



2001 Ross Avenue,
Suite 400
Dallas, Texas 75201

January 9, 2025

Genesee County Economic Development Center

99 MedTech Drive
Batavia, New York 14020

Mark Masse

President and CEO

Re: Project Double Reed Offer and Application

Dear Mark,

Stream Data Centers expresses its strong interest in acquiring 60 acres of land located in the Genesee County Science Technology and Advanced Manufacturing Park (STAMP) for the development of a cutting edge, state-of-the-art data center. This project represents a significant investment in the local community, bringing substantial economic benefits, including job creation, significant revenue generation, and community pride.

We believe we are the strongest applicant for this project for two key reasons:

First, we are an established hyperscale data center provider with a proven track record. We have successfully completed over 27 data center projects across the country, and a significant portion of our capacity (over 90%) is leased to the top 5 global technology companies.

Second, this project is being undertaken in direct collaboration with a prominent existing tenant, a Fortune 50 company with an S&P credit rating of AA-. If selected, this collaboration ensures the project's successful completion and brings a renowned company to your community known for its strong commitment to community development and engagement. Furthermore, this strategic initiative supports this tenant's global application workloads and mitigates the risk of less desirable tenants or uses, such as cryptocurrency mining operations, which we understand does not align with the community's long-term vision for the site.

Projects of this scale are business-critical for our tenant and undergo rigorous risk diligence to ensure a new data center operates with high availability and minimal exposure to natural and man-made hazards. The tenant's desire to host their applications in Genesee County underscores their long-term commitment to the project and exemplifies their enthusiasm for establishing a new home for their business and employees within the county.

Regarding our application, you will see that we have committed to minimum values in the GCEDC Incentives Input Form. While it is still relatively early in the site development process, we have developed a detailed cost estimate for our project and created a project pro forma for our tenant using these values. This financial modeling effort confirmed the project's viability and has been reviewed and accepted by our tenant. Please note that while we have committed to your requested values today, both Stream Data Centers and our tenant are committed to a fair and equitable economic development package. We view this as the beginning of an iterative process, where we will continuously evaluate and refine our approach to ensure the best possible outcome for the community, while meeting the tenant's cost parameters. Should Stream be selected, we look forward to collaborating with you and the Board to refine the economic development package as the project progresses.

This project has the potential to be a significant asset to the community. We believe that by working together, we can create a successful partnership that delivers long-term economic and community benefits.



GCEDC Incentives Input Form

Project Name: **Project Double Reed**

Property Tax Variables for Fixed PILOT Program

The variables that affect the Fixed PILOT Program calculations are below. The minimum of the assessed value per square foot of new construction is asset at \$125 per square foot. The escalator is set at 2% a year and term is 10 years. The maximum number of years is set at 30 years.

	Minimum	Proposed	Comments
Project SQ FT	N/A	900,000	Based on Final Design Package, submitted January 3, 2025
Assessed Value Per SQ FT	\$125	\$125	We suggest a comprehensive Fixed PILOT program, inclusive of property tax, sales tax, and community/grant program funds.
Escalator	2%	2.5%	--
Years	10	20	--

Community and/or Grant Programs

The community/grant program is a separate line item to consider. The floor is set at \$1M and proposed is anything you're willing to consider over and above the floor.

	Minimum	Proposed	Comments
Community/Grant Program	\$1 Million	*See Note	* To be further discussed. We're open to a separate Community/Grant Program but we believe that a more advantageous approach may be to incorporate these funds into a more comprehensive Fixed PILOT program. This program would encompass property tax, sales tax, and funding for community and grant programs, potentially yielding a value that meets or surpasses the anticipated value of this agreement.

Land and Substation

The land per acre floor is set at \$300,000 per acre and the substation floor is at \$200,000 per MW. If you are willing to pay more, include the amount in the proposed line item.

	Minimum	Proposed	Comments
Acres	N/A	60.00	Per guidance from GCEDC staff, we reduced the proposed project area as much as possible, while still maintaining enough land to meet our tenant's needs.
Price Per Acre	\$300,000	\$300,000	--
Substation Cost Per MW	\$200,000	\$200,000	--

Sales Tax Exemption for Servers Only after initial construction

Sales tax exemption on servers equates to 8% savings in NY State of which 4% is sent to the State and 4% to County. To assist the county, we suggest a host agreement every time a sales tax exemption is requested for servers only after initial construction

	Minimum	Proposed	Comments
County Host Agreement	\$1 Million	*See Note	* To be further discussed. We're open to a separate County Host Agreement but we believe that a more advantageous approach may be to incorporate these funds into a more comprehensive Fixed PILOT program. This program would encompass property tax, sales tax, and funding for community and grant programs, potentially yielding a value that meets or surpasses the anticipated value of this agreement.



**Genesee
County
Economic
Development
Center**

Application for Financial Assistance

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Note: All of the above forms must be completed in their entirety to be considered an acceptable application.

Attachments

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I. Applicant Information

Company Name: Stream US Data Centers, LLC		
Address: 2001 Ross Avenue		
City / Town Dallas	State: Texas	Zip: 75201
Phone No.: 214.267.0400		Fax No.:
Email Address: info@stream-dc.com		Fed. Id. No.: 75-2680688

SIC Code (<https://www.osha.gov/pls/imis/sicsearch.html>): 7376

NAICS Code (<http://www.naics.com>): 518210

Contact Person: Bradley Wells

Principal Owners / Officers / Directors: (list owners with 15% or more in equity holdings with percentage ownership)

<u>Paul Moser, Limited Partner</u>	<u>20.51%</u>
Name & Title	

Name & Title	

Corporate Structure (attach schematic if Applicant is a subsidiary or otherwise affiliated with another entity)

Form of Entity: C Corp S Corp Partnership LLC
 LLP Sole Proprietorship Not for Profit

If a corporation, partnership, limited liability company/partnership or Not for Profit:

What is the date of the establishment _____, Place of organization _____ and, if a foreign organization, is the Applicant authorized to do business in the State of New York?

Applicant's Counsel: Kevin R. McAuliffe			
Address: 125 East Jefferson Street			
City / Town Syracuse	State NY	Zip 13202	
Phone No.: (315)425-2875		Fax No.:	

II. Project Information

A) Detailed Description of Project (Including type, location and purpose of project:

The project involves the development of a 60 acre parcel within the Genesee County Science, Technology, and Advanced Manufacturing Park (STAMP) in the Town of Alabama, New York. The proposal will include construction of multiple buildings totaling approximately 1,200,000 square feet, with supporting road access and campus security measures, on-site vehicular circulation, parking, utility services and supporting infrastructure, equipment storage and operation yards. Stormwater management facilities will also be implemented for the control and treatment of on-site runoff.

The proposed location of the site is on the west side of Crosby Road, approx. 660' south of its intersection with Lewiston Road (Hwy. 77).

B) Location of Project / Project Address: Approx. 6695-6501 Crosby Rd Alabama 14013
Address Town Zip

C) Current Assessed Value of Property \$ All parcels \$1,169,200 Tax Map # 10.-1-4.112, 10.-1-7, 10.-1-8, 10.-1-9.
Source: Genesee County Web Mapping (not required if project is for equipment purchases only) 10.-1-10, 10.-1-4.2 and a portion of 10.-1-3,

D) Square footage of existing building 1,433 S/F
 Square footage of new / renovated build 900,000 S/F
 Total Square Footage 900,000 S/F

Source: Genesee County Web Mapping and applicant conceptual plans

<u>Estimated Project Costs / Project Capital Investment:</u>	
Building Cost:	
\$ <u>1,300,000,000</u>	(New Building Construction cost or Existing building expansion construction)
Land and Building	
\$ _____	(Purchase Value of land and/or building incl. engineering, architect and blue print fees)
Production Equipment	
\$ <u>200,000,000</u>	(\$ Value of Production Equipment – not sales taxable)
Other Equipment	
\$ <u>2,000,000</u>	(\$ Value of sales taxable equip = Furniture/Fixtures, Computers, Lockers...)
Other	
\$ _____	describe:
Tot. Cap Invest:	
\$ <u>1,502,000,000</u>	(Sum all lines above)

<u>Estimated Public and Private Sources of Funds for Project Costs:</u>	
Grants: \$	_____
Bonds: \$	_____
GCEDC/GGLDC loan fund: \$	_____
Bank Financing: \$	_____
Other: \$	_____
Equity: \$	<u>1,502,000,000</u>
Total of all sources of funds: \$	<u>1,502,000,000</u>

Mortgage Amount on this Project: \$ _____

Total Amount Financed \$ _____ Describe: **Exact amount of financing to be determined**

Estimated percentage of costs financed from public sector (grants, bonds, and GCEDC/GGLDC loan fund divided by total of all sources of funds):

III. Project Employment Information

****Note:** Please use full time equivalents, approximately **Two** part time is equivalent to **One** full time. (Attach additional sheets as necessary)

E1) Current number of full time equivalent employees (prior to project): 218 total (4 NY Residence)

E2) Estimate how many full time equivalent jobs will be **retained** (Current employment):

Full Time (FT) 218 Part-Time (PT) _____ ** Total Full Time Equivalents (FTE) 218 total (4 NY Residence)

*Please note retained jobs should be based upon the most recent NYS MN-45 quarterly report, a copy of which should be attached to this application.

E3) What is the average estimated (annual) salary range of jobs to be retained _____ to _____
(at current market rates)

Number of jobs	Job Title	Estimated salary/range	Hours per week
	SEE ATTACHED EXHIBIT D		

E4) Estimate how many full time/ part-time jobs will be **created** as a result of this Project over the next three years:

Full Time (FT) _____ Part-Time (PT) _____ ** Total Full Time Equivalents (FTE) 140

E5) What is the planned average HOURLY wage for the FTE jobs to be created (new) \$ 29-50/hr

E6) What is the average estimated ANNUAL salary RANGE of FTE jobs to be created \$ 60,000 to \$ 104,000

E7) What is the planned average annual BENEFITS paid in \$\$ per FTE job to be created \$ _____

E8) Is the Project Commercial in nature (Sales Tax Generating for Community)? Yes

E9) If yes, what is the estimated annual total Sales Tax to be generated from this project at full build-out? \$ _____

E10) Expected commencement date for project (mo / year) Approx Jan 2026

E11) Expected timeframe for project to achieve completion (in months) 24mo

E12) Estimate of the number of residents of the Labor Market Area (as defined in N.Y. GML Sec. 859-a(4)(f)) to fill created jobs? 250, inclusive of anticipated attrition and fallout

IV. Representations by the Applicant

- Is the company delinquent in the payment of any state or municipal property taxes? Yes No
- Is the company delinquent in the payment of any income tax obligation? Yes No
- Is the company delinquent in the payment of any loans? Yes No
- Is the company currently in default on any of its loans? Yes No
- Are there currently any unsatisfied judgments against the company? Yes No
- Are there currently any unsatisfied judgments against any of the company's principals? Yes No
- Has the company ever filed for bankruptcy? Yes No
- Have any of the company's principals ever personally filed for bankruptcy, or in any way sought protection from creditors? Yes No

If the answer to any of the questions above is "Yes," please provide additional comments in the space below and on additional pages if necessary.

Please initial each item where indicated

Job Listings - In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the AGENCY, except as otherwise provided 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 "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entities") of the service delivery area created by the federal job training partnership act(Public Law 97-300) ("JTPA") in which the Project is located.

[Initials] **Applicant's Initials**

First Consideration for Employment - In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the AGENCY, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.

[Initials] **Applicant's Initials**

Annual Sales Tax Filings - In accordance with Section 874(8) of the General Municipal Law, the Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the AGENCY, in accordance with Section 874(8) of the General Municipal Law, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, an Annual Report of Sales and Use Tax Exemptions (Form ST-340) by the last day of February following applicable calendar year (with a copy to the AGENCY), describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant.

[Initials] **Applicant's Initials**

Employment Reports - The Applicant understands and agrees that, if the Project receives any Financial Assistance from the AGENCY, the Applicant agrees to file, or cause to be filed, with the AGENCY, on quarterly basis, copies of form NYS-45-MN Quarterly Combined Withholding, Wage Reporting, and Unemployment Insurance Returns filed with the Department of Labor applicable to the project site.

[Initials] **Applicant's Initials**

AGENCY Reports – The Applicant understands and agrees that, if the Project receives any Financial Assistance from the AGENCY, the Applicant agrees to file, or cause to be filed with the AGENCY, a certified Annual Project Report (to be mailed to the Applicant) due by the last day of February following applicable calendar year, for a period of time not to exceed 4 years post financial assistance.

Applicant's Initials

Absence of Conflicts of Interest - The Applicant has received from the AGENCY a list of the members, officers, and employees of the AGENCY. No member, officers or employee of the AGENCY has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described.

Applicant's Initials

Recapture Provision/Uniform Tax Exemption Policy ("UTEP") – Applicant hereby understands and agrees, in accordance with Section 875(3) of the New York General Municipal Law, that any New York State and local sales and use tax exemption claimed by Applicant and approved by the Agency in connection with the Project may be subject to recapture by the Agency under such terms and conditions as will be set forth in the Agent Agreement to be entered into by and between the Agency and the Applicant. Recapture provisions would be invoked under Section 875(3) of the New York General Municipal Law if it is determined that: (i) the Company is not entitled to the Sales and Use Tax Exemption Benefits; (ii) the Sales and Use Tax Exemption Benefits are in excess of the amounts authorized by the Agency to be taken by the Company; (iii) the Sales and Use Tax Exemption Benefits are for property or services not authorized by the Agency as part of the Project; or (iv) the Sales and Use Tax Exemption Benefits are taken in cases where the Company fails to comply with a material term or condition to use property or services in the manner approved by the Agency in connection with the Project. The Applicant further represents and warrants that the information contained in this Application, including without limitation information regarding the amount of New York State and local sales and use tax exemption benefits, is true, accurate and complete. The Applicant further represents and warrants that the information contained in this Application, including without limitation information regarding the amount of New York State and local sales and use tax exemption benefits, is true, accurate and complete, to the best of the Applicant's knowledge. Applicant hereby further represents and warrants that it has reviewed the Agency's UTEP and understands and agrees that under such UTEP, the Agency has the right to recapture all or a portion of any financial assistance provided by the Agency to the Company, including, but not limited to, sales and mortgage tax exemptions and real property tax abatements upon the occurrence of certain events as set forth in the UTEP.

Applicant's Initials

No Violation of Section 862(1) of the General Municipal Law – In accordance with Section 862(1) of the General Municipal Law, the applicant understands and agrees that the Project will not (a) result in the removal of an industrial or manufacturing plant of the Project occupant from one area of the state to another area of the state, or (b) result in the abandonment of one or more plant facilities of the Project occupant located within the state. If the Project will result in (a) or (b), the applicant agrees that the requested financial assistance is necessary to prevent the Project from relocating out of the state, or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry.

Applicant's Initials

Financial Assistance Necessary – The applicant represents that the project would not likely occur without the financial assistance provided by the AGENCY.

Applicant's Initials

Compliance – The applicant receiving financial assistance is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.

Applicant's Initials

V. Signatory Page

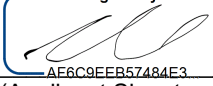
Is any of the information contained herein considered trade secrets? Yes No

Note: AGENCY will protect said trade secret information herein but reserves the right to disclose certain summary information from this application (i.e. total facility s/f, total capital investment, total job creation, top level wage information et. Al.) As a part of its project summary disclosure related to the AGENCY board's public vote required and resulting from said application. Please list anything that is considered trade secrets:

Employment figures and anticipated capital costs and financing

The Applicant and the individual executing this Application on behalf of the Applicant acknowledge that:

- A) The AGENCY will rely on the representations made herein when acting on this Application and hereby represent that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.
- B) Failure of the Applicant to file appropriate Sales Tax and Employment reports will result in the revocation of tax benefits and require repayment of benefits previously claimed.
- C) If the Applicant submits knowingly false or knowingly misleading information this may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemptions claimed by reason of the AGENCY's involvement in the Project and may also lead to potential criminal penalties and/or civil liabilities for perjury.

DocuSigned by:

AFFC9FEF57484E3

 (Applicant Signature)
 Michael Lahoud

 (Print Name) Co-Managing Partner

 Title Stream U.S. Data Centers, L.L.C.

 Company Name

This Application should be submitted along with the items listed in Exhibit A to:

Genesee County Economic Development Center
99 MedTech Drive, Suite 106
Batavia, New York 14020

Email: gcedc@gcedc.com

[Completed November 26, 2024]

VI. Hold Harmless Agreement

Applicant hereby releases Genesee County Economic Development Center and the members, officers, servants, agents and employees thereof (the "AGENCY") from, agrees that the AGENCY shall not be liable for and agrees to indemnify, defend and hold the AGENCY harmless from and against any and all liability arising from or expense incurred by (A) the AGENCY's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the AGENCY, (B) the AGENCY's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the AGENCY with respect to the Project; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, 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 if the AGENCY or the Applicant are unable to reach final agreement with the respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the AGENCY, its agents or assigns, all costs incurred by the AGENCY in the processing of the Application, including attorneys' fees, if any.

Applicant hereby understands and agrees, in accordance with Section 875(3) of the New York General Municipal Law, that any New York State and local sales and use tax exemption claimed by Applicant and approved by the Agency in connection with the Project may be subject to recapture by the Agency under such terms and conditions as will be set forth in the agreements to be entered into by and between the Agency and the Applicant. The Applicant further represents and warrants that the information contained in this Application, including without limitation information regarding the amount of New York State and local sales and use tax exemption benefits, is true, accurate and complete.

(Applicant Signature)

(Print Name)

Title

Company Name

Sworn to before me this

_____ day of _____, 20_____

Notary Public

EXHIBIT A

INSURANCE COVERAGE

1. Requirements. The Company shall maintain or cause to be maintained insurance against such risks and for such amounts as are customarily insured against by businesses of like size and type paying, as the same become due and payable, all premiums in respect thereto, including, but not necessarily limited to:

(a) (i) Insurance against loss or damage by fire, lightning and other casualties, with a uniform standard extended coverage endorsement, such insurance to be in an amount not less than the full replacement value of the Project, exclusive of excavations and foundations, as determined by a recognized appraiser or insurer selected by the Company or (ii) as an alternative to the above requirements (including the requirement of periodic appraisal), the Company may insure the Project under a blanket insurance policy or policies covering not only the Project but other properties as well.

(b) Workers' compensation insurance, disability benefits insurance, and each other form of insurance which the Agency or the Company is required by law to provide, covering loss resulting from injury, sickness, disability or death of employees of the Company who are located at or assigned to the Project.

(c) Insurance against loss or losses from liabilities imposed by law or assumed in any written contract and arising from personal injury and death or damage to the property of others caused by any accident or occurrence, with limits of not less than **\$1,000,000** per accident or occurrence on account of personal injury, including death resulting there from, and **\$1,000,000** per accident or occurrence on account of damage to the property of others, excluding liability imposed upon the Company by any applicable workers' compensation law; and a blanket excess liability policy in the amount not less than **\$3,000,000** per accident or occurrence, protecting the Company against any loss or liability or damage for personal injury or property damage.

2. Additional Provisions Respecting Insurance. (a) **All insurance required shall name the Agency as a named insured and all other insurance required by Section 4 hereof shall name the Agency as an additional insured.** All insurance shall be procured and maintained in financially sound and generally recognized responsible insurance companies selected by the Company and authorized to write such insurance in the State. Such insurance may be written with deductible amounts comparable to those on similar policies carried by other companies engaged in businesses similar in size, character and other respects to those in which the Company is engaged. All policies evidencing such insurance shall provide for (i) payment of the losses of the Company and the Agency as their respective interest may appear, and (ii) at least thirty (30) days' prior written notice of the cancellation thereof to the Company and the Agency.

(b) All such policies of insurance, or a certificate or certificates of the insurers that such insurance is in force and effect, shall be deposited with the Agency on the date hereof. Prior to expiration of any such policy, the Company shall furnish the Agency evidence that the policy has been renewed or replaced or is no longer required by this Agent Agreement.

Fees to be Paid by the Applicant:

Genesee County Economic Development Center \$_____

(Per the attached Pricing & Fee Policy) the AGENCY will collect a _____% fee.

The AGENCY will collect its origination fee at the time of closing, based upon the company provided realistic capital investment costs of this project stated in this application.
(Should the actual costs exceed those estimated, an additional fee will apply.)

In addition, the Applicant will reimburse the Agency for any direct expenses incurred in connection with this Project, including costs related to holding a public hearing.

The AGENCY will collect an annual administration fee for all PILOT projects. Projects with a capital investment of less than \$5 million will be charged a \$500 annual fee for each year of benefits provided. For projects with a capital investment of \$5 million or greater, there will be a \$1,000 annual fee charged.

The Annual Administration Fee will be \$_____ annually in January for the length of the PILOT.

Harris Beach, LLP \$_____

(Estimated fee for legal services required in connection with the financial assistance provided by the Genesee County Economic Development Center)
Applicant may be required to pay additional out-of-pocket expenses and applicable filing or recording fees.

Local Labor Reporting Deposit \$_____ (if applicable).

Solar Projects \$_____

Solar projects that are 5MW and smaller will pay a fee to the Genesee Gateway Local Development Corp (GGLDC) for workforce development initiatives.

****Financial incentives are public information and will be released to the media upon board approval****

(Applicant Signature)

(Print Name)

Title

Company Name

Exhibit C

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:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. <u>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</u>			NO
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.			YES
2. <u>Does the proposed action require a permit, approval or funding from any other governmental Agency?</u>			NO
If Yes, list agency(s) name and permit or approval:			YES
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?			
b. Consistent with the adopted comprehensive plan?			
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
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	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation service(s) available at or near the site of the proposed action?			
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			
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	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
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? 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: _____ _____	NO	YES	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> 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	
16. Is the project site located in the 100 year flood plain?	NO	YES	
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? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES	

<p>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: _____</p>	NO	YES
<p>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: _____</p>	NO	YES
<p>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: _____</p>	NO	YES
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: _____ Date: _____ Signature: _____</p>		

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?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
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?		
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?		
7. Will the proposed action impact existing:		
a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

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

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.

- 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.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer

Exhibit D



Genesee County Economic Development Center Pricing & Fee Policy

Effective Date: June 2, 2022

Financial Assistance - Tax Savings***

Offering / Activity	Fees	Comments
<p>Lease - Lease Back (SLB) or similar</p> <p>Including any / all of the following:</p> <ol style="list-style-type: none"> 1. PILOT 2. Sales Tax Exemption 3. Mortgage Tax Exemption <p>Minimum fee of \$2,000</p>	<p>\$250 Non-Refundable Application Fee</p> <p><u>GCEDC Fees:</u></p> <p>Direct Sales Project: For projects up to \$450 million in capital investment the fee amount is 1.25% of total capital investment/ benefited project amount. For projects in excess of \$450 million in capital investment the fee can be within a range of .75% and 1.25% of total capital investment/ benefitted amount.</p> <p><u>Administration fee:</u></p> <p>For projects with a capital investment of less than \$5 million, there will be a \$500 annual fee charged for each year of benefits provided. For projects with a capital investment of \$5 million or greater, there will be a \$1,000 annual fee charged.</p> <p><u>Legal Fees:</u></p> <p>Legal transaction fees associated with a project will be estimated to each client on a case by case basis.</p>	<p>Eligible to businesses with Capital Investments of \$50,000 or greater which meet the criteria as set forth in the GCEDC's Uniform Tax Exemption Policy.</p>
<p>Sales Tax Exemption Only</p> <p>Minimum fee of \$1,000</p>	<p>\$250 Non-Refundable Application Fee</p> <p><u>GCEDC Fees:</u></p> <p>Direct Sales Project: 1.25% of total capital investment/ benefited project amount</p> <p><u>Legal Fees:</u> Legal transaction fees associated with a project will be estimated to each client on a case by case basis.</p>	<p>Eligible to businesses with Capital Investments of \$50,000 or greater which meet the criteria as set forth in the GCEDC's Uniform Tax Exemption Policy.</p>
<p>Mortgage Tax Exemption Only</p> <p>Minimum fee of \$2,000</p>	<p>\$250 Non-Refundable Application Fee</p> <p><u>GCEDC Fees:</u></p> <p>0.4% of amount financed</p> <p><u>Legal Fees:</u></p> <p>Legal transaction fees associated with a project will be estimated to each client on a case by case basis.</p>	<p>Eligible to businesses with Capital Investments of \$50,000 or greater which meet the criteria as set forth in the GCEDC's Uniform Tax Exemption Policy.</p>

Financing***

Offering / Activity	Fees	Comments
Bond: Taxable or Tax Exempt 1. Financing transaction only 2. Financing included with SLB	\$250 Non-Refundable Application Fee <u>Financing Transaction Only:</u> Direct Sales Project: 1.25% of total bond amount Applicant must pay NYS Bond Issuance cost plus legal fees. <u>Legal Fees:</u> Legal transaction fees associated with a project will be estimated to each client on a case by case basis.	Range varies based on GCEDC involvement, term of bond (equip only vs. real property) and spread between taxable and tax exempt yield curves. The shorter the term and / or lower the spread between yield curves requires lower fees to remain competitive vs. commercial lending sources.

Transfer/Assignment of PILOT

Offering / Activity	Fees	Comments
PILOT 1. If a company sells their building, the GCEDC must approve the transfer/assignment of the PILOT to the purchaser.	No Application Fee GCEDC will calculate a fee based on the value of the remaining incentives as a percentage of the total original incentives awarded, multiplied by the sale price of the facility and a 1.25% origination fee. <u>Legal Fees:</u> Legal transaction fees associated with a project will be estimated to each client on a case by case basis.	

*** NOTE – If a company wants to have a lease-leaseback transaction with a tax-exempt financing component the total fee charged would be 1.75% of Capital investment.

Any deviation from the above listed fee schedule must be explained in writing to the Board by the CEO prior to (or simultaneously with) the approval of the Company’s application and must be approved by the Board.

Financing/ Grants/ Consulting

Offering / Activity	Fees	Comments
Grants:	\$250 Non-Refundable Application Fee <u>Program Administration Fees:</u> Allowable program administration and delivery fees associated with the grant will be collected by the GCEDC. <u>Legal Fees:</u> Legal transaction fees associated with a project will be estimated to each client on a case by case basis.	Generally established and parameters set by Grantor. Negotiations, based on EDC involvement, occur on occasion. Project fee negotiated between grantee and GCEDC will be agreed to in a memorandum of understanding.



Exhibit E

ATTACHMENT TO APPLICATION FOR FINANCIAL ASSISTANCE

Local Labor Workforce Certification

(Effective – August 4, 2022)

Project applicants (the “Company”), with projected / committed capital investment for facility construction of greater than or equal to \$5,000,000 (except solar projects as defined later), as a condition to receiving Financial Assistance (including a sales tax exemption, mortgage recording tax exemption, real property tax abatement, and/or bond proceeds) from the Genesee County Industrial Development Agency d/b/a Genesee County Economic Development Center (the “Agency”), will be required to utilize qualified Local Labor, as defined below, for all projects involving the construction, expansion, equipping, demolition and/or remediation of new, existing, expanded or renovated facilities (collectively, the “Project Site”). Solar projects in excess of 5 MW (AC) will be subject to the Local Construction Labor Policy as well.

Local Labor Defined

Local Labor is defined as individuals residing in the following Counties: Genesee, Orleans, Monroe, Wyoming, Livingston, Wayne, Ontario, Seneca, Yates, Niagara, Erie, Chautauqua, Cattaraugus and Allegany (collectively, the “Local Labor Area”).

Local Labor Requirement

At least 90% of the total number of Project employees, excluding construction project management, of the general contractor, subcontractor, or subcontractor to a subcontractor (collectively, the “Workers”) working on the Project Site must reside within the Local Labor Area. Companies do not have to be local companies as defined herein, but must employ local Workers residing within the Local Labor Area to qualify under the 90% local labor criteria.

It is understood that at certain times, Workers residing within the Local Labor Area may not be available with respect to a Project. Under this condition, the Company is required to contact the Agency to request a waiver of the Local Labor Requirement (the “Local Labor Waiver Request”) based on the following circumstances: (i) warranty issues related to installation of specialized equipment or materials whereby the manufacturer requires installation by only approved installers; (ii) specialized construction for which qualified Local Labor Area Workers are not available; (iii) documented lack of Workers meeting the Local Labor Area requirement; or (iv) cost differentials in bids whereby use of local labor significantly increases the construction cost of the project. Prior to the granting of said waiver, the lowest bidding contractor which bid said construction project using local labor would have the right of first refusal to bid and match the lowest bid as a remedy to ensure compliance with this policy. Comprehensive documentation and justification will be required including documented evidence and verification by GCEDC staff or agents that the “right of first refusal” remedy has been effected unsuccessfully.

The Company will be responsible for the costs of an outside consultant who will perform the inspections, monitoring, and waiver processing for the duration of the construction of the project. The GCEDC will require the Company to provide a deposit to be kept in escrow by the Agency. Any unused funds at the end of construction will be returned to the Company.

The Agency shall evaluate the Local Labor Waiver Request and make its determination related thereto based upon the supporting documentation received with such waiver request.

Local Labor Reporting Requirement

Companies authorized to receive Financial Assistance from the Agency will be required to file or cause to be filed a Local Labor Utilization Report (the “Report”) on such form as made available by the Agency, and as directed by the Agency, which will identify, for each Worker, the city, town, or village and associated zip code that each such Worker is domiciled in. The Report shall be submitted to the Agency or its designated agents as follows: (i) immediately prior to commencement of construction

activities; and (ii) on or by the next following quarterly dates of January 1, April 1, July 1, and October 1 and each quarterly date thereafter through the construction completion date.

The Agency, or its designated agents, shall have the right, during normal business hours, to examine and copy the applicable books and records of the Company and to perform spot checks of all Workers at the Project site to verify compliance with the Local Labor Requirement throughout the construction period.

Enforcement

If Agency staff determines that: (i) the Local Labor Requirement is not being met; or (ii) upon use of its reasonable discretion, discovers or becomes aware of a compliance issue related to the Local Labor Requirement, then written notice delivered by Certified Mail of said Local Labor Requirement violation (the "Notice of Violation") shall be provided to the Company.

The Company shall have 10 business days thereafter to either:

- (i) provide written confirmation to the Agency indicating that it has cured the violation and is now in compliance with the Local Labor Requirement;
- (ii) submit the Local Labor Waiver Request as described above; or
- (iii) confirm in writing its inability to meet the Local Labor Requirement.

If the Company does not respond to the Agency's Notice of Violation, or if the Company confirms its inability to meet the Local Labor Requirement, then the Agency shall immediately terminate any and all Financial Assistance being provided to the Project in accordance with the terms of the underlying agreements between the Agency and the Company with respect to the Project. If a Local Labor Waiver Request is submitted and the Agency declines to issue the requester waiver, then the Company shall have 10 business days after receipt of the notice of the waiver request denial to provide written confirmation to the Agency indicating that it has cured the violation and is now in compliance with the Local Labor Requirement. If the Agency does not receive such confirmation, the Agency shall then immediately terminate any and all Financial Assistance being provided to the Project in accordance with the terms of the underlying agreements between the Agency and the Company with respect to the Project.

The foregoing terms have been read, reviewed and understood by the Company and all appropriate personnel. The undersigned agrees and understands that the information contained herein must be transmitted and conveyed in a timely fashion to all applicable subcontractors, suppliers and materialmen. Furthermore, the undersigned realized and understands that failure to abide by the terms herein could result in the Agency revoking all or any portion of Financial Assistance, whether already received or to be received by the Company, as it deems reasonable in its sole discretion for any violation hereof.

COMPANY CERTIFICATION

By: _____

Name: _____

Title: _____

Sworn to before me this ____ day
of _____, 20__.

Notary Public

EXHIBIT D

EMPLOYMENT ESTIMATE EXHIBIT

Job Title	Employer	Brief Description	Pay Range	Employees per 40/MW	Total Anticipated Employees
Critical Engineering Technician	Stream Employee Co	Responsible for maintenance on mechanical and electrical equipment	\$35-\$45/hour	6	36
Lead Critical Engineering Technician	Stream Employee Co	More senior technician responsible for maintenance on mechanical and electrical equipment	\$40-\$53/hour	4	24
Critical Facilities Manager	Stream Employee Co	Manager of the all of the engineering technicians in a facility	\$120,000-\$140,000/year	1	6
Director of Site Operations	Stream Employee Co	Manager of all of the Facilities Managers on a campus	\$140,000-175,000/year	0.25	1
Security Manager	Stream Employee Co	Directs the regular workflow of the onsite security vendor	\$70,000-\$85,000/year	1	6
Data Technician	Tenant	Works on general server and hard drive repairs within the infrastructure racks	Average \$100,000/year	5	30
Senior Data Technician	Tenant	More senior technician who can do higher level repairs and troubleshooting on infrastructure racks		3	18
Data Center Manager	Tenant	Manager of technicians		0.25	1

DESCRIPTIONS (Continued from Page 1)

grants a waiver of subrogation if there is a written contractual obligation to provide such a waiver between the party and the named insured prior to a loss.

The general liability policy is primary and non-contributory as required by written contract. The umbrella liability is follow form to the underlying general liability, auto liability and workers compensation policies with respect to additional insured and/or waiver of subrogation.

Hartford Policy # 46WB BE0BYK

Workers Compensation Writing Companies by State:

AZ - Arizona Hartford Insurance Company of the Southeast

CA - California Sentinel Insurance Company Ltd.

CO - Colorado Hartford Fire Insurance Company

DC - District of Columbia Hartford Insurance Company of the Southeast

FL - Florida Twin City Fire Insurance Company

GA - Georgia Property and Casualty Insurance Company of Hartford

IL - Illinois Property and Casualty Insurance Company of Hartford

IN - Indiana Twin City Fire Insurance Company

KS - Kansas Hartford Insurance Company of the Southeast

LA- Louisiana Twin City Fire Insurance Company

MN - Minnesota Nutmeg Insurance Company

MT - Montana Twin City Fire Insurance Company

NJ - New Jersey Twin City Fire Insurance Company

NY - New York Hartford Accident and Indemnity Company

NC - North Carolina Hartford Insurance Company of the Southeast

OK - Oklahoma Twin City Fire Insurance Company

PA - Pennsylvania Hartford Insurance Company of Illinois

TN - Tennessee Nutmeg Insurance Company

TX - Texas Hartford Insurance Company of the Midwest

VA - Virginia Hartford Insurance Company of Illinois

WA - Washington Twin City Fire Insurance Company

Certificate Holder Continuiues: d/b/a Genesee County Economic Development Center.

30 days written notice of cancellation

The above holder is included as an additional insured.