

UCIDA

Ulster County Industrial Development Agency

ENFORCEMENT OF AGENCY PROJECTS POLICY

SECTION 1. PURPOSE AND AUTHORITY.

The purpose of this policy is to outline the procedures utilized by the Ulster County Industrial Development Agency (the “UCIDA”) pursuant to Section 923 of the General Municipal Law and Title One of Article 18-8 of the General Municipal Law (collectively, the “Act”) to review compliance with UCIDA requirements relating to project implementation, policy conformance and reporting. Under the Act, the UCIDA was created in order to promote, encourage, attract, and develop job and business opportunities and economically sound commerce and industry in the cities, towns, and villages of Ulster County. The intent of the Enforcement Policy of the UCIDA is to maintain the integrity and accountability of IDA projects, while being supportive of and constructive with project entities that are attempting in good faith to implement their project commitments and goals.

SECTION 2. DEFINITIONS.

- (A) “Active projects” shall mean projects that are approved and have a PILOT and/or other UCIDA agreement that has not completed its term.
- (B) “Full Time Equivalent (FTE) jobs” are defined as the total number of person hours, at a given point in time, working as of that time, divided by the number of person hours that the employer has designated as full time. Beginning May 13, 2009 the minimum weekly full time hours shall be thirty-five.

SECTION 3. REQUIREMENTS OF THE APPLICANT.

- (A) Background. Under the Act, the UCIDA is required to submit certain annual reports relating to UCIDA projects to the New York State Office of the Comptroller and to the NYS Authority Budget Office. In order to satisfy its annual reporting requirements and other requirements of the Act, as well as policies of the UCIDA, the UCIDA will require applicants for financial assistance to satisfy the requirements described in Section 3(B) below.

- (B) Applicant Requirements. Each applicant for financial assistance from the UCIDA will agree to satisfy the following requirements as a condition to the receipt of such financial assistance:
- i. The applicant shall insure that all employees and applicants for employment with regard to the Project are afforded equal employment opportunities without discrimination.
 - ii. Except as otherwise provide by collective bargaining agreements, new employment opportunities created as a result of the project will be listed with the New York State Department of Labor Community Services Division (the "DOC") and the Ulster County Office of Employment and Training (the "UCOET") such programs collectively with the DOC, hereinafter referred to as the "Workforce Investment Program."
 - iii. Except as otherwise provided by collective bargaining agreements, where practicable, the applicant will first consider persons eligible to participate in the Workforce Investment Program who shall be referred by DOC and the UCOET for new employment opportunities created as a result of the Project.
 - iv. The applicant agrees, whenever requested by the UCIDA, to provide and certify or cause to be provide or certified such information concerning the applicant, its finances and other topics as the UCIDA from time to time reasonably considers necessary or appropriate, including, but not limited to such information as to enable the UCIDA to make any reports required by law or governmental regulation.
 - v. Within thirty-one (31) days after the end of each calendar year, the applicant shall furnish to the UCIDA a certificate of an Authorized Representative of the applicant stating that no Event of Default under the Installment Sale Agreement (or Lease Agreement) has occurred or is continuing or, if any Event of Default exists, specifying the nature and period of existence thereof and what action the applicant has taken or proposes to take with respect thereto, and setting forth the unpaid principal balance of the Bonds and accrued but unpaid interest thereon and that no defenses, offsets or counterclaims exist with respect to the indebtedness evidenced thereby.
 - vi. Within thirty-one (31) days after the end of each calendar year, the applicant shall furnish to the UCIDA a certificate of an Authorized Representative of the applicant stating that all payment in lieu of tax (PILOT) payments for the prior calendar year have been paid on time. In the event that PILOT payments have not been paid on time, the applicant shall certify as to the nature and period of non-payment and what action the applicant has taken or proposes to take with respect compliance with future payment requirements.

- vii. Pursuant to the requirements of subsection one of Section 6 of Chapter 127 of the 1995 Laws of the State of New York, the applicant agrees to file with the UCIDA, no later than thirty-one (31) days after the end of each calendar year, reports regarding the number of people employed at the Project Facility and certain other matters.
- viii. Pursuant to Section 874(8) of the Act, the applicant agrees to annually file and cause any sub-lessee or other operator of the Project Facility to file annually, with the New York State Department of Taxation and Finance, on a form and in such manner as is prescribed by the New York State Commissioner of Taxation and Finance (the "Annual Sales Tax Report"), a statement of the value of all sales and use tax exemptions claimed by the applicant and all contractors, subcontractors, consultants and other agents of the applicant under the authority granted to the applicant pursuant to the Installment Sale Agreement (or this Lease Agreement) and/or the Final Inducement Resolution and/or the Sales Tax Exemption Letter.
- ix. The applicant agrees to furnish to the UCIDA a copy of each such annual report submitted to the New York State Department of Taxation and Finance by the applicant pursuant to Section 874(8) of the Act.

SECTION 4. COMPLIANCE.

- (A) Monitoring. UCIDA project monitoring shall be the responsibility of the Chief Executive Officer or his or her designee which shall include but not limited to the following:
- i. The UCIDA will perform a monitoring visit of every active project site every year.
 - ii. The UCIDA will, at least annually, collect information for each active project enabling it to reasonably verify that PILOT invoicing has been done correctly, that payments due for the same have been made, that jobs have been substantially retained or created as projected, and that major project objectives have been substantially achieved.
 - iii. Annually collect information as of the last day of the calendar year:
 - Copies of NYS Form – 45 for each calendar quarter for the year in question
 - Copies of payroll journals summarized by employee showing hours worked and gross wages totaled by employee and project applicant for the year in question
 - Certificates evidencing the project applicant's general liability insurance, workers' compensation insurance (C-105.2) and disability insurance

- Copies of the NYS ST-340 Form for the year in question (if applicable)
- Copies of the project applicant's bond statement showing the principal repayment and outstanding principal on the Agency's bond issue (if applicable)
- Check or money order in the amount of \$100 made payable to the Agency for reimbursement of payroll/insurance verification (such amount subject to change)

At the expense to the project entity a certified public accountant shall verify and certify that the aforesaid numbers are consistent with the payroll data submitted to the State of New York in the entity's NY45, Proof of Workers' Compensation coverage.

- iv. During project site visits the UCIDA will require the applicant, upon request, to show copies of payroll related documents, which may include but not be limited to, NY45, proof of Workers' Compensation coverage, proof of Disability Insurance coverage, proof of Unemployment Insurance, etc.
- v. Annually collect for each active project other information relating to project performance.

(B) Annual Reports. Within ninety (90) days after the end of each calendar year, the Audit Committee of the UCIDA will prepare an internal compliance annual report describing the compliance by applicants with the requirement described in Section 3 above, including the filing of annual reports and the number of jobs created and retained by the applicant.

(C) UCIDA Review. Projects that are administratively deemed out of compliance will be reviewed by the Governance Committee, which may make enforcement action recommendations to the UCIDA. The UCIDA will review the internal compliance report at a regular meeting of the UCIDA. The UCIDA will take such actions as it deems necessary, including but not limited to, (1) scheduling meetings with applicants to review non-compliance and to discuss remedial actions, (2) considering enforcement action against applicants that fail to comply with the requirements described in Section 3 above, as described in Section 5 below, and (3) preparation of letters of commendation or other form of congratulation to those applicants that have created and/or retained jobs consistent with (or in excess of) the estimates contained in the applicants original application to the UCIDA.

SECTION 5. ENFORCEMENT.

(A) General. Upon completion of the report prepared by UCDC regarding compliance by the applicants with the requirements described in Section 3 above, the UCIDA will initiate enforcement action against those applicants that have failed to comply with such requirements.

(B) Compliance. Compliance action by the UCIDA may include, but not be limited to, the following:

- i. An active economic development project which fails to maintain its original job employment level and for which less than 90% of the projected jobs have been created after three years from closing will be subject to review and possible enforcement action.
- ii. An active project that has not substantially achieved its construction, expansion or services goals after three years from closing will be subject to review and possible enforcement action.
- iii. Temporary Suspension of Recapture Provisions. Any Project Benefit Agreement will contain language in substantially the following form:

This Section 4.03(C) [the obligation of the Company to make recapture payments] will be deemed temporarily suspended and the Agency will not be entitled to the recapture of Project Financial Assistance in any calendar year in which the Gross Domestic Product for any or all quarters of such calendar year falls below 0.00%.

“Gross Domestic Product” means the output of goods and services produced by labor and property located in the United States, expressed as an annualized percentage of growth, and as reported by the United States Department of Commerce – Bureau of Economic Analysis at www.bea.gov.

- iv. The UCIDA will notify the concerned entity in writing of the fact if its project is administratively determined to warrant compliance review, will require that they report to the UCIDA on project status within sixty (60) days of the date of the letter, and will schedule meetings with the entities in question to discuss explanations and remedial actions. The following will be used to determine if an explanation exists for failure to achieve the economic benefits projected by the company:
 - Natural Disaster: if a natural disaster such as a fire, flood, or tornado disrupts the business.
 - Industry Trends: An evaluation of industry trends will be made relevant to the company, and a determination reached as to whether the company is in a market that is declining. International and national data will be used in the evaluation. An industry is considered in decline when, measured by the appropriate SIC code, it experiences employment or revenue declines—beyond its control—of 10% or more over 3 years.
 - Loss of Major Supplier or Customer: if the loss of a customer or supplier represents 15% or more of the sales of the company.
 - Productivity Improvements: if new technology, equipment or general productivity improvements result in the need for less than projected employees or investment
 - Unfair Competition: if an international competitor utilizes an

unfair competitive advantage to acquire market share.

- Public health crisis: if a public health crisis such as a pandemic disrupts the business.
- Other economic reversals.

(C) Enforcement Action. The IDA granting the economic incentive retains all rights to impose, delay, or waive penalties. Further, the Agency, at its sole discretion, may waive all or any portion of any payment owing by the company. Otherwise, enforcement action by the UCIDA shall include, but not be limited to, the following:

- i. Requesting the information and/or compliance by a final notice letter.
- ii. Forwarding an event of default notice to the involved parties, including the lender.
- iii. Forwarding an event of PILOT nonpayment to the affected taxing jurisdictions.
- iv. Notifying appropriate New York State, Ulster County, and local municipal agencies of the applicant's failure to comply with such requirements.
- v. Terminating all or a portion of the financial assistance provide by the UCIDA, including any sales tax exemption letters and PILOT agreements.
- vi. Recapturing any or all benefits provided to an applicant under a PILOT agreement or sales tax exemption letter, in which case the UCIDA will return any such recovered funds to the taxing jurisdictions affected.
- vii. Referral to appropriate agencies for criminal or civil prosecution.

(D) Recovery of Incentives. The terms of Project Agreement will, depending upon the terms of a project, include the following formulas in case of the occurrence of a Recapture Event and subject to the provisions of Section 4.02(B) hereof, the Company shall pay to the Agency the following amounts as recapture:

- i. For a 10-year PILOT
 - one hundred percent (100%) of the Benefits if the Recapture Event occurs prior to the Completion of Project Construction, or within the first (1st) or second (2nd) year after the Completion of Project Construction; or
 - ninety percent (90%) of the Benefits if the Recapture Event occurs during the third (3rd) year after the Completion of Project Construction; or;
 - eighty percent (80%) of the Benefits if the Recapture Event occurs during the fourth (4th) year after the Completion of Project Construction; or;
 - seventy percent (70%) of the Benefits if the Recapture Event occurs during the fifth (5th) year after the Completion of Project Construction; or;
 - sixty percent (60%) of the Benefits if the Recapture Event

- occurs during the sixth (6th) year after the Completion of Project Construction; or;
- fifty percent (50%) of the Benefits if the Recapture Event occurs during the seventh (7th) year after the Completion of Project Construction; or;
- forty percent (40%) of the Benefits if the Recapture Event occurs during the eighth (8th) year after the Completion of Project Construction; or;
- thirty percent (30%) of the Benefits if the Recapture Event occurs during the ninth (9th) year after the Completion of Project Construction; or;
- twenty percent (20%) of the Benefits if the Recapture Event occurs during the tenth (10th) year after the Completion of Project Construction; or;
- ten percent (10%) of the Benefits if the Recapture Event occurs during the eleventh (11th) year after the Completion of Project Construction;
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Year	Amount of Recapture
1	100% of the Project Financial Assistance
2	100% of the Project Financial Assistance
3	90% of the Project Financial Assistance
4	80% of the Project Financial Assistance
5	70% of the Project Financial Assistance
6	60% of the Project Financial Assistance
7	50% of the Project Financial Assistance
8	40% of the Project Financial Assistance
9	30% of the Project Financial Assistance
10	20% of the Project Financial Assistance
11	10% of the Project Financial Assistance

- ii. For a 15-year PILOT
 - one hundred percent (100%) of the Benefits if the Recapture Event occurs prior to the Completion of Project Construction, or within the first (1st) or second (2nd) year after the Completion of Project Construction; or
 - ninety-three percent (93%) of the Benefits if the Recapture Event occurs during the third (3rd) year after the Completion of Project Construction; or;
 - eighty-six percent (86%) of the Benefits if the Recapture Event occurs during the fourth (4th) year after the Completion of Project Construction; or;
 - seventy-nine percent (79%) of the Benefits if the Recapture Event occurs during the fifth (5th) year after the Completion of Project Construction; or;
 - seventy-two percent (72%) of the Benefits if the Recapture Event occurs during the sixth (6th) year after the Completion of Project Construction; or;
 - sixty-five percent (65%) of the Benefits if the Recapture Event occurs during the seventh (7th) year after the Completion of Project Construction; or;
 - fifty-eight percent (58%) of the Benefits if the Recapture Event occurs during the eighth (8th) year after the

- Completion of Project Construction; or;
- fifty-one percent (51%) of the Benefits if the Recapture Event occurs during the ninth (9th) year after the Completion of Project Construction; or;
- forty-four percent (44%) of the Benefits if the Recapture Event occurs during the tenth (10th) year after the Completion of Project Construction; or;
- thirty-seven percent (37%) of the Benefits if the Recapture Event occurs during the eleventh (11th) year after the Completion of Project Construction; or;
- thirty percent (30%) of the Benefits if the Recapture Event occurs during the twelfth (12th) year after the Completion of Project Construction; or;
- twenty-three percent (23%) of the Benefits if the Recapture Event occurs during the thirteenth (13th) year after the Completion of Project Construction; or;
- sixteen percent (16%) of the Benefits if the Recapture Event occurs during the fourteenth (14th) year after the Completion of Project Construction; or;
- nine percent (9%) of the Benefits if the Recapture Event occurs during the fifteenth (15th) year after the Completion of Project Construction; or;
- two percent (2%) of the Benefits if the Recapture Event occurs during the sixteenth (16th) year after the Completion of Project Construction;

Year	Amount of Recapture
1	100% of the Project Financial Assistance
2	100% of the Project Financial Assistance
3	93% of the Project Financial Assistance
4	86% of the Project Financial Assistance
5	79% of the Project Financial Assistance
6	72% of the Project Financial Assistance
7	65% of the Project Financial Assistance
8	58% of the Project Financial Assistance
9	51% of the Project Financial Assistance
10	44% of the Project Financial Assistance
11	37% of the Project Financial Assistance
12	30% of the Project Financial Assistance
13	23% of the Project Financial Assistance
14	16% of the Project Financial Assistance
15	9% of the Project Financial Assistance
16	2% of the Project Financial Assistance

- iii. For any longer PILOTs
- one hundred percent (100%) of the Benefits if the Recapture Event occurs prior to the Completion of Project Construction, or within the first (1st) or second (2nd) year after the Completion of Project Construction; or
 - X percent (X%) of the Benefits if the Recapture Event occurs during each year from the third year after the Completion of Project Construction forward;
 - “X” shall be 100% divided by the length of the

PILOT and rounded up to the nearest whole percentage. For example, a 20-year PILOT will decrease by 5% each year beginning with the third year.

Reaffirmed: January 19, 2022