
INDUSTRIAL REVENUE BONDS

AND

TAX LEASE PROGRAM

APPLICATION

for assistance through

the

**County of Chautauqua
Industrial Development Agency**

**County of Chautauqua Industrial Development Agency
200 Harrison Street
Jamestown, New York 14701**

Phone: 716-664-3262

Fax: 716-664-4515

**Application for Financial Assistance
through the
County of Chautauqua
Industrial Development Agency**

The information listed on this form is necessary to determine the eligibility of the project applicant. Please fill in all blanks, using "NONE" or "NOT APPLICABLE" where necessary. If an estimate is given, put "EST" after the figure. Attach additional sheets if necessary. All information completed with this form will be treated confidentially. This application is only for the purpose of determining whether the applicant is eligible for consideration by the Board of Directors of the County of Chautauqua Industrial Development Agency. Return eight (8) copies of this application to the County of Chautauqua Industrial Development Agency at the address listed on the cover of this document.

PART 1

A. APPLICANT

Federal ID # 31-1689888

Company Name: JCC Development Corp. (or subsidiary LLC)

Office Address: 525 Falconer Street
Jamestown, NY 14701

Telephone: 716-665-5220

Company officer completing this application:

Name: Robert L. Barber

Title: Treasurer

1. Number of locations of present business facilities:

- a. County of Chautauqua: 2
- b. New York State: 4
- c. Outside New York State: 1

2. Business Organization (check appropriate categories):

Corporation Partnership

Sole Proprietorship Subchapter S

Other (Specify)

3. Is business publicly or privately held? Public Private

4. List principal stockholders and percentage of ownership if applicable:

<u>Name</u>	<u>Percentage</u>	<u>Home Address</u>
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N/A

5. Is the business a subsidiary of, or affiliated directly or indirectly with any other organization? Yes No If "Yes" indicate relationship and name and address of the related organization(s) on a separate sheet.

6. Complete the following information:

<u>Officers</u>	<u>Name</u>	<u>Address</u>	<u>Social Security Number</u>	<u>Other Principal Business Affiliations</u>
President	Gregory T. DeCinque	636 Winsor St., Jmst NY		Jamestown Comm. College
Treasurer	Robert L. Barber	10 Parkdale, Jmst NY		Jamestown Comm. College
Secretary	Mary Ellen Bonner	9 Ridgely Terr. Jmst NY		retired

B. References (these will be contacted):

1. Banking (List names of banks, account officers address and telephone number):
Lake Shore Savings, Kathy Kraus Vice President, 128 E. 4th St. Dunkirk, NY 14048

716-366-4070

2. Business Suppliers (List three largest accounts – names, addresses, telephone numbers, and list suppliers' terms of sale):
N/A

3. Major customers (List three largest – names, addresses, telephone numbers, and show percentage (%) of gross business obtained from each):
N/A

4. What are your terms of sale? N/A

5. Current Landlord (List name, address and telephone number):
N/A

6. Legal Counsel (List name, address and telephone number):
Stephen Abdella, Esq. 716-483-6090
PO Box 3006
Jamestown, New York 14701

C. Business Description

1. Describe type of business:
Facilitate the issuance of tax-exempt bonds for Jamestown Community College
2. Describe the principal products and services:
N/A
3. Describe the market(s) served:
Jamestown Community College

D. Present Location

1. If you rent:
 - a. What is the present annual rent (state whether firm has a gross or net lease):
N/A
 - b. When does the lease expire? N/A
2. If you own:
 - a. What is the current annual mortgage payment? N/A
 - b. When does the mortgage terminate? N/A
3. Describe present location (include square footage, number of buildings, number of floors, etc.)
N/A
4. List the current annual taxes by respective taxing jurisdictions:
 - a. Building(s): \$N/A
 - b. Land: \$N/A

E. Previous Financial Activities

1. What were your company's estimated capital expenditures in Chautauqua County, New York, during the past three (3) years? (Specify by place, year and amount.)
N/A
2. Has your company ever been a recipient of funds obtained through tax-exempt or taxable bonds? Yes No If "Yes" give details below:
See Attached
3. Describe your company's effort to secure assistance or financing in the County of Chautauqua, or any other area, on a separate sheet.

F. Types of Financial Assistance Requested

(Cross out those which are not applicable.)

1. Industrial Development Revenue Bonds
 - A. Tax Exempt
 - ~~B. Taxable~~
- ~~2. Tax Lease~~
- ~~3. Other loan(s) Describe~~

Part 2

A. Describe the Project

(Include a general, functional description and prospective location.)

JCC Development Corp., or a subsidiary LLC, plans to construct a new 220-bed student housing facility at the Jamestown campus of Jamestown Community College. Construction of the project will be financed by tax-exempt bond proceeds and JCC Development Corp. will be the borrower for these bonds. Construction is expected to begin in summer 2007. The residence halls will be constructed on an eight-acre parcel of land located on the southwest corner of the Jamestown campus. The land will be leased to the JCC Development Corp. or its Limited Liability Subsidiary Corporation. The new complex will consist of two structures of four stories each. The complex will contain a total of 50 four or five bedroom suites.

B. Reasons for Project

1. Briefly describe the reasons why this project is necessary and what effect it will have on your business:

2. If your business is unable to arrange suitable financing for this project, what will be the impact on your company and the County of Chautauqua? Would your company proceed with the project without Agency assistance and / or financing? Describe in detail:
As the college's service area has expanded, more and more families find that driving distances to our facilities have become prohibitive. Requests for on campus, secure, professionally serviced housing have grown to the point where we must respond. Additionally, many families would like to take advantage of Jamestown Community College's excellent educational opportunities, but also have their students experience "residential life" on campus with everything that entails. That opportunity would now be available. Finally, all the community college's around us are building housing. If we do not offer that option, many local students will be leaving our area and taking their local dollars with them. We would not be able to proceed with this project without agency financing.

C. Type of Project

1. Check category which best describes your project:

- | | |
|--|--|
| <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Warehousing |
| <input type="checkbox"/> Industrial Assembly | <input type="checkbox"/> Pollution Control |
| <input type="checkbox"/> Research | <input checked="" type="checkbox"/> Other (Specify)
Education/Student Housing |

2. If pollution control, check appropriate items below:

- | | |
|------------------------------------|--|
| <input type="checkbox"/> Air | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Water | <input type="checkbox"/> Solid Waste |
| <input type="checkbox"/> Air/Water | <input type="checkbox"/> Other (Specify) |

D. Proposed Location

1. Does the project consist of (check appropriate categories):

- | | | |
|--|---|--|
| a. Construction of a new building | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| b. Renovations to an existing building | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| c. Construction of an addition to an existing building | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| d. Acquisition of an existing building | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

If the Company is to acquire an existing plant, attach a photograph and indicate if it is in operation, about to be abandoned or abandoned. If in operation, describe present products.

List costs or orders made by Company for the project, at the date of this application, on a separate sheet.

2. Describe the proposed location(s) of this project, including square footage, number of floors, address, etc. (If new construction is involved or expansion of existing plant, attach proposed floor plan):

The southwest corner of the Jamestown campus at 525 Falconer Street, Jamestown. There will be two buildings of four stories each. Square footage totals approximately 79,000 sq. ft.

3. List the present owner of the project site and the owner's name, address, and phone number. (If currently owned by the applicant, indicate date of purchase, reason for purchase and current use of the site):
Jamestown Community College
4. Does the project site currently have existing occupant(s)?
 Yes No
- If "Yes", list all lessees, the amount of space occupied by each, and the date of termination of such leases on a separate sheet.
5. Is there a relationship legally or by virtue of common control between the applicant or present owner?
 Yes No
- If "Yes", provide details on a separate sheet.
6. Does the Company have an option to purchase the project site or has a contract of sale been executed for such purchase? (If so, attach particulars.)
 Yes No
7. Has the Company placed any purchase orders or entered into any other agreements or contracts with respect to proposed project costs? (If so, attach particulars.)
 Yes No

E. Location Maintenance Costs

1. What are the real estate taxes on the land and the building? (If current rate is not available, give assessed value for each and so state.)
- Land \$N/A
- Building \$N/A
2. What is the estimated useful life of the:
- a. Facility 50 years
- b. Equipment N/A

3. Is proposed Project site served by:
- a. Transportation Rail Truck Air
 Water
- b. Utilities Sewer Water Gas
 Electric Power

F. Employment

1. Employment at present time, if Company is now in existence within Chautauqua County, and an estimate of such employment at the proposed location at the end of one and two years:

	<u>Present</u>	<u>First Year</u>	<u>Second Year</u>
Full Time	0	3	3
Part Time*	0	1	1
Seasonal*	N/A	plus six student RA's	

*Estimate percent that total part time or seasonal working time bears to total annual full working time N/A%.

Total \$ N/A

2. Estimate the annual payroll:

At present \$ 0

In one year \$ 125,000 (for entity managing student housing)

G. Project Costs

1. List the costs necessary for the construction, acquisition or renovation of the project. (The project costs should **not** include working capital needs or moving expenses.)

<u>Description</u>	<u>Amount</u>
Land	\$ N/A
Building(s)	\$ 10,000,000
Renovation	\$ N/A
Machinery and Equipment (Do <u>not</u> include furniture costs)	\$ N/A
Installation	\$ N/A

(G. Continued)

Fees (Do not include your own counsel fees)	\$
Architectural Fees	\$
Financial Charges (specify)	\$
Other (specify)	\$
Subtotal	\$ See George K. Baum and Company package
Agency Administrative Fee	\$
<u>Total Project Cost</u>	\$ Requested bonds par amount \$11,515,000

2. What is the amount of funds and term requested for financing through the County of Chautauqua Industrial Development Agency?

\$ 11,515,000 32 Years

H. Project Schedule

1. Indicate the estimated days for:
 - a. Financing of the project 90 days
 - b. Commence of construction 120 days (July 2007)
 - c. Completion of construction 360 days (July 2008)
2. List the date(s) and in what amount(s) the estimated funds will be required:
Funds will be required at the commencement of construction approximately July 1, 2007.
Amounts of draws are yet to be determined.

I. Other Agency Involvement

1. Have you contacted any other governmental agency in reference to this project?
 Yes No

If "Yes", please indicate the agency and the nature of the inquiry below:
City of Jamestown/ Planning and Construction Process

2. Have you contacted any financing institutions or other industrial development agencies in New York State, or elsewhere, for financial assistance in reference to this project or one of a similar nature?
 Yes No

If "Yes", please indicate below the institution and / or agency and the present status of the inquiry:
as in E.3

J. Financial Information (attach the following)

1. Certified financial statements for the last three (3) fiscal years.

For Industrial Development Bonds (IDB) complete Questions 2, 3 & 4.

2. Pro forma sheet as at start of operations at project site.
3. Project profit and loss statements for first two (2) years of operation at projected site.
4. Projected "cash flow" statement, by quarters, for first year of operation at project site.

Certification

Gregory T. DeCinque

(Name of chief executive officer of company submitting application)

deposed and says that he/she is the President

(Title)

of JCC Development Corp. , the corporation named in attached application;

(Company name)

that he has read the foregoing application and attachments and knows the contents thereof; that the same is true to his knowledge, contains no information or data that is false or incorrect and is truly descriptive of the project which is intended as security for the requested financing.

Deponent further says the reason for this verification is made by the deponent and not by JCC Development Corp.

(Company name)

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

As an officer of said corporation (hereinafter referred to as the "applicant") deponent acknowledges and agrees that applicant shall be and is responsible for all costs incurred by the non-profit County of Chautauqua Industrial Development Agency (hereinafter referred to as the "Agency") acting in connection with the attendant negotiations and ultimately the closing of the project and (or) financing. If, for any reason whatsoever, the applicant fails to conclude or consummate necessary negotiations or fails to act within a reasonable or specified period of time to take reasonable, proper, or requested action or withdraws, abandons, cancels, or neglects the application, then upon presentation of invoice, applicant shall pay to the Agency, its agents or assigns all actual costs involved in conduct of the application and the drafting of documents up to that date and time, including fees of counsel for the Agency.

Certification

Gregory T. DeCinque

(Name of chief executive officer of company submitting application)

deposed and says that he/she is the President
(Title)

of JCC Development Corp. , the corporation named in attached application;
(Company name)

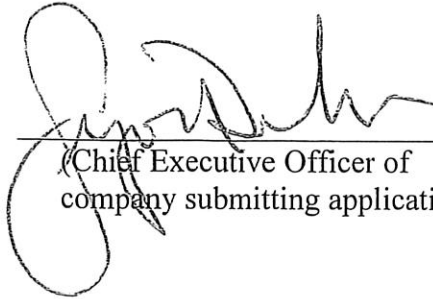
that he has read the foregoing application and attachments and knows the contents thereof; that the same is true to his knowledge, contains no information or data that is false or incorrect and is truly descriptive of the project which is intended as security for the requested financing.

Deponent further says the reason for this verification is made by the deponent and not by JCC Development Corp.
(Company name)

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The costs incurred by the Agency and paid by the applicant, including the Agency's counsel's fees and the administrative fee, may be considered as a cost of the project and included as part of any resultant bond issue, subject to the limitations imposed by law.




(Chief Executive Officer of
company submitting application)

Notary

Sworn to before me this

28 day of March, 2007



(Seal)

MARSHA L. HERN #01HE6146863
Notary Public, State of New York
Qualified in Chautauqua County
My Commission Expires 05/30/2010

INFORMATION NEEDED FOR COST BENEFIT ANALYSIS

Employment Impact

Please limit your answers in a – k to the project site:

- a. What is your estimated current yearly payroll? \$ 0
- b. What do you presently estimate paying to New York State in payroll taxes yearly before this project is undertaken? \$ 0
- c. What is your estimated yearly payroll one year after completion of your project?
\$ 125,000.00 (by entity managing student housing)
- d. What do you estimate paying to New York State in payroll taxes one year after the completion of your project? \$ 4,375.00 (by entity managing student housing)
- e. What is the present estimated average wage/salary plus fringe benefit total for each full-time equivalent? \$ 0
- f. What is the estimated average wage/salary plus fringe benefits total for each full-time equivalent one year after project completion? \$ \$47,000.00 (by entity managing student housing)
- g. If applicable, what are the estimated yearly aggregate average wage/salary plus fringe benefits to be lost as a result of this project? \$ N/A
- h. Estimated number of construction jobs to be created. 55-65
- i. Estimated average wage for each construction job is \$ 28-\$30 per hour.
- j. What are the total estimated construction wages for this project? \$ 3,400,000.00
- k. What are the estimated New York State Income Taxes to be paid on these construction wages?
\$ 204,000.00

Note: All job openings are required to be on file with the New York state Department of Labor and the Chautauqua County Job Training Partnership Act Program.

Project Benefit

- A. Please attach the most recent tax bill(s) for each parcel of property that is part of this application. If you have not attached those bill(s), please explain why: Municipal Government Entity

NOTE: The CCIDA's policy is not to abate real property taxes already paid on the proposed project site. Any request to abate any and/or all existing real property taxes is a deviation of the CCIDA policy.

B. Are you proposing to abate the existing real property taxes? Yes No
If yes, explain: N/A

C. Are you requesting a real property tax abatement on these improvements included in this application?
 Yes No
If yes, is that abatement consistent with the CCIDA's uniform Payment in Lieu of Real Property Tax schedule? Yes No

D. What are the estimated *real property improvements* as a result of this project? \$10,000,000.00

E. What are your estimated yearly purchase of goods and services relating to this project (excluding employee wages)? \$ 0

F. At the completion of this project, what do you estimate your yearly purchase of goods and services to be relating to this project (excluding employee wages)? \$ 341,000.00 (by entity managing student housing)

G. Approximately how much sales tax do you now pay yearly to New York State? \$ N/A

H. As a result of this project, how much sales tax do you expect to pay yearly to New York State?
\$ N/A

I. Approximately what one time sales tax exemptions do you anticipate receiving as a result of this project? \$ N/A (Please note manufacturing equipment used in the production of a product is generally exempt from sales tax.)

J. As a result of this project will there be any other public benefit to New York State, Chautauqua County and/or local government? Yes No
If yes, please explain: _____

K. If the answer to question J is yes, what is the estimated monetary benefit for New York State, Chautauqua County and/or local governments? \$ _____
How does this benefit local government? Student residing in these facilities will be taking advantage of local goods and services. Some students will be from outside the area bringing new dollars in. In other cases, students who would have gone away to school, will be staying, keeping their expenditures here. A specific dollar impact is difficult to determine.

CCIDA Cost/Benefit Analysis for JCC Development Corp. Project

Cost

Benefits

PROJECT SALES TAX IMPACT

Additional Purchases (1 st year following project completion)		
Additional Sales Tax Paid on Additional Purchases		
Estimated Additional Sales (1 st full year following project completion)		
Estimated Additional Sales Tax to be collected on additional sales (1 st full year following project completion)		

PROJECT PAYROLL IMPACT

Additional Payroll (1 st full year following project completion)		
Additional Project income for project construction workers		
Additional Income Tax to NYS on construction workers project income		
Additional Income Tax to NYS (1 st full year following project completion)		
Reduction in estimated Income Tax to NYS		
Additional Payroll (2 nd full year following project completion)		
Additional estimated Income Tax to NYS (2 nd full year following project completion)		
Reduction in estimated Income Tax to NYS		

REAL PROPERTY TAX IMPACT

PILOT Payments (1 st full year following project completion)		
Average yearly PILOT payment (over 10-year period following project completion)		

MISCELLANEOUS TAX IMPACT

Mortgage Recording Tax impact		
Agency Fees		
Estimated value of other Economic Benefits		

Completed by Robert L. Barber

Title Treasurer

JCC Development Corp.

Date March 27, 2007

County of Chautauqua
Industrial Development Agency

FINANCIAL FEE STRUCTURE

REVOLVING LOAN FUNDS
1% of total loan

CIVIC FACILITIES BONDS
1% of total IDA project cost

INDUSTRIAL REVENUE BONDS
1% of total IDA project cost

TAX LEASES
1% of total IDA project cost

AN APPLICATION FEE OF \$250 IS DUE UPON SUBMISSION OF ALL LOAN APPLICATIONS
AN APPLICATION FEE OF \$1,000 IS DUE UPON SUBMISSION OF ALL BOND AND TAX LEASE
APPLICATIONS

(Print Name)

**County of Chautauqua Industrial Development Agency
Industrial Revenue Bonds and Tax Release Program
Application for JCC Development Corp.**

Attachments

PART 1

A.5

JCC Development Corp. is a component unit of Jamestown Community College, 525 Falconer Street, Jamestown, New York 14701. JCC Development Corp. is a 501© (3) not-for-profit corporation created to facilitate the issuance of tax-exempt civic development bonds. This entity is under the control of the college and exists for the exclusive benefit of the college.

E.2

JCC Development Corp. issued the Cattaraugus County Industrial Development Agency Industrial Development Civic Facility Revenue Bonds (JCC Development Corp. Project) on July 6, 2000. In the aggregate amount of \$5,130,000. JCC Development Corp. issued the Cattaraugus County IDA Civic Facility Revenue Bonds (JCC Development Corp. refinancing project), Series 2005A, in the aggregate principal amount of \$5,665,000. The closing took place on June 28, 2005. It is the intent of management to call the \$4.3 million in bonds outstanding in July, 2010, from the year 2000 issuance and retire them with the proceeds from the Series 2005A Bonds.

E.3

JCC Development Corp. offered the opportunity to provide financing for this project in conjunction with the IDA to HSBC Bank USA and M&T Bank. Neither bank was successful in putting together a proposal that would benefit both the bank and the JCC Development Corp. Both banks have declined.

PART II

D.7

A design/development contract with GPS Construction Services and Lauer Manguso Architects.