

Counties of Warren and Washington Industrial Development Agency
5 Warren Street, Suite 210, Glens Falls, NY 12801 Tel: (518) 792-1312
Email: aweaver@warren-washingtonida.com

Section I: Applicant Information

Please answer all questions. Use "None" or "Not Applicable" where necessary. Return one signed original (with all 19 pages) plus three (3) copies to our Agency with the application fee of \$1,500.00. (A credit of \$750.00 will be applied to closing costs.)

A) Applicant Information-company receiving benefit:

Applicant Name: North Creek, NY Resort OpCo LLC

Applicant Address: 307 Main Street, North Creek, NY 12853

Phone: (518) 290-3032 Fax: _____

Website: www.weekenderhotels.com E-mail: keir@weekenderhotels.com

Federal ID#: 99-5078309

Will a Real Estate Holding Company be utilized to own the Project property/facility? Yes or No

What is the name of the Real Estate Holding Company?

North Creek, NY Resort HoldCo LLC

Federal ID#: 99-5102516

State and Year or Incorporation/Organization: 2024 New York State

List of stockholders, members, or partners of Real Estate Holding Company: _____

Keir Weimer

B) Company Contact for this Application:

Name: Keir Weimer

Title: CEO

Address: 18 Division Street Suite 213, Saratoga Springs, NY 12866

Phone: (518) 290-3032 Fax: _____

E-Mail: Keir@weekenderhotels.com

C) Company Counsel:

Name of Attorney: Anthony Ianniello + Paralegal: Sharie Walerstein

Firm Name: Ianniello Anderson, P.C.

Address: 805 Route 146, Northway 9 Plaza, Clifton Park, NY 12065

Phone: 518 495 5685 518 760 5811 Fax: _____

E-mail: ari@ialawny.com swalerstein@ialawny.com

**Counties of Warren and Washington Industrial Development Agency
5 Warren Street, Suite 210, Glens Falls, NY 12801 Tel: (518) 792-1312
Email: aweaver@warren-washingtonida.com**

D) Identify the assistance being requested of the Agency (select all that apply):

- 1. Exemption from Sales Tax Yes or No
- 2. Exemption from Mortgage Tax Yes or No
- 3. Exemption from Real Property Tax Yes or No
- 4. Tax Exempt Financing * Yes or No

* (typically for not-for-profits & small qualified manufacturers)

E) Business Organization (check appropriate category):

- | | | | |
|---------------------|--------------------------|---------------------------|-------------------------------------|
| Corporation | <input type="checkbox"/> | Partnership | <input type="checkbox"/> |
| Public Corporation | <input type="checkbox"/> | Joint Venture | <input type="checkbox"/> |
| Sole Proprietorship | <input type="checkbox"/> | Limited Liability Company | <input checked="" type="checkbox"/> |

Other (please specify) _____

Year Established: 2024

State in which Organization is established: New York State

F) List all stockholders, members, or partners with % of ownership greater than 20%:

<u>Name</u>	<u>% of ownership</u>
Keir Weimer	100%
_____	_____
_____	_____

G) Applicant Business Description:

Describe in detail company background, products, customers, goods, and services. Description is critical in determining eligibility: _____

The companies are owned by Weekender Hospitality, a boutique hotel and experiences brand that owns and operates 8 other hotels in the Adirondacks. The goal is to provide not just lodging in a "smart hotel" with newly renovated amenities, but provide guests with the opportunity to explore the beauty and engage in all the recreation the region has to offer through proximity and curated itineraries. Weekender owns the operating entities for each property in addition to providing back office support through HR and marketing among other things.

Counties of Warren and Washington Industrial Development Agency
5 Warren Street, Suite 210, Glens Falls, NY 12801 Tel: (518) 792-1312
Email: aweaver@warren-washingtonida.com

Estimated % of sales within County/City/Town/Village: 100%

Estimated % of sales outside County/City/Town/Village, but within New York State: _____

Estimated % of sales outside New York State but within the U.S.: _____

Estimated % of sales outside the U.S. 0%

(*Percentage to equal 100%)

H) What percentage of your total annual supplies, raw materials and vendor services are purchased from firms in County/City/Town/Village. Include list of vendors, raw material suppliers and percentages for each.

50% of operational supplies.

25% of construction costs sourced from TC Murphy Lumber Yard and Braley Noxon Hardware.

The remaining construction balance will be sourced from local Home Depot.

Section II: Project Description

A) Project Location:

1. Street Address: 307 Main Street
2. City/Town where located: Johnsburg
3. Village where located: North Creek
4. School District where located: Johnsburg Central School District
5. Fire District where located: North Creek
6. County where located: Warren Washington
7. Tax Parcel Map # for Property where proposed Project will be located: 66.10-1-51

Will the completion of the Project 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 in the abandonment of one or more plants or facilities of the project occupant located within the state?

Yes No

If the Proposed Project is located in a different Municipality than the Municipality in which current operations are being undertaken, is it expected that any of the facilities in any other Municipality will be closed or be subject to reduced activity?

Yes No

If Yes, you will need to complete Section II (Q) and Section IV of this Application.

Counties of Warren and Washington Industrial Development Agency
5 Warren Street, Suite 210, Glens Falls, NY 12801 Tel: (518) 792-1312
Email: aweaver@warren-washingtonida.com

What is the current real estate/school taxes on the proposed Project Site? \$ 19,227 + 16,022 = \$35,249

If amount of current taxes is not available, provide assessed value for each:

Land: \$ _____ Buildings(s): \$ _____

➤ *If available please include a copy of current tax bill.*

Are Real Property Taxes current? Yes or No. If no, please explain. _____

Does the Applicant or any related entity currently hold fee title to the Project site? Yes or No

If No, indicate name of present owner of the Project Site: _____

Does Applicant or related entity have an option/contract to purchase the Project site? Yes or No

Describe the present use of the proposed Project site: _____

The current hotel on the property is vacant and not in operation. The property is currently owned by Vision Landmark LLC (purchase agreement included).

B) Please provide narrative of project and the purpose of the project (new build, renovations, and/or equipment purchases). Identify specific uses occurring within the project. Describe any and all tenants and any/all end users: (This information is critical in determining project eligibility): _____

Renovate main building HVAC system. Renovate the restaurant and venue hall with new floors and partitions as well as bring everything up to code as necessary. Perform necessary pool maintenance and upgrades.

Describe the reasons why the Agency's Financial Assistance is necessary, and the effect the Project will have on the Applicant's business or operations. Focus on competitiveness issues, project shortfalls, etc... Your eligibility determination will be based in part on your answer (attach additional pages if necessary): _____

In order to accomodate the high level of construction costs necessary for bringing a quality hotel to the underserved village of North Creek. The capital will directly finance renovations and upgrades necessary to bring a vacant hotel back to a tax generating business for the region.

The Project would not be undertaken but for the Financial Assistance provided by the Agency or, if the Project could be undertaken without Financial Assistance provided by the Agency, then the Project should be undertaken by the Agency for the following reasons (attach additional pages if necessary):

The project will turn a vacant building into a job creating tourist attraction which will increase both sales and property taxes for the area.

Counties of Warren and Washington Industrial Development Agency
5 Warren Street, Suite 210, Glens Falls, NY 12801 Tel: (518) 792-1312
Email: aweaver@warren-washingtonida.com

If the Applicant is unable to obtain Financial Assistance for the Project, what will be the impact on the Applicant and County/City/Town/Village? _____

Continued vacancy will de-value the property and drive tourists to seek lodging and shopping opportunities elsewhere. _____

C) Will Project include leasing any equipment? Yes No

If Yes, please describe: _____

D) Site Characteristics:

Will the Project meet zoning/land use requirements at the proposed location? Yes or No

Describe the present zoning/land use: H02 - Hamlet,Business

Describe required zoning/land use, if different: _____

If a change in zoning/land use is required, please provide details/status of any request for change of zoning/land use requirements: _____

Is the proposed project located on a site where the known or potential presence of contaminants is complicating the development/use of the property? If yes, please explain: NO.

E) Has a Phase I Environmental Assessment been prepared or will one be prepared with respect to the proposed project site? Yes No **If yes, please provide a copy.**

F) Have any other studies or assessments been undertaken with respect to the proposed project site that indicate the known or suspected presence of contamination that would complicate the site's development?

Yes No **If yes, please provide copies of the study.**

G) Provide any additional information or details: _____

Counties of Warren and Washington Industrial Development Agency
5 Warren Street, Suite 210, Glens Falls, NY 12801 Tel: (518) 792-1312
Email: aweaver@warren-washingtonida.com

H) Select Project Type for all end users at project site (more than one can be checked):

Will customers personally visit the Project site for either of the following economic activities? If yes with respect to either economic activity indicated below, complete the Retail Questionnaire contained in Section IV of the Application.

Retail Sales: Yes No

Services: Yes No

For purposes of this question, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

- | | | | |
|----------------------------------|--------------------------|---------------------------------|-------------------------------------|
| Industrial | <input type="checkbox"/> | Back Office | <input type="checkbox"/> |
| Acquisition of Existing Facility | <input type="checkbox"/> | Retail | <input checked="" type="checkbox"/> |
| Housing | <input type="checkbox"/> | Mixed Use | <input type="checkbox"/> |
| Equipment Purchase | <input type="checkbox"/> | Facility for Aging | <input type="checkbox"/> |
| Multi-Tenant | <input type="checkbox"/> | Civic Facility (not for profit) | <input type="checkbox"/> |
| Commercial | <input type="checkbox"/> | Other _____ | <input type="checkbox"/> |

I) Project Information:

Estimated costs in connection with Project:

- | | |
|---|--------------|
| 1. Land and/or Building Acquisition: | \$ 1,775,000 |
| 2.33 _____ acres 101,495 _____ square feet | |
| 2. New Building Construction: _____ square feet | \$ _____ |
| 3. New Building Addition(s): _____ square feet | \$ _____ |
| 4. Infrastructure Work | \$ _____ |
| 5. Reconstruction/Renovation: 34,445 _____ square feet | \$ 1,330,000 |
| 6. Manufacturing Equipment: | \$ _____ |
| 7. Non-Manufacturing Equipment (furniture, fixtures, etc.): | \$ _____ |
| 8. Soft Costs: (professional services, etc.): | \$ 105,643 |
| 9. Other, Specify: Interest Reserve & Working Capital | \$ 294,650 |
| TOTAL Capital Costs: | \$ 3,505,293 |

Project refinancing; estimated amount
(for refinancing of existing debt only) \$ _____

Counties of Warren and Washington Industrial Development Agency
5 Warren Street, Suite 210, Glens Falls, NY 12801 Tel: (518) 792-1312
Email: aweaver@warren-washingtonida.com

Sources of Funds for Project Costs:

Bank Financing: National Bank of Coxsackie, Charlene Slemp CLO	\$ <u>2,290,000</u>
Equity (excluding equity that is attributed to grants/tax credits)	\$ <u>1,215,293</u>
Tax Exempt Bond Issuance (if applicable)	\$ _____
Taxable Bond Issuance (if applicable)	\$ _____
Public Sources (Include sum total of all state and federal grants and tax credits)	\$ _____
Identify each state and federal grant/credit:	
_____	\$ _____
_____	\$ _____
_____	\$ _____
 Total Sources of Funds for Project Costs:	 \$ <u>3,505,293</u>

Have any of the above costs been paid or incurred as of the date of this Application? Yes No

If Yes, describe particulars: Partial soft costs paid to bank for commitment fee, appraisal, and Phase 1 assessment.

Mortgage Recording Tax Exemption Benefit: Amount of mortgage that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent/bridge financing): \$ 2,290,000

Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage Amount as indicated above multiplied by ___%): 1.25% \$ 28,625

Construction Cost Breakdown:

Total Cost of Construction \$ 1,330,000 (sum of 2,3,4,5, and 7; if 7 is applicable, in Question I, above)

Cost for materials:	\$ <u>585,200</u>
% sourced in County/City/Town/Village:	<u>75</u> %
% sourced in State:	<u>100</u> % (incl. County/City/Town/Village)
 Cost for labor:	 \$ <u>744,800</u>

Estimated number of construction jobs for your project: 15 Full time employees

Counties of Warren and Washington Industrial Development Agency
5 Warren Street, Suite 210, Glens Falls, NY 12801 Tel: (518) 792-1312
Email: aweaver@warren-washingtonida.com

Sales and Use Tax: Gross amount of costs for goods and services that are subject to State and local Sales and Use tax - said amount to benefit from the Agency's Sales and Use Tax exemption benefit:

\$ 585,200

Estimated State and local Sales and Use Tax Benefit (product of 7 % multiplied by the figure, above):

\$ 40,964

*** Note that the estimate provided above will be provided to the New York State Department of Taxation and Finance. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to undertake the total amount of investment as proposed within this Application, and that the estimate, above, represents the maximum amount of sales and use tax benefit that the Agency may authorize with respect to this Application. The Agency may utilize the estimate, above, as well as the proposed total Project Costs as contained within this Application, to determine the Financial Assistance that will be offered.*

Real Property Tax Benefit:

Identify and describe if the Project will utilize a real property tax exemption benefit OTHER THAN the Agency's PILOT benefit: No.

IDA PILOT Benefit: Agency staff will indicate the amount of PILOT Benefit based on estimated Project Costs as contained herein and anticipated tax rates and assessed valuation, including the annual PILOT Benefit abatement amount for each year of the PILOT benefit year and the sum total of PILOT Benefit abatement amount for the term of the PILOT as depicted in Section V of the Application.

Percentage of Project Costs financed from Public Sector sources: Agency staff will calculate the percentage of Project Costs financed from Public Sector sources based upon Sources of Funds for Project Costs as depicted above in Section II (I) of the Application.

J) For the proposed facility, please indicate the square footage for each of the uses outlined below. If company is paying for FFE (furniture, fixtures, equipment) for tenants, please include in cost breakdown.

	Square Footage	Cost	% of Total Cost of Project
Manufacturing/Processing			
Warehouse			
Research & Development			
Commercial			
Retail (see page 12)			
Office			
Specify Other HOTEL	101,495	1,330,000	100%

Counties of Warren and Washington Industrial Development Agency
5 Warren Street, Suite 210, Glens Falls, NY 12801 Tel: (518) 792-1312
Email: aweaver@warren-washingtonida.com

K) What is your project timetable (provide dates):

1. Start date: acquisition of equipment or construction of facilities: November 2024
2. Estimated completion date of project: May 2025
3. Project occupancy – estimated starting date of operations: December 2024
4. Have construction contracts been signed? Yes No
5. Has Financing been finalized? Yes No

If construction contracts have been signed, please provide copies of executed construction contracts and a complete project budget. The complete project budget should include all related construction costs totaling the amount of the new building construction, and/or new building addition(s), and/or renovation.

L) Have site plans been submitted to the appropriate planning department?

Yes No

If yes, please provide the Agency with a copy of the related State Environmental Quality Review Act (“SEQR”) Environmental Assessment Form that may have been required to be submitted along with the site plan application to the appropriate planning department. Please provide the Agency with the status with respect to any required planning department approval: _____

Has the Project received site plan approval from the planning department? Yes No.

* This project does not require site plan approval (all renovations to existing structure)

If Yes, please provide the Agency with a copy of the planning department approval along with the related SEQR determination.

M) Is the project necessary to expand project employment: Yes No

Is project necessary to retain existing employment: Yes No

Counties of Warren and Washington Industrial Development Agency
5 Warren Street, Suite 210, Glens Falls, NY 12801 Tel: (518) 792-1312
Email: aweaver@warren-washingtonida.com

O) Employment Plan (Specific to the proposed project location):

	Current # of jobs at proposed project location or to be relocated at project location	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be RETAINED	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be CREATED upon TWO Years after Project completion	Estimate number of residents of the Labor Market Area in which the Project is located that will fill the FTE and PTE jobs to be created upon TWO Years after Project Completion **
Full time (FTE)	0	0	4	4
Part Time (PTE)	0	0	12	12
Total ***	0	0	16	16

** For purposes of this question, please estimate the number of FTE and PTE jobs that will be filled, as indicated in the third column, by residents of the Labor Market Area, in the fourth column. The Labor Market Area includes the Counties of Warren and Washington as well as the following Areas: Counties of Saratoga, Essex and Hamilton.

*** By statute, Agency staff must project the number of FTE jobs that would be retained and created if the request for Financial Assistance is granted. Agency staff will project such jobs over the TWO-Year time period following Project completion. Agency staff converts PTE jobs into FTE jobs by dividing the number of PTE jobs by two (2).

Salary and Fringe Benefits for Jobs to be Retained and Created:

Category of Jobs to be Retained and Created	Average Salary or Range of Salary	Average Fringe Benefits or Range of Fringe Benefits
Management	\$70,000	\$20,000
Professional		
Administrative		
Production		
Independent Contractor	\$15,000	
Other	\$15 to \$23 / hour	

Counties of Warren and Washington Industrial Development Agency
5 Warren Street, Suite 210, Glens Falls, NY 12801 Tel: (518) 792-1312
Email: aweaver@warren-washingtonida.com

Employment at other locations in County/City/Town/Village: (provide address and number of employees at each location):

	Address	Address	Address
Full time			
Part Time			
Total			

P) Will any of the facilities described above be closed or subject to reduced activity? Yes No

*** If any of the facilities described above are located within the State of New York, and you answered Yes to the question above, you must complete Section IV of this Application.*

*** Please note that the Agency may utilize the foregoing employment projections, among other items, to determine the Financial Assistance that will be offered by the Agency to the Applicant. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to retain the number of jobs and create the number of jobs with respect to the Project as set forth in this Application.*

Q) Is the project reasonably necessary to prevent the project occupant from moving out of New York State? Yes No.

If yes, please explain and identify out-of-state locations investigated, type of assistance offered and provide supporting documentation if available: _____
Weekender currently owns property across 3 states.

R) What competitive factors led you to inquire about sites outside of New York State? _____
Opportunity to purchase off-the-market or below market and other tourist attractions that align with Weekender's brand ideals.

S) Have you contacted or been contacted by other Local, State and/or Federal Economic Development Agencies? Yes No.

If yes, please identify which agencies and what other Local, State and/or Federal assistance and the assistance sought and dollar amount that is anticipated to be received: Capital Region Chamber -- \$250,000 Indirectly. This loan is being taken by Weekender, not the Phoenix property although some of these funds might benefit the project

Counties of Warren and Washington Industrial Development Agency
5 Warren Street, Suite 210, Glens Falls, NY 12801 Tel: (518) 792-1312
Email: aweaver@warren-washingtonida.com

Section III: Retail Questionnaire

To ensure compliance with Section 862 of the New York General Municipal Law, the Agency requires additional information if the proposed Project is one where customers personally visit the Project site to undertake either a retail sale transaction or to purchase services.

Please answer the following:

- A.** Will any portion of the project (including that portion of the cost to be financed from equity or other sources) consist of facilities or property that are or will be primarily used in making sales of goods or services to customers who personally visit the project site?

Yes No. If the answer is yes, please continue. If no, proceed to section V.

For purposes of Question A, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

- B.** What percentage of the cost of the Project will be expended on such facilities or property primarily used in making sales of goods or services to customers who personally visit the project? 100 %. **If the answer is less than 33% do not complete the remainder of the retail determination and proceed to section V.**

If the answer to A is Yes AND the answer to Question B is greater than 33.33%, indicate which of the following questions below apply to the project:

1. Will the project be operated by a not-for-profit corporation Yes No.
2. Is the Project location or facility likely to attract a significant number of visitors from outside the economic development region (list specific County or ED region) in which the project will be located?

Yes No

If yes, please provide a third-party market analysis or other documentation supporting your response.

3. Is the predominant purpose of the project to make available goods or services which would not, but for the project, be reasonably accessible to the residents of the municipality within which the proposed project would be located because of a lack of reasonably accessible retail trade facilities offering such goods or services?

Yes No

If yes, please provide a third-party market analysis or other documentation supporting your response.

4. Will the project preserve permanent, private sector jobs or increase the overall number of

Counties of Warren and Washington Industrial Development Agency
5 Warren Street, Suite 210, Glens Falls, NY 12801 Tel: (518) 792-1312
Email: aweaver@warren-washingtonida.com

permanent, private sector jobs in the State of New York?

Yes No.

If yes, explain. Property will be a year-round hotel and event facility with on-site F&B and will require leadership and hourly team members to operate.

5. Is the project located in a Highly Distressed Area? Yes No

Section IV: Inter-Municipal Move Determination

The Agency is required by state law to make a determination that, if completion of a Project benefiting from Agency Financial Assistance results 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 in the abandonment of one or more plants or facilities of the project occupant located within the state, Agency Financial Assistance is required to prevent the project occupant from relocating out of the state, or is reasonably necessary to preserve the project occupant's competitive position in its respective industry.

Will the Project 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? Yes No

Will the Project result in the abandonment of one or more plants or facilities of the Project occupant located within the state? Yes No

If Yes to either question, explain how, notwithstanding the aforementioned closing or activity reduction, the Agency's Financial Assistance is required 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: ____

Does the Project involve relocation or consolidation of a project occupant from another municipality?

Within New York State Yes No

Within County/City/Town/Village Yes No

If Yes to either question, please, explain: _____

WEEKENDER HOTELS - PHOENIX INN INCENTIVES ESTIMATION
 ENHANCED 0% PAYMENT FIRST YEAR, INCREASING 10% EACH YEAR

Section V - WWIDA Application
DRAFT 10 15 2024

66.10-1-51 Base Land	Est. New Construction Dollar Value	Estimated New Assessed Value	2024 County Tax Rate / 1000	2024 Town Tax Rate / 1000	Village Tax Rate /1000	2023-24 School Tax rate / 1000		
\$1,531,600	\$1,330,000	\$2,861,600	\$3.81300	\$2.45900		\$9.58000		
PILOT YEAR	% PAYMENT	COUNTY PILOT AMOUNT	TOWN PILOT AMOUNT	VILLAGE PILOT AMOUNT	SCHOOL PILOT AMOUNT	TOTAL PILOT	FULL PAYMENT W/O PILOT	ESTIMATED NET EXEMPTION
1	0%	\$0	\$0	\$0	\$0	\$0	\$21,083	\$21,083
2	0%	\$0	\$0	\$0	\$0	\$0	\$21,083	\$21,083
3	0%	\$0	\$0	\$0	\$0	\$0	\$21,083	\$21,083
4	0%	\$0	\$0	\$0	\$0	\$0	\$21,083	\$21,083
5	0%	\$0	\$0	\$0	\$0	\$0	\$21,083	\$21,083
6	0%	\$0	\$0	\$0	\$0	\$0	\$21,083	\$21,083
7	0%	\$0	\$0	\$0	\$0	\$0	\$21,083	\$21,083
8	0%	\$0	\$0	\$0	\$0	\$0	\$21,083	\$21,083
9	0%	\$0	\$0	\$0	\$0	\$0	\$21,083	\$21,083
10	0%	\$0	\$0	\$0	\$0	\$0	\$21,083	\$21,083
Totals		\$0	\$0	\$0	\$0	\$0	\$210,832	\$210,832

FULL ANNUAL PAYMENT	\$5,071	\$3,270	\$0	\$12,741	====>	\$21,083
---------------------	---------	---------	-----	----------	-------	----------

Estimated Tax Exemptions:		Assumption	Estimated Cost Benefit Ratio:		<p><i>I have read and reviewed the Section V information completed by the WWIDA.</i></p> Name: Signature: Date:
Property Improv.	\$210,832	Over 10 Years	Est'd Project Cost (Mortgage)	\$2,290,000	
Sales & Use 7%	\$40,964	\$585,200	Net Benefit All Incentives	\$244,811	
Mortgage 1.25%	<u>\$28,625</u>	\$2,290,000	Net Benefit / Cost Ratio	10.7%	
Gross Benefit	\$280,421				
Appl. Fee 0.9%	(\$20,610)				
Legal Estimate	<u>(\$15,000)</u>				
Net Benefit	\$244,811				

**Counties of Warren and Washington Industrial Development Agency
 5 Warren Street, Suite 210, Glens Falls, NY 12801 Tel: (518) 792-1312
 Email: aweaver@warren-washingtonida.com**

Section V: PILOT Estimate and Benefit Ratio:

Completed by IDA Staff based upon information contained within the Application and provided to the Applicant for ultimate inclusion as part of this completed Application.

PILOT Estimate Table Worksheet:

Dollar Value New Construction and Renovation Costs	Estimated New Assessed Value of Property Subject to IDA*	County Tax Rate/1000	Local Tax Rate (Town/City/Village)/1000	School Tax Rate/1000

*Apply equalization rate to value

PILOT Year	% Payment	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
TOTAL							

Estimates provided are based on current property tax rates and assessment value (current as of date of application submission) and have been calculated by IDA's Cost Benefit Software

I, _____, have read and reviewed the above information in Section V completed by the WWIDA.

Signature: _____

Percentage of Project Costs financed from Public Sector Table Worksheet:

Total Project Cost	Estimated Value of PILOT	Estimated Value of Sales Tax Incentive	Estimated Value of Mortgage Tax Incentive	Total of Other Public Incentives (Tax Credits, Grants, ESD Incentives, etc.)

(Est. PILOT + Est. Sales Tax + Est. Mortgage Tax + Other)/Total Project Costs: _____ %

Counties of Warren and Washington Industrial Development Agency
5 Warren Street, Suite 210, Glens Falls, NY 12801 Tel: (518) 792-1312
Email: aweaver@warren-washingtonida.com

Section VI: Representations, Certifications, and Indemnifications

**** This Section of the Application can only be completed upon the Applicant receiving, and must be completed after the Applicant receives, IDA Staff confirmation that Section I through Section V of the Application are complete.**

KEVIN WALKER (name of CEO or other authorized representative of Applicant) confirms and says that he/she is the CEO (title) of NORTH WARREN WASHINGTON IDA, LLC (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

- A. 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.
- B. 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.
- C. Annual Sales Tax Filings: In accordance with Section 874(8) of the New York 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, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant. Copies of all filings shall be provided to the Agency.
- D. 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, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, "Employment Reports") that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an Event of Default under the PILOT Agreement between the Agency and Applicant and, if applicable, an Event of Default under the Agent Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Employment Report may be reported to Agency board members, said report being an agenda item subject to the Open Meetings Law.

Counties of Warren and Washington Industrial Development Agency
5 Warren Street, Suite 210, Glens Falls, NY 12801 Tel: (518) 792-1312
Email: aweaver@warren-washingtonida.com

- E. The Applicant acknowledges that certain environmental representations will be required at closing. The Applicant shall provide with this Representation, Certification, and Indemnification Form copies of any known environmental reports, including any existing Phase I Environmental Site Assessment Report(s) and/or Phase II Environmental Investigations. The Agency may require the Company and/or owner of the premises to prepare and submit an environmental assessment and audit report, including but not necessarily limited to, a Phase I Environmental Site Assessment Report and a Phase II Environmental Investigation, with respect to the Premises at the sole cost and expense of the owner and/or the Applicant. All environmental assessment and audit reports shall be completed in accordance with ASTM Standard Practice E1527-05, and shall be conformed over to the Agency so that the Agency is authorized to use and rely on the reports. The Agency, however, does not adopt, ratify, confirm or assume any representation made within reports required herein.
- F. The Applicant and/or the owner, and their successors and assigns, hereby release, defend and indemnify the Agency from any and all suits, causes of action, litigations, damages, losses, liabilities, obligations, penalties, claims, demands, judgments, costs, disbursements, fees or expenses of any kind or nature whatsoever (including, without limitation, attorneys', consultants' and experts' fees) which may at any time be imposed upon, incurred by or asserted or awarded against the Agency, resulting from or arising out of any inquiries and/or environmental assessments, investigations and audits performed on behalf of the Applicant and/or the owner pursuant hereto, including the scope, level of detail, contents or accuracy of any environmental assessment, audit, inspection or investigation report completed hereunder and/or the selection of the environmental consultant, engineer or other qualified person to perform such assessments, investigations, and audits.
- G. Hold Harmless Provision: The Applicant acknowledges and agrees that the Applicant shall be and is responsible for all costs of the Agency incurred in connection with any actions required to be taken by the Agency in furtherance of the Application including the Agency's costs of general counsel and/or the Agency's bond/transaction counsel whether or not the Application, the proposed Project it describes, the attendant negotiations, or the issue of bonds or other transaction or agreement are ultimately ever carried to successful conclusion and 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: (i) the Agency's examination and processing of, and action pursuant to or upon, the Application, regardless of whether or not the Application or the proposed Project described herein or the tax exemptions and other assistance requested herein are favorably acted upon by the Agency; (ii) the Agency's acquisition, construction and/or installation of the proposed Project described herein; and (iii) any further action taken by the Agency with respect to the proposed Project including, without limiting the generality of the foregoing, all causes of action and attorney's fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. Applicant hereby understands and agrees, in accordance with Section 875(3) of the New York General Municipal Law and the policies of the Agency that any New York State and local sales and use tax exemption claimed by the Applicant and approved by the Agency, any mortgage recording tax exemption claimed by the Applicant and approved by the Agency, and/or any real property tax abatement claimed by the Applicant and approved by the Agency, in connection with the Project, may be subject to recapture and/or termination by the Agency under such terms and conditions as will be established by the Agency and set forth in transaction documents 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

Counties of Warren and Washington Industrial Development Agency
5 Warren Street, Suite 210, Glens Falls, NY 12801 Tel: (518) 792-1312
Email: aweaver@warren-washingtonida.com

without limitation information regarding the amount of the New York State and local sales and use tax exemption benefit, the amount of the mortgage recording tax exemption benefit, and the amount of the real property tax abatement, if and as applicable, to the best of the Applicant's knowledge, is true, accurate and complete.

H. This obligation includes an obligation to submit an Agency Fee Payment to the Agency in accordance with the Agency Fee policy effective as of the date of this Application.

I. By executing and submitting this Application, the Applicant covenants and agrees to pay the following fees to the Agency and for the Agency's general counsel and/or for the Agency's bond/transaction counsel, the same to be paid at the times indicated:

- (i) An application fee of \$1,500.00 with \$750.00 credited towards future administrative fees;
- (ii) Security Deposit: To ensure that the Agency's costs are reimbursed if the project does not proceed, applicant shall pay to the Agency a security deposit equal to one-half of one percent (0.5%) of the cost of the Project or \$10,000.00, whichever is greater. The maximum initial deposit is set at \$25,000.00. Payment shall be made when the Preliminary Agreement is signed.

(iii) Unless otherwise agreed to by the Agency, an Agency fee as follows:

<u>Cost of Project/Amount of Bonds:</u>	<u>Applicable Percentage:</u>
Up to First \$10,000,000	0.90%
For Next \$10,000,000	0.65%
For Next \$30,000,000	0.40%
Portion over \$50,000,000	0.25%

(iv) All fees, costs and expenses incurred by the Agency for (1) legal services, including but not limited to those provided by the Agency's general counsel and/or the Agency's bond/transaction counsel, thus note that the Applicant is entitled to receive a written estimate of fees and costs of the Agency's general counsel and the Agency's bond/transaction counsel; and (2) other consultants retained by the Agency in connection with the proposed project, with all such charges to be paid by the Applicant at the closing.

J. If the Applicant fails to conclude or consummate the 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 Applicant is unable to find buyers willing to purchase the bond issue requested, or if the Applicant is unable to facilitate the sale/leaseback or lease/leaseback transaction, then, upon the presentation of an invoice, Applicant shall pay to the Agency, its agents, or assigns all actual costs incurred by the Agency in furtherance of the Application, up to that date and time, including but not necessarily limited to, fees of the Agency's general counsel and/or the Agency's bond/transaction counsel.

K. The Applicant acknowledges and agrees that all payment liabilities to the Agency and the Agency's general counsel and/or the Agency's bond and/or transaction counsel as expressed in Sections H and I are obligations that are not dependent on final documentation of the transaction contemplated by this Application.

Counties of Warren and Washington Industrial Development Agency
5 Warren Street, Suite 210, Glens Falls, NY 12801 Tel: (518) 792-1312
Email: aweaver@warren-washingtonida.com

- L. The cost incurred by the Agency and paid by the Applicant, the Agency's general counsel and/or bond/transaction counsel fees and the processing fees, may be considered as a cost of the Project and included in the financing of costs of the proposed Project, except as limited by the applicable provisions of the Internal Revenue Code with respect to tax-exempt bond financing.
- M. The Applicant acknowledges that the Agency is subject to New York State's Freedom of Information Law (FOIL). **Applicant understands that all Project information and records related to this application are potentially subject to disclosure under FOIL subject to limited statutory exclusions.**
- N. The Applicant acknowledges that it has been provided with a copy of the Agency's Policy for Termination of Agency Benefits and Recapture of Agency Benefits Previously Granted (the "Termination and Recapture Policy"). The Applicant covenants and agrees that it fully understands that the Termination and Recapture Policy is applicable to the Project that is the subject of this Application, and that the Agency will implement the Termination and Recapture Policy if and when it is so required to do so. The Applicant further covenants and agrees that its Project is potentially subject to termination of Agency financial assistance and/or recapture of Agency financial assistance so provided and/or previously granted.
- O. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:
- § 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would 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 in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.
- P. The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state, and federal tax, worker protection and environmental laws, rules and regulations.
- Q. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.
- R. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.
- S. The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this

Counties of Warren and Washington Industrial Development Agency
5 Warren Street, Suite 210, Glens Falls, NY 12801 Tel: (518) 792-1312
Email: aweaver@warren-washingtonida.com

Application when acting hereon and hereby represents 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.

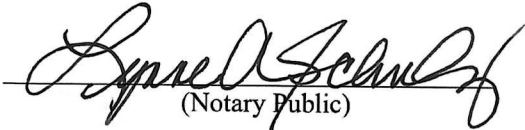
STATE OF NEW YORK)
COUNTY OF Saratoga) ss.:

KEIR Weimer, being first duly sworn, deposes and says:

1. That I am the MANAGING MEMBER + CEO (Corporate Office) of NORTH CREEK RESORT & SPA (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof and I subscribe and affirm, under penalty of perjury that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.


(Signature of Officer)

Sworn before me on this 23 day of October, 2024


(Notary Public)

Lynne A. Schulz
Notary Public - State of New York
C 4930343
Qualified in Saratoga County
Commission Expires 05/16/2026

Addendum

Counties of Warren and Washington Industrial Development Agency

Financial Assistance Application for Purchase of 307 Main St, North Creek, NY

Justification for the Enhanced Incentive

To the Members of the Board, we respectfully request that you consider our application for enhanced incentives concerning a PILOT program from 307 Main Street in North Creek, NY. This property has struggled for well over a decade with multiple owners since its initial construction in the 1990s. Though an excellent property as far as lay out and amenities, it is clear that proper vision and management expertise have been lacking. Weekender Hotels has a proven track record of turning around boutique investment properties throughout the Adirondack Region and New England. Most notably, our sister property, The Alpine Lodge, located in North Creek has been a success story, far exceeding our original occupancy and financial performance projects since acquisition in 2020, and bringing thousands of tourists to the Town of Johnsbury.

To bring this property back to life and realize our vision of becoming a regional hospitality destination, we are taking substantial financial, time, and reputational risk. We are planning to invest over \$1.330 million dollars in construction costs in addition to the \$1.775 million purchase price. With the investment comes securing a construction loan which is being provided by the National Bank of Coxsackie. In 2024 we are facing elevated construction material and labor costs in addition to interest rates that are at decades-long highs. Though we plan to leverage our experience and expertise in the market to turn the asset around and stabilize it in a timely fashion, we understand that there are market risks. Due to the weather-dependent and cyclical nature of the skiing industry, crowds of winter time guests are not guaranteed each year. Additionally, the potential for economic headwinds with persistent inflation and geopolitical uncertainty may force consumers to reduce travel spending in the near future.

Despite the aforementioned risk factors, we still believe in this project and are prepared and excited to see it through to a successful result. Considering the many economic benefits to the community to be brought about by this project (including increased tourism, employment, and tax revenue), we are requesting the Board consider our application for an enhanced incentive to alleviate some of the risks we face and allow the community and our project to share mutual success.

Weekender Hotel - Phoenix Inn

Community Cost Benefit Analysis

ENHANCED 0% PAYMENT FIRST YEAR, INCREASING 10% EACH YEAR

DRAFT 10 15 2024

Year	Community Tax Exemption "Costs"					Community "Benefit" with 75% Conservative Factor							Net "Benefit"
	State 4% Sale Tax Exempt.	County 3% Sale Tax Exempt.	Mortgage Tax Exempt.	Net Property Exempt.	TOTAL Gross Exempt.	Wages & Benefits @ 75%	Construction Labor @75%	Construction Materials @ 75%	Non-Local Visitor Direct Spending @ 75%	Room Night Sales & Occup. Tax @ 75%	PILOT Payments	TOTAL	
0	(\$23,408)	(\$17,556)	(\$28,625)		(\$69,589)		\$279,300	\$219,450	\$119,848	\$1,136		\$619,733	\$550,144
1				(\$21,083)	(\$21,083)	\$450,000	\$279,300	\$219,450	\$928,819	\$59,414	\$0	\$1,936,984	\$1,915,901
2				(\$21,083)	(\$21,083)	\$450,000			\$1,148,540	\$89,517	\$0	\$1,688,057	\$1,666,973
3				(\$21,083)	(\$21,083)	\$450,000			\$1,253,007	\$101,711	\$0	\$1,804,718	\$1,783,635
4				(\$21,083)	(\$21,083)	\$450,000			\$1,278,067	\$102,812	\$0	\$1,830,879	\$1,809,796
5				(\$21,083)	(\$21,083)	\$450,000			\$1,303,629	\$108,764	\$0	\$1,862,393	\$1,841,310
6				(\$21,083)	(\$21,083)	\$450,000			\$1,303,629	\$113,115	\$0	\$1,866,744	\$1,845,661
7				(\$21,083)	(\$21,083)	\$450,000			\$1,303,629	\$117,640	\$0	\$1,871,268	\$1,850,185
8				(\$21,083)	(\$21,083)	\$450,000			\$1,303,629	\$122,680	\$0	\$1,876,309	\$1,855,226
9				(\$21,083)	(\$21,083)	\$450,000			\$1,303,629	\$127,239	\$0	\$1,880,868	\$1,859,785
10				(\$21,083)	(\$21,083)	\$450,000	\$0	\$0	\$1,303,629	\$132,329	\$0	\$1,885,957	\$1,864,874
TOTAL	(\$23,408)	(\$17,556)	(\$28,625)	(\$210,832)	(\$280,421)	\$4,500,000	\$558,600	\$438,900	\$12,550,054	\$1,076,355	\$0	\$19,123,910	\$18,843,489
The Cost to Benefit Ratio is ==>					1	to =====>					68.2		

Net Benefits - Net Present Value @ 3% \$15,667,707

Weekender Hotel - Phoenix Inn

DRAFT 10 15 2024

Non-Local Direct Spending Assumptions

of Rooms 30
 Average Nights/Stay 1.5 *Typical guest stays are weekends spanning 1 to 2 days*
 Nights Available 365.25
 Average Guests/Stay 2.5 *Typical guest stay range from 2 guests to families of 3 or 4 based on room size.*
 Avg. Spend/Guest \$175.00 *Assumes at lease one dinner, two lunches, and one recreational activity in the county. This is seasonally averaged assuming a higher spend for skiing in Winter season and*
 Adjusted 75%

	<u>Year 0</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Year 6</u>	<u>Year 7</u>	<u>Year 8</u>	<u>Year 9</u>	<u>Year 10</u>
Room Nights	10,958	10,958	10,958	10,958	10,958	10,958	10,958	10,958	10,958	10,958	10,958
Occupancy	5.00%	38.75%	47.92%	52.28%	53.32%	54.39%	54.39%	54.39%	54.39%	54.39%	54.39%
Occupied rooms	548	4,246	5,250	5,728	5,843	5,959	5,959	5,959	5,959	5,959	5,959
Est. # of Stays	365	2,831	3,500	3,819	3,895	3,973	3,973	3,973	3,973	3,973	3,973
Total Guests Generated	913	7,077	8,751	9,547	9,738	9,932	9,932	9,932	9,932	9,932	9,932
Average Spend per Guest	\$159,797	\$1,238,426	\$1,531,387	\$1,670,676	\$1,704,090	\$1,738,172	\$1,738,172	\$1,738,172	\$1,738,172	\$1,738,172	\$1,738,172
Adj. Non-Local Direct Spending	\$119,848	\$928,819	\$1,148,540	\$1,253,007	\$1,278,067	\$1,303,629	\$1,303,629	\$1,303,629	\$1,303,629	\$1,303,629	\$1,303,629

Room Nightly Sales & Occupancy Tax

Room & Occupancy Tax 4.00%
 Sales Tax 7.00%

	<u>Year 0</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Year 6</u>	<u>Year 7</u>	<u>Year 8</u>	<u>Year 9</u>	<u>Year 10</u>
Room Revenue	\$13,764	\$720,174	\$1,085,049	\$1,232,855	\$1,246,200	\$1,318,357	\$1,371,091	\$1,425,935	\$1,487,035	\$1,542,291	\$1,603,982
Room & Occupancy Tax	\$551	\$28,807	\$43,402	\$49,314	\$49,848	\$52,734	\$54,844	\$57,037	\$59,481	\$61,692	\$64,159
Sales Tax	\$963	\$50,412	\$75,953	\$86,300	\$87,234	\$92,285	\$95,976	\$99,815	\$104,092	\$107,960	\$112,279
Total Tax Generated	\$1,514	\$79,219	\$119,355	\$135,614	\$137,082	\$145,019	\$150,820	\$156,853	\$163,574	\$169,652	\$176,438
Adj. Room Night/Sales Tax	\$1,136	\$59,414	\$89,517	\$101,711	\$102,812	\$108,764	\$113,115	\$117,640	\$122,680	\$127,239	\$132,329