

**COUNTIES OF WARREN AND WASHINGTON  
INDUSTRIAL DEVELOPMENT AGENCY**

**APPLICATION TO PURCHASE REAL PROPERTY**

**TO: COUNTIES OF WARREN & WASHINGTON  
INDUSTRIAL DEVELOPMENT AGENCY  
Attn.: Contracting Officer  
5 Warren Street, Suite 210, Glens Falls, NY 12801**

Tel. and Fax#: (518) 792-1312  
WEBSITE: [www.warren-washingtonida.com](http://www.warren-washingtonida.com)

**APPLICANT'S NAME:** OBECs HOLDING, INC  
**APPLICANT'S ADDRESS:** 215 BALLARD ROAD  
**CITY:** GANSEVOORT **STATE:** NY **ZIP:** 12831

**CONTACT PERSON FOR APPLICANT WITH RESPECT TO THIS APPLICATION:**  
MIKE LABRECQUE

**TELEPHONE NO.:** 418-670-6264 **FAX NO.:** \_\_\_\_\_  
**E-MAIL ADDRESS:** mike@ripobec.com

**IF APPLICANT REPRESENTED BY AN ATTORNEY, COMPLETE THE FOLLOWING:**

**NAME OF ATTORNEY:** JESSICA L. MILLER  
**FIRM NAME:** STAFFORD OWENS  
**ATTORNEY'S ADDRESS:** 1 CUMBERLAND AVE  
**CITY:** PLATTSBURGH **STATE:** NY **ZIP:** 12901  
**TELEPHONE NO.:** 518-561-4400 **FAX NO.:** \_\_\_\_\_  
**E-MAIL ADDRESS:** jmilller@staffordowens.com

**NOTE:** ***PLEASE READ THE INSTRUCTIONS ON PAGE 2  
BEFORE FILLING OUT THE REST OF THIS FORM.***

**APPLICATION INSTRUCTIONS TO PURCHASE PROPERTY FROM THE AGENCY**  
**(Pursuant to WWIDA Guidelines and Procedures Manual)**

1. The Agency will not approve any application to purchase unless, in the judgment of the Agency, said application contains sufficient information upon which to base a decision; whether to approve or tentatively approve the project contemplated therein.
2. Fill in all blanks, using "none" or "not applicable" or "N/A" where the question is not appropriate to the project which is the subject of the application.
3. If an estimate is given as the answer to a question, put "(est.)" after the figure or answer.
4. If more space is needed to answer any specific question, attach a separate sheet, and so state on the application form.
5. If the information necessary to respond to a particular question is unknown at the time of submittal of the application, so indicate in the appropriate space(s) on the application.
6. **SEQRA:** The Agency will not give final approval to the application until the Agency receives a completed Environmental Assessment Form (EAF) concerning the project which is the subject of the application. [Forms may be obtained on the Agency's website or by contacting the Agency Office].

7. **SITE PLAN:**

Prior to closing, a site plan must be submitted to the Agency for approval showing:

- a. Building outline and exterior dimensions.
  - b. Vehicular circulation
  - c. Provisions for parking.
  - d. Provisions for loading.
  - e. Provisions for unpaved open space (not specified in 7 b, c, d)
  - f. Provisions for landscaping of all areas.
  - g. Locations and dimensions of any appurtenant structures.
  - h. Distances of all site improvements from property lines (setbacks).
  - i. Provisions for handling storm runoff including erosion and flood control.
8. When completed, **return six (6) copies of the application, the EAF, and any supporting documentation** to the Agency at the address indicated on the first page of the application.
9. **The applicant will be required to pay to the Agency all actual costs incurred in connection with the application and the transaction contemplated herein, including the Agency's legal fees.**

**10. Failure to develop the property in accordance with the terms of the sales contract will result in reversion of title to the Agency.**

**I. INFORMATION CONCERNING PERSON(S) TO WHOM THE AGENCY IS TO SELL THE PROPERTY (HEREINAFTER REFERRED TO AS THE "COMPANY")**

A. Company name: OBECS HOLDING INC  
Present Address: 215 BALLARD ROAD  
City: GANSEVOORT State: NY Zip: 12831  
Employer's I.D. No.: 98-0453996

**B. If the Company differs from the Applicant, give details of relationship:**

\_\_\_\_\_  
\_\_\_\_\_

**C. Indicate type of business organization of Company:**

\_\_\_\_ Corporation  
Type of Corporation: INCORPORATED  
Country incorporated in: USA  
State incorporated in: DELAWARE  
Date incorporated: 12-06-2004  
Date authorized to do business in New York: 10/17/2016

\_\_\_\_ Limited Liability Company (LLC)  
Type of LLC: \_\_\_\_\_  
State organized in: \_\_\_\_\_  
Date organized: \_\_\_\_\_  
Number of members: \_\_\_\_\_

\_\_\_\_ Partnership  
Type of Partnership: \_\_\_\_\_  
State organized in: \_\_\_\_\_  
Date organized: \_\_\_\_\_  
Number of general partners: \_\_\_\_\_  
Number of limited partners: \_\_\_\_\_

\_\_\_\_ Sole Proprietorship  
D/B/A, if any: \_\_\_\_\_  
Name of Owner: \_\_\_\_\_  
Has a Certificate of Doing Business under an Assumed Name been filed?  
If so, where?: \_\_\_\_\_

**D. Is the Company a subsidiary or indirect affiliate of any other organization(s)?**

Yes  No

If "yes," please indicate name of related organization(s) and relationship:

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**E. 1. Management of Company:** List all owners, officers, directors, members and/or general partners (complete all columns for each person):

Name	Address	Office Held	Other Principal Affiliations
MICHEL LABRECQUE	629 CHEMIN BOURRET	ST-APOLLINAIRE QC. CANADA	PRESIDENT
CAROLE PARE	629 CHEMIN BOURRET	ST-APOLLINAIRE QC. CANADA	SECRETARY

**E. 2. Company's Principal Bank(s):**

BANK OF AMERICA

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## II. DATA REGARDING PROPOSED PROJECT

**A. Description of the Property:**

1. Street address: lots16 to 19 at the end of Ferguson Lane
2. Tax Map Number: SEE ATTACHED PDF
3. Size of Parcel: SEE ATTACHED PDF
4. Lot Number on Field Map: 16-17-18-19

Are there any variances or special permits needed?  Yes  No

If yes, list below and attach copies of all such variances or special permits:

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**B. Provide a brief narrative description of the proposed development of the Property:**

Property will be developed to accommodate a light manufacturing facility and truck terminal.

**C. Buildings:**

1. Indicate number and size of new buildings:

One building of 16 000 s.f.

2. Describe the principal uses to be made by the Company of the building or buildings to be constructed:

Production and distribution.

**D. What are the principal products to be produced at the Project?**

Wood fiber for animal bedding, wood filler and absorbant

**E. What are the principal activities to be conducted at the Project?**

Production and Storage of wood fiber (raw & finish product)

**F. Who will be the primary suppliers and vendors for the products or services to be produced at the facility?**

Various loggers

**G. Construction time table:**

1. When will construction of this Project commence?

4th quarter of 2024

2. When will construction be completed?

2nd quarter of 2025

**H. Indicate the projected amount of funds to be expended on this Project by the Company in the next three years and the purposes of such expenditures:**

3-5 millions

**III. EMPLOYMENT IMPACT**

A. Indicate the number of people that will be employed at the Project at the end of the first, second and third years after the Project has been completed (do not include construction workers).

**TYPE OF EMPLOYMENT** *\*Full time means 30 hours or more per week.*

	Professional/ Managerial/ Technical	Skilled	Unskilled/Semi- skilled	Totals
Present Full Time*	1	1		2
Present Part Time				
Present Seasonal				
<b>PRESENT TOTAL</b>				2
First Year Full Time	1	2	4	7
First Year Part Time			1	1
First Year Seasonal				
<b>FIRST YEAR TOTAL</b>				10
Second Year Full Time	1	2	8	11
Second Year Part Time			1	1
Second Year Seasonal				
<b>SECOND YEAR TOTAL</b>				12
Third Year Full Time	1	2	8	11
Third Year Part Time			1	12
Third Year Seasonal				
<b>THIRD YEAR TOTAL</b>				

B. Indicate the number of construction workers likely to be employed:  
5-8

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C. Who will be the General Contractor to be used for this project?  
Unknown

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D. What efforts will be made to hire local construction workers?

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**IV. PROJECT COST/FINANCING**

A. State the costs reasonably necessary for the acquisition of the Project site and the construction of the proposed Project including the acquisition and installation of any machinery and equipment, necessary or convenient, in connection therewith, including any utilities, access roads, or appurtenant facilities, using the following categories:

**DESCRIPTION OF COST**

LAND	\$111 250.00
BUILDINGS	\$1 500 000.00
MACHINERY & EQUIPMENT	\$2 000 000.00
FURNITURE & FIXTURES	\$50 000 .00
UTILITIES, ROADS and APPURTENANT COST	\$750 000.00
ARCHITECTS & ENGINEERING FEES	\$25 000.00
LEGAL FEES	\$25 000.00
BANK FEES	Unknown
CONSTRUCTION LOAN FEES & INTEREST	Unknown
OTHER (Specify)	
<b>TOTAL PROJECT COST:</b>	<b>\$ 4 461 250.00</b>

B. Has the applicant already made application for Bank financing?

Yes       No

If yes, indicate name of Bank: \_\_\_\_\_

C. Amount of loan requested: \_\_\_\_\_ Dollars

D. Attach copy of Bank commitment, if available (must be supplied prior to closing).

V. **PRELIMINARY ENVIRONMENTAL QUESTIONS**

1. Number of square feet to be paved: : 30-40 000 s.f

2. Is any outside storage or are outside operations planned:

Yes       No

If "Yes", please describe: \_\_\_\_\_

3. Planned hours of operations: 7 am to 11 pm

4. Number of days per week of operation: 5

5. Maximum # of motor vehicles trips generated per day: 40

6. How many acres of vegetation (trees, shrubs, ground cover) will be removed from the site? 8-9 acres

7. Will the project routinely produces odors?     Yes       No

If "Yes", please describe: \_\_\_\_\_  
\_\_\_\_\_

8. Will project produce operating noise exceeding the local ambient noise levels?

Yes       No

If "Yes", please describe: \_\_\_\_\_  
\_\_\_\_\_

9. Will any hazardous material be used in or produced by the operation?

Yes       No

If "Yes", please explain: \_\_\_\_\_  
\_\_\_\_\_

VI. **COVENANTS AND RESTRICTIONS**

Applicant acknowledges receipt of the Declaration of Covenants and Restrictions for the Airport Industrial Park and agrees to comply with the terms thereof.

*[Signature Pages Follows]*



IN WITNESS WHEREOF, the Applicant has duly executed the Application

this 8 day of March, 20 24.

Mike Labrecque

\_\_\_\_\_  
(Name of Applicant)

By:



\_\_\_\_\_  
(Signature/Office held)

ATTACHMENTS:

- Completed EAF Form
- Site Plan, if available, as per instructions
- Bank Commitment, if available
- Supporting documents, if any
- Other: \_\_\_\_\_

Additional Narrative or Comments:

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