

Municipal Name Town of Poughkeepsie

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Round 3

RESTORE NY COMMUNITIES INITIATIVE

Municipal Grant Program

February 9, 2009

**Empire State Development Corporation (ESDC)
Request for Proposals**

APPLICATION

Proposal Due Date: 3:00 p.m. – Monday, May 4, 2009

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 - Proof of Publication of Public Hearing Notice
 - Proof of Publication of Property Assessment List
 - A True and Complete Copy of the Municipal Resolution

Part 1 – Application Checklist and Certification

Municipal Name	Town of Poughkeepsie		
Item	Part	Yes	N/A
Certification signed by municipal official	1		
Application fee payable to Empire State Development Corporation	*		
Project 1			
Completed Parts 3-12	3-12		
Project Site Map	3		
Individual Property Data Sheets for all properties	7.a		
Façade Photos for all properties	7.a		
Individual Property Budgets for all properties	7.b		
Written commitment(s) for project financing	7.b		
Site Control Affidavits for all non-municipally owned properties	7.c		
Credentials of individuals of non-municipal entities involved in project	8		
Non-municipal entity Project Proposal	8		
SEQRA Environmental Assessment Form (EAF)	10		
SEQRA Negative Declaration	10		
EIS Findings Statement	10		
SHPO Review Materials	11		
Proof of Publication of Property Assessment List	13		
Proof of Publication of Public Hearing Notice	13		
A true and complete copy of the Municipal Resolution	13		
Project 2			
Completed Parts 3-12	3-12		
Project Site Map	3		
Individual Property Data Sheets for all properties	7.a		
Façade Photos for all properties	7.a		
Individual Property Budgets for all properties	7.b		
Written commitment(s) for project financing	7.b		
Site Control Affidavits for all non-municipally owned properties	7.c		
Credentials of individuals of non-municipal entities involved in project	8		
Non-municipal entity Project Proposal	8		
SEQRA Environmental Assessment Form (EAF)	10		
SEQRA Negative Declaration	10		
EIS Findings Statement	10		
SIPO Review Materials	11		
Proof of Publication of Property Assessment List	13		
Proof of Publication of Public Hearing Notice	13		
A true and complete copy of the Municipal Resolution	13		

* Place application fee in an envelope and insert inside front pocket of the application binder. Send that copy w/ check to the ESD Regional Office serving your area. See Section 10 of the Guidelines for address.

Certification: The undersigned solemnly affirms that to the best of my knowledge, information and belief, the application is complete and that all statements, including all schedules, attachments and additional information submitted in connection herewith, are true and accurate. I hereby authorize ESDC to order credit reports or other financial background information on the Municipality, and any individual or entity proposed as a guarantor, as may be necessary to provide the assistance requested.

Municipal Official Signature			
Type Name	Patricia Myers		
Title	Town Supervisor	Date	

Part 2 – General Information

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Municipal Name	Town of Poughkeepsie	
Street Address (not PO Box)	1 Overocker Rd.	
City, State, Zip	Poughkeepsie, NY	
County	Dutchess	
Contact Name	Patricia Myers	
Title	Town Supervisor	
Phone Number	845-485-3600	
E-Mail Address	pmyers@townofpoughkeepsie-ny.gov	
NYS Unemployment Insurance Tax #	04-60373 5	
Type of Municipality	City <input type="checkbox"/> Town <input checked="" type="checkbox"/> Village <input type="checkbox"/>	
Senate District(s) # and Name(s) <small>(If multiple, list all. Attach additional page if necessary.)</small>	#41	Mr. Stephen Saland
Assembly District(s) # and Name(s) <small>(If multiple, list all. Attach additional page if necessary.)</small>	#102	Mr. Joel Miller

Name of Project 1	Mid – Hudson Technology Center	
Total Project Costs	\$3,000,000.00	
Total Restore NY Funding Request	\$2,500,000.00	
Total number of properties involved in project	1	
Is at least 50% of the project located within an Empire Zone?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Is at least 50% of the project located within a Brownfield Opportunity Area?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
NOTE: Check Guidelines Section 5 for eligibility to apply for more than one Project.		
Name of Project 2		
Total Project Costs	\$	
Total Restore NY Funding Request	\$	
Total number of properties involved in project		
Is at least 50% of the project located within an Empire Zone?	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Is at least 50% of the project located within a Brownfield Opportunity Area?	Yes <input type="checkbox"/> No <input type="checkbox"/>	

Part 2 – General Information

DRAFT

Municipal Name Town of Poughkeepsie

Did the Municipality receive funding under Round 1 or 2 of Restore NY? Yes No

If YES, is the project on schedule to be completed on time? Yes No

If NO, explain.

Does the Round 3 project relate to the either the Round 1 or Round 2 project? Yes No

If YES, explain.

Has the Municipality ever been or is it currently delinquent under the terms of any agreements with ESDC? Yes No

If YES, explain circumstances.

Does the Municipality have a local revitalization or urban development plan? Yes No

If YES, enter date of last update. 2007

Part 2 – General Information

Municipal Name | **Town of Poughkeepsie**

Provide a brief description of the Municipality's history. Limit description to one page.

The Town of Poughkeepsie, located on the eastern shore of the Hudson River midway between Albany and New York City is the most populous municipality in Dutchess County. Settled in the early 1600's by the Dutch, Poughkeepsie has continued to transform the region benefiting from the colleges, hospitals, available workforce and access to major transportation.

Rich in history, Poughkeepsie is part of the Hudson River Valley National Heritage Area. As home to three colleges; Marist College, Vassar College and Dutchess Community College, the area benefits from many cultural opportunities as well as the college's contribution to industrial development over the years. Since the early 1900's, Poughkeepsie has grown as an industrial town and during World War II, the town's value as an industrial area was discovered. During that time IBM became a prominent feature in the Town of Poughkeepsie. The IBM campus has been home to the Munitions Manufacturing Corporation, electric typewriter production, extensive research and development laboratories and the production of computers. Over a span of about 30 years, the IBM campus in Poughkeepsie grew from a 30,000 square foot plant employing only 50 people to a successful production establishment consisting of 2.3 million square feet and nearly 12,000 employees. As the IBM campus grew, so did the town around it. New housing, schools and shopping centers began to emerge and the town flourished.

Until the 1980's the Town of Poughkeepsie experienced unprecedented growth. During the 1980's a nation-wide economic downturn was experienced and the Town of Poughkeepsie was impacted by a significant number of large corporations and factories vacating Poughkeepsie and that impact was exacerbated by IBM's reorganization and downsizing. As a result of the downturn the Town became more diversified with education, healthcare, retail and high-tech industries gaining importance.

The Town of Poughkeepsie has become a diverse economy but the larger employers still have a substantial impact on the local economy. The Town has taken steps to minimize the future impact to the economy by fostering a diverse mix of employment opportunities in order to intensify office, research and development and industrial uses that will attract high-quality jobs taking advantage of the highly educated workforce, the substantial transportation system (rails, roads and bridges) and the high quality of life the area offers.

PLEASE NOTE

If municipality is eligible to apply for more than one project, complete Parts 3–12 for each project. Clearly label each page with the Municipal Name and the Project Name.

Place each Project Proposal (Parts 3-12) and supporting documents in the application binder behind separate dividers clearly marked Project 1 and Project 2.

Check Guidelines Section 5 for eligibility.

Address all questions to

restoreny@empire.state.ny.us

**Or contact the ESD Regional Office in your area.
Phone numbers can be found in the Guidelines Section 10.**

Part 3 – Project Information **Page 1 – Project Summary**

Municipal Name	<u>Town of Poughkeepsie</u>
Project Name	<u>Mid – Hudson Technology Center</u>

Describe the overall “project” and the affect it will have on the municipality. Include a general description the intended reuse for the properties included in this project. Note: Part 7.a requires a full description of the reuse for each individual property.

2455 South Rd. is a vacant 135,000 s.f. office building located on the IBM Poughkeepsie Campus. First Columbia LLC, a Latham NY based real estate developer, is proposing to lease the building for use as a data center hosting third party electronic data storage.

Over the years employment levels at the IBM Campus have had a noticeable direct impact to the Town of Poughkeepsie’s local economy. Past economic downturns have identified that the Town must continue to diversify their economy by taking advantage of their location between New York City and Albany, their existing road and rail transportation networks, high capacity utility infrastructure and highly skilled workforce.

Studies indicate that the expected demand for data center facilities will continue to grow. Businesses will continue to focus on IT as critical assets and for increasing productivity while reducing overall business costs. Utilizing the vacant office building for a raised floor data center facility will allow the Town to recognize a new industry resulting in significant capital investment and long term presence.

Part 3 – Project Information **Page 2 – Restore NY Goals**

Municipal Name	<u>Town of Poughkeepsie</u>
Project Name	<u>Mid – Hudson Technology Center</u>

Describe how this project will fulfill one or more of Restore NY’s goals to (1) revitalize urban centers; (2) induce commercial investment; and/or (3) improve local housing stock.

The project involves taking an existing building on 2455 South Road and converting the building from offices to a raised floor data center hosting third party data storage needs. Reuse of the vacant building will provide significant capital investment from the retrofit of the existing office building and from the buildout and equipment needed for a raised floor data center. Over the last few years the IBM Campus has experienced downsizing in employment, causing an increase in high quality buildings to become vacant. Demand for data centers is strong and is described as a “booming sector.” An independent survey commissioned by Digital Realty Trust reports that 84 percent of surveyed companies are planning data center expansions.

Part 3 – Project Information **Page 3 – Project Conformity to Local Plans**

Municipal Name	Town of Poughkeepsie
Project Name	Mid – Hudson Technology Center

Describe how this project conforms to a local revitalization or urban development plan, or is otherwise architecturally consistent with nearby and adjacent properties.

The building located at 2455 South Rd. is within the plan area of the Town of Poughkeepsie, studied and adopted in 1999 called the Local Waterfront Revitalization Plan (LWRP). The 2007 Town of Poughkeepsie Town Plan and Final Generic Environmental Impact Statement enhanced the Town's zoning law to help further meet the objectives of the 1999 LWRP. Both plans recognized that it was important to foster diverse development opportunities while maintaining a coordinated development approach. Reuse of the existing building as a data center is consistent with the adjacent properties and the LWRP.

Part 3 – Project Information	Page 4 – Project Time Line
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Municipal Name	<u>Town of Poughkeepsie</u>
Project Name	<u>Mid – Hudson Technology Center</u>

It is anticipated that municipalities will be notified of Round 3 Restore NY awards by the end of July, 2009. Complete the timeline below providing a project start date and completion date. Fill in additional milestones and parties responsible for completing those milestones.

Task Description	Responsible Party	Anticipated Time
Restore NY Award Notification	ESDC	7/1/2009
Project Start Date	Municipality	7/15/09
Selective Building Demolition / Rehabilitation	First Columbia	8/1/09
Project Completion Date	Municipality	12/1/09
Submit Final Report and Payment Request to ESDC	Municipality	2/1/10

Part 3 – Project Information **Page 5 – Project Funding**

Municipal Name	<u>Town of Poughkeepsie</u>
Project Name	<u>Mid – Hudson Technology Center</u>

Describe how Restore NY funds will be used in this project.

Funding for this project will be used to transform an existing vacant office building with interior offices and modular furniture into a raised floor data center facility. In addition, the buildings electric and telecommunication infrastructure will be upgraded.

Identify all state and federal funding applied for or received for this project. Provide program names, status of applications, including amount of funding requested, committed or received.

NYS or Federal Agency and Program Name	Amount of Funds	Status of Application	Status of Funds		
			Received	Committed	Requested
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Identify all local public funding as well as all private and not-for-profit funding applied for or received for this project. Provide the names of entities, status of applications, including amount of funding requested, committed or received.

Source	Amount of Funds	Status of Application	Status of Funds		
			Received	Committed	Requested
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If the project is not fully funded, explain what other sources the municipality will seek, or measures it will take, to fully fund, implement and complete this project.

N/A

Municipal Name	Town of Poughkeepsie
Project Name	Mid – Hudson Technology Center

Describe the measurable results and economic impact the municipality expects to achieve through this project. Include numbers of new or refurbished housing units and square footage of industrial and commercial space.

Rehabilitation of 2455 South Rd. will transform a vacant 135,000 s.f. office building into a raised floor data center facility hosting 3rd party data storage needs. Demand for data centers is strong and is described as a “booming sector.” An independent survey commissioned by Digital Realty Trust reports that 84 percent of surveyed companies are planning data center expansions. New data center projects will be the No.1 generator of new high-paying jobs in high-tech markets.

Describe, and quantify where possible, how the project will facilitate effective and efficient use of existing and future public resources so as to promote both economic development and the preservation of community resources.

2455 south Rd. is located on the IBM Poughkeepsie Campus. The Campus provides the opportunity for growth, it is strategically located between Albany and New York City and it has the most redundant power and network connections of any site in the Mid-Hudson Valley. New data center projects will be the No.1 generator of new high-paying jobs in high-tech markets.

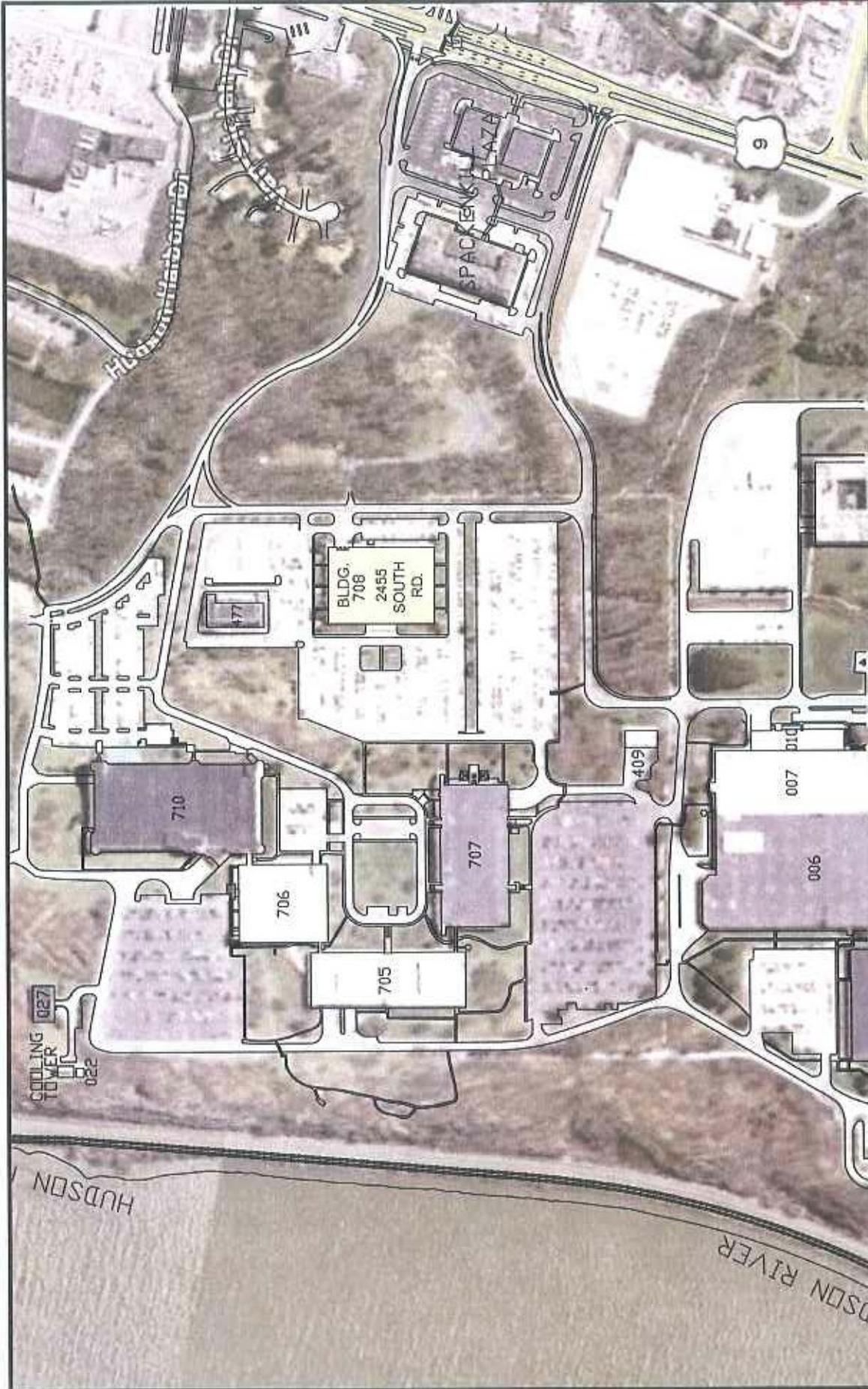
Describe, and quantify where possible, how the project will develop and enhance infrastructure and/or other facilities in a manner that will attract, create and sustain employment opportunities.

Demand for data centers is strong and is described as a “booming sector.” The building located at 2455 South Rd. is strategically located between Albany and New York City and is part of the existing IBM Poughkeepsie Campus. Infrastructure at the campus provides one of the most redundant power and network connections of any site in the Mid-Hudson Valley. Currently, the campus has surplus capacity capable of providing both expansion and future growth opportunities.

Insert a site map clearly identifying all targeted properties in this project.

Map should be no larger than 24 x 36".

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FIRST COLUMBIA

22 CENTURY HILL DRIVE, SUITE 301
 LATHAM, NY 12110, 518.213.1000
WWW.FIRSTCOLUMBIA.COM

PROJECT TITLE:

POUGHKEEPSIE
 N.Y.

SHEET TITLE:

SITE PLAN
 BLDG. 708
 2455 SOUTH RD.

SHEET:

S-1

DATE:

3/2/09

PROJ. NO.:

00XXXX

SCALE:

N/A

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SITE MAP GUIDE

	Building #	Building Address
	708	2455 South Road

Part 3 – Project Information

Municipal Name	<u>Town of Poughkeepsie</u>
Project Name	<u>Mid-Hudson Technology Center</u>

Describe any public comments, either for or against this project during the Public Hearing.

Part 4 – Project Readiness and Feasibility **Page 1**

Municipal Name	<u>Town of Poughkeepsie</u>
Project Name	<u>Mid – Hudson Technology Center</u>

Respond to the questions below. Attach documentation only as indicated below. Other documentation must be available upon request.

Project Feasibility	
Has a Market Feasibility Analysis been done?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable <input type="checkbox"/>
Does the project have a Business Plan? If yes, has it been analyzed by a financial institution?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/>
For all private financing sources, attach letters of commitment in Part 7.b – Individual Property Budget.	Attached <input type="checkbox"/> Not Applicable <input type="checkbox"/>
Attach documentation for all cash equity commitments in Part 7.b – Individual Property Budget.	Attached <input type="checkbox"/> Not Applicable <input type="checkbox"/>

Project Readiness (attach documents in this section) *Existing Structure		
Attach letter from the Local Planning/Zoning official stating that the project is compatible to local ordinances.	Attached <input type="checkbox"/> Not Applicable <input type="checkbox"/>	
Attach copies of third party estimates for project costs.	Attached <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/>	
Attach copies of five years of operating pro formas for the development project.	Attached <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/>	
List all State, Federal and local permits/approvals that are required for the project and their status.		
Agency Name	Permit Name	Status
Town of Poughkeepsie	Building Permit	Submittal Pending

Transportation and Utility Systems Readiness *Existing Structure	
Has a transportation analysis been completed?	Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/>
Has an analysis of the water system been completed?	Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/>
Has an analysis of the sewer system been completed?	Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/>
Has an analysis of the electric system been completed?	Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/>
Has an analysis of the gas system been completed?	Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/>
Has an analysis of the telecom system been completed?	Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/>

Part 4 – Project Readiness and Feasibility

Municipal Name	<u>Town of Poughkeepsie</u>
Project Name	<u>Mid – Hudson Technology Center</u>

Environmental Readiness	
Has a Phase 1 Environmental Site Assessment been completed?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the project located on or adjacent to a Brownfield? If yes, what is its environmental status and impact on the project?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Are there any other known environmentally sensitive issues affecting the project (e.g. endangered species, wetlands, etc)? If yes, name them and their status.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Issue	Status
Has the SHPO consultation process been initiated? If yes, what is the status?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Letter sent to SHPO	
Has the SEQRA review process been initiated? If yes, what is the status?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Has an energy conservation analysis been performed?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Are Green Construction techniques being employed?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Part 5 – Project Overall Project Funding Request

Municipal Name	Town of Poughkeepsie	ESD Region*	Mid Hudson
Project Name	Mid – Hudson Technology Center		

RESIDENTIAL PROPERTIES

	Total # of Properties	Total Project Costs	Total RNY Request
Demolition/Deconstruction			
Rehabilitation/Reconstruction		(1)	(1)
Total Residential			

COMMERCIAL PROPERTIES

	Total # of Properties	Total Square Footage	Total Project Costs	RNY Request
Demolition/Deconstruction				
▪ Class A				
▪ Class B				
▪ Class C				
▪ Class D				
▪ Class S				
Rehabilitation/Reconstruction				
▪ Office – Class A	1	67,500	\$3,000,000.00	\$2,500,000.00
▪ Office – Class B				
▪ Office – Class C				
▪ Office – Class D				
▪ Light Mfg – Class A				
▪ Light Mfg – Class B				
▪ Light Mfg – Class C				
▪ Light Mfg – Class D				
▪ Retail – Class C				
▪ Retail – Class D				
Total Commercial	1	67,500	\$3,000,000.00	\$2,500,000.00

HAZARDOUS MATERIALS HANDLING

	Total # of Properties	Total Square Footage	Total Project Costs	RNY Request
Asbestos Removal				
Lead Abatement				
Total HazMat			(3)	(3)

TOTAL PROJECT FUNDING REQUEST

	Total Project Costs	Total RNY Funding Request
(1) Total Residential	\$	\$
(2) Total Commercial	\$3,000,000.00	\$2,500,000.00
(3) Total HazMat	\$	\$
GRAND TOTAL	\$3,000,000.00	\$2,500,000.00

NOTE: For Residential Properties, maximum award for demolition/deconstruction is \$20,000; for rehabilitation/reconstruction, it is \$100,000.
 * See Guidelines Section 5 for allowance charts for Commercial Properties and HazMat rates.

Part 7.a – Individual Property Data Sheet

Municipal Name	<u>Town of Poughkeepsie</u>
Project Name	<u>Mid – Hudson Technology Center</u>

Complete an Individual Property Data Sheet for each building in this application. Limit description to the space provided on this form. Attach a photograph of the building façade for each property. Attach a Site Control Affidavit for non-municipally owned properties (Part 7.c).

Site Name/Address	2455 South Road, Poughkeepsie, NY-Building 708
Size (in square feet):	135,000
Is the municipality the owner of this property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If NO, Name of Property Owner:	IBM, Corp.
Is the property owner an official of the applicant municipality, or spouse, son or daughter of a municipal official?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Assessed Value of Property		Date of Last Assessment	
----------------------------	--	-------------------------	--

Is the building/property located in an:		If YES, provide name of zone/area:
Empire Zone	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Poughkeepsie/ Dutchess County Empire Zone
Brownfield Opportunity Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Project Type: (Check all that apply) (See Section 7 of Guidelines for Definitions)	Demolition <input type="checkbox"/>	Rehabilitation <input checked="" type="checkbox"/>
	Deconstruction <input type="checkbox"/>	Reconstruction <input type="checkbox"/>
In specific terms, describe the reuse strategy for this property.		
The project involves taking an existing 135,000 sq.ft. building on the IBM Poughkeepsie Campus and converting the vacant building from offices to a raised floor data center facility hosting third party data storage needs.		
Estimated start date:	7/15/09	
Estimated completion date:	12/1/09	

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TAX MAP # 6060-04-840280



Site:
Address:

Building #708
2455 South Road

Describe status of permits, zoning or other regulatory requirements.

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ATTACHMENTS: (1) Façade Photo (2) Site Control Affidavit (if necessary)

Part 7.b – Individual Property Budget

Page 1

Municipal Name	Town of Poughkeepsie
Project Name	Mid – Hudson Technology Center

Site Name/Address	2455 South Road-Building 708, Poughkeepsie, NY
ESD Region	Mid Hudson
Total Square Feet (SF)	135,000

Check One in Each Column

Building Type *	Type of Construction (commercial/mixed-use only)	Building Category *	Project Type *
Residential <input type="checkbox"/>	Office – Class A <input checked="" type="checkbox"/>	Vacant <input checked="" type="checkbox"/>	Demolition <input type="checkbox"/>
Commercial <input checked="" type="checkbox"/>	Office – Class B <input type="checkbox"/>	Abandoned <input type="checkbox"/>	Deconstruction <input type="checkbox"/>
Mixed-Use <input type="checkbox"/>	Office – Class C <input type="checkbox"/>	Surplus <input type="checkbox"/>	Rehabilitation <input checked="" type="checkbox"/>
	Office – Class D <input type="checkbox"/>	Condemned <input type="checkbox"/>	Reconstruction <input type="checkbox"/>
	Light Mfg – Class B <input type="checkbox"/>		
	Light Mfg – Class C <input type="checkbox"/>		
	Light Mfg – Class D <input type="checkbox"/>		
	Retail – Class C <input type="checkbox"/>		
	Retail – Class D <input type="checkbox"/>		

* See Guidelines Section 7 for Definitions.

RNY Funding Calculation for Commercial Buildings (Commercial ONLY)							
(Commercial Allowance	x	Total SF)	+	(HazMat Allowance	x	Total SF)	= Maximum RNY Funding Request
\$37.03	x	67,500	+		x		= \$2,500,000.00

* See Guidelines Section 5 for Commercial and HazMat Allowance Charts.

Sources of Project Financing as itemized on the Sources and Uses Statement		
Name of Entity	Funding Amount	Documentation Attached *
Cash		Yes <input type="checkbox"/> No <input type="checkbox"/>
Bank		Yes <input type="checkbox"/> No <input type="checkbox"/>
Other 1		Yes <input type="checkbox"/> No <input type="checkbox"/>
Other 2		Yes <input type="checkbox"/> No <input type="checkbox"/>
Other 3		Yes <input type="checkbox"/> No <input type="checkbox"/>
Other 4		Yes <input type="checkbox"/> No <input type="checkbox"/>

* ATTACHMENT:

- (1) Letters of commitment for all financing sources
- (2) Documentation for all equity commitments

Part 7.b – Individual Property Budget – Sources and Uses Statement

Municipal Name	Town of Poughkeepsie
Project Name	Mid – Hudson Technology Center

Site Name/Address	Uses of Funds				Sources of Funds				
	Total	Restore	Muni	Equity*	Bank*	Other 1*	Other 2*	Other 3*	Other 4*
Acquisition									
▪ Land									
▪ Building									
Subtotal									
General Construction									
▪ New Construction									
▪ Renovation	\$3,000,000.00	\$2,500,000.00				\$500,000.00			
Subtotal									
Infrastructure / Site Preparation									
▪ Demolition									
▪ On-Site Streets									
▪ Parking									
▪ Water/Sewer									
▪ Excavation/Grading									
▪ Enviro. Cleanup									
Subtotal									
Indirect/Soft Costs									
▪ Professional Service/Consultants									
▪ Engineering									
▪ Inspections									
▪ Fees									
▪ Insurance									
▪ Enviro. Assessment									
▪ Legal Costs									
▪ Closing Costs									
▪ Contingencies									
Subtotal									
Other Costs									
Subtotal									
TOTAL									

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Part 7.c – Site Control Affidavit for Non-Municipally Owned Properties

Municipal Name	Town of Poughkeepsie
Project Name	Mid – Hudson Technology Center

It is my/our understanding that Town of Poughkeepsie will submit a Restore NY
(MUNICIPAL NAME)
grant proposal to Empire State Development Corporation requesting funds to revitalize urban centers, induce commercial investment and improve the local housing stock.

I/we further understand that the Restore NY program provides grants for up to 90% of the costs to demolish, deconstruct, rehabilitate and reconstruct residential and commercial properties, subject to applicable program grant limits.

I/we further understand that the Town of Poughkeepsie is proposing to use these
(MUNICIPAL NAME)
funds to demolish, deconstruct, rehabilitate and/or reconstruct my property at

2455 South Road, Poughkeepsie, NY 12601 - Building 708
STREET, CITY, STATE, ZIP (COUNTY)

I/we certify that I/we are the rightful owners of such property and that I/we consent to have my/our property included in the Restore NY application and will allow the municipality control of the above mentioned property for the purposes outlined in this application.

/s/ _____
Type/Print Name _____ Phone: _____

/s/ _____
Type/Print Name _____ Phone: _____

This is to certify that I have reviewed the tax roles for the Town of Poughkeepsie
(MUNICIPAL NAME)
and determined that IBM Corp. is/are the owner(s) of record of
(NAME(S) OF PROPERTY OWNER)

2455 South Road, Poughkeepsie, NY 12601 – Building 708 6060-04-840280
STREET, CITY, STATE, ZIP (COUNTY) TAX MAP #

as of the most recent assessment period and that no transfer of ownership information has been transmitted to the Town of Poughkeepsie since that date.
(MUNICIPAL NAME)

/s/ _____
(CITY CLERK / TREASURER)
Type/Print Name _____

NOTE: For long term leased properties where the lessee is in control of the property (e.g., a ground lessee), the lessee must also submit a signed Site Control Affidavit.

Part 8 – Project Implementation

Municipal Name	<u>Town of Poughkeepsie</u>
Project Name	<u>Mid – Hudson Technology Center</u>

Will the project be conducted by the municipal applicant?

Yes No

If NO, respond to the questions on the following pages.

Limit response to one page.

Add the Municipal Name and the Project Name on each page.

Part 8 – Project Implementation

Municipal Name	Town of Poughkeepsie
Project Name	Mid – Hudson Technology Center

Describe the scope of work to be performed.

The vacant two-story, 135,000 s.f. office building located at 2455 South Rd. in the Town of Poughkeepsie will be converted into a raised floor data center facility hosting 3rd party data storage needs. The rehabilitation of the building includes a complete removal of the existing interior office space, replacement of the heating and cooling systems and the upgrade of the existing electric and telecommunication systems.

Part 8 – Project Implementation

Municipal Name	<u>Town of Poughkeepsie</u>
Project Name	<u>Mid – Hudson Technology Center</u>

Describe the entity’s qualification and prior results achieved. Include credentials of individual participant in the project. Attach resumes if available.

Municipal Name	Town of Poughkeepsie
Project Name	Mid – Hudson Technology Center

Describe the selection criteria used to select the entity. Attach a copy of the entity's proposal.

N/A

Part 8 – Project Implementation

Municipal Name	<u>Town of Poughkeepsie</u>
Project Name	<u>Mid – Hudson Technology Center</u>

If any other entity (local, state or federal agency or private investor) will be involved in implementation of the project, identify each entity and describe their involvement.

N/A

Part 9 – Non Discrimination and Affirmative Action

Municipal Name	<u>Town of Poughkeepsie</u>
Project Name	<u>Mid – Hudson Technology Center</u>

It is the policy of the State of New York, and the ESDC, to comply with all federal, State and local laws, policies, orders, rules and regulations which prohibit unlawful discrimination because of race, creed, color, national origin, sex, sexual orientation, age, disability or marital status, and to take affirmative action in working with Contracting Parties to ensure that Minority and Women-owned Business Enterprises (M/WBEs), Minority Group Members and women share in the economic opportunities generated by ESDC’s participation in projects or initiatives, and/or the use of ESDC funds. ESDC’s Non-Discrimination and Affirmative Action policy will apply to this contract. The selected municipality shall, to the extent permitted by law, agree to undertake a program of affirmative action as directed by and substantially in accordance with the affirmative action program of ESDC.

If your project is approved for funding, where applicable, ESDC’s affirmative action unit will implement an affirmative action program, including business and employment participation goals for minorities and women.

To identify opportunities for M/WBE and workforce participation, **place an X in the appropriate boxes** below to indicate those areas where M/WBEs, minority and female workforce may be utilized.

	Minority/Women-Owned Business Enterprise	Minority/Female Workforce Participation
Consultant/Feasibility Studies		
Design (Arch & Eng Services)		
Construction Contracts	X	X
Facility Operations Contracts		
Other (Please Specify)		

For further information regarding ESDC’s Non-Discrimination and Affirmative Action program, contact the ESDC Affirmative Action Office at (212) 803-3224.

Part 10 – State Environmental Quality Review Act (SEQRA)

Municipal Name	Town of Poughkeepsic
Project Name	Mid – Hudson Technology Center

For information about the State Environmental Quality Review Act (SEQRA), visit the New York State Department of Environmental Conservation’s web site at <http://www.dec.ny.gov/>. If you have any questions about the required SEQRA documentation or how to proceed with this application, contact your ESD Regional Office (see Section 10 of the Guidelines), or ESDC’s Planning and Environmental Review Office at (212) 803-3252 or 3253.

NOTE: All SEQRA reviews must be completed prior to ESDC Board approval. Physical work on a project must not be started prior to completion of appropriate SEQRA review.

SEQRA Information

1. Does your project involve any physical alteration to a site (including demolition) or to the exterior of a facility, change in the nature of the activity conducted at the project site or facility, or result in significant changes to the project site area’s activity patterns? Yes No

If YES, answer question 2 below. If NO, skip question 2 as your project probably does not require environmental review. Your application will be reviewed to confirm this.

2. Does your project involve:

- Acquisition of real estate? Yes No
- Infrastructure improvements, other than extensions of existing distribution systems in approved subdivisions or site plans? Yes No
- Renovation or new construction that will add more than 4,000 square feet or requiring a zoning or land use change with no other discretionary action? Yes No
- Procurement of environmental regulatory permits? If YES, name the permit(s) required: Yes No

- Demolition of a building(s)? Yes No
- If YES, is there currently a specific project plan or proposal for redevelopment or change in the type or intensity of use of the site? (Note: SEQRA review is required for all known or reasonably foreseeable phases of the project, including any future redevelopment plans or plans to change the use of the site.) Yes No
- Alterations to (other than for preservation) or demolition of a building(s) listed on or eligible for listing on the State or National Register of Historic Places? Yes No

If you answered YES to any of the above, your project must be reviewed under SEQRA by a lead agency. (A “lead agency” is a public entity principally responsible for undertaking, funding or approving a project. Examples of lead agencies are: county industrial development agencies; municipal planning agencies/boards/councils; health departments; and zoning boards.)

SEQRA Review

Has a SEQRA review been completed for this property? <ul style="list-style-type: none"> ▪ If YES, provide a copy of the environmental assessment form (EAF), including Short EAF Parts 1, 2 and 3 or Full EAF cover page and Parts 1 and 2 (and Part 3, if completed), and the Negative Declaration. ▪ If NO, on a separate page explain the status of the project’s SEQRA review, provide the identity of the lead agency, and date when the SEQRA review is anticipated to be completed. ▪ If an Environmental Impact Statement (EIS) was required for the project, provide a copy of the Draft and Final EIS (digital copy is acceptable) and the lead agency’s Statement of Findings. 	Yes <input type="checkbox"/> No <input type="checkbox"/> NA <input type="checkbox"/>
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Municipal Name	Town of Poughkeepsie
Project Name	Mid – Hudson Technology Center

For issues relating to consultation with the State Historic Preservation Office (SHPO), visit the New York State Office of Parks, Recreation and Historic Preservation’s web site at <http://nysparks.state.ny.us/shpo/>.

You can also contact your ESD Regional Office (see Section 10 of the Guidelines), or ESDC’s Planning and Environmental Review Office at (212) 803-3252 or 3253.

Does the project involve:	
▪ Demolition or rehabilitation of a building(s) more than 50 years old?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
▪ Demolition or rehabilitation of a building(s) or new construction on or contiguous to a site listed on or eligible for listing on the State or National Registers of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

If you answered YES to either of the above, the project requires consultation with SHPO in accordance with Section 14.09 of the New York State Historic Preservation Act. **Follow the instructions in Section 9 of the Guidelines and submit materials to SHPO for review.** Attach a copy of the Project Review Cover Form to all subsequent documentation sent to SHPO.

NOTE: SHPO’s Letter of Determination of No Adverse Effect or Letter of Resolution to Mitigate Adverse Effect is required prior to ESDC Board approval. Upon receipt of SHPO’s letter, submit a copy to Empire State Development, ATTN: Loans & Grants/Restore NY, 633 Third Avenue, New York, NY 10017.

Municipal Name	Town of Poughkeepsie
Project Name	Mid – Hudson Technology Center



New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
 Peebles Island Resource Center, PO Box 189, Waterford, NY 12188-0189 (Mail)
 Delaware Avenue, Cohoes 12047 (Delivery)

Rev. 8-08
 (518) 237-8643

Restore NY Round 3 - PROJECT REVIEW COVER FORM

Please complete this form and attach it to the top of any and all information submitted to this office for review. Accurate and complete forms will assist this office in the timely processing and response to your request.

1. This RESTORE NY Grant relates to a previously funded project.	<input type="checkbox"/> Yes
PROJECT NUMBER _____ PR _____	
COUNTY _____	
If you have checked Yes in the box and noted THE PREVIOUS Project Review (PR) number assigned by this office, you do not need to continue unless any of the required information below has changed.	

2. This is a new project.	<input checked="" type="checkbox"/> Yes
Project Name	Mid – Hudson Technology Center
Location	2455 South Rd. - Building 708 IBM Poughkeepsie Campus
<small>(You MUST include street number, street name and/or County, State or Interstate route number if applicable)</small>	
City/Town/Village	Town of Poughkeepsie
<small>(List correct municipality in which project is being undertaken. If in a hamlet, you must also provide name of the town.)</small>	

TYPE OF REVIEW REQUIRED/REQUESTED (Please answer both questions)			
A. Does this action involve a permit approval or funding, now or ultimately from any other governmental agency in addition to ESDC?			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, list agency name(s) and permit(s)/approvals(s)			
Agency Involved	Type of permit/approval	State	Federal
ESDC	Restore NY Grant Round 3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
B. Type of project(s) proposed: (Check all that apply)			
Demolition(s)	<input type="checkbox"/> 1-20 buildings	<input type="checkbox"/> over 20 buildings	number of buildings
Rehabilitation Project(s)	<input checked="" type="checkbox"/>		
New Construction Project(s)	<input type="checkbox"/>		

Contact Person for Project			
Name			Title
Firm/Agency			
City/State/Zip			
Phone	Fax	Email	

Part 12 – Statement of Need

Municipal Name	Town of Poughkeepsie
Project Name	Mid – Hudson Technology Center

Explain why ESDC assistance is being requested. Use one or more of the following as a guide. Include information on the impact Restore NY funding is likely to have on the project's success. Provide supporting documentation as applicable. Limit response to the space provide below.

Financial Gap	Sufficient funds cannot be obtained from other sources to complete the project without ESDC assistance. <i>Include evidence that ESDC assistance is needed to subsidize, encourage or leverage private sector investment.</i>
Feasibility	The project cannot go forward on the basis of terms offered by private and/or public funding sources. <i>Include the expected terms that would be imposed by other sources and why these will not allow the project to proceed. Outline the terms that are required and explain how these will make the project feasible.</i>

Part 13 – Public Disclosure Documents

In Part 13, insert copies of the documents listed below.

1. Proof of the publication of the Property Assessment List. Acceptable documentation is (1) photocopies of all three of the advertisements showing the dates of publication and/or (2) a signed receipt from the newspaper.
2. Proof of the publication of the Notice of Public Hearing to discuss the Restore NY application and the Property Assessment List.
3. A true and complete copy of a Municipal Resolution finding that the proposed project(s) is/are consistent with the municipality's local revitalization or urban development plan; that the proposed financing is appropriate for the specific project(s); that the project(s) facilitates effective and efficient use of existing and future public resources so as to promote both economic development and preservation of community resources; and where applicable, the project(s) develops and enhances infrastructure and/or other facilities in a manner that will attract, create and sustain employment opportunities.

All documents MUST be included with the application.

Incomplete applications will not be considered.

ESDC at its sole discretion, reserves the right to accept minor amendments and additions to this application.