

**MONTGOMERY COUNTY
INDUSTRIAL DEVELOPMENT AGENCY**

**APPLICATION
FOR
FINANCIAL ASSISTANCE**

MONTGOMERY COUNTY INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION

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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
P.O. Box 277
113 Park Drive
Fultonville, New York 12072
Attention: Chief Executive Officer

This application by applicant respectfully states:

APPLICANT: MADRE Nelliston LLC

APPLICANT'S STREET ADDRESS: 53 Glenbrook Ct

CITY: Clifton Park STATE: NY ZIP CODE: 12065

PHONE NO.: 518-898-6365 FAX NO.: _____ E-MAIL: aaron@anylevellift.com

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

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

NAME OF FIRM: _____

NAME OF ATTORNEY: _____

ATTORNEY'S STREET ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

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

NOTE: PLEASE READ THE INSTRUCTIONS ON PAGE 2 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

Applicant: MADRE Nelliston LLC

Contact Person: Aaron L. Aldrich

Phone Number: 518-898-6365

Occupant: Any Level Lift LLC (Owner) & Drive Heavy Duty (Renter)

Project Location: 6476 State Highway 5, Fort Plain, NY 13339

Approximate Size of Project Site: 52.1 acres

Description of Project: Purchase of the land, buildings, and improvements at the former Ford and Chevrolet dealerships, as well as land behind the former Chrysler dealership at the location described above for the purpose of relocating and expanding Any Level Lift LLC operations. Further details found in Attachments 1 & 2.

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

Employment Impact: Existing Jobs None

New Jobs 11 initially, increasing to 27 over the next three years

Project Cost: \$ 2,250,000

Type of Financing: Tax-Exempt Taxable Straight Lease

Amount of Bonds Requested: \$ N/A

Estimated Value of Tax-Exemptions:

N.Y.S. Sales and Compensating Use Tax:	\$ <u>0</u>
Mortgage Recording Taxes:	\$ <u>8400</u>
Real Property Tax Exemptions:	\$ <u>150,000 (approximately)</u>
Other (please specify):	\$ <u>0</u>

Provide estimates for the following:

Number of Full Time Employees at the Project Site before IDA Status:	<u>0</u>
Estimate of Jobs to be Created:	<u>27</u>
Estimate of Jobs to be Retained:	<u>0</u>
Average Estimated Annual Salary of Jobs to be Created:	<u>75.176</u>
Annualized Salary Range of Jobs to be Created:	<u>46,800 - 104,000</u>
Estimated Average Annual Salary of Jobs to be Retained:	<u>N/A</u>

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

A. Identity of Company:

1. Company Name: Any Level Lift LLC

Present Address: 15 Westside Dr, Ballston Lake, NY

Zip Code: 12019

Employer's ID No.: 81-2883391

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

The applicant company MADRE Nelliston LLC is a real estate holding company with the same ownership as the occupant/operating company Any Level Lift LLC.

3. Indicate type of business organization of Company:

a. _____ Corporation (If so, incorporated in what country?)

What State? _____ Date Incorporated? _____ Type of Corporation? _____ Authorized to do business in New York? Yes ____; No ____).

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

c. Limited liability company, (LLC-P)
Date created? 06/07/2016

d. _____ Sole proprietorship

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

B. Management of Company:

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

NAME (First, Middle, Last) HOME ADDRESS	OFFICE HELD	OTHER PRINCIPAL BUSINESS
(Aaron Lee Aldrich) 53 Glenbrook Ct, Clifton Park, NY 12065	Managing Partner	N/A
(Dakan ALL LLC) 3561 hidden Valley Rd, Sedalia, CO 80135	Partner	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 ✓.

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

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

5. If the answer to any of questions 2 through 4 is yes, please, furnish details in a separate attachment. See Attachment 3

C. Principal Owners of Company:

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

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

NAME	ADDRESS	PERCENTAGE OF HOLDING
Aaron L. Aldrich	53 Glenbrook Ct, Clifton Park, NY 12065	80%
Dakan ALL LLC	3561 hidden Valley Rd, Sedalia, CO 80135	20%

D. Company's Principal Bank(s) of account: Bank of America, 1 Clifton Country Rd, Clifton Park, NY

II. DATA REGARDING PROPOSED PROJECT

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

Purchase of the land, buildings, and improvements at the former Ford and Chevrolet dealerships, as well as land behind the former Chrysler dealership at the location described above for the purpose of relocating and expanding Any Level Lift LLC operations. Further details found in Attachments 1 & 2.

B. Location of Proposed Project:

1. Street Address 6476 State Highway 5, Fort Plain, NY 13339
2. City of
3. Town of Palatine, NY
4. Village of Nelliston, NY
5. County of Montgomery, NY

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 ; No ____.

2. Are there existing buildings on project site? Yes ; No ____.

- a. If yes, indicate number and approximate size (in square feet) of each existing building:

Former Ford Dealership: 19,000 SF

Former Chevrolet Dealership: 21,228 SF

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

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

- d. Attach photograph of present buildings.

See Attachment 4

3. Utilities serving project site:
Water-Municipal: Yes
Other (describe)
Sewer-Municipal: Yes
Other (describe)
Electric-Utility: Yes
Other (describe)
Heat-Utility: Natural Gas
Other (describe)

4. Present legal owner of project site:

- a. If the Company owns project site, indicate date of purchase: _____, 20____; Purchase price: \$_____.
- b. If Company does not own the Project site, does Company have option signed with owner to purchase the Project site? Yes ; No _____. If yes, indicate date option signed with owner: 09/12, 2025 and the date the option expires: 11/26, 2025.
- c. If the Company does not own the project site, is there a relationship legally or by common control between the Company and the present owners of the project site? Yes ____; No . If yes, describe:

5. a. Zoning District in which the project site is located:
None listed - further investigation during due diligence period

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

D. Buildings:

1. Does part of the project consist of a new building or buildings? Yes ____; No . If yes, indicate number and size of new buildings:
2. Does part of the project consist of additions and/or renovations to the existing buildings? Yes ____; No . If yes, indicate the buildings to be expanded or renovated, the size of any expansions and the nature of expansion and/or renovation:
3. Describe the principal uses to be made by the Company of the building or buildings to be acquired, constructed, or expanded:
The buildings will be utilized for manufacturing (welding, CNC machining, laser cutting, bending, grinding, powder coating, painting), warehousing, distribution, part installation, detailing, vehicle sales, showroom, and 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 ; No . If yes, describe the Equipment:

Installation of existing used CNC Mill, CNC lathe, bandsaw, welders, and pallet racking. Acquisition and installation of new laser cutter (\$372,298.30), press brake (\$185,936.70), powdercoat equipment (\$248,870) and paint booth (\$54,520).

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

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

Manufacturing and warehousing

F. Project Use:

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

Truck parts, primarily suspension systems

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

Manufacturing (welding, CNC machining, laser cutting, bending, grinding, powder coating, painting), warehousing, distribution, part installation, detailing, vehicle sales, and engineering.

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

Customers will bring their trucks for upfits, or purchase completed trucks and parts

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? 50 %

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

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

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

We intend on utilizing the large parking lots and extra land to support truck shows and events

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:

Other states have significantly less tax burden

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:

We are the only company that offers our patented products

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: _____

Unknown

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:

We will increase jobs since we will have more space to operate and for additional equipment.

7. Will the completion of the Project result in the removal of a plant or facility of the Company or another proposed occupant of the Project (a "Project Occupant") from one area of the State of New York to another area of the State of New York? Yes ; No _____. If yes, please explain: We will be relocating from our rented facility in Ballston Lake, NY

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

please provide detail:

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

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

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

If we don't get the taxes reduced we will not be purchasing the property and will look to other states with a more reasonable tax burden

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

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

G. Other Involved Agencies:

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

N/A

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

N/A

H. Construction Status:

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

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

N/A

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:

\$50,000.00 deposit toward purchase price
\$ 2,949.76 toward required subdivision
\$ 1,500.00 financing application
\$ 1,668.50 toward legal fees
\$56,118.26 TOTAL

3. Please indicate the date the applicant estimates the Project will be completed:
11/26/2025 is end of due diligence period to purchase the property

I. Method of Construction after Agency Approval:

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

N/A - the properties are there, we just need the taxes reduced in order to purchase.

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

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

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

1. Sublessee name: Drive Heavy Duty LLC

Present Address: 1303 County Route 1

City: Oswego State: NY Zip: 13126

Employer's ID No.: 33-1889139

Sublessee is: LLC Corporation: Partnership: Sole Proprietorship

Relationship to Company: Renter

Percentage of Project to be leased or subleased: 33%

Use of Project intended by Sublessee: Truck Sales

Date of lease or sublease to Sublessee: 01/01/2026

Term of lease or sublease to Sublessee: 10 years

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.

See Attachment 5

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:

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? 100% of the 33% total space to be leased has a binding written lease.

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 (Employees of Leasor)					
	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled	Totals
Present Full Time	0	0	0	0	0
Present Part Time	0	0	0	0	0
Present Seasonal	0	0	0	0	0
First Year Full Time	2 (2)	4 (2)	5 (4)	1 (0)	12 (8)
First Year Part Time	0	0	0	0	0
Second Year Full Time	2 (2)	4 (3)	6 (5)	1 (1)	14 (11)
Second Year Part Time	0	0	0	0	0
Third Year Full Time	2 (2)	5 (3)	6 (5)	2 (2)	15 (12)
Third Year Part Time	0	0	0	0	0

January indicates current employees who will come to work at the new site		TYPE OF EMPLOYMENT Employees of Applicant (Employees of Leasor) First Year Full Time			
Month	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled	Totals
January	2 (1)	2 (2)	2 (1)	1 (0)	7 (4)
February	2 (2)	4 (2)	5 (4)	1 (0)	12 (8)
March					
April					
May					
June					
July					
August					
September					
October					
November					
December	↓	↓	↓	↓	↓

TYPE OF EMPLOYMENT Employees of Applicant First Year Part Time					
Month	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled	Totals
January	0	0	0	0	0
February					
March					
April					
May					
June					
July					
August					
September					
October					
November					
December	↓	↓	↓	↓	↓

TYPE OF EMPLOYMENT					
Employees of Applicant					
Second Year Full Time					
Month	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled	Totals
January	2 (2)	4 (3)	6 (5)	2 (1)	14 (11)
February					
March					
April					
May					
June					
July					
August					
September					
October					
November					
December	↓	↓	↓	↓	↓

TYPE OF EMPLOYMENT					
Employees of Applicant					
Second Year Part Time					
Month	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled	Totals
January	0	0	0	0	0
February					
March					
April					
May					
June					
July					
August					
September					
October					
November					
December	↓	↓	↓	↓	↓

TYPE OF EMPLOYMENT					
Employees of Applicant					
Third Year Full Time					
Month	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled	Totals
January	2 (2)	5 (3)	6 (5)	2 (2)	15 (12)
February					
March					
April					
May					
June					
July					
August					
September					
October					
November					
December	↓	↓	↓	↓	↓

TYPE OF EMPLOYMENT					
Employees of Applicant					
Third Year Part Time					
Month	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled	Totals
January	0	0	0	0	0
February					
March					
April					
May					
June					
July					
August					
September					
October					
November					
December	↓	↓	↓	↓	↓

TYPE OF EMPLOYMENT
Independent Contractors

	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled	Totals
Present Full Time	0	0	0	0	0
Present Part Time					
Present Seasonal					
First Year Full Time					
First Year Part Time					
First Year Seasonal					
Second Year Full Time					
Second Year Part Time					
Second Year Seasonal	↓	↓	↓	↓	↓

TYPE OF EMPLOYMENT Employees of Independent Contractors					
	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled	Totals
Present Full Time	0	0	0	0	0
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	71500-100,000	62,400-104,000	58,240-72,800	46,800-62,400
Estimated Number of Employees Residing in the Mohawk Valley	4	8	11	4

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

Between Any Level Lift LLC and Drive Heavy Duty LLC, nine additional jobs will be created in year one, five more in year two, and an additional two in year three.

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 6.

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>Natural Gas</u> <u>Description of Cost</u>	<u>Amount</u>
Land	\$ 40,000
Buildings	\$ 2,210,000
Machinery and equipment costs	\$ 861,625
Utilities, roads and appurtenant costs	\$ N/A
Architects and engineering fees	\$ N/A
Costs of Bond Issue (legal, financial and printing)	\$ N/A
Construction loan fees and interest (if applicable)	\$ N/A
Other (specify)	\$ _____ _____ _____
TOTAL PROJECT COSTS	\$ 3,111,625

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

<u>Description of Sources</u>	<u>Amount</u>
Private Sector Financing	\$ <u>2,886,625</u>
Public Sector	\$ _____
Federal Programs	\$ _____
State Programs	\$ _____
Local Programs	\$ _____
Applicant Equity	\$ <u>225,000</u>
Other (specify, e.g., tax credits)	\$ _____ \$ _____ \$ _____
TOTAL AMOUNT OF PROJECT FINANCING SOURCES	\$ <u>3,111,625</u>

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

\$50,000 of the \$225,000 down payment as deposit toward purchase contract
\$372,298.30 loan for Laser Cutter
\$185,936.70 loan for Press Brake

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

Maturity requested: N/A years.

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

Yes ____; No ✓. Institution Name: _____

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

Name: _____ Phone: _____

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

G. The total amount estimated to be borrowed to finance the Project is equal to the following:
\$ 2,886,625

VI. BENEFITS EXPECTED FROM THE AGENCY

A. Financing

1. Is the applicant requesting that the Agency issue bonds to assist in financing the project? Yes ; No ✓. If yes, indicate:
 - a. Amount of loan requested: 0 Dollars;
 - b. Maturity requested: N/A Years.
2. If the answer to question 1 is yes, is the interest on such bonds intended to be exempt from federal income taxation? Yes ; No .
3. If the answer to question 2 is yes, will any portion of the Project be used for any of the following purposes:
 - a. retail food and beverage services: Yes ; No
 - b. automobile sales or service: Yes ; No
 - c. recreation or entertainment: Yes ; No
 - d. golf course: Yes ; No
 - e. country club: Yes ; No
 - f. massage parlor: Yes ; No
 - g. tennis club: Yes ; No
 - h. skating facility (including roller skating, skateboard and ice skating): Yes ; No
 - i. racquet sports facility (including handball and racquetball court): Yes ; No
 - j. hot tub facility: Yes ; No
 - k. suntan facility: Yes ; No
 - l. racetrack: Yes ; No
4. If the answer to any of the above questions contained in question 3 is yes, please furnish details on a separate attachment.

B. Tax Benefits

1. Is the applicant requesting any real property tax exemption in connection with the Project that would not be available to a project that did not involve the Agency? Yes ✓; No . If yes, is the real property tax exemption being sought consistent with the Agency's Uniform Tax Exemption Policy? Yes ✓; No .
2. Is the applicant expecting that the financing of the Project will be secured by one or more mortgages? Yes ✓; No . If yes, what is the approximate amount of financing to be secured by mortgages? \$ 2,025,000.
3. Is the applicant expecting to be appointed agent of the Agency for purposes of

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

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

a. N.Y.S. Sales and Compensating Use Taxes: \$ 0
b. Mortgage Recording Taxes: \$ 8400
c. Real Property Tax Exemptions: \$ 150,000 (approximately)
d. Other (please specify):
_____ \$ _____
_____ \$ _____

5. Are any of the tax-exemptions being sought in connection with the Project inconsistent with the Agency's Uniform Tax Exemption Policy? Yes ; No . If yes, please explain. See proposed PILOT schedule on PDF page 49.

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.

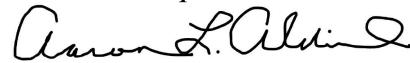
I. Compliance with Federal, State, and Local Laws. The applicant is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.

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.



Applicant

By:

Aaron L. Aldrich

Title:

Managing Partner, MADRE Nelliston LLC & Any Level Lift LLC

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

(If Applicant is a Corporation)

STATE OF _____)
) SS.:
COUNTY OF _____)

_____ deposes and says that he is the
(Name of chief executive of applicant)

_____ of _____,
(Title) (Company Name)

the corporation 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. Deponent further says that the reason this verification is made by the deponent and not by said company is because the said company is a corporation. The grounds of deponent's belief relative to all matters in the said application which are not stated upon his own personal knowledge are investigations which deponent has caused to be made concerning the subject matter of this application as well as information acquired by deponent in the course of his duties as an officer of and from the books and papers of said corporation.

(officer of applicant)

Sworn to before me this
____ day of _____, 20____.

(Notary Public)

VERIFICATION

(If applicant is sole proprietor)

STATE OF _____)
) SS.:
COUNTY OF _____)

_____, deposes and says

(Name of Individual)

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.

Sworn to before me this
____ day of _____, 20__.

(Notary Public)

VERIFICATION

(If applicant is partnership)

STATE OF _____)
) SS.:
COUNTY OF _____)

_____, deposes and says

(Name of Individual)

that he is one of the members of the firm of _____,

(Partnership Name)

the partnership 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 partnership.

Sworn to before me this
____ day of _____, 20__.

(Notary Public)

VERIFICATION

(If applicant is limited liability company)

STATE OF New York)
COUNTY OF Saratoga) SS.:

Aaron L. Aldrich _____, deposes and says

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.

Amber

Sworn to before me this
12 day of November, 2005

KYLIE ROGERS
Notary Public - State of New York
No. 01R00029573
Qualified in Schenectady County
My Commission Expires Oct. 4, 2028

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

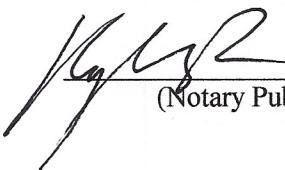
HOLD HARMLESS AGREEMENT

Applicant hereby releases 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: 

Sworn to before me this
12 day of November, 2025


(Notary Public)

KYLIE ROGERS
Notary Public - State of New York
No. 01RO0029573
Qualified in Schenectady County
My Commission Expires Oct. 4, 2028

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"):	MADRE Nelliston LLC
2. Brief Identification of the Project:	
3. Estimated Amount of Project Benefits Sought: A. Amount of Bonds Sought:	\$ 0
B. Value of Sales Tax Exemption Sought	\$ 0
C. Value of Real Property Tax Exemption Sought	\$ 150,000 (approximately)
D. Value of Mortgage Recording Tax Exemption Sought	\$ 8400
4. Likelihood of accomplishing the Project in a timely fashion:	100%

PROJECTED PROJECT INVESTMENT

A. Land-Related Costs	
1. Land acquisition	\$ 40,000
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	\$ 2,210,000
2. Renovation of existing structures	\$ N/A
3. New construction costs	\$ N/A
4. Electrical systems	\$ N/A
5. Heating, ventilation and air conditioning	\$ N/A
6. Plumbing	\$ N/A
7. Other building-related costs (describe)	\$ N/A

C. Machinery and Equipment Costs	
1. Production and process equipment	\$ 861,625
2. Packaging equipment	\$ N/A
3. Warehousing equipment	\$ N/A
4. Installation costs for various equipment	\$ N/A
5. Other equipment-related costs (describe)	\$ N/A
D. Furniture and Fixture Costs	
1. Office furniture	\$ N/A
2. Office equipment	\$ N/A
3. Computers	\$ N/A
4. Other furniture-related costs (describe)	\$ N/A
E. Working Capital Costs	
1. Operation costs	\$ N/A
2. Production costs	\$ N/A
3. Raw materials	\$ N/A
4. Debt service	\$ N/A
5. Relocation costs	\$ N/A
6. Skills training	\$ N/A
7. Other working capital-related costs (describe)	\$ N/A
F. Professional Service Costs	
1. Architecture and engineering	\$ N/A
2. Accounting/legal	\$ N/A
3. Other service-related costs (describe)	\$ N/A
G. Other Costs	
1. _____	\$ N/A
2. _____	\$ N/A
H. Summary of Expenditures	
1. Total Land-Related Costs	\$ 40,000
2. Total Building-Related Costs	\$ 2,210,000
3. Total Machinery and Equipment Costs	\$ 861,625
4. Total Furniture and Fixture Costs	\$ N/A
5. Total Working Capital Costs	\$ N/A
6. Total Professional Service Costs	\$ N/A
7. Total Other Costs	\$ N/A

PROJECTED PROFIT

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

YEAR	Without IDA benefits	With IDA benefits
1	\$ We won't relocate to project location	\$ 650,775
2	\$ We won't relocate to project location	\$ 878,770
3	\$ We won't relocate to project location	\$ 878,770
4	\$ We won't relocate to project location	\$ 878,770
5	\$ We won't relocate to project location	\$ 878,770

PROJECTED CONSTRUCTION EMPLOYMENT IMPACT N/A

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

Year	Number of Construction Jobs	Total Annual Wages and Benefits	Estimated Additional NYS Income Tax
Current Year		\$ _____	\$ _____
Year 1		\$ _____	\$ _____
Year 2		\$ _____	\$ _____
Year 3		\$ _____	\$ _____
Year 4		\$ _____	\$ _____
Year 5		\$ _____	\$ _____

PROJECTED PERMANENT EMPLOYMENT IMPACT

I. Estimates of the total number of existing permanent jobs to be preserved or retained as a result of the Project are described in the tables in Section IV of the Application.

II. Estimates of the total new permanent jobs to be created at the Project are described in the tables in Section IV of the Application.

III. Please provide estimates for the following:

 A. Creation of New Job Skills relating to permanent jobs. Please complete Schedule A.

IV. Provide the projected percentage of employment that would be filled by Montgomery County residents: 85 %

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

Existing employees have agreed to relocate with the exception of one key employee who can still commute from his current residence. We intend on hiring local talent to fill new positions utilizing county employment resources.

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>3,150,216</u>
Additional Sales Tax Paid on Additional Purchases	\$ _____
Estimated Additional Sales (1 st full year following project completion)	\$ <u>4,446,759</u>
Estimated Additional Sales Tax to be collected on additional sales (1 st full year following project completion)	\$ <u>155,636</u>

II. Please provide estimates for the impact of Project on existing real property taxes and new payments in lieu of taxes (“Pilot Payments”): See Proposed PILOT Schedule on PDF page 49.

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):

In addition to the new employment opportunities we bring to the area and the additional sales tax revenue, we intend to hold truck show events that will bring participants from all over the country that will stimulate the local economy.

CERTIFICATION

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

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

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

Date Signed: <u>November 12, 2025.</u>	Name of Person Completing Project Questionnaire on behalf of the Company. Name: <u>Aaron L. Aldrich</u> Title: <u>Managing Partner</u> Phone Number: <u>518-898-6365</u> Address: <u>53 Glenbrook Ct, Clifton Park, NY 12065</u> Signature: <u></u>
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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.

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

SCHEDULE B N/A

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, _____ (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.

(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 _____ (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: _____
Company Representative for Contract Bids and Awards:

Mailing Address:

Phone: _____ Fax: _____
Email: _____

General Contractor, if determined
Company: _____
Representative: _____
Mailing Address:

Phone: _____ Fax: _____
Email: _____

Construction start date is estimated to be _____ with occupancy to be taken on

Construction Phase or Process	Duration of Construction Phase	# to be Employed

(Attach additional sheets if needed)

Name of Applicant: _____ Dated: _____

Company Position: _____ Signed: _____

Attachment 1: Property Description from Purchase Contract

THIS REAL ESTATE PURCHASE AGREEMENT (this "Agreement") dated the 12th day of September, 2025 (the "Effective Date") by and among DP Nelliston F RE, LLC, a New York limited liability company ("Ford Realty") and DP Nelliston CJDR, LLC, a New York limited liability company ("CJDR Realty" and together with Ford Realty, "Sellers") and Madre Nelliston, LLC, a New York limited liability company "Purchaser") with Sellers and Purchaser sometimes individually referred to herein as a "Party" and collectively, as the "Parties").

WITNESSETH:

WHEREAS, Ford Realty is the owner of the real property, buildings and improvements located at 6476 State Highway 5 including: Parcel A-1 (consisting of an approximately 23.50 acre parcel of land and a 19,000 SF building – Tax Map # TBD); Parcel A-2 (consisting of an approximately 12.11 acre parcel of land and a 21,228 SF building – Tax Map # TBD); and vacant land off Bufnick Road (consisting of approximately 5.50 acres - Tax Map 30-2-23.2) in Nelliston, New York, being more particularly described in Exhibit A-1 attached hereto and incorporated herein by this reference (the "Ford Realty Property");

WHEREAS, CJDR Realty is the owner of the certain portion of real property, located at State Highway 5 (being a subdivided portion of Tax Map 46.6-1-50) in Nelliston, New York, being more particularly described in Exhibit A-2 attached hereto and incorporated herein by this reference (the "CJDR Realty Property") with the Ford Realty Property together with the CJDR Property, sometimes being referred to herein, as the "Properties");

WHEREAS, Sellers desires to sell, and Purchaser desires to purchase, the Properties; and

WHEREAS, Sellers are the fee simple owner of all buildings, structures, and permanent site improvements and fixtures located on the Properties (collectively the "Improvements").

Attachment 2: Property Layout

The layout of the subject property to be purchased is outlined in yellow below.



Attachment 3: Section I.B.5 Details

On March 13, 2003 Aaron L. Aldrich, now managing partner of MADRE Nelliston LLC and Any Level Lift LLC, was convicted of Driving While Intoxicated- 1st Offense, VTL1192, Sub02, Class U Misdemeanor NCIC5404. Marcy Town Court Case Number: 02110139. Aaron L. Aldrich has no other criminal charges.

Attachment 4: Pictures of Existing Buildings

Previous Ford Dealership (19,000 SF):



Previous Chevy Dealership (21,228 SF):



Attachment 5: Sublessee (Drive Heavy Duty LLC) Retail Sales Information

Space leased by Drive Heavy Duty LLC will be used to make retail sales of goods and services to customers who personally visit the project. Customers will visit the site to purchase trucks.

Answers to Questions II.F.4 through 6 are as follows:

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? 50%

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

- a. Will the Project be operated by a not-for-profit corporation? Yes ; No . If yes, please explain:
- b. Is the Project likely to attract a significant number of visitors from outside the economic development region in which the Project will be located? Yes ; No . If yes, please explain: We intend to utilize the large parking lots and extra land to support truck shows and events
- 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: Other states have significantly less tax burden
- 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: There are no other local truck dealerships offering the high quality trucks sold by Drive Heavy Duty LLC.
- 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: Unknown

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:

Drive Heavy Duty LLC is currently operating in Oswego, NY with four positions with plans to expand to a total of 12 positions in the new location over the next three years as identified in Section IV of the application.

Attachment 6: Job Descriptions

Body Technician / Painter (Average Salary \$104,000): This position includes painting, bodywork, sanding, priming, paintless dent repair.

Diesel Technician (Average Salary \$88,400): Diesel engine repair and maintenance.

Transport Driver (Average Salary \$62,400): Pickup and delivery of customer vehicles.

Install Technician (Average Salary \$62,400): Installation of aftermarket parts on trucks.

Machinist (Average Salary \$93,600): Operation and programing of CNC mills, CNC lathes, laser cutter, and press brake.

Media/Marketing (Average Salary \$72,800): Photography and videography of parts and trucks. Social media management.

General Laborer (Average Salary \$54,080): Grind parts, shipping/receiving, cleaning, general shop and equipment maintenance.

Powdercoater (Average Salary \$62,400): Sandblasting and Powdercoating parts

Reconditioning Technician (Average Salary \$67,600): Washing, waxing, polishing, cleaning/detailing trucks.

Administrative (Average Salary \$62,400): Accounting, reception, inventory management

Shop Manager (Average Salary \$91,600): Assigning and overseeing the work performed in the shop.

Welder (Average Salary \$66,560): Welding and grinding parts.

Any Level Lift Sample

10 YEAR PILOT - Fixed @ 35,000 -2% escalator/year

Full Value	\$ 1,730,769.00										
Equalization Rate	39.00%										
Assessed Value	\$ 675,000.00										
PILOT SCHEDULE											
Taxing Jurisdiction	Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
County	20.881382	11% \$ 3,850.00	\$ 3,927.00	\$ 4,005.54	\$ 4,085.65	\$ 4,167.36	\$ 4,250.71	\$ 4,335.73	\$ 4,422.44	\$ 4,510.89	\$ 4,601.11
School	42.279909	49% \$ 17,150.00	\$ 17,493.00	\$ 17,842.86	\$ 18,199.72	\$ 18,563.71	\$ 18,934.99	\$ 19,313.69	\$ 19,699.96	\$ 20,093.96	\$ 20,495.84
Village	10.8624	29% \$ 10,150.00	\$ 10,353.00	\$ 10,560.06	\$ 10,771.26	\$ 10,986.69	\$ 11,206.42	\$ 11,430.55	\$ 11,659.16	\$ 11,892.34	\$ 12,130.19
Town	3.746759	11% \$ 3,850.00	\$ 3,927.00	\$ 4,005.54	\$ 4,085.65	\$ 4,167.36	\$ 4,250.71	\$ 4,335.73	\$ 4,422.44	\$ 4,510.89	\$ 4,601.11
		\$ 35,000.00	\$ 35,700.00	\$ 36,414.00	\$ 37,142.28	\$ 37,885.13	\$ 38,642.83	\$ 39,415.68	\$ 40,204.00	\$ 41,008.08	\$ 41,828.24
100%											
Taxing Jurisdiction	Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
County	20.881382	\$ 14,094.93	\$ 14,094.93	\$ 14,094.93	\$ 14,094.93	\$ 14,094.93	\$ 14,094.93	\$ 14,094.93	\$ 14,094.93	\$ 14,094.93	\$ 14,094.93
School	42.279909	\$ 28,538.94	\$ 28,538.94	\$ 28,538.94	\$ 28,538.94	\$ 28,538.94	\$ 28,538.94	\$ 28,538.94	\$ 28,538.94	\$ 28,538.94	\$ 28,538.94
Village	10.8624	\$ 7,332.12	\$ 7,332.12	\$ 7,332.12	\$ 7,332.12	\$ 7,332.12	\$ 7,332.12	\$ 7,332.12	\$ 7,332.12	\$ 7,332.12	\$ 7,332.12
Town	3.746759	\$ 2,529.06	\$ 2,529.06	\$ 2,529.06	\$ 2,529.06	\$ 2,529.06	\$ 2,529.06	\$ 2,529.06	\$ 2,529.06	\$ 2,529.06	\$ 2,529.06
SAVINGS	\$ 17,495.05	\$ 16,795.05	\$ 16,081.05	\$ 15,352.77	\$ 14,609.93	\$ 13,852.23	\$ 13,079.37	\$ 12,291.06	\$ 11,486.98	\$ 10,666.81	
Total Savings	\$ 141,710.30										

Disclaimer Notice: Please note that these numbers are based on assumptions on the property in question with a full market value of \$1,730,770 Million.

The tax rates will change from year to year. There are no capabilities of projecting what the future tax rates will be.