

Tompkins County
Development Corporation
Not-for-Profit Application for Incentives

Applicant Information

Date: _____

Name of Company/Applicant: The William George Agency For Childrens Services, Inc.	
Address: 380 Freeville Road	
City/State/ZIP: Freeville, New York 13068	
Primary Contact: Jeffrey Dailey, Executive Director	
Phone: (607) 844-6214	Fax: (607) 844-4053
Email: daileyj@gjrmail.com	

Applicant Attorney: Paul Reichel	
Address: Bond, Schoeneck and King, One Lincoln Center	
City/State/ZIP: Syracuse, New York 13202-1355	
Primary Contact:	
Phone: (315) 218-8135	Fax:
Email: preichel@bsk.com	

Applicant Accountant: Ciaschi, Dietershagen, Little, Mickelson and Co.	
Address: 401 East State Street, Suite 500	
City/State/ZIP: Ithaca, New York 14850	
Primary Contact: Patrick Jordan	
Phone: (607) 272-4444	Fax:
Email:	

Applicant Engineer/Architect (if known): LA Hauer-Laduca	
Address: 10940 Main Street	
City/State/ZIP: Clarence, New York 14031	
Primary Contact: Laurie Hauer-Laduca	
Phone: (716) 759-1965	Fax (716) 759-1966
Email: lauriehauerladuca@rocketmail.com	

Applicant Contractor (if known): Not Known at this time	
Address:	
City/State/ZIP:	
Primary Contact:	
Phone:	Fax:
Email:	

Business History

Year Company was Founded: 1896 Type of Ownership (Corporation, LLC, Sole Proprietor)
 NAICS Code: _____ 501 (c) (b) not for profit

Product or Service: Residential Treatment Center for At Risk Youth

Major Customers: 49 Counties plus school districts throughout New York State <i>The IDA avoids offering incentives to businesses that will compete with or displace existing Tompkins County businesses.</i>
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Major Suppliers: SYSCO Food Services, NYSEG, Staples Office Products

Who are your major competitors in Tompkins County? None

Has your business ever received incentives tied to job creation from local governments in New York State?
 _____ Yes X No

If Yes, please describe. _____

Were the goals met? Yes No

If No, why were goals not met? _____

Project Description

Please give a brief narrative description of the project.

The Ewald Dining Hall is the central location for food provision to our 190 Youth residential facility. The dining hall was built in the 1970's and is experiencing many end of useful life issues relating to mechanical and electrical systems as well as capital maintenance repairs and improvements.

Location: on campus of WGA, 380 Freeville Road, Freeville NY 13068

Property size (acres) – both existing and proposed: Approx. 1.5 Acres

Building size (square feet) – both existing and proposed: 19,242/19,242

Proposed project start and completion dates: January/February 2015 Ending December 2015

What types of green building practices do you plan to use, if any? Renovation will update mechanical and electrical systems to modern day efficiency.

Do you certify that the project will not result in the relocation of all or part of any business or jobs from within New York State to Tompkins County? Yes No

Will this project result in a regular increase in overnight visitors to your facility (e.g. for training programs)? Yes No

If Yes, number of visitors per year _____ Average duration of stay (days) _____

Occupancy

List the name(s), nature of business of proposed tenant(s), and percentage of total square footage to be used for each tenant. (Additional sheets may be attached if necessary.)

William George Agency (owner) will be responsible for and utilize 100% of facility

Project Costs

	<u>Amount</u>	<u>% subject to sales tax</u>
Value of land to be acquired (if any):	<u>N/A</u>	N/A
Value of building to be acquired (if any):	<u>N/A</u>	N/A
Cost of new construction:	<u>N/A</u>	<u> %</u>
Value of improvements to existing building:	<u>\$1,747,822.00</u>	<u> %</u>
Value of equipment to be acquired:	<u> </u>	<u> %</u>
Other:	<u> </u>	<u> %</u>
TOTAL:	<u>\$1,747,822.00</u>	N/A

Financing

	<u>Without Bonds</u>	<u>With Bonds</u>
First year debt service	<u>\$ 137,832.00</u>	<u>\$ 121,312.00 (Assumes 20 Year Term)</u>
Total debt service	<u>\$ 2,756,647.00</u>	<u>\$ 2,426,249.00</u>

Amount of anticipated financing from a lending institution \$ 1,747,822.00 Plus Financing Expense
(Please note: The applicant must inform the TCDC at the time of issuance of commitment letter if the financing will exceed the amount stated here.)

Need for Incentives

If the applicant is requesting incentives that are greater than the Development Corporation Standard Policies, please include a detailed justification for this provision.

N/A

Employment Information (please note that during the course of the abatement you will be required to provide employment information annually.)

Please provide a description of the benefits that you offer to your employees.

Health, Dental, Vision (union only) Insurances, 401 (k) Retirement, State mandated benefits, paid holidays and paid leave.

Please provide a description of internal training and advancement opportunities offered to your employees.

As an agency we offer frequent trainings and advancement opportunities. Training sessions include several different topics ranging from residential issues to effective supervision of employees. Additionally, our direct care workers are afforded several opportunities to advance their career. Due to the diverse services offered by our agency individuals may be promoted in copious areas, to include middle management as well as administrative positions in a number of different services areas (i.e. finance, food, residential, ect.).

What percentages of your current positions do women occupy? 35%

What percentages of your current positions do minorities occupy? 10%

Are you willing to pay a livable wage as defined by the Alternatives Federal Credit Union (AFCU) of Ithaca, NY (<http://www.alternatives.org/2013livingwagechart.html>) to all employees for the duration of the abatements?

Yes No

What percent of current workforce and management are in:

Tompkins County?	<u>37</u> %
In New York State?	<u>100</u> %
Out of New York State?	<u>0</u> %

Do you have a strategy for ensuring diversity in hiring? Yes No

If yes, please describe.

As an agency we make a sincere attempt to reach out to surrounding communities through several avenues to ensure an effort has been made to cast a wider net to find qualified applicants from every walk of life, which is reflected in the above percentages. Additionally, we believe that the diversity of our agency is a fundamental strength of our overall mission and that our mission is best fulfilled when we embrace diversity as a value and practice.

Please provide your Employment Plan

Permanent Occupations in Company	Current Permanent Full-Time Jobs by Occupation		Projection of New Permanent Full-Time Jobs			
	Annual Salary Ranges/ Hourly Wage	Number of Employees	Added in Year 1	Added in Year 2	Added in Year 3	Total New Jobs
Professional:	\$21,739-\$60,646	64				
Clerical:	\$24,246-\$45,017	17				
Sales:						
Services:	\$17,139-\$34,548	26				
Construction:						
Manufacturing:						
High Skilled:						
Medium Skilled:						
Basic Skilled:						
Other (Describe):	\$22,568-\$35,068	235				
Total:		342				

Estimated percentage of new hires who would be unemployed at time of hire N/A %

Construction Labor

Will you use contractors who:

Have a certified apprenticeship program Yes unknown No
 Pay a prevailing wage Yes unknown No
 Use Local Labor Yes unknown No

Environmental Review

Environmental Assessment Form – short or long

Submitted to: Short Form is Attached

Agency name: _____

Agency address: _____

Date of submission:

Status of submission:

(please note: an environmental review must be completed before TCDC can vote on proposed financial incentive. It is the applicant's responsibility to provide a copy of the determination of environmental impact by another agency to TCDC.)

Permits

Describe other permits required and status of approval process.

Because there is a school on grounds and the children on campus will be attending school during breakfast and lunch when school is in session, NYSED Office of Facilities Planning will approve the renovation plans. These will be reviewed by The Town Of Dryden who will issue the building permit.

Other

Do you have any thing else you would like to tell Development Corporation regarding this project?

The Ewald Dining Hall is central to the provision of services to our residentially placed children. As such it's continued servicability and vitality is essential to our current mission as well as future endeavors of the William George Agency's efforts in the field. The proposed renovations and improvements are necessary to support and potentially expand on our ability to remain a viable resource for children in need throughout the immediate area and the entire state.

CERTIFICATION

Jefferey A. Dailey _____ deposes that she/he is the Managing Director
(Name of chief executive officer of company submitting application) (Title)

of The William George Agency for Childrens Services, Inc, the corporation named in the attached application; that
(Company Name)

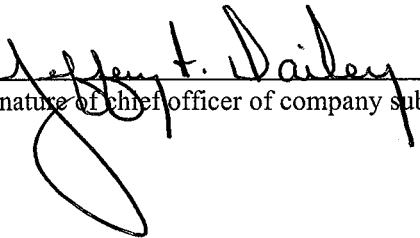
he has read the foregoing application and knows the contents thereof; that the same is true to his knowledge.

Deponent further says that the reason this verification is made by the deponent and not by

The William George Agency for Childrens Services, Inc is because the said company is a corporation.
(Company Name)

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.

As an officer of said corporation (hereinafter referred to as the "Applicant"), deponent acknowledges and agrees that applicant shall be and is responsible for all costs incurred by the nonprofit Tompkins County Industrial Development Agency (hereinafter referred to as the "Agency") acting in behalf of the attached application whether or not the application, the project it describes, the attendant negotiations and ultimately the necessary issue of bonds or transfer of title are ever carried to successful conclusion. If, for any reason whatsoever, the Applicant fails to conclude or consummate necessary negotiations or fails to act 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 Applicant are unable to find buyers willing to purchase the total bond issue required or financing for the project, then upon presentation of invoice, the Applicant shall pay to the Agency, its agents, or assigns all actual costs involved in conduct of the application, up to that date and time, including but not limited to fees of bond counsel for the Agency and fees of general counsel for the Agency. Upon successful conclusion and sale of the required bond issue or transfer of title the Applicant shall pay to the Agency an administrative fee set by the Agency, not to exceed an amount equal to 1% of the total project cost. The cost incurred by the Agency and paid by the Applicant, including bond counsel, the Agency's general counsel's fees and the Agency's administrative fees, may be considered as a cost of the project and included as part of the resultant bond issue.

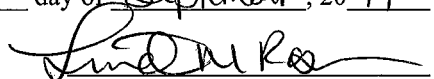


Signature of chief officer of company submitting application

NOTARY

Sworn to before me this

LINDA M. RABUSIN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RA6275008
Qualified in Cortland County
Commission Expires Jan. 14, 20 17

5th day of September, 20 14


Short Environmental Assessment Form

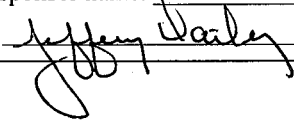
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

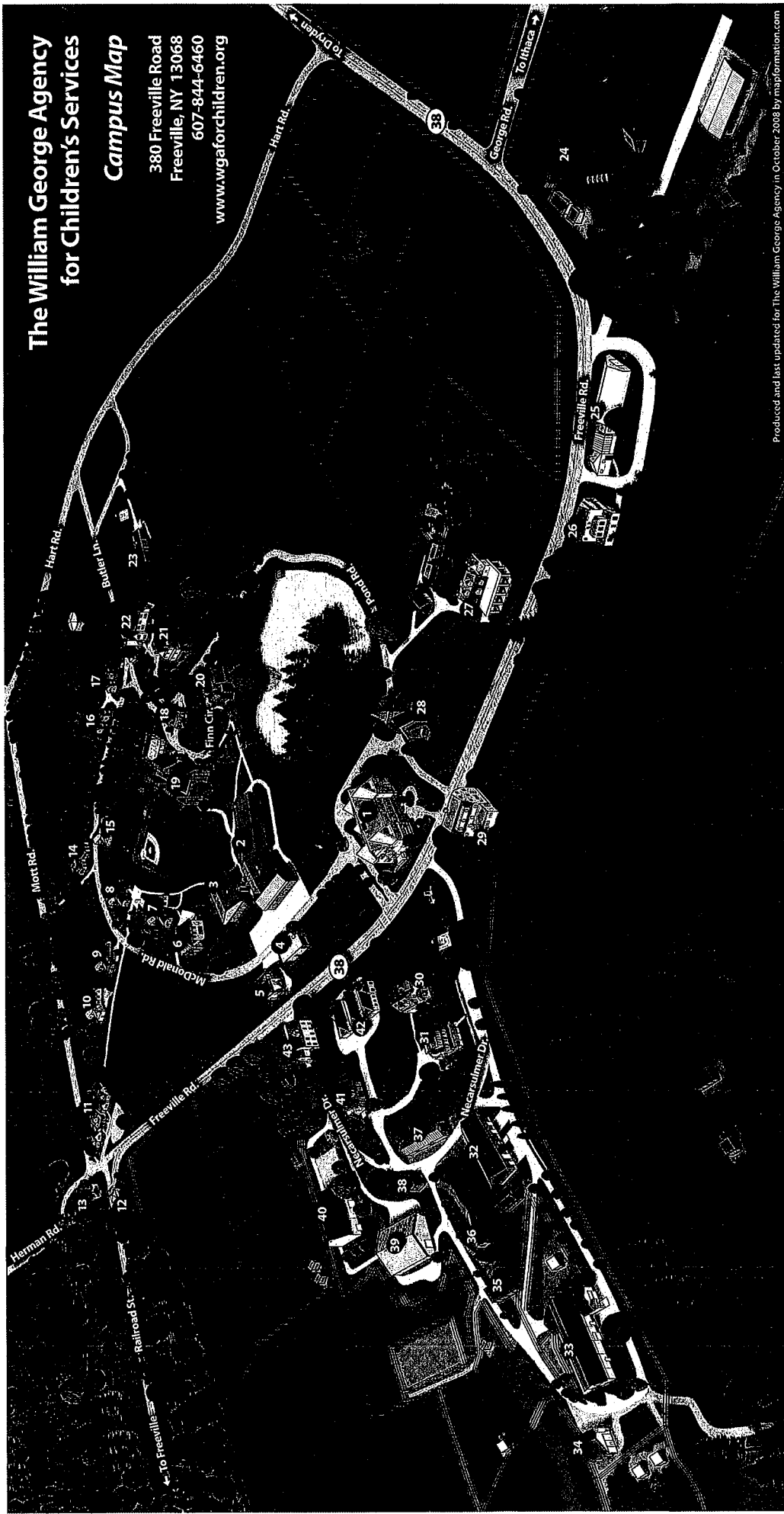
Part 1 - Project and Sponsor Information			
Renovation of Ewald Dining Facility			
Name of Action or Project: Ewald Dining Facility Reconstruction Project			
Project Location (describe, and attach a location map): Part of the 600 plus acres campus of the William George Agency for Children's Services campus. See attached campus map for exact location			
Brief Description of Proposed Action: Reconstruction of an existing two story 19,242 square foot dining facility. Building was built in circa 1970. Project scope includes interior renovation related to architectural, electrical, plumbing and HVAC elements that have reached the end of their useful lifecycle. No new exterior work and no building additions are included in this project.			
Name of Applicant or Sponsor: William George Agency for Children's Services		Telephone: 607-844-6214	
		E-Mail:	
Address: 380 Freeville Road			
City/PO: Freeville		State: New York	Zip Code: 13068
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Building Permit will be issued by the Town of Dryden, 65 East Main Street, Dryden, NY 13053			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.45 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		over 600 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <u>child care agency and school district</u>			
<input type="checkbox"/> Parkland			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Jeffery Dailey</u> Date: <u>9/3/14</u></p> <p>Signature: <u></u></p>		

The William George Agency for Children's Services

Campus Map

380 Freeville Road
Freeville, NY 13068
607-844-6460
www.wgaforchildren.org



Produced and last updated for The William George Agency in October 2008 by mapinformation.com



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|--------------------------------|-----------------------|-----------------------------|---------------------------------|--------------------------------|
| 1. Max Chopnick Administration | 10. Newman Cottage | 19. Boscowitz Field House | 28. Christ Chapel | 37. Warehouse / Shops |
| 2. Lower School | 11. Lodge | 20. Ewald Dining Center | 29. Massachusetts Cottage | 38. Gas Pump House |
| 3. Upper School | 12. Heizer Cottage | 21. Terry House Cottage | 30. Seidell Cottage | 39. Shipping and Receiving |
| 4. Martineau Center | 13. Ed George Cottage | 22. Stralem Cottage | 31. Van Clef Cottage | 40. James Purcell Ropes Course |
| 5. Smith Cottage | 14. Republic Cottage | 23. McAllister Cottage | 32. Auto Shop / Heavy Equipment | 41. Upholstery Shop |
| 6. Stevens Cottage | 15. McDonald Cottage | 24. Driving Range | 33. Newman Equine Center | 42. Butler Cottage |
| 7. Choate Cottage | 16. Grace Cottage | 25. Horticulture Building | 34. Hay Barn | 43. Cabinet Shop |
| 8. Newburger Cottage | 17. Millett Cottage | 26. Baker Cottage | 35. Stud Barn | |
| 9. Finn Cottage | 18. Barber Cottage | 27. William R. George House | 36. Staff Trailer | |