



CITY OF SYRACUSE SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY PROJECT APPLICATION INSTRUCTIONS

1. The person completing this application on behalf of the company/applicant shall be a person who is either the CEO of the company/applicant or a person authorized to bind the company/applicant and each statement contained in this application shall be made by such a person. Fill in all blanks, using "none", "not applicable" or "not available" where the question is not appropriate to the Project, which is the subject of this Application (the "Project"). If you have any questions about the way to respond, please call the City of Syracuse Industrial Development Agency ("SIDA" or the "Agency") at (315)473-3275.
2. If an estimate is given as the answer to a question, put "(est.)" after the figure or answer, which is estimated.
3. If more space is needed to answer any specific question, attach a separate sheet.
4. When completed, return this application by mail or fax to the Agency at the address indicated below. A signed application may also be submitted electronically in PDF format to Judith DeLaney, Economic Development Specialist at jdolaney@syrgov.net.

An application will not be considered by the Agency until the application fee has been received.

5. The Agency will not give final approval for this Application until the Agency receives a completed NYS Environmental Assessment Form concerning the Project, which is the subject of this Application. The form is available at <http://www.dec.ny.gov/permits/6191.html>
6. Please note that Article 6 of the Public Officers Law declares that all records in the possession of the SIDA (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 which, if disclosed to the public or otherwise widely disseminated, would cause substantial injury to the Applicant's competitive position, this Applicant must identify such elements in writing and request that such elements be kept confidential. In accordance with Article 6 of the Public Officers Law, the SIDA may also redact personal, private, and/or proprietary information from publicly disseminated documents.
7. The Applicant will be required to pay the Agency application fee and legal fee deposit upon submission. If accepted as a project of the agency, the Applicant is responsible for all administrative and legal fees as stated in Appendix D.
8. A complete application consists of the following 8 items:
 - This Application
 - Conflict of Interest Statement - Appendix A
 - Environmental Assessment Form
 - Verification - Appendix B
 - A Project description, including a feasibility statement indicating the need for the requested benefits
 - Provide site plans, sketches, and/or maps as necessary
 - 10 year pro forma operating budget, including funding sources
 - A check payable to the Agency in the amount of \$1,000
 - A check payable to Bousquet Holstein PLLC in the amount of \$2,500

It is the policy of the Agency that any Project receiving benefits from the Agency will utilize 100% local contractors and local labor for the construction period of the Project unless a waiver is granted in writing by the Agency.

Return to:
City of Syracuse Industrial Development Agency
201 East Washington Street, 6th Floor
Syracuse, NY 13202
Phone: 315-473-3275
jdolaney@syrgov.net

City of Syracuse Syracuse Industrial Development Agency Application

I. APPLICANT DATA

A. Contact Information

Company Name:	JMA Tech Properties, LLC ("Applicant")			
Mailing Address:	P.O. Box 678			
City:	Liverpool	State:	NY	Zip: 13088
Phone:	3154325087	Fax:		
Contact Person:	Dino Peios, VP Finance			
Email Address:	dpeios@jmawireless.com			
Industry Sector:	Manufacturing			
NAICS Code:	34220	Federal Employer Identification Number:	84-3332852	

B. Will the Applicant be the Project Beneficiary (i.e. Project tenant or owner/operator)

Yes No If No, Who will:

C. Principal Stakeholders

List principal owners/officers/directors owning 5% or more in equity holdings with percentage ownership. Public companies should list corporate officers.

Name	% Ownership	Business Address	Phone	Email
See Attachment #1				

D. Corporate Structure: Attach a schematic if Applicant is a subsidiary or otherwise affiliated with another entity.

Corporation

Private

Public

Date and Location of
Incorporation/Organization

October 9, 2019
New York State

Partnership

General

Limited

If a foreign corporation, is the
Applicant authorized to do
business in the State of New
York?

Not Applicable

Other

Sole Proprietorship

Limited Liability Company/Partnership

E. Applicant's Counsel:

Name:	Robert J. Smith, Esq.		
Firm:	Costello, Cooney & Fearon, PLLC		
Mailing Address:	500 Plum Street, Suite 300		
City:	Syracuse	State:	NY Zip: 13204
Phone:	3154221152	Fax:	3154221139
Email Address:	rjs@ccf-law.com		

F. Applicant's Accountant:

Name:	Paul Henry, CPA		
Firm:	The Bonadio Group		
Mailing Address:	171 Sully's Trail		
City:	Pittsford	State:	NY Zip: 14534
Phone:	5852492792	Fax:	5853100316
Email Address:	phenry@bonadio.com		

G. Applicant History: If the answer to any of the following is "Yes", please explain below. If necessary, attach additional information.

1. Is the Applicant, its management, or its principal owners now a plaintiff or defendant in any civil or criminal litigation? Yes No
2. Has any person listed in Section 1(c) ever been convicted of a criminal offense (other than a minor traffic violation)? Yes No
3. Has any person listed in Section 1 (C) or any concern with whom such person has been connected ever been in receivership or been adjudicated a bankrupt? Yes No

H. Has the Applicant, or any entity in which the Applicant or any of its members or officers are members or officers, received assistance from SIDA in the past? If yes, please give year, Project name, description of benefits, and address of Project.

- Yes No

II. PROJECT INFORMATION

A. Project Location

Address:	See Attachment #2	Legal Address (if different)	
City:	Syracuse		
Zip Code:	13202		
Tax Map Parcel ID(s):	See Attachment #2		
Current Assessment:	See Attachment #2	Square Footage /Acerage of Existing Site:	See Attachment #2
Square Footage of Existing Building, if any:	See Attachment #2	Census Tract: (Please See Appendix E for Census Tracts)	See Attachment #2

B. Type (Check all that apply):

- New Construction
- Expansion/Addition to Current Facility
- Manufacturing
- Warehouse/Distribution
- Other
- Commercial
- Brownfield/Remediated Brownfield
- Residential/Mixed Use

C. Description of Project: Please provide a detailed narrative of the proposed Project. This narrative should include, but not be limited to: (i) the size of the Project in square feet and a breakdown of square footage per each intended use; (ii) the size of the lot upon which the Project sits or is to be constructed; (iii) the current use of the site and the intended use of the site upon completion of the Project; (iv) the principal products to be produced and/or the principal activities that will occur on the Project site; and (v) an indication as to why the Applicant is undertaking the Project and the need for the requested benefits (Attach additional sheets if necessary). Attach copies of any site plans, sketches or maps.

See Attachment #3

D. Is the Applicant the owner of the property?

- Yes No

If not, who is the owner and by what means will the site be acquired? If leasing, when does the lease end?

Properties are currently owned by Ranalli/Taylor St., LLC, Alder Creek Proeprties, LLC and Syraco Realty, LLC. The Applicant will acuire the properties pursuant to bindina Purchase Aareements. Closina expeectedin December

E. Infrastructure: Please indicate whether the following are onsite, need to be constructed, or need to be renovatd/expanded:

Water	Onsite	Electric	Onsite
Sanitary/Storm Sewer	Onsite	Private Roads	Onsite
Gas	Onsite	Telecommunication	Onsite

F. Zoning Classification: Please list the current zoning:

Current Zoning

Industrial Business District Class A
Local Business District Class A

G. Are variances needed to complete the Project?

Yes No

If yes, please describe nature of variances and if municipal approvals have been granted:

H. Will the Project generate sales tax for the community?

Yes No

If yes, what is the company's average annual sales or estimated annual sales?

50,000,000

I. In accordance with N.Y. GML Sec. 862(1):

1. Will any other companies or related facilities within the state close or be subjected to reduced activity as a result of this Project? If so please list the town and county of the location(s):

Yes No

2. Will the completion of the Project result in the removal of a plant or facility of the Applicant from one area of the State New York to another area of the State of New York?

Yes No

3. Will the completion of the Project result in the abandonment of one or more plants or facilities of the Applicant located in the State of New York?

Yes No

i. If any answer to questions 1, 2 or 3 above is yes, is the Project reasonably necessary to discourage the Applicant from removing such other plant or facility to a location outside the State of New York?

Yes No

ii. If any answer to questions 1, 2 or 3 above is yes, is the Project reasonably necessary to preserve the competitive position of the Applicant in its respective industry?

Yes No

4. Will the Project primarily consist of retail facilities?

Yes No

i. If yes, will the cost of these facilities exceed one-third of the total Project cost?

Yes No

J. Is the Project located in a distressed Census Tract?

Yes No

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Please see Appendix E for the map of distressed census tracts in the city of Syracuse.

K. Is the Project site designated as an Empire Zone?

Yes No

L. Construction

1. Project Timeline (approximate):

Construction Commencement 01/02/2020 Construction Completion 12/31/2021 Date of Occupancy 06/01/2020

2. Please list any other key Project milestones: NA

3. Has work begun? Yes No

If so, indicate the amount of funds expended in the past 3 years?

III. PROJECT COSTS & FINANCING

A. Estimated Project Costs

i. State the costs reasonably necessary for the acquisition, construction, and/or renovation of the Project:

Description of Cost Type	Total Budget Amount
Land Acquisition	2,365,000
Site Work/Demo	1,000,000
Building Construction & Renovation	9,000,000
Furniture & Fixtures	1,000,000
Equipment	2,000,000
Equipment Subject to NYS Production Sales Tax Exemption (Manufacturing)	2,000,000
Engineering/Architects Fees	250,000
Financial Charges	-
Legal Fees	200,000
Other	-
Management /Developer Fee	-
Total Project Cost	15,815,000

ii. State the sources reasonably anticipated for the acquisition, construction, and/or renovation of the Project:

Amount of capital the Applicant has invested to date:	0
Amount of capital Applicant intends to invest in the Project through completion:	12,652,000
Total amount of public sector source funds allocated to the Project:	3,163,000
Identify each public sector source of funding:	NYS URI
Percentage of the Project to be financed from private sector sources:	80%
Total Project Cost	15,815,000

B. Financial Assistance sought (estimated values):

Applicants requesting exemptions and/or abatements from SIDA must provide the estimated value of the savings they anticipate receiving. **New York State regulations require SIDA to recapture any benefit that exceeds the amount listed in this application.**

i. Is the Applicant expecting that the financing of the Project will be secured by one or mortgages? Yes No

If yes, amount requested and name of lender: 12,652,000. Lender not yet identified.

ii. Is the Applicant expecting to be appointed agent of the Agency for purposes of abating payments of NYS Sales and Use Tax? Yes No

If yes, what is the TOTAL amount of purchases subject to exemption based on taxable Project costs? 11,000,000

iii. Is the Applicant requesting a payment in lieu of tax agreement (PILOT) for the purpose of a real property tax abatement? Yes No

If yes, Category of PILOT requested:

Priority Industry

iv. Is the Applicant requesting any real property tax abatement that is **inconsistent** with the Agency's UTEP?

Yes No

If yes, please contact the Executive Director prior to submission of this Application.

v. Upon acceptance of this Application, the Agency staff will create a PILOT schedule and indicate the estimated amount of PILOT Benefit based on anticipated tax rates and assessed valuation and attach such information as Exhibit A hereto. At such time, the Applicant will certify that it accepts the proposed PILOT schedule and requests such benefit be granted by the Agency.

**** This Application will not be deemed complete and final until Exhibit A hereto has been completed and executed****

C. Type of Exemption/Abatement Requested:

Amount of Exemption/Abatement Requested:

<input checked="" type="checkbox"/>	Real Property Tax Abatement (PILOT)	TBD
<input checked="" type="checkbox"/>	Mortgage Recording Tax Exemption (.75% of amount mortgaged)	94,890
<input checked="" type="checkbox"/>	Sales and Use Tax Exemption (\$4% Local, 4% State)	880,000
<input type="checkbox"/>	Tax Exempt Bond Financing (Amount Requested)	
<input type="checkbox"/>	Taxable Bond Financing (Amount Requested)	

D. Company's average yearly purchases or anticipated yearly purchases from vendors within Onondaga County, subject to sales tax:

Unknown at this time

E. Estimated capital investment over the next 5 years, beyond this Project, if available:

Unknown at this time

IV. EMPLOYMENT AND PAYROLL INFORMATION

*** Full Time Equivalent (FTE) is defined as one employee working no less than 40 hours per week or two or more employees together working a total of 40 hours per week.**

A. Are there people currently employed at the Project site?

Yes No If yes, provide number of full time equivalent (FTE) jobs at the facility:

B. Complete the following:

Estimate the number of full time equivalent (FTE) jobs to be retained as a result of this Project:	0
Estimate the number of construction jobs to be created by this Project:	25-50
Estimate the average length of construction jobs to be created (months):	24 months
Current annual payroll at facility:	0
Average annual growth rate of wages:	3%
Please list, if any, benefits that will be available to either full and/or part time employees:	Medical, Dental, Vision, PTO, 401K
Average annual benefit paid by the company (\$ or % salary) per FTE job:	20-25%
Average growth rate of benefit cost:	5%
Amount or percent of wage employees pay for benefits:	10-20%
Provide an estimate of the number of residents in the Economic Development Region (Onondaga, Madison, Cayuga, Oneida, Oswego, and Cortland Counties) to fill new FTE jobs:	50-75

C. Complete the following chart indicating the number of FTE jobs presently employed at the Project and the number of FTE jobs that will be created at the Project site at the end of the first, second, third, fourth, and fifth years after the Project is completed. Jobs should be listed by title or category (see below), including FTE independent contractors or employees of independent contractors that work at the Project location. **Do not include construction workers.**

Current & Planned Full Time Occupations (Job Titles)	Current Number of FTEs	Annual Salary	Estimated Number of FTE Jobs After Project Completion					
			End of Year 1	End of Year 2	End of Year 3	End of Year 4	Total New Jobs After 5 Years	Total Retained Jobs After 5 Years
Unskilled or Semi	0	35,000	20	30	40	50	50	50
Professional	0	103,000	5	10	15	20	20	20
Skilled	0	64,000	10	15	20	30	30	30

For purposes of completing the chart, refer to the following definitions, in lieu of current titles:

- **Professional/Managerial/Technical** - includes jobs which involve skill or competence of extraordinary degree and may include supervisory responsibilities (examples: architect, engineer, accountant, scientist, medical doctor, financial manager, programmer).
- **Skilled** - includes jobs that require specific skill sets, education, training, and experience and are generally characterized by high education or expertise levels (examples: electrician, computer operator, administrative assistant, carpenter, sales representative).
- **Unskilled or Semi-Skilled** - includes jobs that require little or no prior acquired skills and involve the performance of simple duties that require the exercise of little or no independent judgment (examples: general cleaner, truck driver, typist, gardener, parking lot attendant, line operator, messenger, information desk clerk, crop harvester, retail salesperson, security guard, telephone solicitor, file clerk).

D. Are the employees of your company currently covered by a collective bargaining agreement?

Yes No If yes, provide the Name and Local:

V. Environmental Information

***An Environmental Assessment Form (EAF) MUST be completed and submitted along with this application. Please visit <https://www.dec.ny.gov/permits/6191.html> for the online EAF Mapper Application and EAF Forms.**

A. Have any environmental issues been identified on the property?

Yes No

If yes, please explain:

See attachment #4

B. Has any public body issued a State Environmental Quality Review Act determination for this Project?

Yes No

If yes, please attach to this application.

VI. REPRESENTATIONS & AFFIRMATIONS BY THE APPLICANT

I hereby represent and warrant that I am [the CEO of the company/applicant] or [a person authorized to bind the company/applicant] and make the following representations and/or warranties and understand and agrees with the Agency as follows:

- A. Jobs Listings:** Except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity of the service delivery area created by the Workforce Investment Act ("WIA") in which the Project is located. Initial DP
- B. First Consideration for Employment:** In accordance with §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 WIA programs who shall be referred by the WIA for new employment opportunities created as a result of the Project. Initial DP
- C. Other NYS Facilities:** In accordance with §862 (1) of the New York General Municipal Law, the Applicant understands and agrees that projects which will result in the removal of an industrial or manufacturing plant of the Project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the Project occupant within the state is ineligible for Agency Financial Assistance, unless otherwise approved by the Agency as reasonably necessary to preserve the competitive position of the Project in its respective industry. Initial DP
- D. City Human Right Law:** The Applicant agrees to endeavor to comply with the provisions of Article XI, Division 2 of the City Code, entitled "The Omnibus Human Rights Law," which prohibits discrimination in employment based upon age, race, sex, creed, color, religion, national origin, sexual orientation, disability or marital status. The Applicant hereby agrees to adhere to this policy or equal opportunity employment in the requirement, hiring, training, promotion, and termination of employees. Initial DP
- E. City of Syracuse and MWBE Preference:** The applicant understands and agrees that it is the preference of the Agency that the applicant provide, and use its best efforts to provide, opportunities for the purchase of equipment, goods and services from: (i) business enterprises located in the city of Syracuse; (ii) certified minority and/or women-owned business enterprises; and (iii) business enterprises that employ residents in the city of Syracuse. Consideration will be given by the Agency to the Project Applicant's efforts to comply, and compliance, with this objective at any time an extension of benefits awarded, or involvement by the Agency with the Project, is requested by the Project Applicant. Initial DP
- F. Local Labor Policy:** The applicant understands and agrees that local labor and contractors will be used for the construction, renovation, reconstruction, equipping of the Project unless a written waiver is received from the Agency. Failure to comply may result in the revocation or recapture of benefits awarded to the Project by the Agency. For the purposes of the policy, "Local" is defined as Onondaga, Cayuga, Cortland, Madison, Oneida, and Oswego Counties. Initial DP
- G. Annual Sales Tax Filings:** In accordance with §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, 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. Initial DP
- H. Annual Employment Reports and Outstanding Bonds:** 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 FTE at this Project site. The Applicant also understands and agrees to provide on an annual basis any information regarding bonds, if any, issued by the Agency for the Project that is requested by the Comptroller of the State of New York. Initial DP
- I. Absence of Conflicts of Interest:** The Applicant has received from the Agency a list of the members, officers and employees of the Agency. 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 in Appendix B. Initial DP
- J. Compliance:** The Applicant understands and agrees that it is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations. Initial DP
- K. False or Misleading Information:** The Applicant understands and agrees that the submission of knowingly false or knowingly misleading information in this Application 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. Initial DP
- L. GML Compliance:** The Applicant certifies that, as of the date of the Application, the proposed project is in substantial compliance with all provisions of NYS General Municipal Law Article 18-A, including but not limited to Sections 859-a and 862(1). Initial DP

M. SIDA's Policies: The Applicant is familiar with all of SIDA's policies posted on its website (http://www.syr.gov.net/Syracuse_Industrial_Development_Agency.aspx) and agrees to comply with all applicable policies.

Initial: **DP**

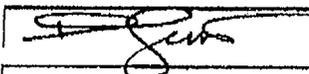
N. Disclosure: The Applicant has read paragraph 6 of the instructions contained on the cover of this Application and understands that the Applicant must identify in writing to SIDA any information it deems proprietary and seeks to have redacted.

Initial: **DP**

O. Reliance: THE APPLICANT ACKNOWLEDGES THAT ALL ESTIMATES OF PROJECTED FINANCIAL IMPACTS, VALUE OF FINANCIAL ASSISTANCE REQUESTED, AND OTHER INFORMATION CONTAINED IN THIS APPLICATION WILL BE RELIED UPON BY SIDA AND ANY CHANGES IN SUCH INFORMATION MUST BE MADE IN WRITING AND MAY IMPACT THE GRANT OF FINANCIAL ASSISTANCE TO THE PROJECT.

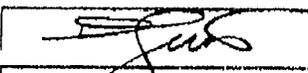
Initial: **DA**

I am the CEO or a person authorized to bind the company/applicant, and have read the foregoing and agree to comply with all the terms and conditions contained therein as well as the policies of the City of Syracuse Industrial Development Agency.

Name of Applicant Company	JMA Tech Properties, LLC
Signature of Officer or Authorized Representative	
Name & Title of Officer or Authorized Representative	Dino Pelos, VP Finance
Date	November 13, 2019

VI. HOLD HARMLESS AGREEMENT

Applicant hereby releases the City of Syracuse Industrial Development Agency and the members, officers, servants, agents and employees thereof (collectively the "Agency" from, agrees that the Agency shall not be liable for, and agrees to indemnify, defend, and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax-exemptions and other assistance requested therein are favorably acted upon by the Agency, (B) the Agency's acquisition, construction, and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project, including without limiting the generality of the foregoing, all cause of action and attorney's fees and any other expenses incurred in defending any suits or action which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with respect to the Project, or the inability of the Applicant, for any reason, to proceed with the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the processing of or in connection with the Application, including attorney's fees, if any.

Name of Applicant Company	JMA Tech Properties, LLC
Signature of CEO or a person authorized to bind the company/applicant	
Name & Title of Officer or Authorized Representative	Dino Pelos, VP Finance
Date	November 13, 2019

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY APPLICATION
APPENDIX A
CONFLICT OF INTEREST STATEMENT

Agency Board Members

1. Michael Frame
2. Kathleen Murphy
3. Steven P. Thompson
4. Rickey T. Brown
5. Kenneth J. Kinsey

Agency Officers/Staff

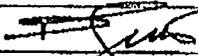
1. Judith DeLaney
2. John Vavonese
3. Debra Ramsey-Burns

Agency Legal Counsel & Auditor

1. Susan Katzoff, Esq., Bousquet Holstein, PLLC
2. Grossman St. Amour, PLLC.

The Applicant has received from the Agency a list of members, officers and staff of the Agency. To the best of my knowledge, 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:

Signature:



Authorized Representative:

Dino Peios

Title:

VP Finance

Date:

November 13, 2019

SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY APPLICATION

APPENDIX B
Verification

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

Dino Peios, deposes and says that s/he is the
(Name of Individual)

VP Finance of JMA Tech Properties, LLC
(Title) (Applicant Name)

that s/he is the CEO or a person authorized to bind the company/applicant, and has personally completed and read the foregoing Application and knows the contents thereof and that the same is true, accurate, and complete to the best of her/his knowledge, as subscribed and affirmed under the penalties of perjury. The grounds of deponent's beliefs relative to all matters in the said Application which are not stated upon her/his own personal knowledge are investigations which the deponent has caused to be made concerning the subject matter of the Application as well as, if applicable, information acquired by deponent in the course of her/his duties/responsibilities for the Applicant and from the books and papers of the Applicant. The deponent also acknowledges the receipt of the schedules attached to the Application, including but not limited to the Agency's fee schedule and assumes responsibility for payment of any and all applicable fees as described therein. Deponent further acknowledges review and understanding of the Agency's published policies, including but not limited to the Agency's Recapture Policy, and agrees on behalf of the Applicant to be bound by and comply with, all such policies.

[Signature]
Applicant Representative's Signature
VP Finance
Title

Subscribed and sworn to before me this

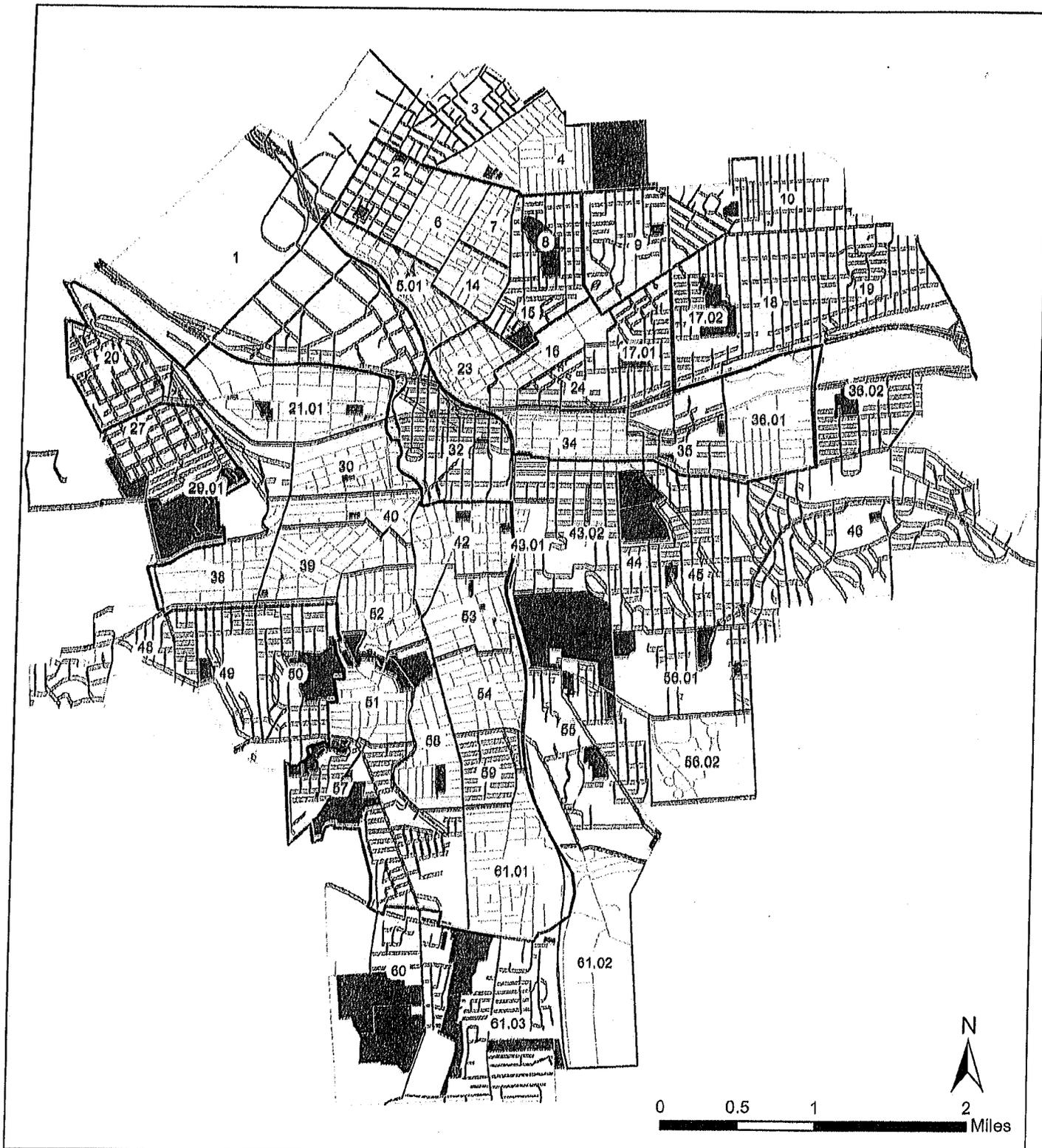
13th day of November, 2019

[Signature]
Notary Public

ERIN G. HYATT
Notary Public • State of New York
No. 01HY6295050
Qualified in Cayuga County
My Commission Expires December 23, 2021

Certificate of good standing
filed in Onondaga County 8.14.18

Highly Distressed Census Tracts



Legend

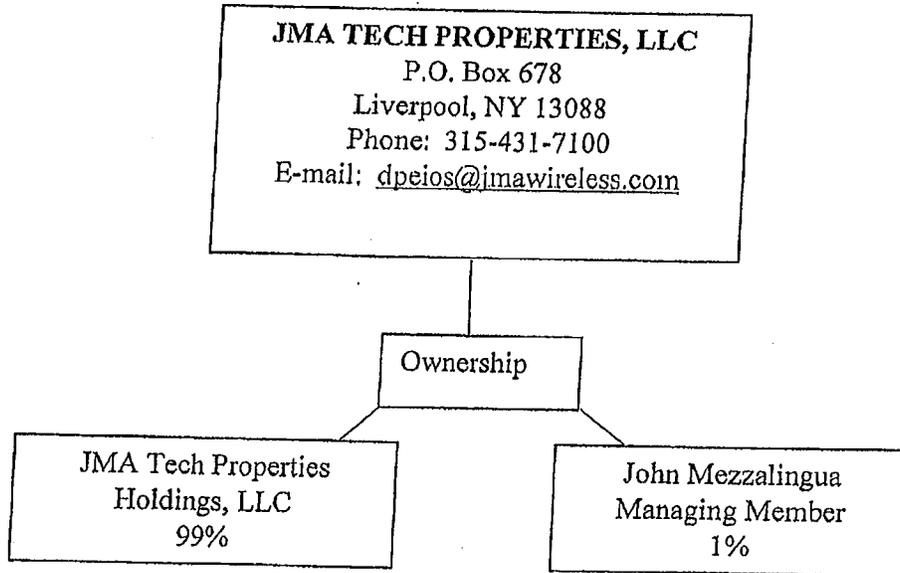
- Highly Distressed Census Tracts (2016)
- 2010 Census Tracts
- Parks & Cemeteries
- NRSA Boundaries

Map created 7/12/2016.
This map is for planning purposes only.
The City of Syracuse cannot guarantee its accuracy.



**JMA TECH PROPERTIES LLC
SIDA APPLICATION**

Attachment #1 – Principal Stakeholders



**JMA TECH PROPERTIES, LLC
SIDA APPLICATION**

**Attachment #2 – Project Location
Properties Currently Under Contract**

ADDRESS	TAX ID #	CURRENT ASSESSMENT	SQ. FT./ACRE OF SITE	SQ FT./ACRE OF BUILDING	CENSUS TRACT
1022 Clinton St S	094.-04-04.0	\$126,800	65 x 132	7,200	42
1080-82 Clinton St S	094.-04-06.0	\$9,300	38 x 82	N/A	42
222-24 Tallman St & Clinton St S	094.-04-07.0	\$9,600	42 x 67.4	N/A	42
226 Tallman St	094.-04-08.0	\$15,100	40 x 135	N/A	42
1002-22 Salina St S & Cortland Ave	094.-20-01.0	\$16,000	150 x 166.95	N/A	42
1024-40 Salina St S & Tallman St	094.-20-02.0	\$90,000	253.84 x 193.25	N/A	42
980-82 Salina St S	094.-05-05.1	\$6,400	29.25 x 177.54	N/A	42
1029 Clinton St S	094.-05-05.2	\$10,500	30.5 x 115	N/A	42
120-154 Cortland Ave & Tallman St	094.-05-06.0	\$734,000	543.21 x 140.24	118,502	42
1051 Clinton St S	094.-05-07.0	\$32,900	27 x 84	2,352	42
1049 Clinton St S	094.-05-08.1	\$13,000	39 x 115	N/A	42
1049 Clinton St S Rear	094.-05-08.2	\$1,100	39 x 30.8	N/A	42
1033 Clinton St S	094.-05-08.3	\$10,500	30.5 x 115	N/A	42

**JMA TECH PROPERTIES, LLC
SIDA APPLICATION**

Attachment #3 – Description of Project

JMA, a global leader of edge-based communications technology, with corporate headquarters in Liverpool, NY continues to grow and expand product offerings for the wireless industry. Since its inception, JMA has leaned in on US based innovation, delivering the world's first software based 4G baseband, Private CBRS network solutions, and onshore manufacturing of 4G/5G antennas and high-grade connectors. Over the last six years, JMA has invested more than \$100M in the Syracuse area and employs over 500 locally, expanding from a 62,000 sq. ft manufacturing facility to a 220,000 sq. ft manufacturing facility located in Liverpool, NY.

As part of the continued growth and commitment to US and NYS manufacturing, JMA plans to transform a section of downtown Syracuse, NY into an advanced 5G manufacturing and innovation center. The facility, previously Coyne Textiles, is estimated to be a \$25M investment and a significant part of Syracuse's commitment to revitalizing the downtown area, acting as a gateway to the city's south side. JMA's new 5G campus will not only develop and manufacture 5G solutions locally, but also be a showcase of 5G experiences driving its own operations. The facility aspires to be 100% unwired, utilizing technology like Private 5G Networks and CBRS to power voice and data communications as well as high levels of automation. JMA's CUSP Edge Products will be heavily utilized within the building's experience center, focusing on emerging use cases across vertical markets like sports and entertainment, retail, education, and healthcare.

At least 100 new jobs will be opened across manufacturing, testing and production support as JMA intends to make a Southside gateway a beacon of technology, current and future. The project will help transform the neighborhood with building and site improvements that will include job opportunities for the local community.

The Coyne facility located at 120-154 Cortland Ave. and Tallman St. (tax map # 94-05-6.0) consists of three separate structures, built over the course of 37 years, with each section serving a different purpose. Each section has a different floor elevation along with large swings in elevation within a given section. The 5G products being manufactured require a flat, level floor and consistent environmental conditions. JMA will level all floors and control heat/cold and humidity in all areas of the facility, completely refitting the building with new HVAC units. The floor remediation will include an air venting system as mandated by the NYS DEC as part of the brownfield designation.

Construction requirements for the first level, north end of building (~18,000 sf) requires significant effort with associated costs estimated at \$775,000. JMA will utilize high rack storage in the warehouse area and will require the removal of the second floor in that space to do so. Additionally, the support posts do not line up for uniform aisle/racking space and are spaced ~20 feet apart impairing space optimization and material handling equipment. The floor will be replaced and new structural steel will be installed widening the columns to improve the space optimization and material handling equipment required.

The balance of the first floor will be renovated with new lighting, signage indicating department/processes, painting, meeting and training space and offices for support staff such as Human Resources, Manufacturing supervisors and managers. The first floor will also include an

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Attachment #3 – Description of Project

employee cafeteria designed with microwaves, storage space for meals brought from home and will house a vend-a-teria for self-service purchases of drinks, snacks and other sundries. An employee locker room will be adjacent to the cafeteria allowing secure storage of coats and personal items before entering the cafeteria area. Lastly, space will be allocated for the maintenance staff, maintenance storage and the appropriate amount of employee bathrooms.

JMA intends to install four dock leveled doors on the north end to facilitate incoming and outgoing freight. A drive-in overhead door will be renovated and brought up to standard.

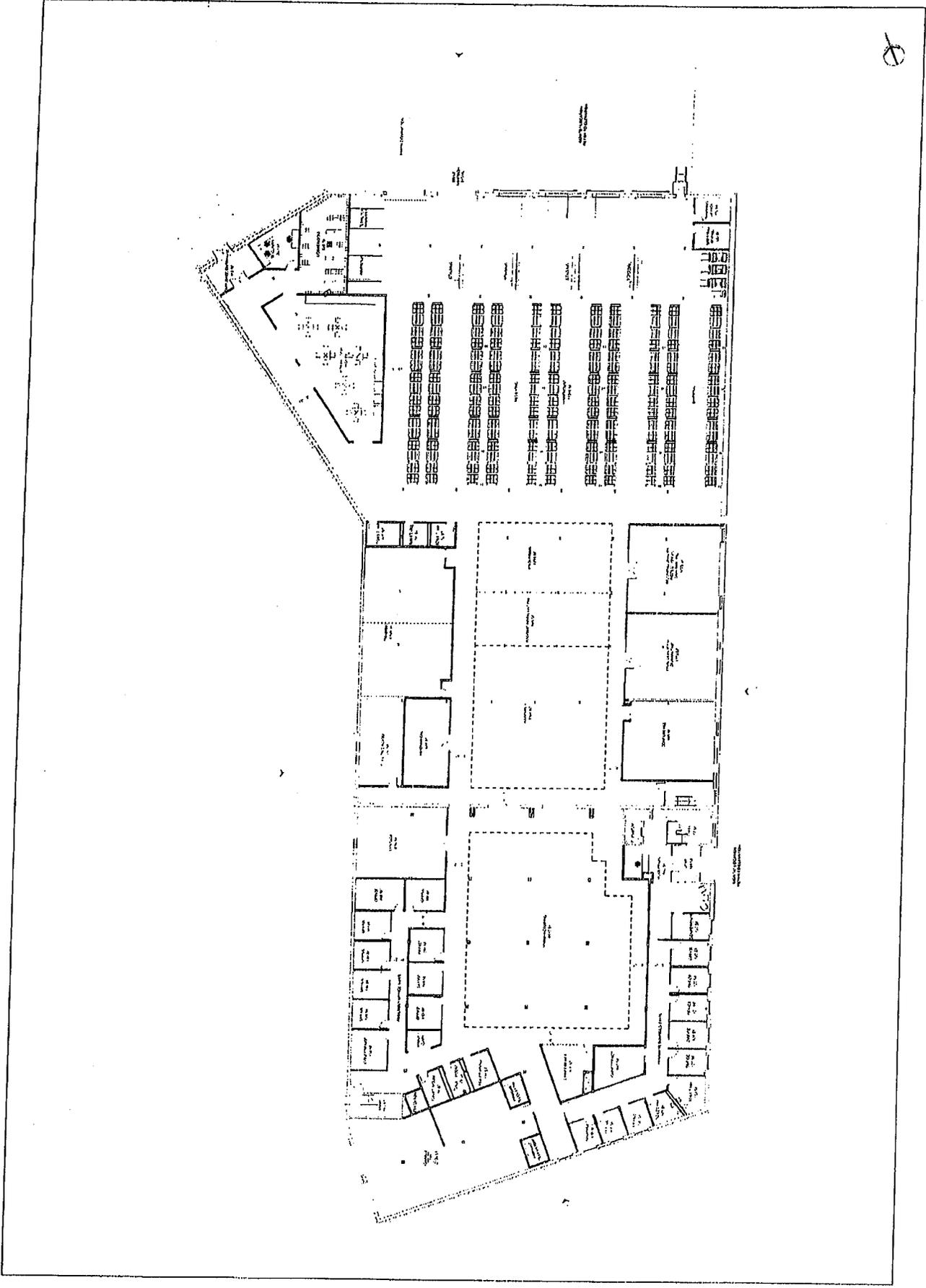
The second floor on the south end (Tallman St.) will be the focal point for customer visits, showcasing JMA's wireless products and the functionality they bring to other wireless technology. Ceiling tiles will be removed allowing for maximum height possible, walls painted, and new flooring installed. Several offices and workstations will be built for staff working in that area along with conference rooms of varying sizes. Several server banks will be in this area simulating the customers' environment with the space allowing for easy modification to the technology architecture facilitating our planned inclusion of newly developing products, flexing to industry demands and opportunities. Portions of the space will be designated as demo space for such things as drones and driverless cars (Mini-Cooper like).

The third floor will be gutted and new windows will be installed around the perimeter bringing in natural light to the entire space. Executive offices, exec support staff office, breakroom, meeting space of varying sizes along with casual, collaborative seating will be included. Using the existing floor space for Information Technology, JMA will replace all walls in the 2,000 sf space with glass and will replace the floor tiles over the raised floor, creating a technology hub that services all JMA locations worldwide.

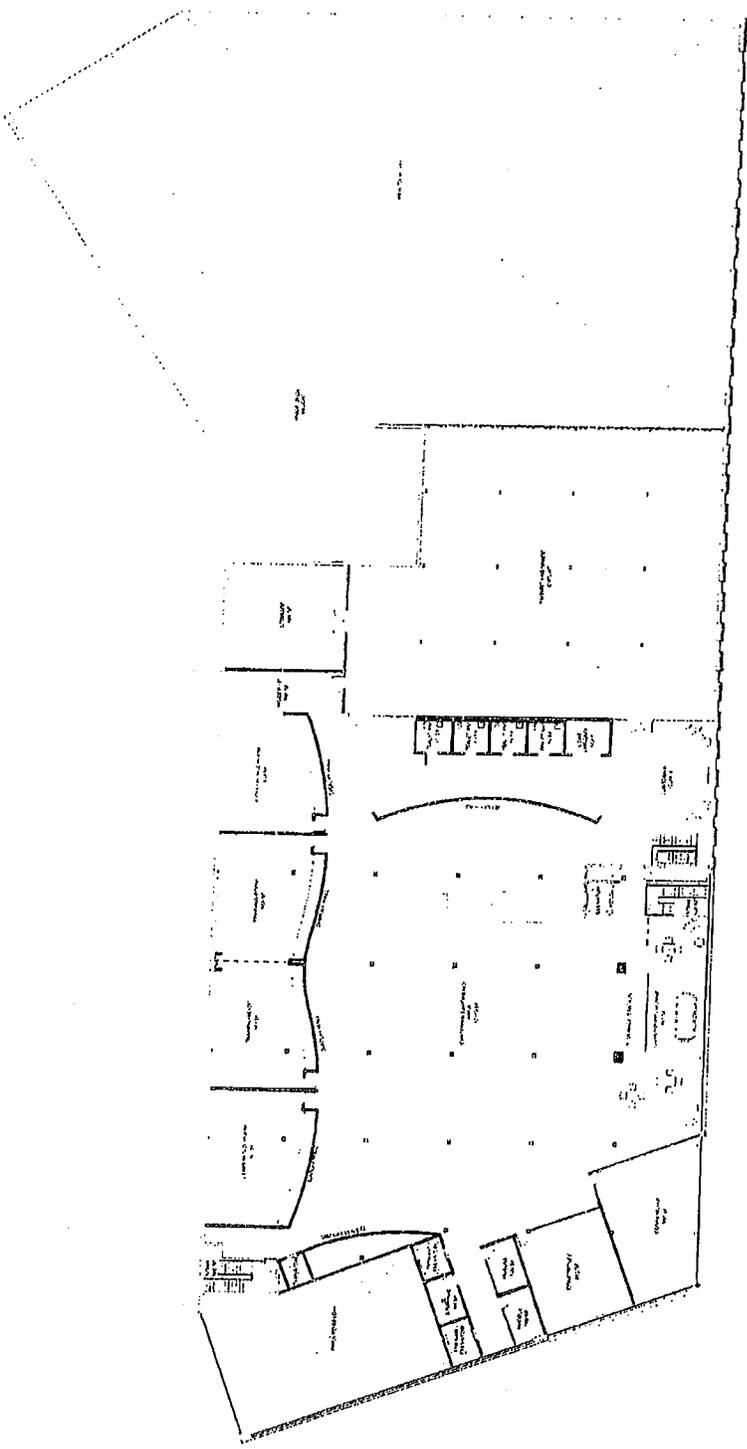
The entire facility will be secured using door automation and security cameras.

The Wastewater Building located at 1051 S. Clinton St. (Tax map # 94-05-7.0) will be renovated and utilized as an employee locker room (as described above).

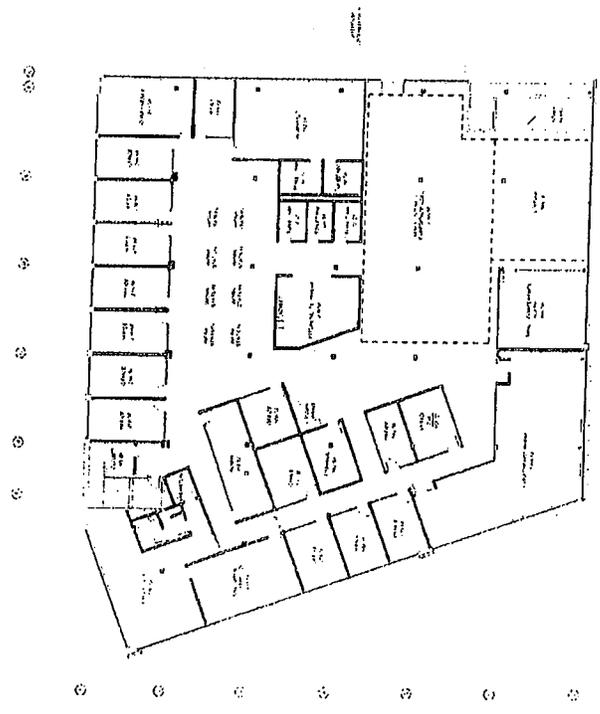
The remaining properties set forth as Attachment #2 will be used for parking and the Gabriel building located at 1022 S. Clinton St. will be removed for installation of additional parking.



First Floor Plan
JMA TECHNOLOGIES - 140 CORTLAND AVENUE



Second Floor Plan
JMA TECHNOLOGIES -140 CORTLAND AVENUE



Third Floor Plan
JMA TECHNOLOGIES -140 CORTLAND AVENUE

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Attachment #4 – Environmental Information

There is currently a Brownfield Cleanup Program with respect to the Former Coyne Textile property located at 140 Cortland Avenue. The Site Code Information is C734144A. The Contaminants of concern are set forth in the database and include TCE, PCE, Vinyl Chloride, Benzene, etc. The applicant intends to continue and complete the Brownfield Cleanup Program for that site.