

EVIN, LLC/Boyles Motor Sales

Project Description:

- Boyle's Motor Sales has been specializing in large vehicle engine repairs, hydraulic hoses & fittings, brake services, and maintenance for over 70 years.
- Boyle's Motor Sales is adding on an addition to increase space and productivity. This expansion will allow them to service more vehicles and increase revenues, while providing opportunities to expand services in the future.
- Project Cost: \$700,000

Company Information:

EVIN, LLC/Boyles Motor Sales
2955 Strunk Road
Jamestown, NY 14701

Project Benefits:

- Creation of temporary and permanent jobs, with payroll.
- Local and State Sales Tax revenue.
- Local Real Property Tax revenue.

CCIDA Incentives:

- EVIN, LLC is requesting a LEAD sales tax exemption. Sales Tax savings being requested is in the amount of \$40,000.

Jobs:

- Temporary
 - 6 jobs during construction.
- Permanent
 - Retained 16 FTE and creating 4 FTE, over the next 3 years

Cost Benefit Analysis (CBA):

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$32,829,624	\$20,000	1641:1
State	\$1,731,914	\$20,000	87:1
Grand Total	\$34,561,538	\$40,000	864:1

*Discounted at the public sector discount rate of: 0%

Timeline:

- Project estimated completion by Fall of 2027.

SEQRA/Lead Agency:

- Type II

Project Milestones:

- August 2026 – Completed Application Received.
- September 22, 2026 – Presenting application and supporting documents to Board for approval.



County of Chautauqua Industrial Development Agency

**APPLICATION FOR FINANCIAL ASSISTANCE
(LEAD PROGRAM)**

Please respond to all questions in this Application for Financial Assistance (the "Application") by, as appropriate: filling in blanks; checking the applicable term(s); attaching additional text (with appropriate notations, such as "see Schedule 2(A), etc.); or writing "N.A.", signifying "not applicable".

A \$250 non-refundable Application Fee (the "Application Fee") is payable to the County of Chautauqua Industrial Development Agency (the "Agency") at the time this Application for the project contemplated herein (the "Project") is submitted to the Agency. In the event that the proposed transaction does close, the Application Fee shall be credited against the Closing Fee (as hereinafter defined).

The Agency's acceptance of this Application for consideration does not constitute a commitment on the part of the Agency to undertake the proposed Project, to grant any Financial Assistance with respect to the proposed Project, or to enter into any negotiations with respect to the proposed Project.

Information provided herein may be subject to disclosure under the New York Freedom of Information Law (New York Public Officers Law § 84 et seq.) ("FOIL"). If the Applicant believes that a portion of the material submitted with this Application is protected from disclosure under FOIL, the Applicant should mark the applicable section(s) or page(s) as "confidential" and state the applicable exception to disclosure under FOIL.

- Please contact the Agency's Main Office @ (716) 661-8900 with any questions relative to the application content and/or process.

PART I: APPLICANT

Name: EVIN, LLC
 Address: 2955 Strunk Rd Jamestown NY 14701
 Phone: 716-664-1110
 NY State Dept. of Labor Reg #: N/A
 Federal Employer ID #: 16-1566140
 NAICS Code #: 531120
 NAICS Sector: Real Estate + Rental and Leasing
 NAICS Industry: Lessors of Nonresidential buildings
 Website: N/A
 Nature of business (goods to be sold, manufactured, assembled or processed, services rendered):
Holding Company Real Estate Rental

Contact Name: Vincent M Fanara
 Title: Partner
 Phone Number: 716-560-1774
 E-Mail: Vfanara@boylesmotor.com

Business Type:
☐ Sole Proprietorship
☐ General Partnership
☐ Limited Partnership
☒ Limited Liability Company
☐ Privately Held Corporation
☐ Publicly Held Corporation
☐ Not-for-Profit Corporation

State/Year of Incorporation/Organization: NY/1999
 Qualified to do Business in New York
 (Yes or No): Yes

Owners of 20% or more of Applicant:

Name %
Vincent Fanara 50%
James J Fanara 50%

PART II: PROJECT

Address of proposed project facility:
2955 Strunk Rd.
Jamestown, NY 14701
 Tax Map Parcel Number(s): See Attached #1
 City/Town/Village(s): Ellicott
 School District(s): Benus Point Central School
 Current Legal Owner: EVIN, LLC
 Contract to purchase (Yes or No): No

Present use of the Project site:
Renting to Boyle's Motor Sales, Inc., working on
heavy duty Trucks and Trailers

Proposed User(s)/Tenant(s) of the Facility
 (Complete for each User/Tenant for additional User/Tenants of the Company, use space at the end of this section)
 Company Name: Boyle's Motor Sales, Inc.
 Address: 2955 Strunk Rd.
 City/State/Zip: Jamestown NY, 14701
 Tax ID No.: 16-0731498
 Contact Name: Vincent M Fanara
 Title: President
 Phone Number: 716-664-1110
 E-Mail: Vfanara@boylesmotor.com

% of facility to be occupied by User/Tenant:
100%

Relationship to the Applicant:

Same person / Father

#1: Tax Map Parcel Numbers

063889-352.00-2-21

063889-352.00-2-20

063889-352.00-2-22,2

063889-352.00-2-23

063889-352.00-2-24

#2: D.

\$200,000.00 → Building Materials

Page 6 #4: If we do not get the financial assistance, then the project would not move forward.

OFFICERS OF APPLICANT

Name: James J Fanara Title: Partner
Vincent M Fanara Partner

Owners of 20% or more of User/Tenant:

Name % Corporate Title
Vincent M Fanara 100% President

APPLICANT'S LEGAL COUNSEL:

Firm name: Wright Calimeri, PLLC
 Address: 825 Fairmount Ave. Jamestown NY 14701
 Contact: Joe Calimeri
 Phone: 716-483-1122
 Fax: N/A
 E-Mail: N/A

Type of Proposed Project (check all that apply):

- ☒ Renovation of Existing Facility
 Square footage of area renovated: 8000
 Square footage of existing facility: _____
- ☒ Acquisition of Furniture/Machinery/Equipment
 List principal items or categories:
Building, Concrete Overhead Doors,
Electric, plumbing, heat
- ☐ Other (specify): _____

Briefly describe the purpose of the proposed Project, the reasons why the Project is necessary to the Applicant and why the Agency's Financial Assistance is necessary, and the effect the Project will have on the Applicant's business or operations:

The purpose: Increase space, why: More Truck Repairs. The Agency's
Financial Assistance: We are growing a part of our business for our
county + surroundings, that this will help do so. This will help us grow +
advance into other possible sectors of business.

Please list Affiliates/Parents/Subsidiary Entities to Applicant (attach organization chart if necessary)

N/A

PART III. CAPITAL COSTS OF THE PROJECT

A. Provide an estimate of Project Costs of all items listed below:

	<u>Item</u>	<u>Cost</u>
1.	Renovation Cost:	<u>\$700,000.00</u>
2.	Furniture, Equipment & Machinery	<u>\$</u> _____
	Acquisition (not included in 1. above):	<u>\$</u> _____
3.	Other (describe):	<u>\$</u> _____
	Total Project Costs:	<u>\$</u> _____

B. Estimated Sources of Funds for Project Costs:

	Source
a. Conventional Mortgage Loans:	\$ <u>700,000.00</u>
b. SBA or other Governmental Financing:	\$ _____
Identify: _____	
c. Other Public Sources (e.g., grants, tax credits):	\$ _____
Identify: _____	
d. Other Public Agency Loans:	\$ _____
e. Other Private Loans:	\$ _____
f. Equity Investment:	\$ _____
(excluding equity attributable to grants/tax credits)	
Total Funding:	\$ <u>700,000.00</u>

What percentage of the total project costs are funded/financed from public sector sources: 0 %

C. Requested Financial Assistance:

Estimated Value of Sales Tax Benefit: \$ 40,000.00 (NOTE: Cannot exceed \$99,000)
(i.e., gross amount of cost of goods and services that are subject to state and local sales and use taxes multiplied by [8.0%])

The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to undertake and document the total amount of capital investment as set forth in this Application.

D. Status of Expenses

Have any of the above costs been paid or incurred (including contracts of sale or purchase orders) as of the date of this application? If YES, describe particulars on a separate sheet.

YES X (See Attached #2) NO _____

E. Existing Operations

Does the Applicant or any User(s)/Tenant(s) currently operate in the County? If YES, describe such operations, including whether the proposed Project will result in the relocation or abandonment of such other operation(s).

N/A

PART IV: COST-BENEFIT ANALYSIS

If the Applicant presently operates in Chautauqua County, provide the current number of employees in the following occupations. Then, estimate the projected Full Time Equivalent ("FTE") employees as indicated following completion of the Project:

Current and Planned Occupations	Present Jobs Per Occupation	Est. FTEs Post-Completion:			Est. # of County Residents. by yr. 3
		1 year	2 years	3 years	
Management	<u>7</u>	<u>7</u>	<u>7</u>	<u>7</u>	<u>7</u>
Professional					
Administrative	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>
Production					
Supervisor					
Laborer	<u>8</u>	<u>10</u>	<u>11</u>	<u>12</u>	<u>12</u>
Independent Contractor					
Other (describe)					

List the average salaries or provide ranges of salaries for the following categories of jobs (on a full-time equivalency basis) projected to be retained/created in Chautauqua County because of the proposed Project:

Category of Jobs to be Retained/Created:	Average Salary or Range of Salary:	Average Fringe Benefits or Range of Fringe Benefits:
Management	<u>\$330,000 - \$350,000/year</u>	<u>\$51,000 - \$53,000</u>
Professional		
Administrative	<u>\$41,000/year</u>	<u>\$41,500 - \$42,500</u>
Production		
Supervisor		
Laborer	<u>\$520,000 - \$530,000</u>	<u>\$95,000 - \$100,000</u>
Independent Contractor ¹		
Other		

Please indicate the number of temporary construction jobs anticipated to be created in connection with the renovation, installation and equipping of the Project: 6

Please note that the Agency may utilize the foregoing employment projections, among other things, to determine the Financial Assistance that will be offered by the Agency to the Applicant. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to retain the above number of jobs, types of occupations and amount of payroll with respect to the proposed project.

What percentage of the Applicant's total dollar amount of production, sales or services (including production, sales or services rendered following completion of the Project) are made to customers outside the economic development region (i.e., Western New York)?

10 %

¹ NOTE: The Agency converts part-time jobs into FTE's for evaluation and reporting purposes by dividing the number of part-time jobs by two (2).

² As used in this chart, this category includes employees of independent contractors.

Describe any municipal revenues that will result from the Project:

Increased Property Tax

What is the estimated aggregate annual amount of goods and services to be purchased by the Applicant for each year after completion of the Project, and what portion will be sourced from businesses located in Chautauqua County and the State:

	<u>Amount</u>	<u>% Sourced in Chautauqua County</u>	<u>% Sourced in State</u>
Year 1	\$ <u>1.5</u> million	<u>34%</u>	<u>66%</u>
Year 2	\$ <u>1.8</u> million	<u>34%</u>	<u>66%</u>
Year 3	\$ <u>2.6</u> million	<u>34%</u>	<u>66%</u>

Describe, if applicable, other benefits to the Chautauqua County anticipated as a result of the Project, including a projected annual estimate of additional sales tax revenue generated, directly and indirectly, as a result of undertaking the project:

There will be about \$10,000/year more
in sales tax paid to Chautauqua County, than
in the previous year / before the project.

If applicable, has renovation, installation or equipping work on the Project begun? If YES, indicate the percentage of completion: yes, 35%

If NO to all of the above categories, what is the proposed date of commencement of renovation, installation or equipping of the Project? _____

Provide an estimated time schedule to complete the Project and when first use of the Project is expected to occur:

June 30th 2027

PART V: QUESTIONS

Please answer the following questions. If an answer is "YES" to any question, please provide details in the space provided at the end of the section.

Will the completion of the Project result in the removal of a plant or facility of the Applicant (or a proposed user, occupant or tenant of the Project) from a location in New York State (but outside the County) to a location in the County or in the abandonment of such a plant or facility located in New York State?

YES ☐ NO ☒

**If the answer is "Yes" please answer the following two (2) questions.

Is the Project reasonably necessary to preserve the competitive position of the Applicant, or of a proposed user, occupant or tenant of the Project, in its industry?

YES ☒ NO ☐

Is the Project reasonably necessary to discourage the Applicant, or a proposed user, occupant or tenant of the Project, from removing such plant or facility to a location outside of the State of New York?

YES ☐ NO ☒

Is there a likelihood that the proposed Project would not be undertaken by the Applicant but for the granting of the Financial Assistance by the Agency? (If yes, explain; if no, explain why the Agency should grant the Financial Assistance with respect to the proposed Project).

YES ☒ NO ☐

The Applicant certifies that the provisions of Section 862(1) of the General Municipal Law will not be violated if Financial Assistance is provided by the Agency for the proposed Project.

YES ☒ NO ☐

The Applicant certifies that attached hereto as **Exhibit B** is a completed and signed Short Environmental Assessment Form with respect to the proposed Project in accordance with Article 8 of the N.Y. Environmental Conservation Law (i.e., the New York State Environmental Quality Review Act).

YES ☒ NO ☐

Will customers personally visit the Project site for "retail sales" of Goods and/or Services? "Retail Sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State primarily engaged in the retail sale of tangible personal property, as defined in section 1101(b)(4)(i) of the

Tax Law of the State, or (ii) sales of a service to such customers.

Sales of Goods: YES ☒ NO ☐

Sales of Services: YES ☒ NO ☐

** If the answer to both is "No" please continue to the next page; if the answer to either is "Yes" please answer the four (4) remaining questions.

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?

10 %

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 ☒

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 ☒

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 ☒

CERTIFICATIONS AND ACKNOWLEDGMENTS OF THE APPLICANT

The undersigned, being duly sworn, deposes and says, under penalties of perjury, as follows: that I am the chief executive officer or other representative authorized to bind the Applicant named in the attached Application for Financial Assistance ("Application") and that I hold the office specified below my signature at the end of this Certification and Agreement, that I am authorized and empowered to deliver this Certification and Agreement and the Application for and on behalf of the Applicant, that I am familiar with the contents of said Application (including all schedules, exhibits and attachments thereto), and that said contents are true, accurate and complete to the best of my knowledge and belief.

The grounds of my belief relative to all matters in the Application that are not based upon my own personal knowledge are based upon investigations I have made or have caused to be made concerning the subject matter of this Application, as well as upon information acquired in the course of my duties and from the books and records of the Applicant.

As an authorized representative of the Applicant, I acknowledge and agree on behalf of the Applicant that the Applicant hereby releases the County of Chautauqua Industrial Development Agency, its members, officers, servants, attorneys, agents and employees (collectively, the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend (with counsel selected by the Agency) and hold the Agency harmless from and against any and all liability, damages, causes of actions, losses, costs or expenses incurred by the Agency in connection with: (A) examination and processing of, and action pursuant to or upon, the Application, regardless of whether or not the Application or the Financial Assistance requested therein are favorably acted upon by the Agency, (B) the acquisition, renovation, installation and/or equipping of the Project by the Agency, and (C) any further action taken by the Agency with respect to the Project; including, without limiting the generality of the foregoing, all expenses incurred by the Agency in defending any suits, actions or proceedings that may arise as a result of any of the foregoing. If, for any reason whatsoever, the Applicant fails to conclude or consummate necessary negotiations or fails within a reasonable or specified period of time to take reasonable, proper or requested action or withdraws, abandons, cancels, or neglects the Application or otherwise fails to conclude the Project, then upon presentation of an invoice by the Agency, its agents, attorneys or assigns, the Applicant shall pay to the Agency, its agents, attorneys or assigns, as the case may be, all fees and expenses reflected in any such invoice.

FIRST:

The Applicant hereby certifies that, if Financial Assistance is provided by the Agency for the proposed project, no funds of the Agency (i) shall be used in connection with the Project for the purpose of preventing the establishment of an industrial or manufacturing plant or for the purpose of advertising or promotional materials which depict elected or appointed government officials in either print or electronic media, (ii) be given to any group or organization which is attempting to prevent the establishment of an industrial or manufacturing plant within the State.

SECOND:

The Applicant hereby certifies that no member, manager, principal, officer or director of the Applicant or any affiliate thereof has any blood, marital or business relationship with any member of the Agency (or any member of the family of any member of the Agency).

THIRD:

The Applicant hereby certifies that neither the Applicant nor any of its affiliates, nor any of their respective partners, members, shareholders or other equity owners (other than equity owners of publicly-traded companies), nor any of their respective employees, officers, directors, or representatives (i) is a person or entity with whom United States persons or entities are restricted from doing business under regulations of the Office of Foreign Asset Control (OFAC) of the Department of the Treasury, including those named on OFAC's Specially Designated and Blocked Persons List, or under any statute, executive order or other governmental action, or (ii) has engaged in any dealings or transactions or is otherwise associated with such persons or entities.

FOURTH:

The Applicant hereby acknowledges that the Agency shall obtain and hereby authorizes the Agency to obtain credit reports and other financial background information and perform other due diligence on the Applicant and/or any other entity or individual related thereto, as the Agency may deem necessary to provide the requested Financial Assistance.

FIFTH:

The Applicant hereby certifies, under penalty of perjury, that each owner, occupant or operator that would receive Financial Assistance with respect to the proposed Project is in substantial compliance with applicable federal, state and local tax, worker protection and environmental laws, rules and regulations.

SIXTH:

The Applicant hereby acknowledges that the submission to the Agency of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the recapture from the Applicant of an amount equal to all or any part of any tax exemption claimed by reason of the Agency's involvement in the Project.

SEVENTH:

The Applicant hereby certifies that, as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the General Municipal Law, including, but not limited to, the provisions of Section 859-a and Section 862(1) thereof.

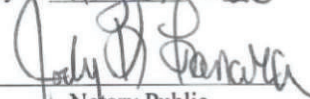
EIGHTH:

Upon successful closing of the proposed Project transaction, the Applicant shall pay to the Agency an administrative fee (the "Closing Fee") in the amount of \$1,500. In addition, the Applicant shall pay the Agency's counsel fee in the amount of \$850 upon successful closing of the proposed Project transaction.

Regardless of the success of this Application or whether the hoped-for Financial Assistance is realized, Applicant agrees to pay all costs in connection with any efforts by the Agency on behalf of the Applicant including any fees and expenses of the Agency's general counsel, transaction counsel, and all applicable recording, filing or other related fees, taxes and charges upon receipt and review of the Application, securing necessary approvals, closing the necessary transaction, and/or terminating any transaction entered into by the Applicant and the Agency.


Name: _____
Title: President

Subscribed and affirmed to me this 26th
day of August, 2026


Notary Public

JODY K. FANARA
Notary Public, State Of New York
Appointed In Chautauqua County
My Commission Expires 12-21-26

EXHIBIT A

Financial Assistance Schedule

Agency staff will indicate the amount of sales and use tax benefits based on estimated Project Costs as contained herein, but in no event shall the sales and use tax benefit exceed \$99,000.

This section of this Application will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of the completed Application.

Sales Tax Exemption Benefit:

Estimated Sales Tax exemption for facility renovation: \$ 40,000.00

Estimated Sales Tax exemption for furniture, fixtures, machinery and equipment: \$ 0

Estimated duration of Sales Tax exemption: 12 months

Exhibit B

State Environmental Quality Review Act Compliance Checklist

The County of Chautauqua Industrial Development Agency (the "Agency"), pursuant to the State Environmental Quality Review Act ("SEQRA"), must evaluate the environmental impacts of a project before deciding whether to undertake the project. The Applicant shall attach hereto a completed and signed Short Environmental Assessment Form with respect to the proposed Project.

617.20
Appendix B
Short Environmental Assessment Form

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			
Name of Action or Project: Garage Space Addition			
Project Location (describe, and attach a location map): Attached to the back of current building.			
Brief Description of Proposed Action: Addition to current building - off the back end (southwest side). 4 Pull through bays, including 1 wash bay.			
Name of Applicant or Sponsor: EVIN, LLC		Telephone: 716-664-1110 E-Mail: Vfanara@boylesmotor.com	
Address: 2955 Strunk Rd.			
City/PO: Jamestown		State: NY	Zip Code: 14701
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO YES X
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: Town of Ellicott Permit (20260124)			NO YES X
3.a. Total acreage of the site of the proposed action?		.18 acres	
b. Total acreage to be physically disturbed?		.3 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		11 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☐ Residential (suburban) ☐ Forest ☒ Agriculture ☐ Aquatic ☐ Other (specify): _____ ☐ Parkland			



5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?		X	
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
		X	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	X		
b. Are public transportation service(s) available at or near the site of the proposed action?		X	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	X		
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	YES	
	X		
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? ☐ NO ☒ YES] If No, describe method for providing potable water: _____	NO	YES	
		X	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? ☐ NO ☒ YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
		X	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	X		
b. Is the proposed action located in an archeological sensitive area?		X	
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?	NO	YES	
	X		
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: _____	X		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ 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	YES	
	X		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	X		
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? ☐ NO ☐ YES	NO	YES	
	X		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <u>Water flows into drains/piping that leads to DI drop inlets that then flow to a containment areas + Ditches</u>			

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: _____	NO	YES
	X	
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	YES
	X	
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	YES
	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Vincent M Fanara</u> Date: <u>9/8/26</u>		
Signature: <u>[Signature]</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	X	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	X	
7. Will the proposed action impact existing:	X	
a. public / private water supplies?	X	
b. public / private wastewater treatment utilities?	X	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	X	

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	X	
11. Will the proposed action create a hazard to environmental resources or human health?	X	

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

N/A

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
<u>EVIN, LLC</u> Name of Lead Agency	<u>9/8/26</u> Date
<u>Vincent M Fanara</u> Print or Type Name of Responsible Officer in Lead Agency	<u>Partner</u> Title of Responsible Officer
<u>Vincent M Fanara</u> Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

Chautauqua County Industrial Development Agency

MRB Cost Benefit Calculator

Date August 18, 2026
Project Title EVIN, LLC
Project Location 2955 Strunk Road, Jamestown, NY



Cost-Benefit Analysis Tool powered by MRB Group

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

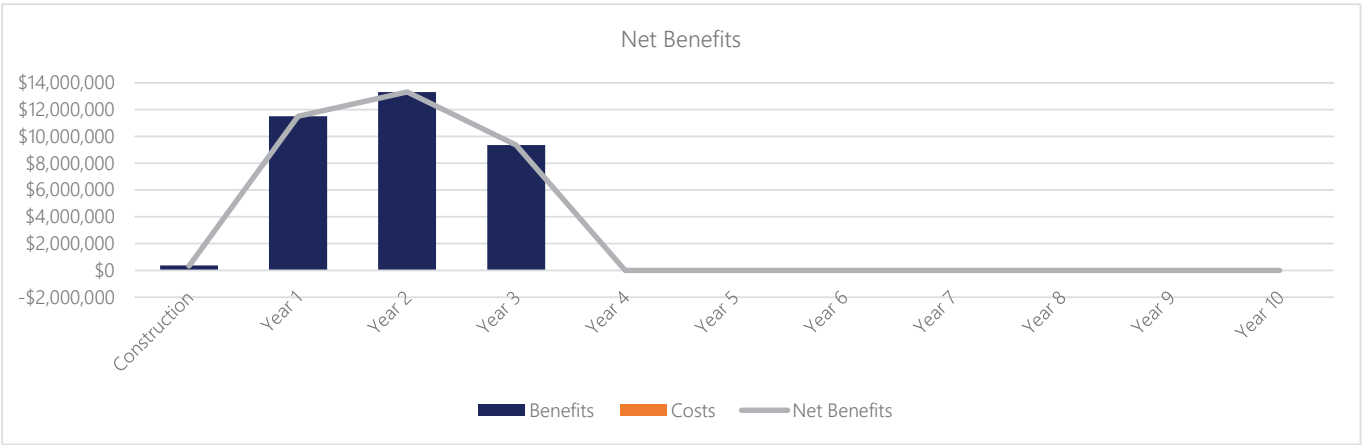
Construction Project Costs

\$700,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	4	1	5
Earnings	\$269,604	\$73,982	\$343,586
Local Spend	\$700,000	\$247,872	\$947,872

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	0	0	0
Earnings	\$23,163,000	\$9,056,462	\$32,219,462

Figure 1



Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2

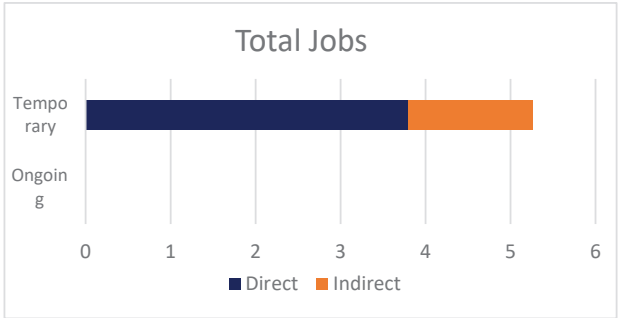
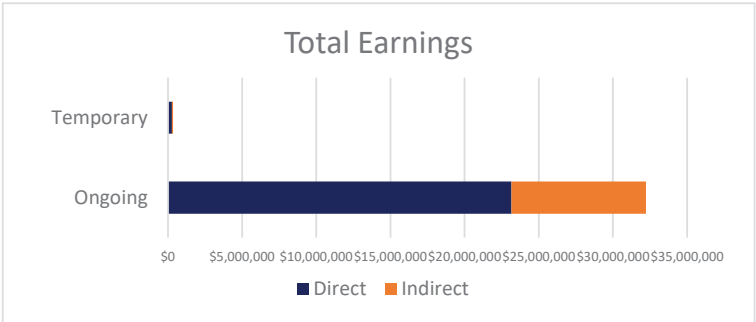


Figure 3



Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$0	\$0
Sales Tax Exemption	\$40,000	\$40,000
Local Sales Tax Exemption	\$20,000	\$20,000
State Sales Tax Exemption	\$20,000	\$20,000
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$40,000	\$40,000

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$32,829,624	\$32,829,624
To Private Individuals	\$32,563,047	\$32,563,047
Temporary Payroll	\$343,586	\$343,586
Ongoing Payroll	\$32,219,462	\$32,219,462
Other Payments to Private Individuals	\$0	\$0
To the Public	\$266,577	\$266,577
Increase in Property Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$2,405	\$2,405
Ongoing Jobs - Sales Tax Revenue	\$264,172	\$264,172
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$1,731,914	\$1,731,914
To the Public	\$1,731,914	\$1,731,914
Temporary Income Tax Revenue	\$15,461	\$15,461
Ongoing Income Tax Revenue	\$1,449,876	\$1,449,876
Temporary Jobs - Sales Tax Revenue	\$2,405	\$2,405
Ongoing Jobs - Sales Tax Revenue	\$264,172	\$264,172
Total Benefits to State & Region	\$34,561,538	\$34,561,538

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$32,829,624	\$20,000	1641:1
State	\$1,731,914	\$20,000	87:1
Grand Total	\$34,561,538	\$40,000	864:1

*Discounted at the public sector discount rate of: 0%

Additional Comments from IDA

0

Does the IDA believe that the project can be accomplished in a timely fashion?

Yes

Does this project provide onsite childcare facilities?

No

LEAD Program Amended Approving Resolution

A regular meeting of the County of Chautauqua Industrial Development Agency (the “Agency”) was convened in public session at the offices of the Agency located at 201 West 3rd Street, Jamestown, County of Chautauqua, New York, on June 24, 2025, at 10:00 A.M., local time.

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

PRESENT:

Gary Henry	Chairman
Dan Heitzenrater	Vice Chairman
Amy Harding	Secretary
Daniel DeMarte	Member
Kevin Muldowney	Member
John Healy	Member
Ted Wightman	Member

NOT PRESENT:

Sagan Sheffield-Smith	Treasurer
Tom Harmon	Member

THE FOLLOWING ADDITIONAL PERSONS WERE PRESENT:

Mark Geise	Administrative Director/CEO
Shelby Bilskie	Chief Financial Officer
Milan K. Tyler, Esq.	Counsel
Gregory L. Peterson, Esq.	Counsel
Lisa Cole	Counsel
Kristine Morabito	IDA Staff
Rosie Strandburg	IDA Staff
Kayla Strandburg	IDA Staff
Nate Aldrich	IDA Staff
Jeanette Lo Bello	IDA Staff
Jason Sample	IDA Staff
Crystal Erhard	IDA Staff
Paul Wendel	County Executive
Jonathan Epstein	Buffalo News
Greg Bacon	Post Journal/Observer

Julia Ciesla-Hanley

WRFA 107.9

The attached resolution no. 06-24-25-05 was offered by John Healy, seconded by Ted Wightman:

RESOLUTION TAKING OFFICIAL ACTION TOWARD AND
APPROVING AN AMENDMENT TO THE CHAUTAUQUA LEAD PROGRAM

WHEREAS, the County of Chautauqua Industrial Development Agency (the “Agency”) is authorized and empowered by the provisions of Chapter 1030 of the Laws of 1969 of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “Enabling Act”) and Chapter 71 of the 1972 Laws of New York, as amended, constituting Section 895-h of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the “Act”) to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, commercial, research and recreation facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more “projects” (as defined in the Act) or to cause said projects to be acquired, constructed, reconstructed and installed and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, small businesses are the heart of New York’s economy, comprising 98% of all businesses in New York and employing more than half of New York’s private sector workforce; and

WHEREAS, on November 26, 2019 the Agency authorized and established its Chautauqua Local Economic Assistance and Development Program (the “LEAD Program”) to provide assistance to Small Businesses (as hereinafter defined) located in the County of Chautauqua (collectively, the “Services”), including, without limitation, (i) the identification and coordination of the resources required by Small Businesses to obtain required local permits and approvals, (ii) the identification of sources of debt and equity financing for Small Businesses, and (iii) the granting of “financial assistance” (within the meaning of Section 854(14) of the Act) in the form of exemptions from sales and use taxes (collectively, the “Financial Assistance”) for projects undertaken by such Small Businesses (each, a “Project” and collectively the “Projects”), all to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, “Small Businesses” are deemed to be businesses that have 100 or less employees; and

WHEREAS, the LEAD Program initially utilized a “Transactions Committee” for approvals and such Transactions Committee meetings were not open to the public; and

WHEREAS, the Agency now desires to revise its LEAD Program to require approval of each transaction by the Board of Directors of the Agency, meeting in public session, subject to the terms hereof;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE CHAUTAUQUA COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. The Agency hereby re-authorizes and re-approves the LEAD Program and authorizes the Agency to provide the Services. With respect to the granting of Financial Assistance, the Agency hereby authorizes the Executive Director and/or Chief Financial Officer to enter into arrangements with one (1) or more applicants (each, an "Applicant" and collectively the "Applicants") with respect to one (1) or more Projects, subject to the following conditions and requirements:

(a) an Applicant shall submit to the Agency a completed Application for Financial Assistance (an "Application"), being substantially in the form presented at this meeting, that identifies the Applicant, describes its business and operations, describes the proposed Project, and provides such other information and documentation as the Executive Director and/or Chief Financial Officer shall deem necessary or appropriate;

(b) the Executive Director and/or Chief Financial Officer shall determine, based on the proposed use of the Project as set forth in the Application, the economic effects of the Project on the area in which it is situated, and the employment reasonably expected to be created and/or maintained by the Project, that the Project constitutes a "project" within the meaning of the Act;

(c) the Applicant shall represent, inter alia, and the Executive Director and/or Chief Financial Officer shall determine, that the granting by the Agency of the Financial Assistance with respect to the Project will be an inducement to the Applicant to undertake the Project in Chautauqua County, New York, and that the Applicant would not undertake the Project in Chautauqua County, New York, without the granting of the Financial Assistance by the Agency;

(d) the Applicant shall represent, inter alia, and the Executive Director and/or Chief Financial Officer shall determine, that the completion of the Project, the acquisition of an interest therein by the Agency and the operation thereof by the Applicant will not result in the removal of a facility or plant of the Applicant or any other proposed user or occupant of the Project from one area of the State of New York (the "State") to another area of the State or in the abandonment of one or more plants or facilities of the Applicant or any other proposed user or occupant of the Project Facility located within the State (but outside of Chautauqua County);

(e) the Applicant shall represent, inter alia, and the Executive Director and/or Chief Financial Officer shall determine, that the Project will serve the public purposes of the Act by preserving permanent, private sector jobs and/or increasing the overall number of permanent, private sector jobs in the State;

(f) the Application shall be reviewed and approved by the Board of Directors of the Agency;

(g) no funds of the Agency shall be used in connection with the Project for the purpose of preventing the establishment of an industrial or manufacturing plant, nor shall any funds of the Agency be given in connection with the Project to any group or organization which is attempting to prevent the establishment of an industrial or manufacturing plant within the State, nor shall any funds of the Agency be used for advertising or promotional materials which depict elected or appointed government officials in either print or electronic media;

(h) the granting of the Financial Assistance by the Agency with respect to the Project will promote the job opportunities, health, general prosperity and economic welfare of the inhabitants of Chautauqua County, New York and the State and improve their standard of living, and thereby serve the public purposes of the Act;

(i) the maximum amount of Financial Assistance granted to any Project shall in no event exceed \$99,000;

(j) the Financial Assistance shall be used only in connection with interior renovations and alterations to existing buildings and the acquisition and installation of furniture, fixtures, machinery and equipment in existing buildings, with use and occupancy by the Applicant for a type of use permitted within the applicable zoning district, and shall not be used to expand the footprint of any building or in any way that would increase or substantially alter environmental impacts associated with the parcel of land on which such building is situated;

(k) the Applicant shall reimburse the Agency for all costs and expenses incurred by the Agency in connection with the Project contemplated by the Application;

(l) the Agency shall have obtained and reviewed background checks in form and substance satisfactory to the Agency with respect to the Applicant and its principal owner(s);

(m) the Executive Director and/or Chief Financial Officer shall determine that the nature of a proposed Project, in the judgment of the Agency, is not disreputable as a public project; and

(n) the Financial Assistance shall be made available only to Small Businesses.

Section 2. The Agency hereby ratifies, confirms and approves all actions heretofore taken by the Executive Director and/or Chief Financial Officer and the staff of the Agency with respect to the LEAD Program, including, without limitation, (a) those actions required to ensure full compliance with the requirements of the Act, SEQRA and all other Applicable Laws that relate to the LEAD Program, and (b) the appointment of the law firm of Phillips Lytle LLP, Garden City, New York, as Special Counsel to the Agency with respect to all matters in connection with the LEAD Program.

Section 3. The Agency hereby determines that the proposed action is a Type II Action pursuant to Article 8 of the New York Environmental Conservation Law (including the regulations thereunder, "SEQRA") involving "continuing agency administration" which does not involve "new programs or major reordering of priorities that may affect the environment" (6 NYCRR §617.5(c)(20)) and therefore no Findings or determination of significance are required under SEQRA. With respect to the granting of Financial Assistance for a particular Project, the Agency authorizes and directs the Executive Director and/or Chief Financial Officer to review the Environmental Assessment Form and other materials submitted by an Applicant to the Agency and to making a Finding under SEQRA with respect to such Project prior to the granting of any Financial Assistance to the Applicant.

Section 4. The amount of Financial Assistance granted to each Applicant with respect to a Project under the LEAD Program shall not exceed \$99,000 and, therefore, no public hearing of the Agency is required pursuant to Section 859-a of the Act.

Section 5. The Agency hereby determines that the Agency has fully complied with the requirements of the Act, SEQRA and all other Applicable Laws that relate to the LEAD Program.

Section 6. Subject to the terms of this Resolution, the Agency is authorized to (a) acquire from or on behalf of an Applicant an interest in the property acquired with the Agency's Financial Assistance pursuant to a bill of sale or other conveyance instrument (the "Conveyance Instrument"), (b) execute and deliver a project agreement setting forth the respective obligations of the Agency and an Applicant with respect to a Project (the "Project Agreement"), (c) grant the aforementioned Financial Assistance in the form of an exemption from sales and use taxes pursuant to a sales and use tax exemption letter executed and delivered by the Agency (the "Sales Tax Letter"), (d) execute and deliver such other documents, instruments and agreements as the Executive Director and/or Chief Financial Officer deems necessary or appropriate in connection with a Project (such documents, instruments and agreements, together with the Conveyance Instrument, the Project Agreement and the Sales Tax Letter, collectively, the "Transaction Documents"), and (e) to do all things necessary, convenient or appropriate for the accomplishment thereof.

Section 7. The form and substance of the Conveyance Instrument, the Bill of Sale, the Sales Tax Letter and the other Transaction Documents, being in the forms presented at this meeting, together with such changes as the Board of Directors of the Agency or the Executive Director and/or Chief Financial Officer may hereafter deem necessary or appropriate, are hereby approved. The Executive Director and/or Chief Financial Officer are hereby authorized, on behalf of the Agency, acting together or individually, to execute and deliver the Conveyance Instrument, the Bill of Sale, the Sales Tax Letter and the other Transaction Documents to which the Agency is a party and, where appropriate, the Secretary (or Assistant Secretary) of the Agency is hereby authorized to affix the seal of the Agency thereto and to attest the same. The execution and delivery of each such document, agreement or instrument by such person(s) shall be conclusive evidence of such approval.

Section 8. The Executive Director and/or Chief Financial Officer are hereby designated as Authorized Representatives (as defined in the Project Agreement) of the Agency. The Executive Director and/or Chief Financial Officer is hereby further authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency.

Section 9. The officers, employees and agents of the Agency are hereby authorized and directed, acting individually or jointly, for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Transaction Documents, to execute and deliver all such additional certificates, instruments, agreements 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, convenient or appropriate to effect the purposes of this Resolution and to cause compliance with all of the terms, covenants and provisions of the Transaction Documents to which the Agency is a party or which are binding on the Agency.

Section 10. All covenants, stipulations, obligations and agreements of the Agency contained in this Resolution and/or any Transaction Document shall be deemed to be the covenants, stipulations, obligations and agreements of the Agency to the full extent authorized or permitted by law, and such covenants, stipulations, obligations and agreements shall be binding upon any board or body to which any powers or duties affecting such covenants, stipulations, obligations and agreements shall be transferred by or in accordance with law. Except as otherwise provided in this Resolution, all rights, powers and privileges conferred, and duties and liabilities imposed, upon the Agency or the members thereof by the provisions of this Resolution or any Transaction Document shall be exercised or performed by the Agency or by such members, officers, board or body as may be required by law to exercise such powers and to perform such duties.

No covenant, stipulation, obligation or agreement herein contained or contained in any Transaction Document shall be deemed to be a covenant, stipulation, obligation or agreement of any member, officer, agent or employee of the Agency in his or her individual capacity and neither the members of the Agency nor any officer executing any Transaction Document shall be liable personally thereon or be subject to any personal liability or accountability by reason of the issuance thereof.

Section 11. The Agency hereby authorizes the Executive Director and/or Chief Financial Officer of the Agency to approve modifications to the terms approved hereby which are not inconsistent with the intent and substance of this Resolution, such approval to be evidenced by the execution by the Executive Director and/or Chief Financial Officer or the Administrative Director of the Transaction Documents containing such modifications. Without limitation of the foregoing, the Executive Director and/or Chief Financial Officer shall have the authority to waive or reduce the Agency's administrative fee for a particular transaction in his or her sole discretion.

Section 12. The Executive Director and/or Chief Financial Officer are hereby authorized and directed to distribute copies of this Resolution and to do such further things or

perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

Section 13. This Resolution shall not preclude the Agency from adopting other or further policies relating to projects and activities of the Agency as determined from time to time by the members of the Agency.

Section 14. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Gary Henry	AYE
Dan Heitzenrater	AYE
Amy Harding	AYE
Sagan Sheffield-Smith	ABSENT
Daniel DeMarte	AYE
Tom Harmon	ABSENT
Kevin Muldowney	AYE
John Healy	AYE
Ted Wightman	AYE

The foregoing Resolution was thereupon declared duly adopted.

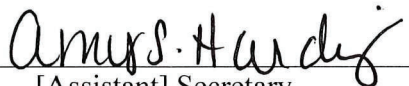
STATE OF NEW YORK)
) SS.:
COUNTY OF CHAUTAUQUA)

WE, the undersigned officers of the County of Chautauqua Industrial Development Agency (the "Agency"), DO HEREBY CERTIFY that we have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on June 24, 2025 with the original thereof on file in our offices, 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.

WE FURTHER CERTIFY that (A) all members of the Agency 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 at both locations at which members of the Agency were present, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; (D) there was a quorum of the members of the Agency present throughout said meeting; and (E) the meeting was recorded and the recording has been or will be posted on the public website of the Agency pursuant to the Open Meetings Law.

WE 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, we have hereunto set our hand this 24th, day of June, 2025.



[Assistant] Secretary



[Vice] Chairperson