covered by medical, dental or vision plans. The Dependent Care FSA can only be used to pay expenses for dependent care, such as child or elder care.

Disability Insurance. Available to employees working more than 30 hours a week. Amazon provides both short-term and long-term disability coverage at no cost to the associate. Both plans provide partial income (60% of eligible salary up to certain limits) if the associate becomes medically disabled.

Mental Health Care and Daily Living Assistance. Free counseling services and referrals are available 24/7 for any Amazon employee or household member. Referrals are available for legal and financial issues and for personal convenience and care needs (child care, elder care, relocating, and other personal needs).

Cost Benefit Analysis Questionnaire:

Projected Profit/Operating Impact: The Company is a wholly-owned subsidiary of Amazon.com, Inc., a publicly-traded company. Amazon.com, Inc. lists Amazon.com Services LLC as a “significant subsidiary” in its annual 10-K filing with the SEC. As a significant subsidiary, the Company is subject to the parent company reporting obligations that limit its ability to selectively estimate such forward-looking projected profitability and operating impact that are not publicly disseminated through appropriate disclosure.

ATTACHMENT B

**Attachment B – Amazon.com Services LLC
Montgomery County Industrial Development Agency
Application for Financial Assistance**

- I. REPRESENTATIONS BY AMAZON.COM SERVICES LLC: Amazon.com Services LLC understands and agrees with the Agency as follows:
- A. Job Listings. In accordance with Section 858-b(2) of the New York General Municipal Law, the applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOC") and with the administrative entity (collectively with the DOC, the "JTPA Entities") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA"), as replaced by the Workforce Investment Act of 1998 (Public Law 105-220), in which the Project is located.
- B. First Consideration for Employment. In accordance with Section 858-b(2) of the New York General Municipal Law, the applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.
- C. Annual Sales Tax Filings. In accordance with Section 874(8) of the New York General Municipal Law, the applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the applicant and all consultants or subcontractors retained by the applicant.
- D. Annual Employment Reports. The applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the Project site, including (1) the NYS-45 – Quarterly Combined Withholding, Wage Reporting and Unemployment Insurance Return – for the quarter ending December 31 (the "NYS-45"), and (2) the US Dept. of Labor BLS 3020 Multiple Worksite report if applicable
- E. Uniform Agency Project Agreement. The applicant agrees to enter into a project benefits agreement with the Agency where the applicant agrees that (1) the amount of Financial Assistance to be received shall be contingent upon, and shall bear a direct relationship to the success or lack of success of such project in delivering certain described public benefits (the "Public Benefits") and (2) the Agency will be entitled to recapture some or all of the Financial Assistance granted to the applicant if the project is unsuccessful in whole or in part in delivering the promised Public Benefits.
- F. Representation of Financial Information. To the undersigned's immediate knowledge, neither this Application nor any other agreement, document, certificate, project financials or written statement furnished to the Agency or by or on behalf of the Company in connection with the project contemplated by the Company contains any untrue statement of a material fact or omits to state a material fact necessary in order to make the statements contained herein or therein not misleading. There is no

fact within the immediate knowledge of the undersigned which has not been disclosed herein or in writing to the Agency and which materially adversely affects or in the future, in the opinion of the undersigned, insofar as the undersigned can reasonably foresee, materially adversely affect the business, properties, assets or condition financial or otherwise of the Company.

G. Agency Financial Assistance Required for Project. The Project would not be undertaken but for the Financial Assistance provided by the Agency or, if the Project could be undertaken without the Financial Assistance provided by the Agency, then the Project should be undertaken by the Agency for the following reasons:

H. Compliance with Article 18-A of the General Municipal Law: The Project, as of the date of this Application, is in substantial compliance with all provisions of article 18-A of the General Municipal including, but not limited to, the provisions of Section 859-a and subdivision one of Section 862; and the provisions of subdivision one of Section 862 of the General Municipal Law will not be violated if Financial Assistance is provided for the Project.

I. Compliance with Federal, State, and Local Laws. The applicant is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.

J. False or Misleading Information. The applicant understands that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemptions claimed by reason of Agency involvement in the Project.

K. Absence of Conflicts of Interest. The applicant acknowledges that the members, officers and employees of the Agency are listed on the Agency's website. No member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

I affirm under penalty of perjury that all statements made on this application are true, accurate and complete to my immediate knowledge and information acquired in the course of duties/responsibilities for the company and not on any independent review or investigation of any agreements, instruments, or records to which the company may be a party or subject to, and without any review or investigation as to the existence of any claims, litigation, actions, proceedings, pending or threatened against or relating to the company.

(Signature on Next Page)

Signature Page to Attachment B – Representations

Amazon.com Services LLC
Applicant

By:

Signed by:
Holly Sullivan

Title:

Vice President, WW Economic Development

ATTACHMENT C

**ATTACHMENT C – Amazon.com Services LLC
Montgomery County Industrial Development Agency
Application for Financial Assistance**

VERIFICATION
Amazon.com Services LLC

STATE OF Texas)
) SS.:
COUNTY OF Travis)

I, Holly Sullivan, signing in my official capacity as an officer of the Applicant, as of the date indicated below my signature, and except as disclosed within the annual 10-K filing (<https://ir.aboutamazon.com/sec-filings/default.aspx>) of Amazon.com Inc. (Amazon.com Services LLC is a wholly owned subsidiary of Amazon.com Inc.) verify that I am an officer of Amazon.com Services LLC (the "Applicant") and that I am a person authorized to bind the Applicant, and I have read the foregoing Application, which includes and incorporates the all attachments and exhibits, and know the contents thereof and that the same is true, accurate, and complete to my immediate knowledge, as subscribed and affirmed under the penalties of perjury. The grounds of my beliefs relative to all matters in the said Application are stated upon my immediate knowledge and information acquired in the course of my duties/responsibilities for the Applicant and not on any independent review or investigation of any agreements, instruments or records to which Applicant may be a party or subject to, and without any review or investigation as to the existence of any claims, litigation, actions, proceedings, pending or threatened against or relating to the Applicant.

(SIGNATURES ON NEXT PAGE)

Signature Page to Attachment C - Verification

Amazon.com Services LLC

Signed by:

Holly Sullivan

0A2BC08C2CF24F7

Applicant Representative's Signature

Title: Vice President

Date: 8/18/2025

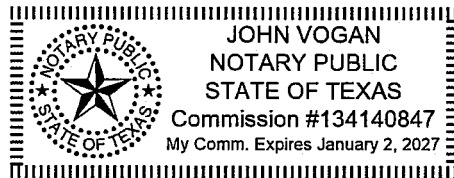
Subscribed and sworn to before me this
18th day of August, 20 25.

DocuSigned by:

John Vogan

077483CFE91458

Notary Public



The notarization was performed using communication technology.

ATTACHMENT D

Attachment D – Amazon.com Services LLC
Montgomery County Industrial Development Agency
Application for Financial Assistance: Co-Applicant Information

HOLD HARMLESS AGREEMENT

Amazon.com Services LLC

Applicant hereby releases Montgomery County Industrial Development Agency and the members, officers, servants, agents and employees thereof (hereinafter collectively referred to as the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (i) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the application or the project described therein is favorably acted upon by the Agency, (ii) the Agency's financing of the Project described therein; and (iii) any further action taken by the Agency with respect to the Project, including without limiting the generality of the foregoing, all causes of action and reasonable attorneys' fees and any other reasonable expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, then, and in that event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all reasonable costs incurred by the Agency in the processing of the Application, including reasonable attorneys' fees, if any.

(Signature on Next Page)

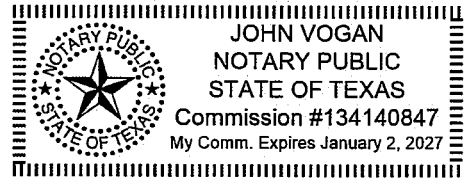
Signature Page to Attachment D Hold Harmless Agreement

Amazon.com Services LLC

BY: Signed by:
Holly Sullivan
0A2BC09C2CF24F7...

Sworn to before me this
18th day of August, 2025.

DocuSigned by:
John Vogan
0774B3CF7F9145B...
(Notary Public)



The notarization was performed using communication technology.

ATTACHMENT E

Attachment E – Amazon.com Services LLC
Montgomery County Industrial Development Agency
Application for Financial Assistance: Co-Applicant Information

CERTIFICATION

Amazon.com Services LLC

I certify and affirm, under penalty of perjury, that statements made in the responses provided in this Questionnaire are true, accurate, and complete to my immediate knowledge and information acquired in the course of my duties/responsibilities for Amazon.com Services LLC (the “Company”) and not based on any independent review or investigation.

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

(Signature on Next Page)

Signature Page to Attachment E – Certification

| | |
|--|--|
| <p>Date Signed: August 18th, 20²⁵.</p> | <p>Name of Person Completing Project Questionnaire on behalf of Amazon.com Services LLC</p> <p>Name: Holly Sullivan Title: Vice President Phone Number: Address:</p> <p>Signature: <small>Signed by:</small> <u>Holly Sullivan</u> <small>0A2BC08C20F24F7...</small></p> |
|--|--|

ATTACHMENT F

Attachment F - Amazon.com Services LLC
Montgomery County Industrial Development Agency
Application for Financial Assistance: Co-Applicant Information

SCHEDULE B

CONSTRUCTION EMPLOYMENT AGREEMENT

Recognizing the mission of the Industrial Development Agency of Montgomery County (IDA) to promote construction employment opportunities for residents of Montgomery County and in consideration of the extension of financial assistance by the IDA, Amazon.com Services LLC (Project Beneficiary) understands that it is the Agency's policy that benefiting companies should employ New York State residents and agrees to provide the information requested below as a way to provide local construction opportunities. Amazon.com Services LLC (Project Beneficiary) also agrees to provide an estimate of the number, type and duration of construction jobs to be created through IDA financial assistance, whether employment is gained directly through the Company, its general contractor, or individual vendors.

Upon project completion Amazon.com Services LLC (Project Beneficiary) shall, if requested by the Agency, submit to the IDA a Construction Completion Report in which is identified names and business addresses of the prime contractor, subcontractors and vendors engaged in the construction of the facility.

Company: Amazon.com Services LLC
Company Representative for Contract Bids and Awards:
Brad Griggs
Mailing Address:
410 Terry Avenue
North Seattle, WA 9819
Phone: 646-927-6819 Fax: N/A
Email: brgriggs@amazon.com

General Contractor, if determined
Company: TBD
Representative: TBD
Mailing Address:
TBD
Phone: TBD Fax: TBD
Email: TBD

Construction start date is estimated to be Q3 2025 - Q2 2026 with occupancy to be taken on _____

| Construction Phase or Process | Duration of Construction Phase | # to be Employed |
|-------------------------------|--|------------------|
| Core & Shell Envelope | 18-24 Months (pending General Contract Bids) | 398 (direct est) |
| MHE Install | TBD | TBD |
| | | |
| | | |
| | | |
| | | |

(Attach additional sheets if needed)

Name of Applicant: Amazon.com Services LLC Dated: 8/18/2025

Company Position: Vice President, WW Economic Development Signed: Holly Sullivan
Signed by: 0A2BC09C2CF24F7...

ATTACHMENT G

New Construction - Industrial Project

15 YEAR PILOT

Full Value \$ 294,420,424.00 3.2 M Sq Ft *92.005Sq Ft
Equalization Rate 84.50%
Assessed Value \$ 246,785,258.28 \$ 62,196,314.57 \$62,196,314.57 \$ 62,186,314.57 \$ 124,392,629.14 \$ 124,392,629.14 \$ 124,392,629.14 \$ 186,588,943.71 \$ 186,588,943.71 \$ 186,588,943.71 \$

| Taxing Jurisdiction | Rate | PILOT SCHEDULE | | | | | | | | | | | | | | | 75% Year 15 | 75% Year 14 | 75% Year 13 | 75% Year 12 | 75% Year 11 | 75% Year 10 | 75% Year 9 | 75% Year 8 | 75% Year 7 | 75% Year 6 | 75% Year 5 | 75% Year 4 | 75% Year 3 | 75% Year 2 | 75% Year 1 | |
|---------------------|-----------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------|----------------|----------------|----------------|----------------|----------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|--|
| | | 25% Year 1 | 25% Year 2 | 25% Year 3 | 25% Year 4 | 25% Year 5 | 50% Year 6 | 50% Year 7 | 50% Year 8 | 50% Year 9 | 50% Year 10 | 50% Year 11 | 75% Year 12 | 75% Year 13 | 75% Year 14 | 75% Year 15 | | | | | | | | | | | | | | | | |
| County | 10.003834 | \$ 622,201.61 | \$ 622,201.61 | \$ 622,201.61 | \$ 622,201.61 | \$ 622,201.61 | \$ 1,244,403.21 | \$ 1,244,403.21 | \$ 1,244,403.21 | \$ 1,244,403.21 | \$ 1,244,403.21 | \$ 1,866,604.82 | \$ 1,866,604.82 | \$ 1,866,604.82 | \$ 1,866,604.82 | \$ 1,866,604.82 | \$ 18,666,048.19 | | | | | | | | | | | | | | | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | | | | | | | | | | | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | | | | | | | | | | | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | | | | | | | | | | | |
| | | \$ 876,926.36 | \$ 876,926.36 | \$ 876,926.36 | \$ 876,926.36 | \$ 876,926.36 | \$ 1,753,852.73 | \$ 1,753,852.73 | \$ 1,753,852.73 | \$ 1,753,852.73 | \$ 1,753,852.73 | \$ 2,630,779.09 | \$ 2,630,779.09 | \$ 2,630,779.09 | \$ 2,630,779.09 | \$ 2,630,779.09 | \$ 26,307,790.92 | | | | | | | | | | | | | | | |
| GASD | 14.09693 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | \$ 1,498,127.97 | \$ 1,498,127.97 | \$ 1,498,127.97 | \$ 1,498,127.97 | \$ 1,498,127.97 | \$ 2,998,255.94 | \$ 2,998,255.94 | \$ 2,998,255.94 | \$ 2,998,255.94 | \$ 2,998,255.94 | \$ 4,497,383.91 | \$ 4,497,383.91 | \$ 4,497,383.91 | \$ 4,497,383.91 | \$ 4,497,383.91 | \$ 44,973,839.11 | | | | | | | | | | | | | | | |

Normal Tax

| | | | | | | | | | | | | | | | | | |
|---------------------|-----------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------|
| Taxing Jurisdiction | Rate | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 | Year 15 | Totals |
| County | 10.003834 | \$ 2,488,806.43 | \$ 2,488,806.43 | \$ 2,488,806.43 | \$ 2,488,806.43 | \$ 2,488,806.43 | \$ 2,488,806.43 | \$ 2,488,806.43 | \$ 2,488,806.43 | \$ 2,488,806.43 | \$ 2,488,806.43 | \$ 2,488,806.43 | \$ 2,488,806.43 | \$ 2,488,806.43 | \$ 2,488,806.43 | \$ 2,488,806.43 | \$ 37,332,096.38 |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| | | \$ 3,507,705.46 | \$ 3,507,705.46 | \$ 3,507,705.46 | \$ 3,507,705.46 | \$ 3,507,705.46 | \$ 3,507,705.46 | \$ 3,507,705.46 | \$ 3,507,705.46 | \$ 3,507,705.46 | \$ 3,507,705.46 | \$ 3,507,705.46 | \$ 3,507,705.46 | \$ 3,507,705.46 | \$ 3,507,705.46 | \$ 3,507,705.46 | \$ 52,615,961.63 |
| GASD | 14.09693 | | | | | | | | | | | | | | | | |
| | | \$ 5,996,511.89 | \$ 5,996,511.89 | \$ 5,996,511.89 | \$ 5,996,511.89 | \$ 5,996,511.89 | \$ 5,996,511.89 | \$ 5,996,511.89 | \$ 5,996,511.89 | \$ 5,996,511.89 | \$ 5,996,511.89 | \$ 5,996,511.89 | \$ 5,996,511.89 | \$ 5,996,511.89 | \$ 5,996,511.89 | \$ 5,996,511.89 | \$ 89,947,676.22 |

SAVINGS \$ 4,497,383.91 \$ 4,497,383.91 \$ 4,497,383.91 \$ 4,497,383.91 \$ 2,998,255.94 \$ 2,998,255.94 \$ 2,998,255.94 \$ 1,498,127.97 \$ 1,498,127.97 \$ 1,498,127.97 \$ 1,498,127.97 \$ 1,498,127.97 \$ 1,498,127.97 \$ 1,498,127.97 \$ 1,498,127.97 \$ 1,498,127.97 \$ 1,498,127.97 \$ 44,973,839.11

Total Savings \$ 44,973,839.11

Disclaimer Notice: Please note that these numbers are based on assumptions on the property in question with a sq foot value of \$92.00/sq ft
these rates will change from year to year. There are no capabilities of projecting what the the future rates will be.