DANIEL P. MCCOY, ALBANY COUNTY EXECUTIVE

STAGE

SUSTAINABLE TECHNOLOGY & GREEN ENERGY GRANT PROGRAM

STAGE ACT COMMITTEE MEETING

Friday, October 3rd, 2025, at 11:00 AM
111 Washington Ave, Suite 100, Albany, New York, 12210

AGENDA

1. Call to Order/Roll Call — Kevin O'Connor
2. Review of Meeting Minutes – July 11, 2025 — Kevin O'Connor
3. STAGE Applications — Kevin Catalano
    a. Catemer, Inc.
        i. (action) Resolution 2025-10-01
            1. STAGE Application & Review Checklist
            2. SEQRA Determination (SEAF Parts 1, 2 & 3)
    b. Shelter Enterprises, Inc.
        i. (action) Resolution 2025-10-02
            1. STAGE Application & Review Checklist
            2. SEQRA Determination (SEAF Parts 1, 2 & 3)
4. Status of STAGE Program — Kevin O'Connor
5. Public Comments
6. Adjournment — Kevin O'Connor

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STAGE ACT COMMITTEE MEETING

Friday, October 3rd, 2025, at 11:00 AM
111 Washington Ave, Suite 100, Albany, New York, 12210

ROLL CALL

Committee Member	Present/Excused/Absent
David Reilly	
Susan Rizzo	
Hon. William Reinhardt	
Hon. Gary Domalewicz	
Michael McLaughlin	
Caitlin O'Brien	

DANIEL P. MCCOY
COUNTY EXECUTIVE

KEVIN O'CONNOR
DIRECTOR

MICHAEL MCLAUGHLIN
DEPUTY COUNTY EXECUTIVE

Sustainable Technology and Green Energy Act Committee
Meeting Minutes - 7/11/2025

A meeting of the STAGE Act Committee was held on Friday, July 11, 2025, at 111 Washington Ave, Suite 100, Albany, NY 12210. Members of the public were able to attend the meeting by attending in person. Additionally, the meeting was live streamed on the publicly accessible Advance Albany County Alliance YouTube channel.

The following Committee Members were present at, and participated in, the meeting:
- Hon. Susan Rizzo, Albany County Comptroller
- David Reilly, Commissioner of the Division of Management & Budget
- Michael McLaughlin, Deputy County Executive (as designee of the County Executive)

Members excused:
- Hon. Gary Domalewicz, Albany County Legislature
- Hon. William Reinhardt, Albany County Legislature

Advance Albany County Alliance Local Development Corporation ("AACA") LDC Staff Present:
- Kevin O'Connor, Director of Economic Development, Albany County and CEO
- Kevin Catalano, Senior Vice-President & Director of Commercial Lending
- Sara Paulsen, Executive Assistant
- Antionette Hedge, Economic Development Coordinator
- Thomas M. Owens, Esq., AACA Counsel

Also present at the meeting:
- None

Call to Order

The meeting was called to order at 10:14 am.

Roll Call

Roll was called, and it was noted that a quorum was present.

Review Meeting Minutes

Mr. O'Connor asked if the committee reviewed the minutes from February 14, 2025. There were no questions or amendments to the minutes; a motion was made by Ms. Rizzo to approve the February 14, 2025 Meeting Minutes, seconded by Mr. McLaughlin and approved pursuant to a unanimous vote.

Applications

Sustainable Technology and Green Energy Act Committee
Meeting Minutes - 7/11/2025

1. **Decree-Crane Special Papers NA, LLC:** Crane Stationary submitted an application requesting STAGE Grant funds help move into a more sustainable building, improve efficiencies and improve company morale. The funds will pay for improving the facility, moving expenses, and purchasing new equipment. The project/application specifics include:

Applicant:	Crane Stationary
Grant Funds Requested:	$54,400.00
Project:	Relocation for expansion and more efficient operations.
Eligibility Category:	Industrial and Manufacturing Facility
Jobs Created:	51 FT
Jobs Retained:	63 Jobs
Investment in County:	$544,000
Reviewing Criteria Score:	15 points (out of 22 max)
AACA Recommended Funding Level:	$54,400.00

Resolution No. 2025-07-01
Following discussion of the specifics of the Crane Stationary application, Resolution 2025-07-01, upon a motion made by Mr. McLaughlin to approve, seconded by Ms. Rizzo was approved pursuant to a unanimous vote.

2. **Atlas Copco Modification:** Draft of a Resolution and determination to amend the project and funding determination for an economic development project application submitted by Atlas Copco Comptec, LLC.

Resolution No. 2025-07-02
Following discussion of the modification of Atlas Copco application, Resolution 2025-07-02, upon a motion made by Mr. Reilly to approve, seconded by Mr. McLaughlin was approved pursuant to a unanimous vote.

Application Updates

None.

Public Comment

None.

Adjournment

A motion made by Ms. Rizzo to adjourn the meeting at 10:33 am. seconded by Mr. Reilly and approved pursuant to a unanimous vote.

RESOLUTION 2025-10-01
OF THE
ALBANY COUNTY STAGE ACT COMMITTEE

A meeting of the STAGE ACT Committee ("STAGE Committee") was convened in public session at the offices of Advance Albany County Alliance Local Development Corporation located at 111 Washington Avenue (Suite 100), Albany, New York, 12210 on Friday, October 3, 2025 at 11:00am.

The meeting was convened by the Director of the Albany County Department of Economic Development on not less than 72 hours' notice, with the following STAGE Committee members present:

1. Commissioner of the Division of Management and Budget Dave Reilly (or Designee);
2. Albany County Comptroller Susan Rizzo (or Designee);
3. Albany County Executive (or Designee);
4. Chairperson of the Conservation, Sustainability & Green Initiatives Committee of the Albany County Legislature; and
5. Chairperson of the Economic Development Committee of the Albany County Legislature.

The STAGE Committee meeting was convened pursuant to and in accordance with the Sustainable Technology and Green Energy Plan ("STAGE Plan") for the Committee to review, evaluate, consider for approval certain economic development projects and if approved, determine funding amounts for such approved economic development projects all in accordance with the STAGE Plan.

Other individuals present included:
1. Kevin O'Connor, Advance Albany County Alliance LDC ("AACA") CEO
2. Kevin Catalano, AACA SVP
3. INSERT OTHERS

The following resolution was offered by Committee Member _____, seconded by Committee Member _____, and voted on by the Committee:

Resolution No. 2025-10-01

RESOLUTION APPROVING AND DETERMINING FUNDING FOR AN ECONOMIC DEVELOPMENT PROJECT APPLICATION SUBMITTED BY Catemer, Inc. IN ACCORDANCE WITH AND PURSUANT TO THE STAGE PLAN

WHEREAS, on June 13, 2022 the Albany County Legislature enacted Local Law 1 for 2022 "ESTABLISHING THE SUSTAINABLE TECHNOLOGY AND GREEN ENERGY ACT (STAGE ACT)"; and

WHEREAS, the findings of the Albany County Legislative contained within the STAGE ACT include:

- In 2019, the State of New York enacted the Climate Leadership and Community Protection Act ("CLCPA"), thereby creating one of the most ambitious and comprehensive climate and energy laws in the country. The CLCPA calls for nothing less than the decarbonization of the NYS economy and calls on each and every municipality in the state to collaboratively work to significantly increase the green energy business infrastructure in their municipalities to the greatest extent possible. New York has set aggressive goals through the CLCPA, and has established a target of reaching a point where no less than 70% of the state's electricity consumption will be derived from renewable power generation by the year 2030; and

- Local municipalities are uniquely situated to address the climate goals noted in the CLCPA through local economic development efforts, which prioritize the shift towards clean renewable energy systems and green business that will fuel our economy in the next century. Through collaborative efforts amongst neighboring municipalities, and local economic development agencies, Albany County intends to provide the resources through which business can find a partner in the fight for a healthier environment that brings long term job investment and employment to our community; and

- As national, state, and local governments emerged from the COVID-19 pandemic, the need for an economy driven by green economic development has become more apparent than ever. Only through sustainable investment in long-term clean energy businesses can we hope to stem the tide of decades of environmental devastation brought on by a much-prolonged dependence on petroleum-based economies. The County Albany County Legislature determines that the County of Albany and its arms of municipal government can act as a promoter of this type of economic development and intends to commit significant resources to the development of green economic development projects across the County; and

WHEREAS, the stated intention of the Albany County Legislature in the STAGE ACT is "to establish a Sustainable Technology and Green Energy Plan, which will invigorate and diversify the green business industry in the County of Albany for years to come and contribute to significant economic development, job retention, and development"; and

WHEREAS, pursuant to, and in accordance with the STAGE ACT, the Sustainable Technology & Green Energy Plan Rules and Regulations ("STAGE Plan") was developed to: (1) address the climate protection goals codified by CLCPA; and (2) address the dual goals of creating economic opportunity and jobs for the residents of Albany County while decarbonizing the economy; and (3) further support Albany County's Economic Development Strategy commissioned in 2019; and

WHEREAS, as part of the STAGE Plan, Advance Albany County Alliance Local Development Corporation ("AACA") was identified by Albany County to administer and

manage a grant program ("STAGE Act Grant Program") with funds from Albany County to foster the development of green businesses in Albany County; and

WHEREAS, as part of administering the STAGE Act Grant Program, AACA has developed and promulgated an application which can be completed/submitted by eligible green business applicants to AACA for review and potential approval by the AACA Board, and if such applications are approved by the AACA Board, such AACA approved applications are forwarded to the STAGE Committee for final review, approval and funding determination; and

WHEREAS, an application (the "Application") was submitted to AACA by Catemer, Inc., and following AACA's review of the applicant, Application, and the applicant's project ("Project") against the STAGE Plan's eligibility requirements, the projected economic impact of such Project, eligible uses of STAGE Act Grant Program funds and the STAGE Plan's awarding criteria, the AACA Board has approved the Application/Project be advanced to the STAGE Act Committee for final review, approval and funding determination:

1. | | |
|---|---|
| Applicant: | Catemer, Inc. |
| Grant Funds Requested: | $2,000,000 |
| Project: | Acquisition, Fitup and Development (including machinery and FF&E) of a semiconductor manufacturing facility (6 British American Blvd) to develop a semiconductor supply chain consortium (focused on chemical applications) for the growing semiconductor industry |
| Eligibility Category: | Industrial and Manufacturing; Commercial Facilities Facility |
| Jobs Created: | 130 jobs (45 professional, 45 skilled, 10 semi-skilled) |
| Jobs Retained: | 110 jobs (45 professional, 60 skilled, 5 semi-skilled) |
| Investment in County: | $28,800,000 |
| Reviewing Criteria Score: | 17 points (out of 22 max) |
| Recommended Funding Level: | $2,000,000 |

WHEREAS, AACA recommends that the STAGE Committee approve and award STAGE Act Grant Program funding for the Project at the "AACA Recommended Funding Level" identified above; and

WHEREAS, the STAGE Committee has received a presentation from the AACA CEO on (1) the eligibility of the applicant and the Project under the STAGE Plan; (2) ACCA's evaluation of the Project against the STAGE Plan's scoring criteria; and (3) AACA's recommended funding level for the Project; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the "SEQR Act"), and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York, being 6 NYCRR Part 617, as amended (the "Regulations" and collectively with the SEQR Act, "SEQRA"), the STAGE Committee must satisfy the requirements contained in SEQRA and the Regulations prior to making a final determination whether to undertake the Project; and

WHEREAS, to aid the STAGE Committee in making a final determination as to whether the Project may have a significant effect upon the environment, the Applicant has prepared and submitted an environmental assessment form (the "EAF") with respect to the Project, a copy of which EAF was presented to and reviewed by both AACA and the STAGE Committee and a copy of which is on file at the office of the AACA; and

WHEREAS, pursuant to SEQRA, AACA and the STAGE Committee have examined the EAF and completed Parts II and III in order to make a determination as to the potential environmental significance of the Project; and

NOW, THEREFORE BE IT RESOLVED, BY THE MEMBERS OF THE STAGE COMMITTEE:

SEQRA DETERMINATION

(1) Based upon an examination of the Application, the EAF and all information submitted and based further upon the STAGE Committee's knowledge of the area surrounding the location of Project and such further investigation of the Project and its environmental effects as the STAGE Committee has deemed appropriate, the STAGE Committee makes the following findings with respect to the Project:

(A) The Project consists of the (i) acquisition, fitup and development (including machinery and FF&E) of a building located at 6 British American Boulevard, Latham for the purposes of a semiconductor manufacturing facility and for such building to develop/house various tenants to create a semiconductor supply chain consortium for the growing semiconductor industry. The intended use is allowed under existing zoning, and fitup and installation and operation of the machinery/FF&E will be pursuant to a building permit and any other required permits, and such activities are taking place entirely within the building at 6 British American Boulevard.

(B) No potentially significant adverse impacts on the environment are noted in the EAF or Application and none are known to the STAGE Committee.

(2) Based upon the foregoing investigation of the potential environmental impacts of the Project and considering both the magnitude and importance of each environmental impact therein indicated, the STAGE Committee makes the following findings and determinations with respect to the Project:

(A) The Project constitutes an "Unlisted Action" (as said quoted term is defined in the Regulations) and therefore coordinated review and notification of other involved agencies is strictly optional. The STAGE Committee hereby determines not to undertake a coordinated review of the Project.

(B) The Project will result in no significant adverse environmental impacts and, therefore, the STAGE Committee hereby determines that the Project will not have a significant adverse impact on the environment, and the STAGE Committee will not require the preparation of an environmental impact statement with respect to the Project.

(C) As a consequence of the foregoing, the STAGE Committee hereby adopts a negative declaration with respect to the Project, which is attached hereto as Exhibit A.

STAGE PLAN PROJECT APPROVAL AND FUNDING DETERMINATION

(1) The STAGE Committee approves the Project.

(2) Based on the Project's demonstrated ability to show deliverables on job creation/retention, level of investment, project viability, and consistency with the County Economic Development Priorities, the STAGE Committee determines that $2,000,000 of the STAGE Act funding be awarded to the applicant for the Project pursuant to and in accordance with the STAGE Plan, with such STAGE Act Grant Program funding to be administered by AACA in accordance with and pursuant to the STAGE Plan.

Dated: October 3, 2025

Motion made by:

Seconded by:

Voting Results

Committee Member	Vote (Yes/No)
Commissioner of the Division of Management and Budget (or Designee)	
Albany County Comptroller (or Designee)	
Albany County Executive (or Designee)	
Chairperson of the Conservation, Sustainability & Green Initiatives Committee of the Albany County Legislature	
Chairperson of the Economic Development Committee of the Albany County Legislature	

Advance Albany County Alliance LDC
Sustainable Technology and Green Energy Grant Review Checklist

OVERVIEW

1. **Applicant Name:** Catemer, Inc.
2. **Grant Funds Requested:** $2,000,000
3. **Project Description:** Catemer will be the lead semiconductor research, development and manufacturer, working with the other tenants in the building to develop a Semiconductor supply chain consortium in chemical applications for the growing industry
4. **Eligibility Category:** Industrial and Manufacturing Facility

PROJECT ECONOMIC IMPACT

1. **Jobs Created:** 130
2. **Jobs Retained:** 110
3. **Total Investment in Albany County**: $13.8 Million in 2025/6, total investment in capital equipment over a 5-year period is expected to exceed $33 Million.

ELIGIBILITY

Yes __X__ No _____ The Applicant is a for-profit business that produces goods or provide services that benefit the environment, conserve resources, and/or reduce greenhouse gas emissions.

Yes __X__ No _____ The Applicant is in substantial compliance with all federal, state and local worker protection and environmental laws and regulations.

Yes __X__ No _____ The Applicant is current on all federal, state, and local tax obligations related to their business operations and ownership.

Yes __X__ No _____ Project Demonstrates 10:1 non-county match.

ELIGIBLE USES: (check all that apply)

__X__ Architecture and Engineering
__X__ Real Estate Acquisition
__X__ Construction and Renovation
_____ Infrastructure and Site Work
__X__ Machinery and Equipment Acquisition
_____ Furniture and Fixtures

Attachment A. Catemer Business Plan

I. The Semiconductor Innovation and Economic Landscape. Statement of the Problem

The integrated circuitry (IC) industry is entering an entirely new innovation and manufacturing world where Moore's law ran out of steam and is being replaced by heterogeneous integration of systems in package (SIPs) for high performance computing (HPC) that yield significant improvements in efficiency, speed, and functionality, as well as appreciable reduction in power consumption, leading to vastly improved energy efficiency. As a result, the IC industry is facing a convergence of ever more intricate technological obstacles and taxing financial constraints. Research and development (R&D) and manufacturing capital costs are continuing to rise at an exponential rate, a trend that is already placing tremendous strain on the fiscal integrity and business competitiveness of even the largest global semiconductor corporations. According to the analysis by McKinsey & Company, and as shown in Exhibit I, the cost of computer chip design has soared from $28 million for the 65nm node to $540 million for the 5nm node. Similarly, the corresponding price tag for fab (as in computer chip fabrication plant) construction has burgeoned from $400 million for the 65nm node to over $5 billion for the 5nm node.

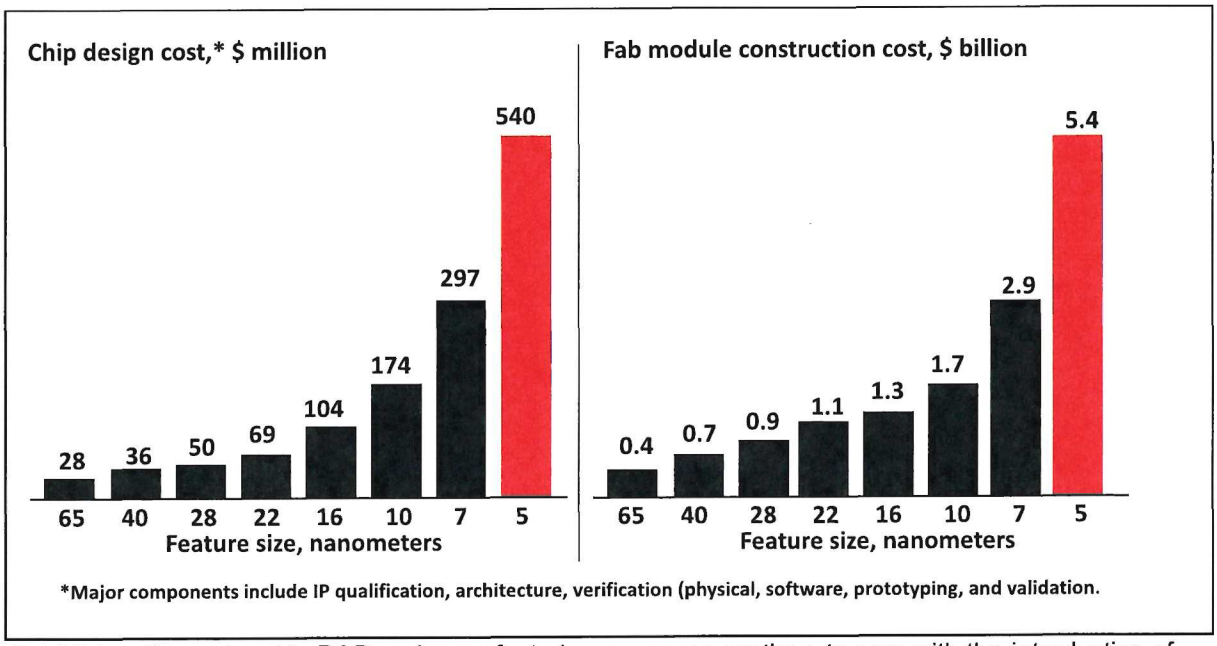

Exhibit I. Computer chip R&D and manufacturing expenses continue to soar with the introduction of every new generation (source: McKinsey & Company).

The findings of the McKinsey & Company report were echoed by Handel Jones, CEO of International Business Strategy Corporation (IBS), who stated: "The average cost of designing a 28nm chip is US$40 million. By comparison, the cost of designing a 7nm chip is US$217 million and the cost of designing a 5nm device is US$416 million. 3nm design will cost up to 590 million US dollars." These costs do not include expenditures associated with prototyping and demonstration of chip fabrication processes. According to Semiconductor Engineering, a widely recognized semiconductor research association, the investment in processes for the 28nm node averaged around $51.3 million. This number increased to $100 million, $297 million, and $542 million for the 16nm, 7nm, and 3nm nodes, respectively. And although the data for the 3nm node is not yet completely accessible, most likely since it remains in the development and optimization phase, Semiconductor Engineering estimates the cost to very easily exceed $1 billion. In fact, IBS predicts that the 3nm node process development and demonstration will require US$4-$5 billion, and the corresponding FAB construction and outfitting cost will average US$15-20 billion. In fact, both TSMC and Intel have announced up to US$20 billion investment each in their first 3nm FABs.

The challenges associated with the exponential rise in cost are further compounded by immense energy utilization, with large FABs consuming up to 100 megawatt hours of energy per hour. In fact, energy utilization can account for up to 30% of the total operating costs per FAB. Historically, IC manufacturers have concentrated their efficiency efforts primarily on minimizing materials usage, maximizing equipment yield, and reducing labor costs. However, managing and controlling risingenergy usage is becoming an urgent requirement that necessitates viable technical solutions to mitigate resulting prohibitive costs. As a result, the semiconductor industry is proactively seeking the development and integration of cost effective and energy efficient manufacturing protocols across its enture ecosystem. As called for in the "Microelectronics and Advanced Packaging Technologies Roadmap" (Semiconductor Research Corporation, 2023), energy optimization must take place at the tool level through a combination of effective steps that include reducing the usage of electricity by developing new process intensification methods that employ more efficient and effective chemicals and materials and can yield the targeted chip building blocks at significantly reduced temperatures.

The ramifications of this financial trend become obvious when MacKenzie & Company examined the operations of the two main groups of semiconductor companies, namely, the leading chain of chip manufacturers and the support chain of ancillary industrial companies (chemical and materials producers, component suppliers, OEMs, packaging and testing concerns), the latter is by far the most negatively impacted by the exponential cost increase, as shown in Exhibit II.

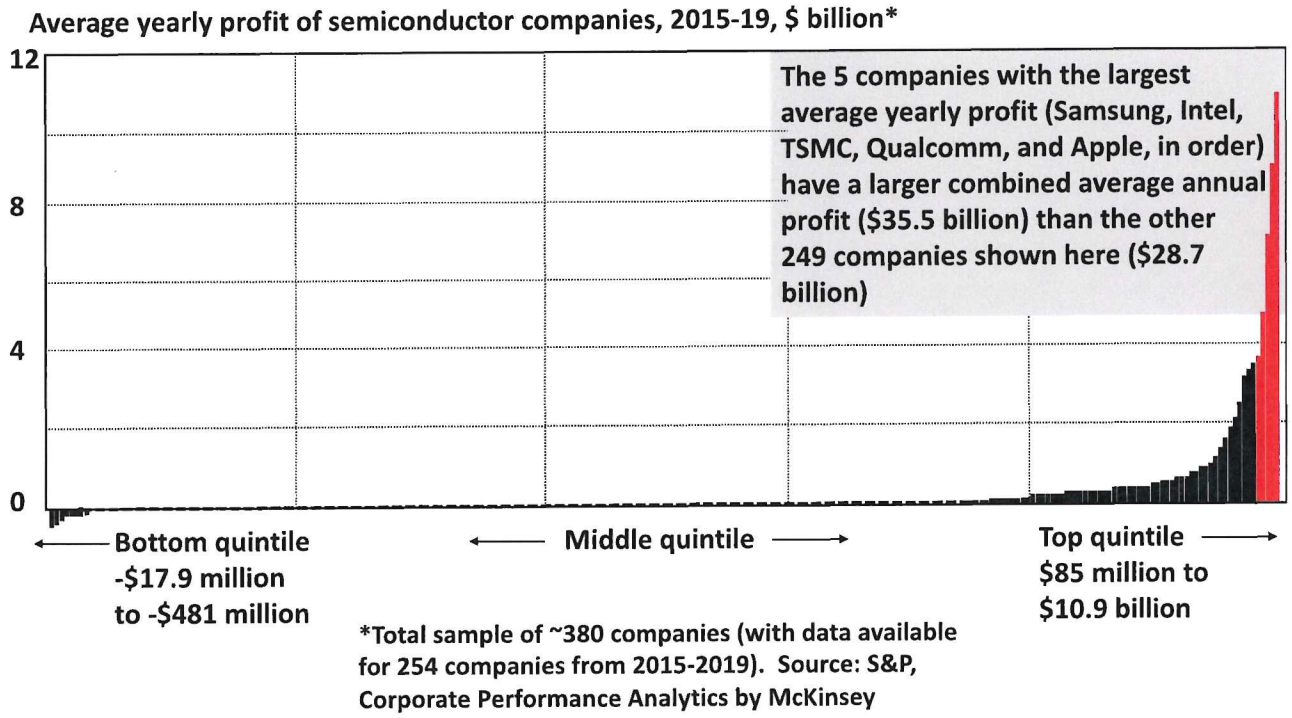

Exhibit II. Annual profit of 254 semiconductor companies between 2015 and 2019, including general and specialized chip producers, equipment manufacturers, and material suppliers (source: McKinsey & Company.)

This adverse impact has significant and long-term implications for the entire U.S. (and New York) semiconductor industry which relies on this worldwide vendor's value chain to provide all its chemicals, equipment, components, materials, consumables, and supplies. It has also led to a recent and ongoing flurry of company acquisitions and corporate mergers across the entire semiconductor supply chain. As a result, the semiconductor supply chain has been reduced to clusters of vendors that are mainly located outside the U.S. (primarily the Pacific rim) and that dominate the market for specific goods and services to the entire industry.

From a business perspective, this consolidation of the industrial vendor's chain leaves the U.S. (and New York) computer chip producers vulnerable to supply-chain disruptions. These disruptions could be compounded by political upheavals, geopolitical tensions, military conflicts, pandemics, and natural disasters, as seen in the Covid-19 shutdown and the Ukraine-Russia war. As a result, the McKinsey & Company report warns that "...If a key vendor cannot ship products or meet delivery deadlines,

production lines could grind to a halt. More widespread upheaval, such as the global lockdowns in response to the COVID-19 pandemic, have even greater repercussions..." The McKinsey & Company report goes on to argue that "...to accommodate unexpected shortages, companies need flexible and resilient supply chains that can quickly adjust..."

Accordingly, these global disruptions have accentuated the necessity for a reliable and dependable U.S.-based vendor resource, one that would not only supply current domestic industry needs but also contribute innovations that would shield the U.S. semiconductor industry from future liabilities related to dependence on foreign suppliers, particularly outfits that could be averse to US interests. In fact, with the move towards heterogeneous integration systems in package (SIPs) for high performance computing (HPC), innovations in chemistry and materials are replacing design and architecture as the most critical enabler of computer chip advancement. Chemical and material suppliers are therefore playing a leadership position in the innovation and discovery loop. This represents an excellent opportunity to reclaim and re-shore the IC value supply chain to the U.S. Failure to exploit this inflection opportunity to onshore and secure chemical and material supply chain in the USA, would not only threaten its leading position in technology and defense capability, but it may also cause a permanent off shoring of R&D and manufacturing of the entire semiconductor supply chain.

II. The Semiconductor Supply Chain Dilemma. Proposed Solution.

It is therefore imperative to establish a reliable and dependable U.S.-based chemical and material vendor supply consortium, one that would support the strategic interests and economic competitiveness of the U.S. Federal government, New York State, as well as American computer chip corporations, in IC innovation and manufacturing. To this end, of the $39 billion in subsidies for chip manufacturing authorized under the Chips and Science act, which was enacted by the 117th United States Congress and signed into law by President Joe Biden on August 9, 2022, over $30 billion has so far been awarded to the leading chain of chip manufacturers to build their megafabs in the U.S., as shown in Exhibit III. Unfortunately, not a single dollar has been granted to attract and relocate the support chain of ancillary industrial companies (chemical and materials producers, component suppliers, OEMs, packaging and testing concerns). As such, anchoring the consortium in New York would provide the state with a golden and unique opportunity to attract and anchor the specialty chemical and material vendors supply chain. New York would act as center stage and primary economic and business driver of entire U.S. semiconductor industry which relies on this worldwide vendor value chain to provide all its chemicals, equipment, components, materials, consumables, and supplies, leading to significant investments and the creation of high-tech, high-paying jobs.

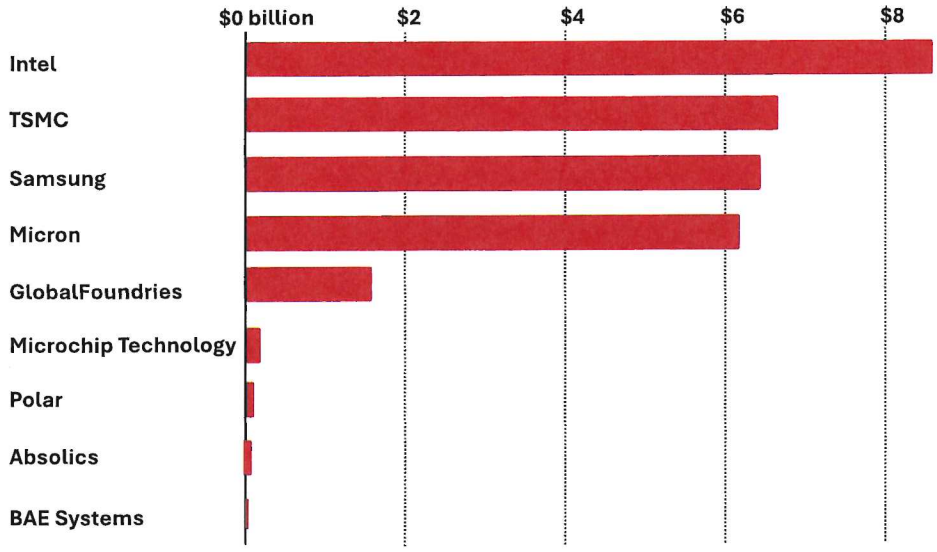

Exhibit III. Total Chips Act incentive grants awarded since December 2023, by receiving company. (source: Wall Street Journal)

The consortium, led by Catemer Inc., brings together domestic and overseas company partners in the areas of synthesis and production of specialty chemicals and materials; development and optimization of thin film vapor and liquid phase deposition intensification techniques; design, construction, and

deployment of processing tools and systems; and automation and control systems. By locating the headquarters and primary operations of the consortium in New York, the state would also benefit from the consortium concrete plans to in-source additional specialty chemical and equipment companies and high-tech jobs from overseas to complete the establishment of the critical mass necessary for technology development and commercialization. The vision and mission of the consortium are:

Vision: To establish a reliable and dependable New York-based specialty semiconductor chemical and material vendor consortium, one that would support the strategic interests and economic competitiveness of the U.S. Federal government, New York State, as well as American computer chip corporations, in integrated circuitry (IC) innovation and manufacturing. By creating a pioneering domestic specialty chemical and material supplier resource, as well as attracting and anchoring foreign vendors, this initiative will supply current domestic industry needs and contribute energy-efficient innovations that would shield the U.S. and its IC industry from future risks related to dependence on foreign suppliers, particularly outfits that could be averse to US interests. To this end, this New York-based innovation and commercialization hub is intended as a resource for R&D and manufacturing of novel chemical, material, process, and equipment solutions for nanoscale IC applications.

Mission: To design, demonstrate, and implement novel semiconductor specialty chemicals, materials and energy-efficient process intensification techniques for incorporation in on-chip and off-chip (packaging) applications. The goal is to enable cohesive, streamlined, and cost-effective uniformity in the fabrication of future generations of on-chip and off-chip heterogeneous IC systems with identical or complementary sets of elemental building blocks and manufacturing protocols. To this end, the intellectual property (IP) developed under this initiative will not only provide enabling significant advancements in IC technologies but will also produce effective technological barriers to overseas competition. A concurrent mission is to create a fully integrated educational and training pipeline of a well-qualified, highly skilled, and tech-savvy workforce for all levels of the IC industry ecosystem.

III. The New York Supply Chain Consortium. Business Strategy and Products Portfolio

The overarching objective of this vertically integrated consortium led by Catemer Inc. is to establish a New York-based innovation and commercialization hub for R&D and manufacturing of novel specialty chemicals and materials and energy-efficient process intensification techniques for thin film solutions for incorporation in on-chip and off-chip (packaging) applications. The goal is to enable coherent, streamlined, and cost-effective uniformity in the fabrication of future generations of on-chip and off-chip heterogeneous IC systems with identical or complementary sets of elemental building blocks and manufacturing protocols. To this end, the intellectual property developed under this initiative will not only provide enabling significant advancements in packaging technologies but will also produce effective technological barriers to overseas competition. A concurrent objective is to create a fully integrated educational and training pipeline of a well-qualified, highly skilled, and tech-savvy workforce for all levels of the IC industry ecosystem. The founding members of the alliance consist of six domestic and overseas company partners in the areas of synthesis, manufacturing, and supply of specialty inorganic, metal-organic, organo-metallic, and organic chemical sources; development and optimization of thin film vapor and liquid phase deposition intensification techniques; design, construction, and deployment of processing tools and systems; and demonstration and deployment of control and automation components. The headquarters and operations of the company partners will be located in New York with concrete plans in place to in-source additional specialty chemical and equipment companies and high-tech jobs from overseas to complete the establishment of the critical mass necessary of technology development and commercialization skills and expertise to:

i. Synthesize, test, manufacture, and supply chemically engineered specialty source precursors. These efficient and effective chemistries would fall under two classes: (i) precursors that are customized to achieve target thin film properties for existing on-chip and off-chip materials under simpler and more straightforward deposition or etching protocols than currently available in the IC industry; and (ii) precursors that are designed to form thin film structures for the plethora of new semiconductor materials, as predicted by the Semiconductor Research Corporation (SRC) Microelectronics and Advanced Packaging Technologies Roadmap and the UCLA Chips and SEMI USA Manufacturing Roadmap for Heterogeneous Integration and Electronics Packaging .

ii. Identify and optimize energy-efficient low-temperature thin film formation techniques (including chemical vapor deposition (CVD), pulsed CVD, atomic layer deposition (ALD), spin-on technologies, molecular layer deposition (MLD), self-assembled monolayer (SAM) deposition, Click

deposition, and atomic layer etching (ALE)) that enable high precision and tight control in the formation of target thin films and structures. This task includes the establishment of systematic functionality links between precursor chemical structure, processing parameters, equipment architecture and capabilities, demonstrate optimized equipment architecture and manufacturing-worthy process recipes for thin film materials with the target properties and performance for incorporation in prevailing semiconductor process flows for advanced on-chip and off-chip technologies and heterogeneous integration.

iii. Develop and execute proprietary proof of concept work and joint demonstration projects (deposition and/or etching) for chemical synthesis, process development, and equipment optimization for emerging on-chip and off-chip technologies with the primary chain of chip manufacturers in an integrated on-site "demo" laboratory. These projects include the identification and implementation of high-risk, high pay-off, "skunkworks" type projects for chemical synthesis, thin film deposition, and equipment and control and automation systems optimization quickly, efficiently, and effectively, either based on requests from the primary chain of chip manufacturers or as proposed by the alliance internal R&D teams in response to customer needs and requirements.

iv. Establish a reliable and dependable U.S.-based high volume specialty chemical and material vendor supply capability for the high-volume manufacturing and packaging of existing and novel solid, liquid, and gaseous metal-organic, organo-metallic, and organic chemical sources, including air-sensitive and flammable precursors, in leakage and spill-proof customized vessels that are tailored to target specifications.

v. Embark on making comprehensive investments and acquisitions to attract and relocate overseas suppliers in the U.S., by offering investments, management and marketing expertise, and enabling new product innovation and greater financial resources.

vi. Partner with high-schools, community colleges, four-year degree institutions, and public-private foundations to establish new curricula and degree granting programs in pertinent fields of computer chip R&D and manufacturing. The overall objective is to create a fully integrated educational and training foundation to build a pipeline of a well-trained, highly skilled, and tech-savvy workforce for the secondary chain of computer chip industrial companies (chemical and materials producers, component suppliers, OEMs, packaging and testing concerns). This initiative would include working with pertinent Federal and state agencies to provide scholarships, fellowships, and career awards to attract and retain qualified individuals at all levels of the educational food chain, from high-school level through two- and four-year college programs.

The consortium is led by Dr. Barry Arkles who holds a PhD in Biochemistry from Temple University in Philadelphia, PA. Dr. Arkles has a record of accomplishment in applied materials science, surface chemistry and biotechnology both from the innovation and managerial perspective, as noted in contributions to a variety of industrial applications including thermoplastic composites, the NASA space Shuttle, contact Lenses, interlayer dielectrics and metallization schemes used in integrated circuitry (IC) and gene chips for DNA array analysis. Today the companies that he founded or co-founded generate $1 billion in annual revenue and include:

i. *President and Founder, Catemer, Inc.*, Doylestown, PA. Catemer is devoted to the development of macromolecular materials, both polymeric and macrocyclic, ranging from applications in therapeutics to additive manufacturing (3D printing) for biocompatible devices.

ii. President and Founder, Gelest, Inc., Morrisville, PA. Dr. Arkles formed Gelest Inc., to develop and manufacture silicon and metal-organic based chemicals and polymers for applications in microelectronics, optoelectronics, diagnostics (including DNA array devices), medical devices and pharmaceuticals. Gelest Inc. was acquired by Mitsubishi Chemical Corporation in 2020 after reaching 500 annual jobs and over $125M in revenues per year.

iii. Vice President, Corporate Development, Dynamit-Nobel America/Evonik, Piscataway, NJ. Dr. Arkles was responsible for all research, development, scale-up and commercialization technology for Huls America. Huls, a $6 billion chemical manufacturer products ranging from colorants for consumer paints to advanced silicon technology, has since merged with Dynamit-Nobel to form Evonik.

iv. President and Founder, Petrarch Systems, Bensalem and Bristol, PA Dr. Arkles was involved in development and manufacture of advanced silicon and silicone products for medical devices, microelectronics and commercialization of advanced thermoplastic and fluoropolymer composites. These materials are employed in aerospace, medical appliances, photographic and sports equipment. Petrarch Systems was acquired by Dynamit-Nobel in 1985 after reaching 200 annual jobs and $25M in revenue per year in 1980s dollars.

v. Dr. Arkes has published over 300 technical articles and primary patents relevant to a range of scientific fields including the semiconductor industry. Dr. Arkles was elected as member of the National Academy of Engineering in 2021 for contributions to organosilicon materials and organometallic and biochemical reagents. He is also a fellow of the Royal Chemical Society since 2013 and has served as Distinguished Professor of Chemistry-Temple University since 2021.

IV. The New York Supply Chain Consortium. Current and Potential Future Market Share

The consortium targets two industry sectors: (i) the specialty chemicals and advanced materials market which was $12.1 billion in 2023 and is projected to grow at a CAGR of 12.18% to $38.2 billion in 2033; and (ii) the OEM/equipment market which was valued at $100 billion in 2023 and is expected to reach $124 billion in 2025. Our strategy is to partner with semiconductor equipment developers and large IC manufacturers to achieve a unique market penetration through the development, demonstration and licensing of a product portfolio consisting of intellectual property (IP); innovative manufacturing processes; chemicals and materials; specialized equipment and automation systems designs; and best-known process recipes. The consortium members have currently nearly $20M in annual sales globally, with nearly $12M in the U.S. Based on projected market demands, and presuming a 1% expansion in the consortium market penetration in year 1, increasing to 10% in year 5, the annual revenue in 2032 is projected to reach $75 to $100 million annually.

SCORING MATRIX

Projects must receive a score of at least 15 points before they are eligible for grants through the STAGE Grant Program:

Criteria	Score 1 - 5	Notes
Consistent with County Economic Development Strategy	5	Supporting and encouraging Semiconductor supply chain companies to locate and expand in Albany County is part of the County's overall economic strategy.
Job Creation and Retention	4	Combined the project will retain the 110 employees currently located at 6 British American Blvd, and Catemer expects to add 130 new employees 5 years after project is completed
Level of Investment	4	The level of investment in Albany County is estimated to be $13.8 Million in 2025, investment over 5 years is expected to exceed $33 Million.
Project Viability	4	Dr. Barry Arkles is a true entrepreneur, the companies he founded or co-founded represent over $1 Billion in annual revenue. Dr Arkles has published over 150 technical articles and 75 primary patents relevant to a range of scientific fields. Dr. Arkles is a member of the National Academy of Engineering, is a Fellow of the Royal Chemical Society and serves as a Distinguished Professor of Chemistry at Temple University.
MWBE/OZ/PEJA/SDVOB* (up to 2)	0	
Total Score	17	The project exceeds the minimum score of 15.

ECONOMIC IMPACT ANALYSIS (Completed by: Camoin Associates, Dated May 19, 2025)

Camoin Associates estimates the Economic Impact during the construction phase will be approximately $1,373,240 and once the renovations are completed and the business starts operations the Economic Impact will be as much as $95 million annually to Albany County.

RECOMMENDATION

Maximum eligible award based on economic impact:
Grants in the amount up to $3,000,000 may be provided for projects that generate or retain more than 200 FTE Jobs in a five-year period.

Recommended funding amount: **$2,000,000** (the grant will be split into two separate grants based on their purchase of real estate, renovations to the real estate and capital equipment purchases. The first Million to be deployed once first $11 million has been verified spent and the second Million will be deployed once the applicant spends another $11 million on capital equipment and other eligible expenses and on target for job creation and retention at the site, based on their job estimates submitted in this application).

NAME **Kevin Catalano, SVP**

SIGNATURE:  **DATE: 9/24/2025**

Attachment B

Phase I Cumulative New York Jobs/Gross Pay at the consortium site:

Exhibit III. Total net full time jobs for Phase I of the project. (cumulative).*

Job Type/Category	Average Annual Gross Salary (Excluding Benefits)	2026*	2027	2028	2029	2030
		CUMULATIVE				
Executive	$330,000	10	12	15	15	15
Senior Engineer	$165,000	10	13	20	25	25
Engineer	$110,000	20	25	30	35	40
Senior Scientist	$165,000	5	5	5	10	10
Tech/WorkStation Operator	$66,000	40	45	48	85	100
Administrative	$82,500	10	10	15	15	15
Marketing and Sales	$110,000	10	10	12	15	20
Miscellaneous	$66,000	5	5	5	10	15
Total Net Jobs		**110**	**125**	**150**	**210**	**240**

*Only full-time jobs are included. Construction jobs, part time jobs and contractor jobs are above and beyond these numbers and are not included.

**2026 accounts for successful conclusion of the agreement with Albany County, rehabbing and retrofitting of 6 British American, and installation and optimization of equipment.

Phase I Non-cumulative Annual Investment:

Exhibit IV. Total yearly investments for Phase I of the project (non-cumulative).

Type of Investment (Phase I)*	Amount of Project Investment (not cumulative)				
	2025/6	2027	2028	2029	2030
Property Acquisition*	$4.8M	$---	$---	$---	$---
Construction/Renovation	$2M	$---	$---	$---	$2M
Machinery & Equipment **	$5M	$1.5M	$1.5M	$5M	$5M
Furniture, Fixtures & Equipment	$1M	$500K	$250K	$250K	$1M
Training	$400K	$400K	$500K	$500K	$1M
Design & Planning***	$1M	$500K	$250K	$500K	$1M
Other *(specify) Supplies/Consumables*	$2M	$3M	$5M	$7.5M	$10M
R&D Expenses	$1M	$2.5M	$3.5M	$5M	$10M
Total Projected Investments (excluding salaries)	**$17.2M**	**$8.4M**	**$11.0M**	**$18.75M**	**$30M**

Attachment I

Highlights of Dr. Barry Arkles Work Experience

Dr. Barry Arkles holds a PhD in Biochemistry from Temple University in Philadelphia, PA. Dr. Arkles has a record of accomplishment in materials science, chemistry, and biotechnology as an innovator and entrepreneur, as noted in contributions to many industrial applications including thermoplastic composites, the NASA space Shuttle, contact Lenses, dielectrics and metals for integrated circuitry (IC), and gene chips for DNA array analysis. Today the companies that he founded or co-founded generate nearly $1 billion in annual revenue and include:

- *President and Founder, Catemer, Inc.*, Doylestown, PA. Catemer is devoted to the development of macromolecular materials, both polymeric and macrocyclic, ranging from applications in therapeutics to additive manufacturing (3D printing) for biocompatible devices.

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- Vice President, Corporate Development, Dynamit-Nobel America/Evonik, Piscataway, NJ. Dr. Arkles was responsible for all R&D and commercialization technology for Huls America. Huls, a $6 billion chemical manufacturer products ranging from colorants for consumer paints to advanced silicon technology, has since merged with Dynamit-Nobel to form Evonik.

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- Dr. Arkes has published over 300 technical articles and primary patents relevant to a range of scientific fields including the semiconductor industry. Dr. Arkles was elected as member of the National Academy of Engineering in 2021 for contributions to organosilicon materials and organometallic and biochemical reagents. He is also a fellow of the Royal Chemical Society since 2013 and serves as Distinguished Professor of Chemistry-Temple University since 2021.

Advance Albany County ALLIANCE™

Albany County
Sustainable Technology & Green Energy
Grant Program Application

This Sustainable Technology & Green Energy Grant Program was developed pursuant to Albany County Local Law 1 for 2022 "ESTABLISHING THE SUSTAINABLE TECHNOLOGY AND GREEN ENERGY ACT. The purpose of the STAGE Grant Program is to support the retention, expansion and attraction of clean energy industries in Albany County. Grants will be provided based on applicant need and project impact, including levels of investment and job creation. For more information about the STAGE Grant, including eligibility, grant amounts and the review process please visit https://www.advancealbanycounty.com/support/stage-grant-program. Submit completed form to [email address]. Attach additional project information as needed to support your application.

GRANT APPLICATION

Part I. Applicant

Business Name: Catemer, Inc. Telephone: 267-784-6707

Email Address: h.c.owheat@catemer.com

Address: 6 British American Boulevard City/State: Latham/New York Zip: 12110

Is this address your business headquarters: ☒ Yes ☐ No Year Established: 2020

Type of Business:

■ Corporation ☐ S-Corp ☐ LLC ☐ Partnership ☐ Sole Proprietorship ☐ Other

If other, explain: _____

Check all that apply:

☐ MWBE ☐ Service-Disabled Veteran-Owned ☐ Located in Opportunity Zone ☐ Located in Potential Environmental Justice Area

Tax Identification #: 85-2870561 NAICS Code: 333242

Part II. Ownership of Applicant Company

List all principals with 20% or more Ownership (if applicable)

Name/Title: Barry Arkles, Managing Member % Owned: 100

Name/Title: _____ % Owned: _____

Name/Title: _____ % Owned: _____

Part III. Leadership

EO/President/Owner

Name: Barry Arkles Telephone: 267-784-6707

Email Address: h.c.owheat@catemer.com

CFO/Controller

Name: Douglas Wulffleff Telephone: 484-431-5576

Email Address: dwulffleff@catemer.com

Part IV. Project Description

Please provide a detailed summary of the project for which you are requesting STAGE Grant support. Please attach additional project information as needed.

See Attachment A

Part V. Funding Request

Grant amounts will be determined based on project need and impact and are made at the discretion of the Alliance and County. Grant amounts will be capped based on job creation and retention commitments as follows:

- Grants in an amount up to $250,000 may be provided for projects that generate or retain fewer than 50 FTE jobs in a five-year period.
- Grants in an amount up to $1 million may be provided for projects that generate or retain between 50 and 200 FTE jobs in a five-year period.
- Grants in an amount up to $3 million may be provided for projects that generate or retain more than 200 FTE jobs in a five-year period.

Grant Amount Requested*: $2M Phase 1 Total Cost of Project: $20MM over two years

Would this project proceed in Albany County without a STAGE Grant? ☐ Yes ■ No

Are you considering other locations for this project outside of Albany County? ☐ Yes ■ No

Describe why grant funding is needed to advance this project and what grant funds will support:

Business is a start up with significant upfront expenses including the purchase of 6 British American Boulevard for $4,800,000 and significant additional upfront project costs of $11,200,000 including scientific equipment and building renovations and upgrades. $20MM invested as follows:

- $1.1MM grant for the period ended 7/31/26 based on $11MM investment (including building)
- $900M grant for the year ended 81/27 based on $9MM invested (See ATTACHMENT A)

*Applicants will be asked to complete Economic Impact Studies for awards greater than $500,000.

STAGE Grants are primarily reimbursement based. Is any upfront funding necessary to advance this project? ■ Yes ☐ No

If yes, please explain why: Yes, purchase of building and equipment acquisitions.

Part VI. Alignment with County Priorities

Please describe how the project aligns with the Albany County Strategic Economic Development Report and/or the STAGE Act:

Project will significantly add to employment in the Albany area and is consistent with the Albany County strategy to attract semiconductor research, development, and manufacturing to the county. In fact, this project would be the first of its kind semiconductor industry project in the county supporting the critical semiconductor vendor and supply chain.

Part VII. Green Technology

Choose the sector(s) that your project supports:

- ☐ Clean Energy Generation/Transmission
- ☐ Clean Transportation
- ☐ Clean Energy Storage
- ☐ Sustainable Agriculture
- ■ Energy Efficiency
- ☐ Other, please describe: _____

Describe how your company/project produces or supplies equipment or technology that benefits the environment, conserves natural resources, or reduces greenhouse gas emissions.

The processing technologies developed by the Catemer are known in the industry as process intensification technologies that are designed to significantly reduce energy consumption in the fabrication of computer chips.

Part VII. Project Timeline and Approvals

Please provide the estimated project timeline for all applicable major steps:

Design Start Date:	July 1, 2025	Certificate of Occupancy:	
Permitting Start Date:		Equipment Order Placed:	
Construction Start Date:	10/1/25	Equipment Installed:	
Construction End Date:	3/31/26	Other:	

List all approvals/permits that the project has received to date:

List all outstanding approvals/permits:

Town of Colonie building permit for expected rennovations.

Part IX. Employment

Number of Current Employees Total: 100 Number of Current Employees in Albany County: 100

PROJECTED CONSTRUCTION EMPLOYMENT IMPACT

Please provide estimates of total construction jobs and the total annual wages and benefits of construction jobs at the Project:

Year	Number of Construction Jobs	Total Annual Wages and Benefits
Current Year	———	$———
Year 1	35	$
Year 2	5	$
Year 3		$
Year 4		$
Year 5	15	$

PROJECTED PERMANENT EMPLOYMENT IMPACT

Please provide estimates of total number of existing permanent jobs to be preserved or retained as a result of the Project:

Year	Professional	Skilled	Semi-Skilled	Unskilled
Current Year	ATTACHMENT B			
Year 1				
Year 2				
Year 3				
Year 4				
Year 5				

Please provide estimates of total new permanent jobs to be created as a result of the Project:

Year	Professional	Skilled	Semi-Skilled	Unskilled
Current Year	ATTACHMENT B			
Year 1				
Year 2				
Year 3				
Year 4				
Year 5				

Provide the projected percentage of employment that would be filled by Albany County residents: 20% current residents, 90% total

Provide a brief description of how the project expects to meet this percentage: The lion's share of the current employees on site live in Albany County. Almost all new recruitments, including from local universities and colleges, will reside in Albany County.

Part X. Sources and Uses

Purpose	Amount
A. Land-Related Costs Total	
1. Land acquisition SEE ATTACHMENT B	
2. Site preparation	
3. Landscaping	
4. Utilities and infrastructure development	
5. Access roads and parking development	
6. Other land-related costs (describe) _____	
B. Building-Related Costs	
1. Acquisition of existing structures	
2. Renovation of existing structures	
3. New construction costs	
4. Electrical systems	
5. Heating, ventilation and air conditioning	
6. Plumbing	
7. Other building-related costs (describe) _____	
C. Machinery and Equipment Costs Total	
1. Production and process equipment	
2. Packaging equipment	
3. Warehousing equipment	
4. Installation costs for various equipment	
5. Other equipment-related costs (describe) _____	
D. Furniture and Fixture Costs Total	
1. Office furniture	
2. Office equipment	
3. Computers	
4. Other furniture-related costs (describe)	
E. Professional Service Costs Total	
1. Architecture and engineering	
2. Other service-related costs (describe) _____	
F. Other Costs Total	
1.	
2.	
G. Sources of Funds	
1. Federal	
2. State	
3. Local	2000000
4. Equity	9800000
6. Bank	
7. Other	
Total	

Part XI. Detail any Litigation Pending:

Are you and/or your business current on all tax obligations? ■ Yes ☐ No

If no, explain: _____

_____

_____

Are you and/or your business delinquent in the payment of any loans or any other credit obligations? ☐ Yes ■ No

If yes, explain: _____

_____

_____

Have you and/or your business been declared in default on any loans or any other credit obligations? ☐ Yes ■ No

If yes, explain: _____

_____

_____

Have you and/or your business ever filed for bankruptcy? ☐ Yes ■ No

If yes, explain: _____

_____

_____

Are there any unsatisfied judgments against you or your business? ☐ Yes ■ No

If yes, explain: _____

_____

_____

Are you and/or your business a party to any threatened or pending lawsuits or other legal claims? ☐ Yes ■ No

If yes, explain: _____

_____

_____

Part XII. Other Matters

Are you or any owner of your business a candidate for public office, a public official or an immediate family member of such an official, or a business entity formed by or for the benefit of any public official? ☐ Yes ■ No

If yes, explain: _____

_____

Are you or any owner an employee of the County of Albany or any affiliated entity? ☐ Yes ■ No

If yes, explain: _____

_____

Does your business involve the use, production, transportation or storage of hazardous materials other than the usual manufacturing supplies?

■ Yes ☐ No

If yes, explain: Standard specialty semi-conductor chemicals in very small quanities that will be stored and handled in accordance with the town of Colonie and NYS DEC rules and regulations for handling of these types of chemicals.

Part XIII. Certifications:

Applicant entity must be in substantial compliance with all federal, state, and local worker protection and environmental laws and regulations, as applicable, and may not be in arrears regarding its federal, state, or local tax obligations; provided, however; in the case of a tax certiorari proceeding, a business entity would not be considered in arrears until a final decision is made with respect to such proceeding.

I/We authorize the Advance Albany County Alliance LDC ("AACALDC") to contact references, obtain credit reports and make any other inquiries as AACALDC deems necessary to verify the accuracy of the statements made and to determine my/our worthiness for the Grant. I/We certify to the AACALDC that I/we have included all relevant information in response to the questions contained in this application and that all information disclosed in this application, or any accompanying statements is true, complete, and accurate.

I/We acknowledge that the AACALDC will rely upon the accuracy of the content of this application and any accompanying statements in deciding to provide Grant funds or to accept a guaranty thereof, and that this application is not a commitment on the part of AACALDC to offer a Grant.

I /We further promise that the proceeds of this Grant will be used solely for the purposes outlined above and will not be used for personal, family, household, or other business purposes.

I/We understand that AACALDC will retain this application whether or not it is approved.

I/We understand that this application will be considered a public record and may be subject to public access in full or in part pursuant to the Freedom of Information Law ("FOIL"), Article 6 (Sections §84- §90) of the NYS Public Officers Law.

I/We understand that grant funds provided by the AACALDC will we subject to the Alliance's Recapture Benefits Policy.

BA 7/18

Signature

Barry Arkles

Print Name

President

Title

July 18, 2025

Date

Signature

Print Name

Title

Date

Short Environmental Assessment Form
Part 1 - Project Information

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:
Catemer Holdings LLC - renovation of existing building

Project Location (describe, and attach a location map):
6 British American Blvd, Latham, NY

Brief Description of Proposed Action:
Acquisition, fit-up and development of a Semiconductor Manufacturing facility to develop a semiconductor supply chain consortium focused on chemical applications for the growing semiconductor industry in Albany County. the renovations and fit-up will take place within the current footprint of the site there will be no additions to the existing structure.

Name of Applicant or Sponsor:	Telephone: 267-784-6707
Catemer Holdings LLC	E-Mail: h.c.owheat@catemer.com

Address:
C/O Barry Arkles 226 East Dark Hollow Road

City/PO:	State:	Zip Code:
Pipersville	PA	18947

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Colonie Building Permit	☐	☑

3. a. Total acreage of the site of the proposed action? 6.68 acres
   b. Total acreage to be physically disturbed? 0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 6.68 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
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?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
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 project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	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: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
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:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment:		
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:		
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:		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Catemer Holdings LLC Date: **September 26, 2025**

Signature: Carl J. Kempf III Title: Attorney for Applicant

PRINT FORM

Agency Use Only [If applicable]

Project:	Catemer, Inc
Date:	Sept 24, 2025

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
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)?	☑	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☑	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☑	☐

PRINT FORM

Agency Use Only [If applicable]

Project:	Catemer , Inc
Date:	Sept 24, 2025

Short Environmental Assessment Form
Part 3 Determination of Significance

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.

Catemer, Inc purchased the property known as 6 British American Blvd, Latham NY, they plan to utilize the property as the first Semiconductor supply chain consortium in Albany County. the footprint of the building will not be altered or modified in any way, only the interior of the property will be disturbed.

☐ 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.

Advance Albany County Alliance, LDC	Spet 24, 2025
Name of Lead Agency	Date
Kevin Catalano	Senior Vice President
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

RESOLUTION 2025-10-02
OF THE
ALBANY COUNTY STAGE ACT COMMITTEE

A meeting of the STAGE ACT Committee ("STAGE Committee") was convened in public session at the offices of Advance Albany County Alliance Local Development Corporation located at 111 Washington Avenue (Suite 100), Albany, New York, 12210 on Friday, October 3, 2025 at 11:00am.

The meeting was convened by the Director of the Albany County Department of Economic Development on not less than 72 hours' notice, with the following STAGE Committee members present:

1. Commissioner of the Division of Management and Budget Dave Reilly (or Designee);
2. Albany County Comptroller Susan Rizzo (or Designee);
3. Albany County Executive (or Designee);
4. Chairperson of the Conservation, Sustainability & Green Initiatives Committee of the Albany County Legislature; and
5. Chairperson of the Economic Development Committee of the Albany County Legislature.

The STAGE Committee meeting was convened pursuant to and in accordance with the Sustainable Technology and Green Energy Plan ("STAGE Plan") for the Committee to review, evaluate, consider for approval certain economic development projects and if approved, determine funding amounts for such approved economic development projects all in accordance with the STAGE Plan.

Other individuals present included:
1. Kevin O'Connor, Advance Albany County Alliance LDC ("AACA") CEO
2. Kevin Catalano, AACA SVP
3. INSERT OTHERS

The following resolution was offered by Committee Member _____, seconded by Committee Member _____, and voted on by the Committee:

Resolution No. 2025-10-02

RESOLUTION APPROVING AND DETERMINING FUNDING FOR AN ECONOMIC DEVELOPMENT PROJECT APPLICATION SUBMITTED BY Shelter Enterprises, Inc. IN ACCORDANCE WITH AND PURSUANT TO THE STAGE PLAN

WHEREAS, on June 13, 2022 the Albany County Legislature enacted Local Law 1 for 2022 "ESTABLISHING THE SUSTAINABLE TECHNOLOGY AND GREEN ENERGY ACT (STAGE ACT)"; and

WHEREAS, the findings of the Albany County Legislative contained within the STAGE ACT include:

- In 2019, the State of New York enacted the Climate Leadership and Community Protection Act ("CLCPA"), thereby creating one of the most ambitious and comprehensive climate and energy laws in the country. The CLCPA calls for nothing less than the decarbonization of the NYS economy and calls on each and every municipality in the state to collaboratively work to significantly increase the green energy business infrastructure in their municipalities to the greatest extent possible. New York has set aggressive goals through the CLCPA, and has established a target of reaching a point where no less than 70% of the state's electricity consumption will be derived from renewable power generation by the year 2030; and

- Local municipalities are uniquely situated to address the climate goals noted in the CLCPA through local economic development efforts, which prioritize the shift towards clean renewable energy systems and green business that will fuel our economy in the next century. Through collaborative efforts amongst neighboring municipalities, and local economic development agencies, Albany County intends to provide the resources through which business can find a partner in the fight for a healthier environment that brings long term job investment and employment to our community; and

- As national, state, and local governments emerged from the COVID-19 pandemic, the need for an economy driven by green economic development has become more apparent than ever. Only through sustainable investment in long-term clean energy businesses can we hope to stem the tide of decades of environmental devastation brought on by a much-prolonged dependence on petroleum-based economies. The County Albany County Legislature determines that the County of Albany and its arms of municipal government can act as a promoter of this type of economic development and intends to commit significant resources to the development of green economic development projects across the County; and

WHEREAS, the stated intention of the Albany County Legislature in the STAGE ACT is "to establish a Sustainable Technology and Green Energy Plan, which will invigorate and diversify the green business industry in the County of Albany for years to come and contribute to significant economic development, job retention, and development"; and

WHEREAS, pursuant to, and in accordance with the STAGE ACT, the Sustainable Technology & Green Energy Plan Rules and Regulations ("STAGE Plan") was developed to: (1) address the climate protection goals codified by CLCPA; and (2) address the dual goals of creating economic opportunity and jobs for the residents of Albany County while decarbonizing the economy; and (3) further support Albany County's Economic Development Strategy commissioned in 2019; and

WHEREAS, as part of the STAGE Plan, Advance Albany County Alliance Local Development Corporation ("AACA") was identified by Albany County to administer and

manage a grant program ("STAGE Act Grant Program") with funds from Albany County to foster the development of green businesses in Albany County; and

WHEREAS, as part of administering the STAGE Act Grant Program, AACA has developed and promulgated an application which can be completed/submitted by eligible green business applicants to AACA for review and potential approval by the AACA Board, and if such applications are approved by the AACA Board, such AACA approved applications are forwarded to the STAGE Committee for final review, approval and funding determination; and

WHEREAS, an application (the "Application") was submitted to AACA by Catemer, Inc., and following AACA's review of the applicant, Application, and the applicant's project ("Project") against the STAGE Plan's eligibility requirements, the projected economic impact of such Project, eligible uses of STAGE Act Grant Program funds and the STAGE Plan's awarding criteria, the AACA Board has approved the Application/Project be advanced to the STAGE Act Committee for final review, approval and funding determination:

1. Applicant: Shelter Enterprises, Inc.
   Grant Funds Requested: $1,000,000
   Project: Acquisition and Fit-up of a new facility for the applicant's operations
   Eligibility Category: Industrial and Manufacturing
   Jobs Created: 9 jobs (1 skilled, 7 semi-skilled, 1 unskilled)
   Jobs Retained: 47 jobs (5 professional, 5 skilled, 37 semi-skilled)
   Investment in County: ≥$4,100,000
   Reviewing Criteria Score: 16 points (out of 22 max)
   Recommended Funding Level: $350,000

WHEREAS, AACA recommends that the STAGE Committee approve and award STAGE Act Grant Program funding for the Project at the "AACA Recommended Funding Level" identified above; and

WHEREAS, the STAGE Committee has received a presentation from the AACA CEO on (1) the eligibility of the applicant and the Project under the STAGE Plan; (2) ACCA's evaluation of the Project against the STAGE Plan's scoring criteria (attached hereto as Exhibit 2); and (3) AACA's recommended funding level for the Project; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the "SEQR Act"), and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York, being 6 NYCRR Part 617, as amended (the "Regulations" and collectively with the SEQR Act, "SEQRA"), the STAGE Committee must satisfy the requirements contained in SEQRA and the Regulations prior to making a final determination whether to undertake the Project; and

WHEREAS, to aid the STAGE Committee in making a final determination as to whether the Project may have a significant effect upon the environment, the Applicant has prepared and submitted an environmental assessment form (the "EAF") with respect to the Project, a copy of which EAF was presented to and reviewed by both AACA and the STAGE Committee and a copy of which is on file at the office of the AACA; and

WHEREAS, pursuant to SEQRA, AACA and the STAGE Committee have examined the EAF and completed Parts II and III in order to make a determination as to the potential environmental significance of the Project; and

NOW, THEREFORE BE IT RESOLVED, BY THE MEMBERS OF THE STAGE COMMITTEE:

SEQRA DETERMINATION

(1) Based upon an examination of the Application, the EAF and all information submitted and based further upon the STAGE Committee's knowledge of the area surrounding the location of Project and such further investigation of the Project and its environmental effects as the STAGE Committee has deemed appropriate, the STAGE Committee makes the following findings with respect to the Project:

(A) The Project consists of the (i) acquisition, fitup and development (including machinery and FF&E) of a building located at 461 Saratoga Street, Cohoes for a manufacturing facility. The intended use is allowed under existing zoning, and fitup and installation and operation of the installed machinery/FF&E will be pursuant to a building permit and any other required regulatory permits.

(B) No potentially significant adverse impacts on the environment are noted in the EAF or Application and none are known to the STAGE Committee.

(2) Based upon the foregoing investigation of the potential environmental impacts of the Project and considering both the magnitude and importance of each environmental impact therein indicated, the STAGE Committee makes the following findings and determinations with respect to the Project:

(A) The Project constitutes an "Unlisted Action" (as said quoted term is defined in the Regulations) and therefore coordinated review and notification of other involved agencies is strictly optional. The STAGE Committee hereby determines not to undertake a coordinated review of the Project.

(B) The Project will result in no significant adverse environmental impacts and, therefore, the STAGE Committee hereby determines that the Project will not have a significant adverse impact on the environment, and the STAGE Committee will not require the preparation of an environmental impact statement with respect to the Project.

(C) As a consequence of the foregoing, the STAGE Committee hereby adopts a negative declaration with respect to the Project, which is attached hereto as Exhibit A.

STAGE PLAN PROJECT APPROVAL AND FUNDING DETERMINATION

(1) The STAGE Committee approves the Project.

(2) Based on the Project's demonstrated ability to show deliverables on job creation/retention, level of investment, project viability, and consistency with the County Economic Development Priorities, the STAGE Committee determines that $350,000 of the STAGE Act funding be awarded to the applicant for the Project pursuant to and in accordance with the STAGE Plan, with such STAGE Act Grant Program funding to be administered by AACA in accordance with and pursuant to the STAGE Plan.

Dated: October 3, 2025

Motion made by:

Seconded by:

Voting Results

Committee Member	Vote (Yes/No)
Commissioner of the Division of Management and Budget (or Designee)	
Albany County Comptroller (or Designee)	
Albany County Executive (or Designee)	
Chairperson of the Conservation, Sustainability & Green Initiatives Committee of the Albany County Legislature	
Chairperson of the Economic Development Committee of the Albany County Legislature_____	

Advance Albany County Alliance LDC
Sustainable Technology and Green Energy Grant Review Checklist

OVERVIEW

1. **Applicant Name:** **Shelter Enterprises, Inc.**
2. **Grant Funds Requested:** $1,000,000 (one-million dollars)
3. **Project Description:** Shelter Enterprises, Inc (SEI) is seeking a second plant location to expand their operations. They have seen growth in 2 products that they need to increase production for or risk losing the client. The new building will initially house the manufacturing and packaging of the two products.
4. **Eligibility Category:** Industrial and Manufacturing Facility

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PROJECT ECONOMIC IMPACT

1. **Jobs Created:** 9
2. **Jobs Retained:** 47
3. **Total Investment in Albany County**: Minimum of $4,100,000 $2,600,000 to purchase the property, $300,000 in renovations and upgrades to the facility, $1,200,000 for moving the existing equipment and to purchase new equipment for the facility.

ELIGIBILITY

Yes __X__ No _____ The Applicant is a for-profit business that produces goods or provides services that benefit the environment, conserve resources, and/or reduce greenhouse gas emissions.

Yes __X__ No _____ The Applicant is in substantial compliance with all federal, state and local worker protection and environmental laws and regulations.

Yes __X__ No _____ The Applicant is current on all federal, state, and local tax obligations related to their business operations and ownership.

Yes __X__ No _____ Project Demonstrates 10:1 non-county match.

ELIGIBLE USES: (check all that apply)

____ Architecture and Engineering
__X_ Real Estate Acquisition
__X__ Construction and Renovation
_____ Infrastructure and Site Work
__X__ Machinery and Equipment Acquisition
_____ Furniture and Fixtures

Below is a chart demonstrating the difference between single use polystyrene, which is currently banned in NY and commercial and industrial applications.

Single-Use vs. Commercial/Industrial Styrofoam (EPS/Geofoam)

Category	Single-Use Styrofoam (Consumer)	Commercial / Industrial Styrofoam (EPS & Geofoam)
Common Products	Coffee cups, clamshells, disposable plates, packing peanuts	Geofoam blocks for highways & stadiums, wall/roof insulation, cold-chain packaging
Density & Strength	Very light, low-density, brittle	Higher-density, engineered for load-bearing & insulation
Durability	Short-term (minutes to days)	Long-term (decades in buildings & infrastructure)
Primary Purpose	Cheap, disposable convenience	Structural support, energy efficiency, safe transport of goods
Environmental Impact	Major litter & pollution source, non-biodegradable	Generally embedded in projects, reduces building energy demand
Regulation	Banned/restricted in NYS and many regions	Permitted & widely used in construction, infrastructure, and logistics
Lifecycle	Extremely short, quickly discarded	Long service life, often part of permanent structures

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The above chart demonstrates that **single-use EPS is considered disposable environmentally unfriendly waste**, while **commercial EPS/Geofoam is an engineered material** that plays a long-term role in construction and energy savings.

History and Future of Shelter Enterprises, Inc:

Shelter Enterprises, Inc (SEI) was started in 1976 in Cohoes, NY. Its primary product is manufacturing Expanded Polystyrene, which is a close cell plastic known for its strength and insulation properties. SEI's primary focus is the construction industry where its products are used for energy efficient applications. This includes building insulation to help reduce energy waste as well as concrete voids and roadway light-weight fill.

SEI has provided material to key projects throughout New York. Currently we have material being used at the Nano Tech Complex Expansion in Albany as a lightweight structural fill under the loading docks. In addition, our product, made here in Cohoes, is being used to construct the new Buffalo Bills stadium, using our material as insulation under concrete walkways and concessions. For projects like these SEI materials meet structural strengths of 15-100 PSI to effectively handle the loads of concrete and foot/vehicle traffic. In addition, the material

insulates with an R-Value of 4.3-5.0, depending on the outside temperature for increased energy efficiency.

Aside from the insulation and strength benefits that SEI products provide, it is important to note that their material is recyclable and contains recycled content. Many NYS projects are sourcing our materials, including the current NanoTech Expansion and JFK airport, have material from Shelter Enterprises that contain up to 10% recycled content. SEI has bins in their yard where people can drop off packaging, coolers, and other polystyrene waste that SEI turns into building insulation and concrete fill. SEI is the only recycling facility for this material within 135 miles.

In addition, SEI also limits emissions during their manufacturing process. they have an air permit with NYS DEC that regulates the off-gas of the VOC Pentane – which is in our raw materials. Their permit complies with an RTO requiring SEI to burn/destruct 95% of the pentane gas processed. As SEI looks to expand into another location, SEI will be working with DEC on a permit and solution to continue to limit the exposure of VOC's via their guidelines in the new facility.

SEI has a business need to expand its currently manufacturing footprint to an additional location. This expansion is required to meet the existing demand of key customers who have indicated they will look at alternative manufacturing outside of the state if SEI cannot provide a solution. This expansion would allow SEI to invest manufacturing floor space in further production lines, creating jobs/revenue. SEI has a Sill Seal product that is sold to a nationwide distributor that has asked them to supply all their locations across the country. This expansion would allow SEI to provide them a one stop solution and have materials made in Cohoes; NY being used in construction projects all over the country.

As SEI continues to go down this process we have looked at facilities outside of Albany County as well as outside of New York to expand. There would be significant cost savings to move production downstate or even out of the Northeast as other states have provided programs/benefits for manufacturing jobs. In addition, New York state's stance on banning Expanded Polystyrene without a complete understanding of its capabilities and recycling benefits, has created confusion in the market.

SEI is a family owned and operated business employing in some cased second and third generation employees. Most of their employees do not have vehicles and rely on public transportation and would not be able to commute if SEI moved operations outside the county. SEI would much rather work with Albany County and New York to expand locally.

SCORING MATRIX

Projects must receive a score of at least 15 points before they are eligible for grants through the STAGE Grant Program:

Criteria	Score 1 - 5	Notes
Consistent with County Economic Development Strategy	5	SEI is a 50 year old, family-owned manufacturer located in Albany County, which is part of the County Strategy.
Job Creation and Retention	3	The Grant will keep a successful, Cohoes-based company in Cohoes and Albany County. They have searched for a second facility in surrounding counties and have been courted by several States to relocate. this opportunity will retain 47 jobs in the county and create a minimum of 9 more over the next 5 years.
Level of Investment	3	The level of investment in Albany County is expected to be $4,100,000. Including the purchase of the real estate and equipment
Project Viability	5	SEI is a very successful locally owned company; their products are used in commercial and industrial applications for its structural integrity and insulating properties.
MWBE/OZ/PEJA/SDVOB* (up to 2)	0	
Total Score	16	The project exceeds the minimum score of 15.

ECONOMIC IMPACT ANALYSIS (Completed by: _____)

RECOMMENDATION

Maximum eligible award based on economic impact:
Up to $1,000,000 may be provided for projects that generate or retain between 50 and 200 FTE Jobs in a five-year period.

Recommended funding amount: up to **$350,000**

NAME **Kevin Catalano, SVP**

SIGNATURE: _____ **DATE: 9/24/2025**

Advance Albany County ALLIANCE™

Albany County
Sustainable Technology & Green Energy
Grant Program Application

This Sustainable Technology & Green Energy Grant Program was developed pursuant to Albany County Local Law 1 for 2022 "ESTABLISHING THE SUSTAINABLE TECHNOLOGY AND GREEN ENERGY ACT. The purpose of the STAGE Grant Program is to support the retention, expansion and attraction of clean energy industries in Albany County. Grants will be provided based on applicant need and project impact, including levels of investment and job creation. For more information about the STAGE Grant, including eligibility, grant amounts and the review process please visit https://www.advancealbanycounty.com/support/stage-grant-program. Submit completed form to [email address]. Attach additional project information as needed to support your application.

GRANT APPLICATION

Part I. Applicant

Business Name: Shelter Enterprises, Inc Telephone: 518-237-4100

Email Address: dustinp@shelter-ent.com

Address: 8 Saratoga Street City/State: Cohoes Zip: 12047

Is this address your business headquarters: ☒ Yes ☐ No Year Established: 1976

Type of Business:

☐ Corporation ☒ S-Corp ☐ LLC ☐ Partnership ☐ Sole Proprietorship ☐ Other

If other, explain: _____

Check all that apply:

☐ MWBE ☐ Service-Disabled Veteran-Owned ☐ Located in Opportunity Zone ☐ Located in Potential Environmental Justice Area

Tax Identification #: 14-1579382 NAICS Code: 326140

Part II. Ownership of Applicant Company

List all principals with 20% or more Ownership (if applicable)

Name/Title: Dustin Pusatere / Vice President % Owned: 50.00%

Name/Title: Julian Myers / Vice President % Owned: 50.00%

Name/Title: _____ % Owned: 0.00%

Part III. Leadership

EO/President/Owner

Name: Dustin Pusatere Telephone: 518-237-4100

Email Address: dustinp@shelter-ent.com

CFO/Controller

Name: Albert Cappadozy Telephone: 518-237-4100

Email Address: albertc@shelter-ent.com

Part IV. Project Description

Please provide a detailed summary of the project for which you are requesting STAGE Grant support. Please attach additional project information as needed.

Shelter Enterprises, Inc is currently looking to expand its manufacturing activities beyond its current headquarter location to a secondary location in Albany county. This addition with require a significant capital investment to build out the necessary infrastructure and purchase required machinery. This expansion is a must Shelter Enterprises, as we face a challenge with two key business lines, where our customers have asked us to meet their growing demand which we are unable to manage in our current location. Our customers have already indicated they will look for other manufacturing companies out of the state to transition the business too. Loosing this business will have revenue impact as well as a job impact as we no longer be able to retain our 47+ employees. We are also in a situation where a lot of our competitors outside of the state are merging to provide a larger portfolio of products to customers. This expansion would provide us with the ability to continue to evolve our product lines and stay competitive in the market.

In addition if we are able to secure more manufacturing space, it would allow for us to optimize key product lines that ar not getting the proper square footage in our existing building. We have certain product lines that we ship material across the country. Our ability to dedicate more space to these activities in our headquarter space will allow for future growth in jobs as well as revenue.

Part V. Funding Request

Grant amounts will be determined based on project need and impact and are made at the discretion of the Alliance and County. Grant amounts will be capped based on job creation and retention commitments as follows:

- Grants in an amount up to $250,000 may be provided for projects that generate or retain fewer than 50 FTE jobs in a five-year period.
- Grants in an amount up to $1 million may be provided for projects that generate or retain between 50 and 200 FTE jobs in a five-year period.
- Grants in an amount up to $3 million may be provided for projects that generate or retain more than 200 FTE jobs in a five-year period.

Grant Amount Requested*: $ 1,000,000.00 Total Cost of Project: $ 1,500,000.00

Would this project proceed in Albany County without a STAGE Grant? ☐ Yes ☒ No

Are you considering other locations for this project outside of Albany County? ☒ Yes ☐ No

Describe why grant funding is needed to advance this project and what grant funds will support:

Grant funding is required to help with the infrastructure build-out and machinery purchases required for Day 1 start up. Without this program we would need to look at other sources of funding that would have a financial impact and threaten our ability to expand/meet customer needs while maintaining capital for payroll, regular day-to-day operations.

*Applicants will be asked to complete Economic Impact Studies for awards greater than $500,000.

STAGE Grants are primarily reimbursement based. Is any upfront funding necessary to advance this project? ☐ Yes ☒ No

If yes, please explain why: We understand this would be reimbursement based and can structure our spend

Part VI. Alignment with County Priorities

Please describe how the project aligns with the Albany County Strategic Economic Development Report and/or the STAGE Act:

This project would enable our ability to further create and grow green/energy efficient products for construction and industrial applications. By carrying out this project, we will be able to provide a road map for retaining Albany County manufacturing jobs as well as create new jobs in the future. In addition we would be re-purposing a existing vacant manufacturing building in Albany County.

Part VII. Green Technology

Choose the sector(s) that your project supports:

- ☐ Clean Energy Generation/Transmission
- ☐ Clean Transportation
- ☐ Clean Energy Storage
- ☐ Sustainable Agriculture
- ☑ Energy Efficiency
- ☐ Other, please describe: _____

Describe how your company/project produces or supplies equipment or technology that benefits the environment, conserves natural resources, or reduces greenhouse gas emissions.

Our primary product is Expanded Polystyrene, which is a closed cell product that provides insulation properties. Primary applications include foundation, wall, and roof insulation which improves a buildings energy efficiency which in turn would reduce green house gases. Our product should not be confused with foam coffee cup, as our application is primarily focused on construction and industrial applications. Expanded Polystyrene is a leading thermal insulator and is required to meet the growing demand of energy efficient requirement in building codes

Part VII. Project Timeline and Approvals

Please provide the estimated project timeline for all applicable major steps:

Design Start Date:	08/26/2025	Certificate of Occupancy:	01/01/2026
Permitting Start Date:	01/01/2026	Equipment Order Placed:	10/01/2026
Construction Start Date:	01/01/2026	Equipment Installed:	02/01/2026
Construction End Date:	03/30/2026	Other:	

List all approvals/permits that the project has received to date:

List all outstanding approvals/permits:

1.) DEC Registration (Air Permit), 2.) Zoning Permit, 3.) Occupancy Permit

Part IX. Employment

Number of Current Employees Total: 47 Number of Current Employees in Albany County: 47

PROJECTED CONSTRUCTION EMPLOYMENT IMPACT

Please provide estimates of total construction jobs and the total annual wages and benefits of construction jobs at the Project:

Year	Number of Construction Jobs	Total Annual Wages and Benefits
Current Year		$
Year 1		$
Year 2		$
Year 3		$
Year 4		$
Year 5		$

PROJECTED PERMANENT EMPLOYMENT IMPACT

Please provide estimates of total number of existing permanent jobs to be preserved or retained as a result of the Project:

Year	Professional	Skilled	Semi-Skilled	Unskilled
Current Year	5	5	37	
Year 1				
Year 2				
Year 3				
Year 4				
Year 5				

Please provide estimates of total new permanent jobs to be created as a result of the Project:

Year	Professional	Skilled	Semi-Skilled	Unskilled
Current Year				
Year 1		1	3	1
Year 2				
Year 3				
Year 4			2	
Year 5			2	

Provide the projected percentage of employment that would be filled by Albany County residents: 100%

Provide a brief description of how the project expects to meet this percentage: We primarily hire from the surrounding areas where public transportation is available.

Part X. Sources and Uses

Purpose	Amount
A. Land-Related Costs Total	
1. Land acquisition	
2. Site preparation	
3. Landscaping	
4. Utilities and infrastructure development	$ 250,000.0
5. Access roads and parking development	
6. Other land-related costs (describe) _____	
B. Building-Related Costs	
1. Acquisition of existing structures	$ 2,600,00
2. Renovation of existing structures	$ 25,000.00
3. New construction costs	
4. Electrical systems	
5. Heating, ventilation and air conditioning	
6. Plumbing	$ 25,000.00
7. Other building-related costs (describe) _____	
C. Machinery and Equipment Costs Total	
1. Production and process equipment	$ 1,200,000
2. Packaging equipment	
3. Warehousing equipment	
4. Installation costs for various equipment	
5. Other equipment-related costs (describe) _____	
D. Furniture and Fixture Costs Total	
1. Office furniture	
2. Office equipment	
3. Computers	
4. Other furniture-related costs (describe)	
E. Professional Service Costs Total	
1. Architecture and engineering	
2. Other service-related costs (describe) _____	
F. Other Costs Total	
1.	
2.	
G. Sources of Funds	4100,000
1. Federal	
2. State	
3. Local	260,000
4. Equity	410,000
6. Bank	3,080,000
7. Other : STAGE	350,000
Total	4100,000

completed by ALLIANCE STAFF

Part XI. Detail any Litigation Pending:

Are you and/or your business current on all tax obligations? ■ Yes ☐ No

If no, explain: _____

_____

_____

Are you and/or your business delinquent in the payment of any loans or any other credit obligations? ☐ Yes ■ No

If yes, explain: _____

_____

_____

Have you and/or your business been declared in default on any loans or any other credit obligations? ☐ Yes ■ No

If yes, explain: _____

_____

_____

Have you and/or your business ever filed for bankruptcy? ☐ Yes ■ No

If yes, explain: _____

_____

_____

Are there any unsatisfied judgments against you or your business? ☐ Yes ■ No

If yes, explain: _____

_____

_____

Are you and/or your business a party to any threatened or pending lawsuits or other legal claims? ☐ Yes ■ No

If yes, explain: _____

_____

_____

Part XII. Other Matters

Are you or any owner of your business a candidate for public office, a public official or an immediate family member of such an official, or a business entity formed by or for the benefit of any public official? ☐ Yes ■ No

If yes, explain: _____

_____

Are you or any owner an employee of the County of Albany or any affiliated entity? ☐ Yes ■ No

If yes, explain: _____

_____

Does your business involve the use, production, transportation or storage of hazardous materials other than the usual manufacturing supplies?

☐ Yes ■ No

If yes, explain: _____

_____

Part XIII. Certifications:

Applicant entity must be in substantial compliance with all federal, state, and local worker protection and environmental laws and regulations, as applicable, and may not be in arrears regarding its federal, state, or local tax obligations; provided, however; in the case of a tax certiorari proceeding, a business entity would not be considered in arrears until a final decision is made with respect to such proceeding.

I/We authorize the Advance Albany County Alliance LDC ("AACALDC") to contact references, obtain credit reports and make any other inquiries as AACALDC deems necessary to verify the accuracy of the statements made and to determine my/our worthiness for the Grant. I/We certify to the AACALDC that I/we have included all relevant information in response to the questions contained in this application and that all information disclosed in this application, or any accompanying statements is true, complete, and accurate.

I/We acknowledge that the AACALDC will rely upon the accuracy of the content of this application and any accompanying statements in deciding to provide Grant funds or to accept a guaranty thereof, and that this application is not a commitment on the part of AACALDC to offer a Grant.

I /We further promise that the proceeds of this Grant will be used solely for the purposes outlined above and will not be used for personal, family, household, or other business purposes.

I/We understand that AACALDC will retain this application whether or not it is approved.

I/We understand that this application will be considered a public record and may be subject to public access in full or in part pursuant to the Freedom of Information Law ("FOIL"), Article 6 (Sections §84- §90) of the NYS Public Officers Law.

I/We understand that grant funds provided by the AACALDC will we subject to the Alliance's Recapture Benefits Policy.

Dustin Pusatere Digitally signed by Dustin Pusatere Date: 2025.08.26 08:27:42 -04'00'	Dustin Pusatere
Signature	Print Name
Vice President	8/26/2025
Title	Date
_____	_____
Signature	Print Name
_____	_____
Title	Date

Short Environmental Assessment Form
Part 1 - Project Information

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:
Shelter Enterprises, Inc

Project Location (describe, and attach a location map):
461 Saratoga St, Cohoes, NY

Brief Description of Proposed Action:
Shelter Enterprises, Inc is under contract to purchase 461 Saratoga St, Cohoes to expand their manufacturing operation. any improvements to the building will be to the interior and will not disturb the exterior of the building.

Name of Applicant or Sponsor:	Telephone: 518-237-4100
Shelter Enterprises, Inc. Dustin Pusatere, President	E-Mail: dustin@shelter-ent.com

Address:
8 Saratoga Street

City/PO:	State:	Zip Code:
Cohoes	NY	12047

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Building permits to be issued by City of Cohoes.	☐	☑

3. a. Total acreage of the site of the proposed action? 3.2 acres
   b. Total acreage to be physically disturbed? 0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 3.2 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☐ Urban ☐ Rural (non-agriculture) ☑ Industrial ☐ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☑

	NO	YES
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?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
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 project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	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: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
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:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment:		
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:		
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:		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Dustin Pusatere Date: 8/16/2025

Signature Dustin Pusatere Title: Vice President

PRINT FORM

Agency Use Only [If applicable]

Project:	Shelter Enterprises, Inc
Date:	Sept 24, 2025

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
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)?	☑	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☑	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☑	☐

PRINT FORM

Agency Use Only [If applicable]

Project: Shelter Enterprises, Inc

Date: Sept 24, 2025

Short Environmental Assessment Form
Part 3 Determination of Significance

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.

Shelter Enterprises, Inc is under contract to purchase 461 Saratoga St, Cohoes to expand their manufacturing operation. any improvements to the building will be to the interior and will not disturb the exterior of the building.

☐ 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.

Advance Albany County Alliance, LDC	Spet 24, 2025
Name of Lead Agency	Date
Kevin Catalano	Senior Vice President
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM