

PROJECT AUTHORIZING RESOLUTION
(CityStation North, LLC Project)

A regular meeting of the Troy Industrial Development Authority (the “Authority”) was convened on January 18, 2019 at 10:00 a.m., local time, at 433 River Street, Troy, New York 12180.

The meeting was called to order by the Chairman and, upon roll being called, the following members of the Authority were:

<u>MEMBER</u>	<u>PRESENT</u>	<u>ABSENT</u>
Heidi Knoblauch	X	
Elbert Watson	X	
Hon. Anasha Cummings	X	
Hon. Mark McGrath	X	
Paul Carroll	X	
William Strang	X	
Susan Farrell	X	
Tina Urzan	X	

The following persons were ALSO PRESENT: Steven Strichman, Justin Miller, Esq., MaryEllen Flores, Deanna Dal Pos, Luke Nathan, Bill Flanigan, Sharon Martin, Chris Stephens, Matthew Sekellick, Ken Crowe and Denee Zeigler.

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to a proposed project for the benefit of CityStation North, LLC, for itself or an entity to be formed.

On motion duly made by Hon. Mark McGrath and seconded by Bill Strang, the following resolution was placed before the members of the Troy Industrial Development Authority:

Member	Aye	Nay	Abstain	Absent
Heidi Knoblauch	X			
Elbert Watson	X			
Hon. Anasha Cummings	X			
Hon. Mark McGrath	X			
Paul Carroll	X			
William Strang	X			
Susan Farrell	X			
Tina Urzan	X			

Resolution No. 01/19 #1

RESOLUTION OF THE TROY INDUSTRIAL DEVELOPMENT AUTHORITY (THE "AUTHORITY") (i) AUTHORIZING THE UNDERTAKING OF A CERTAIN PROJECT (AS FURTHER DEFINED HEREIN) FOR THE BENEFIT OF CITYSTATION NORTH, LLC (THE "COMPANY"); (ii) ADOPTING FINDINGS PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT ("SEQRA") WITH RESPECT TO THE PROJECT; AND (iv) AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS AND AGREEMENTS RELATING TO THE PROJECT

WHEREAS, by Title 11 of Article 8 of the Public Authorities Law of the State of New York, as amended, and Chapter 759 of the Laws of 1967 of the State of New York, as amended (hereinafter collectively called the "Act"), the **TROY INDUSTRIAL DEVELOPMENT AUTHORITY** (hereinafter called the "Authority") was created with the authority and power to own, lease and sell property for the purpose of, among other things, acquiring, constructing and equipping industrial, manufacturing and commercial facilities as authorized by the Act; and

WHEREAS, **CITYSTATION NORTH, LLC**, for itself and/or on behalf of an entity to be formed (collectively, the "Company"), has requested the Authority's assistance with a certain project (the "Project") consisting of (i) the acquisition by the Authority of a leasehold interest in an approximately 1.65 acres of land located at 134 and 141 Congress Street, Troy, New York 12180 (the "Land", being more particularly identified as TMID Nos. 101.61-8-2 and 101.61-3-2) and the existing improvements located thereon consisting of approximately 65,000 sf of building improvements and related parking spaces (the "Existing Improvements"), (ii) the demolition of the Existing Improvements and the planning, design, engineering, construction and operation of a mixed use commercial and residential facility containing approximately 50,000 sf of commercial space and 87 market rate rental apartment units, all to be leased by the Company to commercial and residential tenants, including curbage, utility, surface and covered parking structures and related site and exterior improvements (collectively, the "Improvements"), (iii) the acquisition and installation by the Company in and around the Land, Existing Improvements and Improvements of certain items of equipment and other tangible personal property necessary and incidental in connection with the Company's development of the Project in and around the Land, Existing Improvements and Improvements (the "Equipment", and collectively with the Land, the Existing Improvements and the Improvements, the "Facility"), and (iv) the lease of the Facility to the Company; and

WHEREAS, by resolution adopted October 19, 2018 (the "Initial Project Resolution"), the Authority (i) accepted the Application submitted by the Company, (ii) authorized the scheduling, notice and conduct of a public hearing with respect to the Project (the "Public Hearing"), and (iii) described the forms of financial assistance being contemplated by the Authority with respect to the Project (the "Financial Assistance", as more fully described herein); and

WHEREAS, pursuant to the Initial Project Resolution, the Authority duly scheduled, noticed and conducted the Public Hearing at 10:00 a.m. on January 18, 2019 whereat all interested persons were afforded a reasonable opportunity to present their views, either orally or in writing on the location and nature of the Facility and the proposed Financial Assistance to be afforded the Company in connection with the Project (a copy of the Minutes of the Public Hearing, proof of publication and delivery of Notice of Public Hearing being attached hereto as **Exhibit A**); and

WHEREAS, pursuant to application by the Company, the Planning Commission of the City of Troy (the "Planning Commission"), as lead agency pursuant to the State Environmental Quality Review Act and regulations adopted pursuant thereto (collectively, "SEQRA"), previously reviewed the Project and adopted a negative declaration (the "Negative Declaration") with respect to the Project, a copy of which is attached hereto as **Exhibit B**; and

WHEREAS, the Authority and Company have negotiated the terms of an Agent and Financial Assistance and Project Agreement (the "Agent Agreement"), a Lease Agreement (the "Lease Agreement"), related Leaseback Agreement (the "Leaseback Agreement") and related Payment-in-lieu-of-Tax Agreement (the "PILOT Agreement"), and, subject to the conditions set forth within this resolution, it is contemplated that the Authority will (i) acquire a leasehold interest in the Land and Existing Improvements pursuant to the Lease Agreement, (ii) appoint the Company agent of the Authority to undertake the Project and lease the Land, Existing Improvements, Improvements and Equipment constituting the Facility to the Company for the term of the Leaseback Agreement and PILOT Agreement, and (ii) provide certain forms of Financial Assistance to the Company, including (a) mortgage recording tax exemption(s) relating to one or more financings secured in furtherance of the Project; (b) a sales and use tax exemption for purchases and rentals related to the construction and equipping of the Project; and (c) a partial real property tax abatement structured through the PILOT Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE TROY INDUSTRIAL DEVELOPMENT AUTHORITY AS FOLLOWS:

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

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

(B) The Authority has the authority to take the actions contemplated herein under the Act; and

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

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

(E) The Authority has reviewed the Negative Declaration adopted by the Planning Commission and determined the Project involves an "Unlisted Action" as said term is defined under SEQRA. The review is uncoordinated. Based upon the review by the Authority of the Negative Declaration, related Environmental Assessment Form (the "EAF") and related documents delivered by the Company to the Authority and other representations made by the Company to the Authority in connection with the Project, the Authority hereby ratifies the SEQRA determination made by the Planning Commission and the Authority further finds that (i) the Project will result in no major impacts and, therefore, is one which may not cause significant damage to the environment; (ii) the Project will not have a "significant effect on the environment" as such quoted terms are defined in SEQRA; and (iii) no "environmental impact statement" as such quoted term is defined in SEQRA, need be prepared for this action. This determination constitutes a negative declaration in connection with the Authority's sponsorship and involvement with the Project for purposes of SEQRA.

Section 2. The Authority hereby accepts the Minutes of the Public Hearing and approves the provision of the proposed Financial Assistance to the Company, including (i) a sales and use tax exemption for materials, supplies and rentals acquired or procured in furtherance of the Project by the Company as agent of the Authority; (ii) mortgage recording tax exemption(s) in connection with secured financings undertaken by the Company in furtherance of the Project; and (iii) an abatement or exemption from real property taxes levied against the Land and Facility pursuant to a PILOT Agreement.

Section 3. Subject to the Company executing the Leaseback Agreement and/or a related Agent Agreement, along with the delivery to the Authority of a binder, certificate or other evidence of liability insurance policy for the Project satisfactory to the Authority, the Authority hereby authorizes the undertaking of the Project, including the acquisition of a leasehold interest in the Land and Existing Improvements pursuant to the Lease Agreement and related recording documents, the form and substance of which shall be approved as to form and content by counsel to the Authority. Subject to the within conditions, the Authority further authorizes the execution and delivery of the Leaseback Agreement, wherein the Company is authorized to undertake the construction and equipping of the Improvements and hereby appoints the Company as the true and lawful agent of the Authority: (i) to acquire, construct and equip the Improvements and acquire and install the Equipment; (ii) to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agent for the Authority with the authority to delegate such agency, in whole or in part, to agents, subagents, contractors, and subcontractors

of such agents and subagents and to such other parties as the Company chooses; and (iii) in general, to do all things which may be requisite or proper for completing the Project, all with the same powers and the same validity that the Authority could do if acting in its own behalf. The foregoing authorization and appointment by the Authority of the Company as agent to undertake the Project shall expire on June 30, 2018, unless extended by the Executive Director of the Authority upon written application by the Company.

Based upon the representation and warranties made by the Company the Application, the Authority hereby authorizes and approves the Company, as its agent, to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax in an amount up to **\$18,750,000.00**, which result in New York State and local sales and use tax exemption benefits (“sales and use tax exemption benefits”) not to exceed **\$1,500,000.00**. The Authority agrees to consider any requests by the Company for increase to the amount of sales and use tax exemption benefits authorized by the Authority upon being provided with appropriate documentation detailing the additional purchases of property or services, and, to the extent required, the Authority authorizes and conducts any supplemental public hearing(s).

Pursuant to Section 1963-b of the Act, the Authority may recover or recapture from the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, any sales and use tax exemption benefits taken or purported to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, if it is determined that: (i) the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, is not entitled to the sales and use tax exemption benefits; (ii) the sales and use tax exemption benefits are in excess of the amounts authorized to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project; (iii) the sales and use tax exemption benefits are for property or services not authorized by the Authority as part of the Project; (iv) the Company has made a material false statement on its application for financial assistance; (v) the sales and use tax exemption benefits are taken in cases where the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project fails to comply with a material term or condition to use property or services in the manner approved by the Authority in connection with the Project; and/or (vi) the Company obtains mortgage recording tax benefits and/or real property tax abatements and fails to comply with a material term or condition to use property or services in the manner approved by the Authority in connection with the Project (collectively, items (i) through (vi) hereby defined as a “Recapture Event”).

As a condition precedent of receiving sales and use tax exemption benefits, mortgage recording tax exemption benefits, and real property tax abatement benefits, the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, must (i) if a Recapture Event determination is made by the Authority, cooperate with the Authority in its efforts to recover or recapture any sales and use tax exemption benefits, mortgage recording tax benefits and/or real property tax abatements abatement benefits, and (ii) promptly pay over any such amounts to the Authority that the Authority demands, if and as so required to be paid over as determined by the Authority.

Section 4. The Chairman, Vice Chairman, and/or Executive Director/Chief Executive Officer of the Authority are hereby authorized, on behalf of the Authority, to execute, deliver (A) the Agent Agreement, wherein the Authority will appoint the Company as agent to undertake the Project, (B) the Lease Agreement, pursuant to which the Company will lease its interest in the Land, Existing Improvements, Improvements and Equipment constituting the Facility to the Authority, (C) the Leaseback Agreement, pursuant to which the Authority will lease its interest in the Land, Existing Improvements, Improvements and Equipment constituting the Facility back to the Company, (D) the PILOT Agreement pursuant to which the Company shall be required to make certain PILOT Payments to the Authority for the benefit of the Affected Taxing Jurisdictions (along with a related PILOT Mortgage Agreement, or in the discretion of the Executive Director, a sufficient guaranty of performance under the Leaseback Agreement and PILOT Agreement), and (E) related documents, including, but not limited to, Sales Tax Exemption Letter(s), Bills(s) of Sale and related instruments; provided the rental payments under the Leaseback Agreement include payments of all costs incurred by the Authority arising out of or related to the Project and indemnification of the Authority by the Company for actions taken by the Company and/or claims arising out of or related to the Project.

Section 5. The Chairman, Vice Chairman and/or the Executive Director/Chief Executive Officer of the Authority are hereby further authorized, on behalf of the Authority, and to the extent necessary, to execute and deliver any mortgage, assignment of leases and rents, security agreement, UCC-1 Financing Statements and all documents reasonably contemplated by these resolutions or required by any lender identified by the Company (the "Lender") up to a maximum principal amount necessary to undertake the Project and/or finance/refinance acquisition and Project costs, equipment and other personal property and related transactional costs, and, where appropriate, the Secretary or Assistant Secretary of the Authority is hereby authorized to affix the seal of the Authority to the Authority Documents and to attest the same, all with such changes, variations, omissions and insertions as the Chairman, Vice Chairman and/or the Executive Director/Chief Executive Officer of the Authority shall approve, the execution thereof by the Chairman, Vice Chairman or the Executive Director/Chief Executive Officer of the Authority to constitute conclusive evidence of such approval; provided, in all events, recourse against the Authority is limited to the Authority's interest in the Project.

Section 6. The officers, employees and agents of the Authority are hereby authorized and directed for and in the name and on behalf of the Authority to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Authority with all of the terms, covenants and provisions of the documents executed for and on behalf of the Authority.

Section 7. These Resolutions shall take effect immediately.

SECRETARY'S CERTIFICATION

STATE OF NEW YORK)
COUNTY OF RENSSELAER)

I, Dennee Zeigler, the undersigned, Acting Secretary of the Troy Industrial Development Authority (the "Authority"), do hereby certify that I have compared the foregoing extract of the minutes of the meeting of the members of the Authority, including the Resolution contained therein, held on January 18, 2019, with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Authority had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Authority present throughout said meeting.

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Authority this 18th day of January, 2019.



Dennee Zeigler

EXHIBIT A
PUBLIC HEARING MATERIALS

PUBLIC HEARING AGENDA
TROY INDUSTRIAL DEVELOPMENT AUTHORITY
CITYSTATION NORTH, LLC
JANUARY 18, 2019 AT 10:00 A.M.
CITY HALL, 433 RIVER STREET, 5TH FLOOR, TROY, NEW YORK 12180

Report of the public hearing of the Troy Industrial Development Authority (the “Authority”) regarding the CityStation North, LLC Project held on Friday January 18, 2019 at 10:00 a.m., at the Troy City Hall, located at 433 River Street, 5th Floor, Troy, New York 12180.

I. ATTENDANCE

Steven Strichman, Executive Director
Heidi Knoblauch, Chair
Hon. Mark McGrath, Board Member
Susan Farrell, Board Member
Paul Carroll, Board Member
Bill Strang, Board Member
Tina Urzan, Board Member
Elbert Watson, Board Member
Hon. Anasha Cummings, Board Member
Justin Miller, Esq., IDA counsel
MaryEllen Flores, IDA CFO
Denee Zeigler, Acting Secretary
Bill Flanigan, Company Representative
Deanna Dal Pos, Real Estate
Ken Crowe, Reporter
Luke Nathan, Reporter
Sharon Martin, City of Troy Assessor
Chris Stephens, Wojeski & Co.
Matthew Sekellick, General Public

II. CALL TO ORDER: (Time: 10:00 a.m.). Heidi Knoblauch opened the hearing and Justin Miller read the following into the hearing record:

This public hearing is being conducted pursuant to Title 11 of Article 8 of the Public Authorities Law of the State of New York, as amended, and Chapter 759 of the Laws of 1967 of the State of New York, as amended (collectively, the “Act”). A Notice of Public Hearing describing the Project was published in *Troy Record*, a copy of which is attached hereto and is an official part of this transcript. A copy of the Application submitted by CityStation North, LLC to the Authority, along with a cost-benefit analysis, is available for review and inspection by the general public in attendance at this hearing.

III. PROJECT SUMMARY

CITYSTATION NORTH, LLC, for itself and/or on behalf of an entity to be formed (collectively, the “Company”), has requested the Authority’s assistance with a certain project (the “Project”) consisting of (i) the acquisition by the Authority of a leasehold interest in an approximately 1.65 acres of land located at 134 and 141 Congress Street, Troy, New York 12180 (the “Land”, being more particularly identified as TMID Nos. 101.61-8-2 and 101.61-3-2) and the existing improvements located thereon consisting of approximately 65,000 sf of building improvements and related parking spaces (the “Existing Improvements”), (ii) the demolition of the Existing Improvements and the planning, design, engineering, construction and operation of a mixed use commercial and residential facility containing approximately 50,000 sf of commercial space and 87 market rate rental apartment units, all to be leased by the Company to commercial and residential tenants, including curbage, utility, surface and covered parking structures and related site and exterior improvements (collectively, the “Improvements”), (iii) the acquisition and installation by the Company in and around the Land, Existing Improvements and Improvements of certain items of equipment and other tangible personal property necessary and incidental in connection with the Company’s development of the Project in and around the Land, Existing Improvements and Improvements (the “Equipment”, and collectively with the Land, the Existing Improvements and the Improvements, the “Facility”), and (iv) the lease of the Facility to the Company.

It is contemplated that the Authority will acquire a leasehold interest in the Facility and lease the Facility back to the Company. The Company will operate the Facility during the term of the leases. The Authority contemplates that it will provide financial assistance (the “Financial Assistance”) to the Company in the form of (a) a sales and use tax exemption for purchases and rentals related to the Project; (b) mortgage recording tax exemptions(s) related to financings undertaken by the Company to construct the Facility; and (c) a partial real property tax abatement structured through a PILOT Agreement. The foregoing Financial Assistance and the Authority’s involvement in the Project are being considered to promote the economic welfare and prosperity of residents of the City of Troy, New York.

IV. AGENCY COST-BENEFIT ANALYSIS:

The Company Application for Financial Assistance indicates a total project cost of approximately \$38,740,000. Based upon additional information provided by the Company, the Agency estimates the following amounts of financial assistance to be provided to the Company:

Mortgage Recording Tax Exemption	=	\$305,100.00
Sales and Use Tax Exemptions	=	\$1,500,000.00
Estimated PILOT Savings	=	\$
Total estimated Financial Assistance	=	<u>\$</u>

IV. SEQRA:

For purposes of the Project, the City Planning Commission served as lead agency for purposes of review pursuant to SEQRA.

VI. PUBLIC COMMENTS

Steven Strichman noted that this project will result in the demolition of the former EOC building; approximately 65,000 sf. He advised that this project will continue the development of the area; connecting it to the News project and to the previous CityStation projects. Mr. Strichman explained that there will be 40,000 sf of class A office space which will add to the job creation. He explained that there will be 80,000 sf of apartments; a range of 1-2 bedroom apartments with underground parking. Mr. Strichman noted that it is located in a flood plain, so the bottom floor being parking will help with this. Ms. Urzan asked how many parking spots. Mr. Strichman advised he did not have an exact number, but it will be adequate for the tenants and public use during the day.

Mr. Strichman explained that the property is currently assessed at \$2.3 Million and brings in \$105,000 per year in taxes. He advised that the total taxable value will go up to \$9 Million and bring in additional tax money that we otherwise would not get. Mr. Strichman noted that the PILOT will have 5 years at 100% exemption and will come up from there. He also advised that there is a host community agreement for this project which is paid directly to the city for increase of city services. Mr. McGrath asked if the first three years will stay the same. Mr. Strichman advised yes and added that it will account for the construction phase. Mr. McGrath asked about demolition costs. Mr. Flanigan advised that it begins at \$1 Million; starts with the abatement and then the demo. He added that we have done the initial survey and will then take it step by step.

Matthew Sekellick, downtown resident, advised that he is here to deliver a petition to the board against giving a PILOT to City Station North. He noted that 163 people have signed it. Mr. Sekellick explained that the vast majority of those that signed live in Troy. He added that this project represents a broken economic development model and we need to be more rigorous about who we give tax breaks to as a significant public subsidy. He explained that there are six reasons: The first being the cost of the apartments; \$1400 a month for a one bedroom. He advised that the cost may also go up once the project is completed; he gave The News as an example. Mr. Sekellick ultimately displaces current residents and drive up rents for everyone living in the city. He added that the CityStation projects do not meet the zoning requirements drawn up by the City which was developed during the Congress/Ferry Street Corridor Masterplan. He added that the form based code that mandates the types of frontage allowed; not blank walls for parking, but storefronts, arcades and stoops in line with the historic character of the city that we all love and draws businesses here. Mr. Sekellick advised that it also inappropriate scaled and out of character with the city. He advised that the large, boxy design is so that CityStation can maximize rents and extract profits. He added that the design fails to extend the walkability by not having storefronts. Mr. Sekellick added that this will be the fourth of the CityStation projects; all have which have received funding assistance from the IDA. He added that they all have had similar problems in relationship to the form based code, failed to meet the job numbers, connect to the downtown and they have a poor reputation among RPI students. He advised that many of the people who signed the petition were former tenants. Mr.

Sekellick noted that United Group's project recently received a \$1.7 Million dollar grant and were awarded a NY ESD grant about five years ago and did nothing with it until it was about to expire. Mr. Sekellick read the following into the record:

United Group of Companies has already received significant public support for City Station, including PILOT agreements for the three existing buildings, and \$1.7 million from the State Regional Economic Development Council for City Station North.

City Station has not provided significant public benefit to Troy, and has failed to live up to the promises made to the IDA in the past. United Group now asks you for a public subsidy to build a fourth building that will do nothing to improve neighborhood walkability and fails to comply with city zoning. They ask you to subsidize extraordinarily high rents that will only drive up costs for current downtown residents and lead to displacement.

PILOT agreements are a public subsidy. The public should only subsidize private projects in rare circumstances and when they offer substantial public benefit. The public should not subsidize projects that will ultimately detract from a neighborhood.

PILOTs should not support for-profit, "market-rate" development that will drive up rents and displace current Troy residents. The public should not subsidize projects that will happen regardless of public subsidy: developers choose to build in Troy because it is a desirable location-not because they are receiving tax breaks.

PILOTs must stop being used as giveaways to corporations, paid for by the public.

United Group of Companies neither needs, nor deserves, further tax breaks from the City of Troy, and we urge you to deny their application for a PILOT agreement for City Station North.

Deanna Dal Pos asked if there was a preference of what the petitioners wanted to see there if United Group did not put their project there. Mr. Sekellick advised that would be a better question for the city/planning department. He referred to the Congress/Ferry Street Corridor Plan.

VII. ADJOURNMENT

As there were no additional comments, the public hearing was closed at 10:15 a.m.

City of Troy IDA,

163 people have signed a petition on Action Network telling you to No Tax Breaks for City Station North.

Here is the petition they signed:

United Group of Companies has already received significant public support for City Station, including PILOT agreements for the three existing buildings, and \$1.7 million from the State Regional Economic Development Council for City Station North.

City Station has not provided significant public benefit to Troy, and has failed to live up to the promises made to the IDA in the past. United Group now asks you for a public subsidy to build a fourth building that will do nothing to improve neighborhood walkability and fails to comply with city zoning. They ask you to subsidize extraordinarily high rents that will only drive up costs for current downtown residents and lead to displacement.

PILOT agreements are a public subsidy. The public should only subsidize private projects in rare circumstances and when they offer substantial public benefit. The public should not subsidize projects that will ultimately detract from a neighborhood.

PILOTs should not support for-profit, "market-rate" development that will drive up rents and displace current Troy residents. The public should not subsidize projects that will happen regardless of public subsidy: developers choose to build in Troy because it is a desirable location—not because they are receiving tax breaks.

PILOTs must stop being used as giveaways to corporations, paid for by the public.

United Group of Companies neither needs, nor deserves, further tax breaks from the City of Troy, and we urge you to deny their application for a PILOT agreement for City Station North.

You can view each petition signer and the comments they left you below.

Thank you,

Matthew Sekellick

1. Andrea Currie (ZIP code: 12180)

The United Group of Companies has shown over the last five years that it is a poor property manager for both the residential and retail units of City Station West and City Station South in Troy. All but three of the storefronts in City Station West are vacant, including two that used to be a pizzeria and a Subway. It's telling that even such seemingly surefire bets--sandwiches and pizza right below college dorms--couldn't stay open. Rents are obviously much too high. This goes for the residential units, too. I have numerous friends who moved out of City Station because of the high rent and unhelpful building management. This company needs to reform its business practices before undertaking any new projects in Troy. Giving it a tax break is simply absurd.

2. Aaron Kovacik (ZIP code: 12180)

3. Alan Thorne (ZIP code: 12180)

4. Sandra Soroka (ZIP code: 12180)

We need to stop subsidizing for profit companies and colleges in Troy.

5. Andrew Costello (ZIP code: 12180)

6. Abby Muraco (ZIP code: 12207)

7. An anonymous signer (ZIP code: 12303)

8. Andrew Andkjar (ZIP code: 12180)

This sounds terrible all around. From the tax situation to the result. Troy is made of brick and stone, not cement staircases (fire escape) surrounded by wood structures. Finally the cheep impersonation of local architecture is insulting.

9. Angela Beallor (ZIP code: 12180)

10. Anna H (ZIP code: 18826)

11. Annee Borthwick (ZIP code: 12180)

Look to the quality of "The News" and consider the superficial facades of City Station construction. These basic but expensive apartments/ assemblages of conjoined studios pull RPI grad student renters away from the traditional small landlords and further isolates the university population in their own ghetto. No more tax give-aways !!!

12. Annie Johnson (ZIP code: 12180)

13. Anthony Mohen (ZIP code: 12180)

The City should require United Group to make this development pedestrian friendly, and not provide tax giveaways to private developers.

14. Becky Martin (ZIP code: 12180)

15. August Schneeberg (ZIP code: 12153-1902)

16. Anthony Sheeley (ZIP code: 12182)

17. Pamela Bentien (ZIP code: 12180)

If they can't make this development work on its own merits it's obviously not the right project for that place. NO additional "incentives"!

18. Britney Gil (*ZIP code: 12180*)

I'm paying thousands in property taxes and city station gets a break? And what do they bring to Troy other than over priced crap apartments that prey on RPI students? No thanks.

19. Dylan Bockelman (*ZIP code: 12180*)

20. Nate Simms (*ZIP code: 12180*)

The United Group's downtown buildings are out of scale with surrounding buildings (to maximize profit), cheaply made with a visibly poor understanding of the new urbanist design characteristics they pretend to value, and will do irreparable harm to the city in their planned form. The last thing they deserve is tax breaks, and rather than foolishly embrace them, their designs should be rejected strictly for the reasons listed above. Troy deserves better than to be subjected to the United Group's opportunistic attempt at profiting from Troy's newfound popularity.

21. Bucky Stanton (*ZIP code: 12180*)

22. Caroline Nagy (*ZIP code: 12180-4408*)

23. Chris Brundige (*ZIP code: 12180*)

24. Carol Fitzpatrick (*ZIP code: 12180*)

I own Aurora's Boutique 286 River St. Troy NY. This would discourage RPI students as well as others from shopping in the Downtown district! We need more shoppers, not less plus stop funding Corporate give-aways!

25. Katherine Chastain (*ZIP code: 12180*)

My experience living in City Station West was not a positive one. The building was not of quality construction (we could hear our neighbors loud and clear, for example, walls leaked cold air, and the HVAC unit for the flat had no sound mitigation), and the staff was unhelpful at best and rude at worst.

26. Christopher Scully (*ZIP code: 12182*)

No tax breaks for for-profit corporations that charge expensive rents, cause displacement, make ugly buildings, and cause wind-blown polystyrene pollution in their construction (I lived next to the original City Station construction, it was horrible). The past city station has been a failure for the city. We (taxpaying residents) get reduced services and higher taxes, and these developers get breaks. We don't need more "market rate" housing. We need more of our abandoned buildings renovated. Put the tax breaks where they will actually help city residents. Also, make RPI pay taxes. They are the most affluent owner of property in Troy, and their services are not available to the public, so they should not be considered a public good.

27. Andrew L. (*ZIP code: 12302*)

28. Zachary Amodeo (*ZIP code: 20878*)

29. Christopher Bassett (*ZIP code: 12180*)

30. Crystal OLeary (ZIP code: 12182)

31. Clifford Hartman (ZIP code: 12208)

32. Daniel Falkenstrom (ZIP code: 12866)

Not a resident, but employee of a Troy business. I am not impressed with UGoC's projects.

33. Dara Silbermann (ZIP code: 12180)

34. Darrell Herrington (ZIP code: 12180)

35. David DeLaRosa (ZIP code: 12182)

36. David Banks (ZIP code: 12180-4802)

37. David King (ZIP code: 12208)

38. Delia (ZIP code: 12180)

39. David Crist (ZIP code: 12180)

40. Dominic Gelfuso (ZIP code: 12180)

This corporation and developer has done a poor job at creating quality construction and buildings that will add to the livability and heritage of Troy. The experiences of tenants have been subpar, and the construction is likely to be a continuation of a history of poor management and poor custodianship of the property. Numerous tenants can attest to the poor quality of the property and its management. This promises to bring a future of costly and undesirable decay as the building ages and its proprietors, with shoddy construction techniques and minimal intent to enrich the lives of citizens and the property landscape of Troy, leave years of urban decay for the Troy people to endure in the future.

41. Kevin Phoenix (ZIP code: 12180)

42. Doris Day (ZIP code: 12180)

Troy needs real economic development. There is all this "market rate housing" receiving. 20 year tax breaks that offer no great tax breaks for home owners in Troy. Enough.

43. Daquetta Jones (ZIP code: 12180)

44. Doug Lolik (ZIP code: 12180)

STOP THIS CORPORATE WELFARE!!

45. Andrea Leanza (ZIP code: 12180)

Tax breaks should be given to projects that will actively improve the life of disadvantaged Troy residents, not to tacky "luxury" projects that will not benefit the city.

46. David Spencer (ZIP code: 12180)

I lived on 5th Ave., across from City Station, for 5 years and was constantly disappointed by the vacant commercial spaces. These people do not know how to manage a commercial enterprise and should not be encouraged financially by the city.

47. Dylan Rees (ZIP code: 12180)

48. Cody Edson (ZIP code: 12180)

49. Emma Goldman (ZIP code: 12180)

50. Elizabeth Moran (ZIP code: 12180)

51. Ethan LeSage (ZIP code: 12180)

52. Ezra Teboul (ZIP code: 12180)

53. Christie Kovalevich (ZIP code: 12180)

No tax breaks for city station north.

54. Geri de Seve (ZIP code: 12180)

55. Greg Westover (ZIP code: 12180)

The management of City Station have shown no clear benefit to the site, or a plan that would use tax breaks effectively.

56. George Keenan (ZIP code: 12182)

Corporate welfare

57. Susan White (ZIP code: 12180)

RPI must be stopped!!

58. Benjamin Goldstein (ZIP code: 12180)

Stop this madness, and start figuring out how to get RPI to pay more into the city of Troy.

59. Guy Schaffer (ZIP code: 12180)

It's pretty obvious that City Station North is not good for the people of Troy. There's no reason to give them a tax break!

60. Jackson (ZIP code: 12180)

61. Michael Hennessey (ZIP code: 12180)

62. Elizabeth Hilliard (ZIP code: 12180)

63. Nicholas Jones (ZIP code: 12118)

64. Jackson Wong (ZIP code: 12180)

65. James Davis (ZIP code: 12180)

As an RPI alumni, I strongly oppose tax breaks to this organization. It hurts residents, owners, tax payers, and students. It artificially lowers prices, displaces quality businesses, at a price to tax payers, while creating more terrible housing for students. If they want to do this, let them do it on their own.

66. Jamie Munro (ZIP code: 12208)

67. Jennifer Church (ZIP code: 12180)

The rooms are extremely expensive and a regular student cannot afford them. Several graduate students were forced to pay exorbitant, bordering on unlawful, fees for things management utterly mismanaged. They're just trying to game Troy like they gamed RPI. RPI even slowly distanced itself from City Station over the years because of this controversy.

68. Jennifer Baumstein (ZIP code: 12180-4845)

69. Jennifer Howell-Clark (ZIP code: 12180)

As a former resident in City Station, I urge the city to stop promoting more ugly, massively overpriced, poorly managed buildings on the back of the taxpayer. Troy needs to put its limited resources towards things like streets, first responders, and other basic public services, not the profits of developers who will abandon the area as soon as they stop making money off it.

70. John Crawford (ZIP code: 12180)

71. John Scheetz (ZIP code: 12182)

72. John Yost (ZIP code: 12180)

No more of these. Rehab existing buildings. Pay the taxes that are due.

73. Ivy Johnson (ZIP code: 12180)

74. Jory Maloney (ZIP code: 12309)

75. Joshua Beard (ZIP code: 12180)

They don't need more assistance - they'll move in anyway, and their tenants (RPI students) are not in short supply. They don't need any money from Troy.

76. Kash Broadus (ZIP code: 12208)

77. Kate Marciano (ZIP code: 12180-6545)

78. Kathryn Munson (ZIP code: 12180)

79. Katherine Hawkins (ZIP code: 12175-0201)

80. Keely Luce (ZIP code: 12182)

81. Keren Carmeli (ZIP code: 12208)

"can't afford to go through with project" unless you get a tax break? Find a new line of work. I pay taxes. You should too

82. Kyle Kleege (ZIP code: 12293)

83. Katie Centanni (ZIP code: 12180)

84. Kevin Kowski (ZIP code: 12180)

85. Kyle Adams (ZIP code: 12305)

86. Kayla Danks (ZIP code: 12180)

87. Laura Kerrone (ZIP code: 12180)

This tax break is NOT fair for small businesses such as mine, who still feel the weight of heavy taxation. A large company who stands to gain a lot of money from their developments don't need more incentive than that future profit.

88. Jack Letourneau (ZIP code: 12180)

I could get on board with a PILOT that brings a grocery store downtown. But this project as proposed is just a generic commercial/residential combo that adds very little value to the area.

89. Leen Almadani (ZIP code: 12180)

I lived in city station for 4 years and I was only able to move out because I had grown close to a friend who helped me with the move out.

Every year the rent goes up but the service goes down. They're the worst.

I moved to a building on second st 2 minutes away from the monument square. they were "Luxury Apartments" and I paid a little less rent as city station's rent and it was far better, I was able to adopt a cat too.

90. Brian Genthner (ZIP code: 12180)

91. Yasmine Lu (ZIP code: 12180-3599)

92. Christopher Maria (ZIP code: 12180)

The existing City Station residence is already so poorly managed and maintained, I can't imagine how this new project would be any better. Also, this development does not fit into Troy's architectural character. It's design is not pedestrian friendly or even aesthetically pleasing from the sidewalk level. Given RPI's previous failures to deliver on local developments, I see no reason for additional tax breaks to be extended to this project.

93. **Marissa Peck** (*ZIP code: 12180*)
94. **Mary Damico** (*ZIP code: 12180*)
95. **Matthew Ryan** (*ZIP code: NY 12180*)
96. **Matthew Shiroma** (*ZIP code: 12182*)
97. **Matthew Sekellick** (*ZIP code: 12180*)
98. **Sikharin Pranompont** (*ZIP code: 12180*)
99. **Michael Bramson** (*ZIP code: 12180*)
100. **meghan hunziker** (*ZIP code: 12180*)
101. **mark emanatian** (*ZIP code: 12180*)
102. **Cody Messina** (*ZIP code: 13357*)
103. **Daniel Milton** (*ZIP code: 12180*)
104. **Mitch Cieminski** (*ZIP code: 12180*)
105. **Mikael Oja** (*ZIP code: 12180*)
106. **Morgan Johnson** (*ZIP code: 12180*)
107. **Michael Lyon** (*ZIP code: 12182*)
Absolutely do not give this group tax breaks! I don't pay the taxes I do just so corporations don't have to.
108. **Maryanne Harvey** (*ZIP code: 12180*)
109. **S Barrett** (*ZIP code: 12180*)
110. **Robert Niemiec** (*ZIP code: 12180*)
111. **Hayes Neuman** (*ZIP code: 12180*)
112. **Nicholas Grippo** (*ZIP code: 07430*)

113. Nicolas Torres (*ZIP code: 12180*)

114. Nicole Green (*ZIP code: 12182*)

115. Nolan Bean (*ZIP code: 12202*)

116. Benjamin Noonan (*ZIP code: 12180*)

117. Sean Sheldon (*ZIP code: 12182*)

118. Teddy Keith (*ZIP code: 12180*)

119. Cory OBrien (*ZIP code: 12180*)

120. Linda Omalley (*ZIP code: 12182*)

121. Patricia Cumo (*ZIP code: 12144*)

122. Adam Pelletier (*ZIP code: 12182*)

123. Paige Foss (*ZIP code: 12180*)

124. Rafael Varela (*ZIP code: 12180*)

125. Kristoph DiMaria (*ZIP code: 12180*)

126. RICHARD CONLEE (*ZIP code: 12180*)

127. Raymond Orcutt (*ZIP code: 12180*)

128. Benjamin Rosen (*ZIP code: 12180*)

No more tax breaks, Troy IDA. WE NEED REVENUE NOW!

129. Mark Russo (*ZIP code: 12180*)

130. Noah Saunders (*ZIP code: 03820*)

131. Sofia Jacobs (*ZIP code: 12180*)

132. Christian Grigoraskos (*ZIP code: 12182*)

They are using the cheapest materials to make an eyesore,,,they should pay tax just like the rest of us.

133. Dan Seel (*ZIP code: 12180*)

134. Seth Leibson (*ZIP code: 12180*)

135. Shana Goldman (*ZIP code: 12180*)

I work at School 2 two days a week. I am watching families be displaced because of rent increases. This is not the City I moved to. This is not where I want to live. I don't want to live in Boston. I wanted to live in Troy, NY. A diverse City where everyone knew and cared about everybody else. Housing is important to one's basic mental health and feelings of security. Many of our residents don't have that security. This impacts schools and businesses as folks become more and more despondent and marginalized being chased out of each new neighborhood that gentrifies. This increases crime, places unnecessary burdens on schools and social services. PLEASE stop giving tax breaks to luxury apartments and start supporting good landlord practices, land trusts and perhaps instead give a tax break for a grocery store in more neighborhoods that are food insecure. That is a way to provide longterm employment as well as better physical and mental health and continued revenue for the City of Troy.

136. Shailyn Payton (*ZIP code: 12180*)

137. Chris Finn (*ZIP code: 12144*)

138. Steve Walsh (*ZIP code: 12180*)

139. Olek Skotnicki (*ZIP code: 12180*)

No more tax breaks!

140. Stephen Kovalevich (*ZIP code: 12180*)

No tax breaks for city station north.

141. Myron Getman (*ZIP code: 12180*)

142. Sean Collins (*ZIP code: 12180*)

143. Steven Pahlke (*ZIP code: 12180*)

144. Stephen Pampinella (*ZIP code: 12401*)

145. Wayne` Stinson (*ZIP code: 12175*)

146. Stephannie Stoye (*ZIP code: 12180*)

Unless they rent out more of the ground floor retail space they currently have, I do not see them offering any benefit the community at large.

147. James Suriano (*ZIP code: 12180*)

148. Matthew McCurvin (*ZIP code: 12180*)

149. Matthew Tennant (*ZIP code: 12180*)

150. Jim O'Leary (*ZIP code: 02446*)

As someone moving to Troy later this year, I'm very concerned about housing prices and City Station appears to be driving prices up and standards down.

151. Erik Carucci (*ZIP code: 12181*)

152. Tiina Bockrath (*ZIP code: 12816*)

153. Thomas Laska (*ZIP code: 12180*)

154. Paul Collins (*ZIP code: 12182*)

No.no.no.

155. Chris Chartrand (*ZIP code: 12033*)

156. Audrey Bridge (*ZIP code: 12180*)

157. Conner Whitlock (*ZIP code: 12180*)

No tax breaks. Encouraging parasitic companies to keep development does not benefit NY Citizens.

158. Zach Merrin (*ZIP code: 12180*)

159. Zach Durocher (*ZIP code: 12180*)

Market rate is \$1,400/month for a single bedroom? Not if they only want rich college kids with their parents money paying rent, then spending all their actual money in Saratoga or Albany.

EXHIBIT B
SEQRA MATERIALS

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

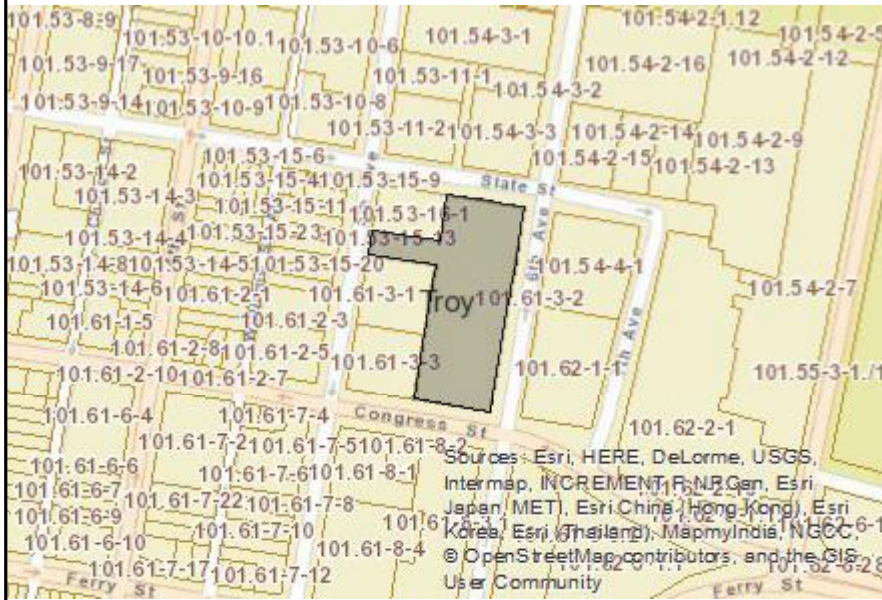
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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							
City Station North, LLC							
Name of Action or Project: City Station North							
Project Location (describe, and attach a location map): 141 & 134 Congress Street, City of Troy, Rensselaer County, NY. Tax Parcel #: 101.61-3-2 & 101.61-8-2							
Brief Description of Proposed Action: The proposed project consists of a commercial mixed use development consisting of a 5-story commercial/office building, a 6-story residential apartment building, and a 5-story structured parking garage, with associated parking structure driveway entrance, sidewalks, utilities, lighting, and landscaping. Existing vacant buildings on site will be razed. The mixed use development will consist of: Office: 50,000 square feet Residential: 80,000 square feet (66+/- market rate rental units) Parking Garage: 95,000 square feet (242+/- spaces) The project also includes the existing 20 parking spaces located at 134 Congress Street for parking.							
Name of Applicant or Sponsor: City Station North, LLC		Telephone: (518) 687-7300					
		E-Mail: Bill.Flanigan@ugoc.com					
Address: 300 Jordan Road							
City/PO: Troy		State: NY	Zip Code: 12180				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">NO</td> <td style="width: 50%; padding: 5px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<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: NYSDEC - SPDES General Permit for Stormwater Discharges - GP-0-15-002, Troy Planning Commission - District Site Plan Approval			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">NO</td> <td style="width: 50%; padding: 5px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? 1.65 +/- acres b. Total acreage to be physically disturbed? 1.65 +/- acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.65 +/- acres							
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES Stormwater will be treated on-site as required and discharged to the existing City of Troy stormwater conveyance system. _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	

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: _____ Stormwater retention may be required to reduce the peak runoff into the storm system. _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
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: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: Gregg Ursprung, PE (as agent for applicant) _____ Date: January 4, 2018 Signature:  Bergmann Associates _____		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes No - Project is not adjacent to the Hudson River
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Shortnose Sturgeon No - Project is not adjacent to the Hudson River
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	Yes No - per NYSDEC Environmental Facilities Navigator website