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#695042D

***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: 716-661-8900**

**Fax: 716-664-4515**

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**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 # **215-66-7112**

Company Name: The Duke of Jamestown, LLC

Office Address: 35 Lincoln Street  
Bemus Point, NY 14712-0088

Telephone: 204-401-1146

**Company officer completing this application:**

Name: Lori Galster, Project Manager

Title: CJM Construction Consulting

**1. Number of locations of present business facilities:**

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

2. Business Organization (check appropriate categories):

Corporation  Partnership

Sole Proprietorship  Subchapter S

Other (Specify) **LLC**

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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**See attached for percentage of other business ventures that Mr. Duke owns. None of the stockholders in these businesses will be involved in the development or ownership of this project under the company name of The Duke of Jamestown, LLC.**

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. **See attached statement of financial condition. This project will be 100% done by Arnold Duke and does not involve any other business ventures.**

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>
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**B. References (these will be contacted):**

1. Banking (List names of banks, account officers address and telephone number):  
**Duke of Jamestown, LLC account is with Cattaraugus County Bank, 870 Fairmount Ave. Jamestown, NY 14701. Contact: Scott Crist, Vice-President of Development and Lending at phone number 716-664-6644**
2. Business Suppliers (List three largest accounts – names, addresses, telephone numbers, and list suppliers' terms of sale): **N/A Mr. Duke has no debt.**
3. Major customers (List three largest – names, addresses, telephone numbers, and show percentage (%) of gross business obtained from each): **N/A Mr. Duke has customers with his International Gem and Jewelry Show, Inc. from different cities throughout the country. Regarding real estate, local contacts would be the United Way, tenant in the Tew Mansion.**  
  
Commercial Contractors  
Retail Customers
4. What are your terms of sale? **Real estate development is a yearly lease term. Other business ventures terms vary by business.**
5. Current Landlord (List name, address and telephone number): **none**
6. Legal Counsel (List name, address and telephone number): **Mr. Stephen Wright of Wright, Wright and Hampton Attys, 525 Fairmount Avenue, Jamestown, NY 14701 Telephone: (716) 483-1122**

**C. Business Description**

1. Describe type of business: **Real Estate Developer, International Gem and Jewelry Show, River Museum and Trading Post in Ruidoso, New Mexico**
2. Describe the principal products and services: **Jewelry and Gems, Rare Coins**
3. Describe the market(s) served: **Travel to ninety locations in a year. The set up is in large two to three day retail location such as a conference center to offer products from \$10 to \$30,000.**

**D. Present Location**

1. If you rent:
  - a. What is the present annual rent (state whether firm has a gross or net lease): **See attached.**
  - b. When does the lease expire?
2. If you own:
  - a. What is the current annual mortgage payment? **No mortgage.**
  - b. When does the mortgage terminate?
3. Describe present location (include square footage, number of buildings, number of floors, etc.) **Not Applicable, since gem business moves from location to location.**
4. List the current annual taxes by respective taxing jurisdictions:
  - a. Building(s): Residential Home Bemus Point, NY: **\$14,183.27**  
Tew Mansion Jamestown, NY: **not available**
  - b. Land: The Woods, Inc. Bemus Point, NY **\$6,631.61**

**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.)  
**Remodel home in Bemus Point \$600,000 remodel. Tew Mansion purchase and maintenance \$160,000.**
2. Has your company ever been a recipient of funds obtained through tax-exempt or taxable bonds?  Yes  No If "Yes" give details below:
3. Describe your company's effort to secure assistance or financing in the County of Chautauqua, or any other area, on a separate sheet. **We will be requesting grant through the DRI, tax credits through SHPO, and NYS Consolidated Funding Program/Restore NY.**

**F. Types of Financial Assistance Requested**  
(Cross out those which are not applicable.)

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

## Part 2

### A. Describe the Project

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

Mr. Duke is committed to invest and preserve historic building in Jamestown. He purchased the former Bank of Jamestown AKA/ Key Bank Building located at 202-206 North Main Street in an auction in the autumn of 2016. There are three sections to the building: North (206 North Main) which is a three-story office section, Center (204 North Main) which is the former Bank of Jamestown built in 1922 and the current bank lobby, and South (202 North Main) which is the former Swedish American National Bank of 1918 which is the current teller area of the former Key Bank. The South portion is four stories with a mezzanine. The Center portion is a three-story building. The total square footage not including basement areas is app. 35,000.

The development of the building is planned in four phases:

Phase 1: The North Portion & Center Portion Upper floors: 9,550 square feet

This section is the first to be designed and developed for a tech company that is located outside of the Jamestown area. It must be brought up to modern building code requirements and have a complete overhaul to include new roof, electrical, data, hvac, fire protection, plumbing and ADA standards.

Phase 2: The South Portion Second through Fourth Floors: 6,880 square feet

This is the former office area for the Rotary and Price, Flowers Attorney Firm. These will be transformed into corporate apartments. We hope to incorporate eight or nine apartments. To do this, a rear stair must be rebuilt up to code and new infrastructure must be put into place. The tech company is interested in leasing some of these apartments for clients and employees.

Phase 3: The Center & South Portion First Floor: 6,100 square feet

This area is the former bank lobby and teller area. The development for this area need to incorporate the historic marble walls and floors and all the architectural details. We are entertaining the prospect of a fine dining and bar with a possible dinner theater events. Mr. Duke has a potential tenant that runs a successful restaurant located in another state. He is looking to expand into the Jamestown market. To accommodate this, an overhead delivery door would be installed off Potter's Alley. Again, the infrastructure of electrical, hvac, fire protection, plumbing and ADA standards would all need to be addressed.

Phase 4: The Basement Portion: 3,200 square feet

The largest historic vault is in this area. The vault and associated areas could accommodate wine tasting and bring attention to the local wineries and wine tasting trail. The other areas we are entertaining a mystery lock up room business. This is a virtual clue game in which groups must solve clues to exit the rooms. Construction would include asbestos mitigation and demolition, creating legal fire exit corridors, and updating all the infrastructure.

Please see handout with photos, maps and drawings.

**B. Reasons for Project**

1. Briefly describe the reasons why this project is necessary and what effect it will have on your business:  
**This project will save and update a beautiful gem in the city center. It requires more than the usual rehabilitation, but will bring vibrancy and young professionals to downtown Jamestown.**
  
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:  
**It would be a missed opportunity to not bring a potential of 60 or more jobs into the Jamestown area. Without assistance, the construction phases would be stretched out over a longer period of time. Mr. Duke would need to arrange external sources of bank financing. We feel time is of the essence to start this project in the spring of 2017 with a goal of completing by the spring of 2018. Without financing, the building may sit empty before starting construction. Also, it would be missed opportunity for the tax revenue base of city and school taxes.**



**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) |

**Mixed Occupancy: Office/Residential/Restaurant/Retail**

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                      | Yes                                     | <input checked="" type="checkbox"/> No |
| b. Renovations to an existing building                 | <input checked="" type="checkbox"/> Yes | <input 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):

**Former Key Bank Building 200-206 North Main Street, Jamestown, NY 14701**  
**See Part 2 A for description of renovation.**  
**See attached existing floor plans and key diagrams**

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):  
 The Duke of Jamestown, LLC Owner: Mr. Arnold Duke  
 35 Lincoln Street, Bemus Point, NY 14712-0088  
 Date of Purchase: 10/12/16
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? **N/A Applicant is the 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.) Deed to The Duke of Jamestown, LLC, owned 100% by Mr. Arnold Duke. Deed record copy available upon request.  
 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.) **Contract for Project Management with Lori Galster Galster Enterprises Inc, Contract with LaBella Associates to field measure and provide floor plans of existing structure.**  
 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.) **Based on Assessed Value of \$245,000**
- Land \$
- Building Property Taxes: **200-204 N. Main: \$20,174.52, 206 N. Main: \$6,746.26**  
 Building School Taxes: **200-204 N. Main: \$4,806.87, 206 N. Main: \$1,569.59**
2. What is the estimated useful life of the:
- a. Facility 50 plus years
- b. Equipment 20 years

3. Is proposed Project site served by: **Two blocks from Train Station and future National Comedy Center**

- a. Transportation     Rail    Truck     Air  
                                   Water
- b. Utilities             Sewer     Water     Gas  
                                   Electric Power

**F. Employment** PROPERTY WILL BE LEASED Below is dependent on secured tenants.

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	24	+15	+10
Part Time*		+8	+5
Seasonal*			

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

Total        \$

2. Estimate the annual payroll:

At present    \$ N/A

In one year    \$ N/A

**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	\$ 0
Building(s)	\$ 110,000
Renovation	\$ 1,750,000
Machinery and Equipment (Do <b>not</b> include furniture costs)	\$ n/a
Installation	\$ 1,000,000

(G. Continued)

Fees (Do <b>not</b> include your own counsel fees)	\$
Architectural & Engineering Fees	\$ 75,000
Financial Charges (specify) Application fee	\$
Other (specify) <b>Project Management</b>	\$ 75,000
<b>Subtotal</b>	<b>\$ 2,910,000</b>
<b>Agency Administrative Fee</b>	<b>\$ 1,000</b>
<b><u>Total Project Cost</u></b>	<b>\$ 2,911,000 (Preliminary Estimate)</b>

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

Up to: \$ 200,000 Over 2.0 Years

**H. Project Schedule**

1. Indicate the estimated days for:
  - a. Financing of the project **60 days**
  - b. Commence of construction **11/15/16 began with drawings of existing**
  - c. Completion of construction **3/1/18 estimated completion of all phases**
2. List the date(s) and in what amount(s) the estimated funds will be required:  
**Sales tax exemption request as soon as possible, but no later than 3/1/17.**

**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:

1. **DRI State funding through local \$10 million grant – preliminary information released to consultants, requested \$1 million dollars.**
2. **SHPO – Part 1 application submitted in January 2017, in 60 day review period**
3. **Consolidated Funding/Restore NY – Application submitted by Vince DeJoy in 2016 for grant including housing. Grant of \$500,000 has been awarded.**

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:

4. **City of Jamestown – façade, ADA, and environmental reports grants**
5. **National Fuel – Grant toward gas meter upgrade and cost of gas piping.**
6. **BPU – Rebates for lighting and weatherization**
7. **Cattaraugus County Bank – Private Financing for project**

**J. Financial Information** (attach the following)

1. Certified financial statements for the last three (3) fiscal years.  
**Please see attached. If more information is required, please request.**

**For Industrial Development Bonds (IDB) complete Questions 2, 3 & 4.  
Mr. Duke is not requesting bond financing.**

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**

**Arnold Duke**

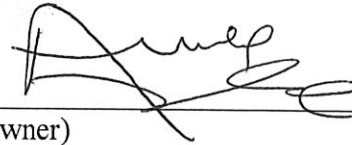
(Name of chief executive officer of company, or owner)

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

of The Duke of Jamestown, LLC , the company 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 sales tax exemption.

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.



(Owner)

**Notary**

Sworn to before me this

24<sup>th</sup> day of February , 2017



(Seal)

**Certification**

**Arnold Duke**

(Name of chief executive officer of company, or owner)

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

of The Duke of Jamestown, LLC , the company 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 sales tax exemption.

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.



(Owner)

**Notary**

Sworn to before me this

24<sup>th</sup> day of February, 2017

  
(Seal)

TO: Project Applicants  
 FROM: County of Chautauqua Industrial Development Agency  
 RE: Cost/Benefit Analysis Questionnaire

In order for the County of Chautauqua Industrial Development Agency (the "Agency") to prepare a Cost/Benefit Analysis for a proposed project (the "Project"), the Applicant must answer the questions contained in this Project Questionnaire (the "Questionnaire") and complete the attached Schedules. This Questionnaire and the attached Schedule will provide information regarding various aspects of the Project, and the costs and benefits associated therewith.

Since we need this Questionnaire to be completed before we can finalize the Cost/Benefit Analysis, please complete this Questionnaire and forward it to us at your earliest convenience.

**PROJECT QUESTIONNAIRE**

1. Name of Project Beneficiary ("Company"):	<b>The Duke of Jamestown, LLC</b>
2. Brief Identification of the Project:	<b>Former Bank of Jamestown Aka/ Key Bank Building</b>
3. Estimated Amount of Project Benefits Sought:	
A. Amount of Bonds Sought:	
B. Value of Sales Tax Exemption Sought	\$ 200,000
C. Value of Real Property Tax Exemption Sought	
D. Value of Mortgage Recording Tax Exemption Sought	\$ 45,000 <i>cr</i>

**PROJECTED PROJECT INVESTMENT**

A. Land-Related Costs	
1. Land acquisition	\$0 _____
2. Site preparation	\$0 _____
3. Landscaping	\$0 _____
4. Utilities and infrastructure development	\$ 60,000 _____
5. Access roads and parking development	\$0 _____
6. Other land-related costs (describe)	\$0 _____



B. Building-Related Costs	
1. Acquisition of existing structures	\$ 110,000
2. Renovation of existing structures - <b>(Roof, Windows, Finishes)</b>	\$ 1,250,000
3. New construction costs	\$
4. Electrical systems	\$ 200,000
5. Heating, ventilation and air conditioning	\$ 400,000
6. Plumbing	\$ 200,000
7. Other building-related costs (describe)	\$ 400,000
<b>Fire Protection and alarm, Elevator repairs and new elevator</b>	
C. Machinery and Equipment Costs	
1. Production and process equipment	\$
2. Packaging equipment	\$
3. Warehousing equipment	\$
4. Installation costs for various equipment	\$
5. Other equipment-related costs (describe)	\$
D. Furniture and Fixture Costs	
1. Office furniture	\$
2. Office equipment	\$
3. Computers	\$
4. Other furniture-related costs (describe)	\$ 54,000
<b>Corporate Apartments are furnished and have all appliances.</b>	
E. Working Capital Costs	
1. Operation costs	\$
2. Production costs	\$
3. Raw materials	\$
4. Debt service	\$
5. Relocation costs	\$
6. Skills training	\$
7. Other working capital-related costs (describe)	\$
F. Professional Service Costs	
1. Architecture and engineering	\$ 75,000
2. Accounting/legal	\$ 40,000
3. Other service-related costs (describe)	\$ 75,000
<b>Project Management</b>	
G. Other Costs	
1. Environmentals & Asbestos Mitigation	\$ 100,000
2. _____	\$

H. Summary of Expenditures		
1. Total Land Related Costs		\$ _____
2. Total Building Related Costs		\$ 2,775,000
3. Total Machinery and Equipment Costs		\$ _____
4. Total Furniture and Fixture Costs		\$ _____
5. Total Working Capital Costs		\$ _____
6. Total Professional Service Costs		\$ 190,000
7. Total Other Costs		

**PROJECTED CONSTRUCTION EMPLOYMENT IMPACT**

I. Please provide estimates of total construction jobs at the Project:

Year	Construction Jobs (Annual wages and benefits \$40,000 and under)	Construction Jobs (Annual wages and benefits over \$40,000)
Current Year 2016	1	2
Year 1	10	10
Year 2	6	4
Year 3		
Year 4		
Year 5		

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

Year	Total Annual Wages and Benefits	Estimated Additional NYS Income Tax
Current Year	\$ 35,000	\$ 2,257
Year 1	\$ 960,000	\$ 61,920
Year 2	\$ 110,000	\$ 4,300
Year 3	\$ _____	\$ _____
Year 4	\$ _____	\$ _____
Year 5	\$ _____	\$ _____

**PROJECTED PERMANENT EMPLOYMENT IMPACT**

I. Please provide estimates of total existing permanent jobs to be preserved or retained as a result of the Project:

Year	Existing Jobs (Annual wages and benefits \$40,000 and under)	Existing Jobs (Annual wages and benefits over \$40,000)
Current Year		
Year 1		24
Year 2		24
Year 3		24
Year 4		24
Year 5		24

II. Please provide estimates of total new permanent jobs to be created at the Project:

Year	New Jobs (Annual wages and benefits \$40,000 and under)	New Jobs (Annual wages and benefits over \$40,000)
Current Year		
Year 1	11	6
Year 2	7	5
Year 3	1	2
Year 4	1	1
Year 5	1	1

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

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

IV. Please provide estimates for the following:

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

**PROJECTED OPERATING IMPACT**

I. Please provide estimates for the impact of Project operating purchases and sales:

Additional Purchases (1 <sup>st</sup> year following project completion)	\$ <u>300,000</u>
Additional Sales Tax Paid on Additional Purchases	\$ <u>22,500</u>
Estimated Additional Sales (1 <sup>st</sup> full year following project completion)	\$ <u>150,000</u>
Estimated Additional Sales Tax to be collected on additional sales (1 <sup>st</sup> full year following project completion)	\$ <u>11,250</u>

II. Please provide estimates for the impact of Project on existing real property taxes and new payments in lieu of taxes ("Pilot Payments"):

Year	Existing Real Property Taxes	New Pilot Payments	Total
Current Year			
Year 1			
Year 2			
Year 3			
Year 4			
Year 5			
Year 6			
Year 7			
Year 8			
Year 9			
Year 10			

III. Please provide estimates for the impact of other economic benefits expected to be produced as a result of the Project: **Building value will be increased and reassessed to bring property and school taxes to Jamestown and school system.**

## CERTIFICATION

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

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

<b>Date Signed:</b> <u>March 6, 2007.</u>	<b>Name of Person Completing Project Questionnaire on behalf of the Company.</b>  Name: <u>Lori Galster</u> Title: <u>Project Manager</u> Phone Number: <u>716-499-3815</u> <b>Signature:</b> <u>Lori Galster</u>
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SCHEDULE A

CREATION OF NEW JOB SKILLS

Please list the projected new job skills for the new permanent jobs to be created at the Project as a result of the undertaking of the Project by the Company.

New Job Skills	Number of Positions Created	Wage Rate
Tech Company	20 additional 24 retained	\$15-\$30 per hour
Chef	2	\$20 per hour
Kitchen Staff	6	\$15 per hour
Dinner Theater Productions	4	\$30 per hour part time
Wine Tasting Lounge	4	\$10 per hour plus tips
Mystery Lock-Up Personnel	4	\$15 per hour
Maintenance	1	\$10 per hour
Bar Tending/ Wait Staff	8	\$10 per hour plus tips

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

**Galster Enterprises Inc.**  
**Construction Management & AutoCAD Design**  
 7 East Sixth Street  
 Jamestown, NY 14701 USA

- Project Management
- Construction Administration
- Bid Packages
- Grants & Rebates
- Preliminary Design
- Coordination for developers, tenant & contractors

*Let me help you save money & make your project a success!*

April 6, 2017

Future Jamestown City Center aka Key Bank Building  
 200-206 North Main Street  
 Jamestown, NY 14701

**Preliminary Construction Budget**

Phase	Purpose	Area (sq. ft.)	Budget Amount	Percentage
1	Tech Company	10,000	\$500,000	18%
2	Corporate Apts.	8,000	\$525,000	19%
1 & 2	Elevators/Stairs/ADA Compliance/Public Entries		\$500,000	18%
3	Restaurant	6,000	\$300,000	11%
4	Wine Tasting Lounge	1,700	\$125,000	4%
5	Escape Rooms	1,400	\$200,000	7%
3-5	Single elevator/ADA Comp./ Public Restrooms/Corridors		\$500,000	18%
1-5	Professional Services		<u>\$190,000</u>	<u>5%</u>
<b>TOTAL</b>			<b><u>\$2,840,000</u></b>	<b><u>100%</u></b>

Summary: Non-service industry portion of the budget is 55%

**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



**RETAIL QUESTIONNAIRE**

(To be completed by Applicant if Applicant checked either "YES" in Part II, Question Q of the Application for Financial Assistance)

- A. Will any portion of the Project (including that portion of the cost to be financed from equity or sources other than Agency financing) consist of facilities or property that are or will be primarily used in making retail sales to customers who personally visit the Project?

YES  NO

For purposes of Question A, the term "retail sales" means (i) sales by a registered vendor under Article 28 of Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

- B. If the answer to Question A is YES, what percentage of the cost of the Project (including that portion of the cost to be financed from equity or sources other than Agency financing) will be expended on such facilities or property primarily used in making retail sales of goods or services to customers who personally visit the Project?

40 %

- C. If the answer to Question A is YES, and the amount entered for Question B is greater than 33.33%, indicate whether any of the following apply to the Project:

1. Is the Project likely to attract a significant number of visitors from outside the economic development region (i.e., Western New York) in which the Project is or will be located?

YES  NO

2. Is the predominant purpose of the Project to make available goods or services which would not, but for the Project, be reasonably accessible to the residents of the city, town or village within which the Project will be located, because of a lack of reasonably accessible retail trade facilities offering such goods or services?

YES  NO

3. Will the Project be located in one of the following: (a) an area designated as an empire zone pursuant to Article 18-B of the General Municipal Law; or (b) a census tract or block numbering area (or census tract or block numbering area contiguous thereto) which, according to the most recent census data, has (i) a poverty rate of at least 20% for the year in which the data relates, or at least 20% of the households receiving public assistance, and (ii) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates?

YES  NO

If the answer to any of the subdivisions 1 through 3 of Question C is YES, attach details.

- D. If the answer to any of the subdivisions 2 through 3 of Question C is YES, will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York? If YES, attach details. **SEE SCHEDULE A SUBMITTED WITH PREVIOUS APPLICATION**

YES   X  

NO       

- E. State percentage of the Applicant's annual gross revenues comprised of each of the following:

Retail Sales:   0  %

Services:   0  %

**RETAIL, APARTMENT AND OFFICE SPACE WILL BE LEASED.**

- F. State percentage of Project premises utilized for same:

Retail Sales:   40  %

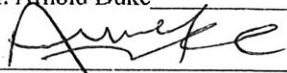
Services:       %

The UNDERSIGNED HEREBY CERTIFIES that the answers and information provided above and in any statement attached hereto are true, correct and complete.

Name of  
Applicant:

H. Arnold Duke

Signature:



Name:

  ARNOLD DUKE  

Title:

  Owner  

Date:

  4/27/17