

APPLICATION OF AGENCY

ALBANY COUNTY INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION

IMPORTANT NOTICE: The answers to the questions contained in this application are necessary to determine your firm's eligibility for financing and other assistance from Albany County Industrial Development Agency (the "Agency"). These answers will also be used in the preparation of papers in this transaction. Accordingly, all questions should be answered accurately and completely by an officer or other employee of your firm who is thoroughly familiar with the business and affairs of your firm and who is also thoroughly familiar with the proposed project. This application is subject to acceptance by the Agency.

TO: Albany County Industrial Development Agency
111 Washington Ave, Suite 100
Albany, New York 12210

This application by applicant respectfully states:

APPLICANT: Catemer, Inc.

APPLICANT'S ADDRESS: 3805 Old Easton Road

CITY: Doylestown STATE: Pennsylvania PHONE NO.: 267-370-5444

NAME OF PERSON(S) AUTHORIZED TO SPEAK FOR APPLICANT WITH RESPECT TO THIS APPLICATION: Barry Arkles

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

NAME OF ATTORNEY: Carl J. Kempf III

ATTORNEY'S ADDRESS: 8 Airline Drive Suite 101

CITY: Albany STATE: NY 12205 PHONE NO.: 518-371-8888

NOTE: PLEASE READ THE INSTRUCTIONS ON PAGE 2 HEREOF BEFORE FILLING OUT THIS FORM.

INSTRUCTIONS

1. The Agency will not approve any application unless in the judgment of the Agency said application contains sufficient information upon which to base a decision whether to approve or tentatively approve an action.
2. Fill in all blanks, using "none" or "not applicable" or "N/A" where the question is not appropriate to the project which is the subject of this application (the "Project").
3. If an estimate is given as the answer to a question, put "(est)" after the figure or answer which is estimated.
4. If more space is needed to answer any specific question, attach a separate sheet.
5. When completed, return four (4) copies of this application to the Agency at the address indicated on the first page of this application.
6. The Agency will not give final approval to this application until the Agency receives a completed environmental assessment form concerning the Project which is the subject of this application.
7. Please note that Article 6 of the Public Officers Law declares that all records in the possession of the Agency (with certain limited exceptions) are open to public inspection and copying. If the applicant feels that there are elements of the Project which are in the nature of trade secrets or information, the nature of which is such that if disclosed to the public or otherwise widely disseminated would cause substantial injury to the applicant's competitive position, the applicant may identify such elements in writing and request that such elements be kept confidential in accordance with Article 6 of the Public Officers Law.
8. The applicant will be required to pay to the Agency all actual costs incurred in connection with this application and the Project contemplated herein (to the extent such expenses are not paid out of the proceeds of the Agency's bonds issued to finance the project). The applicant will also be expected to pay all costs incurred by general counsel and bond counsel to the Agency. The costs incurred by the Agency, including the Agency's general counsel and bond counsel, may be considered as a part of the project and included as a part of the resultant bond issue.
9. The Agency has established an application fee of Fifteen Hundred Dollars (\$1,500) to cover the anticipated costs of the Agency in processing this application. A check or money order made payable to the Agency must accompany each application. **THIS APPLICATION WILL NOT BE ACCEPTED BY THE AGENCY UNLESS ACCOMPANIED BY THE APPLICATION FEE.**

FOR AGENCY USE ONLY

1. Project Number	_____
2. Date application received by the Agency	_____, 20____
3. Date application referred to attorney for review	_____, 20____
4. Date copy of application mailed to members	_____, 20____
5. Date notice of Agency meeting on application posted	_____, 20____
6. Date notice of Agency meeting on application mailed	_____, 20____
7. Date of Agency meeting on application	_____, 20____
8. Date Agency conditionally approved application	_____, 20____
9. Date scheduled for public hearing	_____, 20____
10. Date Environmental Assessment Form ("EAF") received	_____, 20____
11. Date Agency completed environmental review	_____, 20____
12. Date of final approval of application	_____, 20____

SUMMARY OF PROJECT

Applicant: Catemer, Inc.

Contact Person: Barry Arkles

Phone Number: 267-370-5444

Occupant: Catemer Inc. and tenants listed in Part II as leased from Catemer Holdings LLC

Project Street Address: 6 British American Boulevard, Latham, New York 12210

Approximate Size of Project Site: +/- 70,785 SF on +/- 6.67 acres (see Exhibit A)

Description of
Project: _____

Project Site will be multi-tenant with Catemer Inc. conducting laboratory research activities and
small scale proof-of-concept pilot development (see Exhibit B)

Type of Project:

☐
☒

Manufacturing
Commercial

☐
☐

Warehouse/Distribution
Other – Specify

Employment Impact: Existing Jobs: Full Time: 110 Part-Time: _____

New Jobs Full Time: 125 Part-Time: _____

Project Cost: \$ 11,800,000

Type of Financing: ☐ Tax-Exempt N/A ☐ Taxable N/A ☒ Straight Lease

Amount of Bonds Requested: \$ N/A

Estimated Value of Tax-Exemptions:

N.Y.S. Sales and Compensating Use Tax:	\$ <u>80,000.00</u>
Mortgage Recording Taxes:	\$ <u>10,000.00</u>
Real Property Tax Exemptions:	\$ <u>220,000.00</u>
Other (please specify):	\$ <u>0</u>

Provide estimates for the following:

Number of Full Time Employees at the Project Site before IDA Status:	<u>110</u>
Estimate of Jobs to be Created:	<u>125</u>
Estimate of Jobs to be Retained:	<u>110</u>
Average Estimated Annual Salary of Jobs to be Created:	<u>\$150,000</u>
Annualized Salary Range of Jobs to be Created:	<u>\$66K-\$330K</u>

Estimated Average Annual Salary of Jobs to be Retained:

\$100K

I. Proposed occupant of Project (hereinafter, the "Company").

A. Company Name: Catemer, Inc.

Present Address: 3805 Old Easton Road

Zip Code: 18902

Employer's ID No.: 85-2870561

B. If the Company differs from the Applicant, give details of relationship: The applicant is Catemer, Inc. with its affiliate, Catemer Holdings LLC, leasing the Project Site to Catemer Inc. and tenants identified in Part II.

C. Indicate type of business organization of Company:

1. ☒ Corporation (If so, incorporated in what country? U.S.; What State? Delaware; Date Incorporated? June 10, 1998; Type of Corporation? _____; Authorized to do business in New York? ☒ yes _____ no).

2. _____ Partnership (If so, indicate type of partnership _____, Number of general partners _____, Number of limited partners _____). N/A

3. _____ Limited liability company (If so, formed in what State? _____, Date formed? _____, Authorized to do business in New York? _____). N/A

4. _____ Sole proprietorship. N/A

D. Is the Company a subsidiary or direct or indirect affiliate of any other organization(s)? If so, indicate name of related organization(s) and relationship: Catemer Holdings LLC is an affiliate of Catemer Inc.

E. Management of Company:

1. List all owners, officers, members, directors and partners (complete all columns for each person):

NAME (First, Middle, Last) HOME ADDRESS	OFFICE HELD	OTHER PRINCIPAL BUSINESS
Barry Arkles	President	
226 East Dark Hollow Road		
Pipersville, PA 18947		

2. Is the Company or management of the Company now a plaintiff or a defendant in any civil or criminal litigation? ____ yes ☒ no.
3. Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)? ____ yes ☒ no.
4. Has any person listed above or any concern with whom such person has been connected ever been in receivership or been adjudicated a bankrupt? ____ yes ☒ no. If yes to any of the foregoing, furnish details in a separate attachment.

- F. Principal owners of Company: Is Company publicly held? ____ yes ☒ no. If yes, list exchanges where stock traded: _____

If no, list all stockholders having a 5% or more interest in the Company:

NAME	ADDRESS	PERCENTAGE OF HOLDING
Barry Arkles	226 East Dark Hollow Road	100%
	Pipersville, PA 18947	

- G. Company's Principal Bank(s) of account: Wells Fargo

II. Information concerning lease or sublease of the project. (Please complete the following section if the Company intends to lease or sublease the Project).

A. Does the Company intend to lease or sublease more than 10% (by area or fair market value) of the Project? ☒ yes ☐ no. If yes, please provide detail.
Catamer Inc. will lease a portion of the Project Site from its affiliate Catamer Holdings LLC. The tenants identified in this Part currently lease a portion of the Project Site from Catamer Holdings LLC, with most of the tenants being like minded technology companies.

B. What percentage of the space intended to be leased or subleased is now subject to a binding written lease or sublease? _____.

- C. 1. Sublessee name: see Exhibit C
Present Address: _____
City: _____ State: _____ Zip: _____
Employer's ID No.: _____
Sublessee is: ☐ Corporation: ☐ Partnership: ☐ Sole Proprietorship
Relationship to Company: _____
Percentage of Project to be leased or subleased: _____
Use of Project intended by Sublessee: _____
Date of lease or sublease to Sublessee: _____
Term of lease or sublease to Sublessee: _____
2. Sublessee name: _____
Present Address: _____
City: _____ State: _____ Zip: _____
Employer's ID No.: _____
Sublessee is: ☐ Corporation: ☐ Partnership: ☐ Sole Proprietorship
Relationship to Company: _____
Percentage of Project to be leased or subleased: _____

Use of Project intended by Sublessee: _____

Date of lease or sublease to Sublessee: _____

Term of lease or sublease to Sublessee: _____

3. Sublessee name: _____

Present Address: _____

City: _____ State: _____ Zip: _____

Employer's ID No.: _____

Sublessee is: ___ Corporation: ___ Partnership: ___ Sole Proprietorship

Relationship to Company: _____

Percentage of Project to be leased or subleased: _____

Use of Project intended by Sublessee: _____

Date of lease or sublease to Sublessee: _____

Term of lease or sublease to Sublessee: _____

III. Data regarding Proposed Project

A. Summary: (Please provide a brief narrative description of the Project.)

Catemer Inc. will conduct laboratory research activities and related pilot manufacturing
within a small scale factory setting for computer chip materials and equipment manufacturing. A
joint venture partner will also distribute chemicals manufactured outside the United States.

B. Location of Proposed Project:

1. Street Address: 6 British American Boulevard

2. City of _____

3. Town of Colonie

4. Village of _____

5. County of Albany

C. Project Site:

1. Approximate size (in acres or square feet) of Project site: +/- 70,785 SF. Is a map, survey, or sketch of the project site attached? ☒ yes ☐ no.
2. Are there existing buildings on project site? ☒ yes ☐ no. If yes, indicate number and approximate size (in square feet) of each existing building: 1 @ +/- 70,785 SF

_____.
3. Are existing buildings in operation? ☒ yes ☐ no.
If yes, describe present use of present buildings: _____
Multi tenant use, including office and light manufacturing, similar to
that anticipated by Catemer Inc.

_____.
Are existing buildings abandoned? ☐ yes ☒ no. About to be abandoned? ☐ yes ☐ no. Attach photograph of present buildings.
_____.
4. Utilities serving project site:
Water-Municipal: Latham Water
Other (describe) _____
Sewer-Municipal: Town of Colonie Sewer District
Other (describe) _____
Electric-Utility: National Grid
Other (describe) National Grid
Heat-Utility: _____
Other (describe) _____
5. Present legal owner of project site:
Catemer Holdings LLC
_____.
If the Company owns project site, indicate date of purchase:
May 1, 2025; Purchase price: \$ 4,800,000.00.
If Company not owner, does Company have option signed with owner to purchase the project site? ☐ yes ☐ no. If yes, indicate date option signed with owner: _____, 20____, N/A

Date option expires: _____, 20____. If the Company does not own the project site, is there a relationship legally or by common control between the Company and the present owners of the project site? ____ yes ____ no. If yes, describe in detail on separate attachment. N/A

6. Zoning District in which the project site is located: Town of Colonie

Are there any variances or special permits affecting the site? ____ yes
x ____ no. If yes, list below and attach copies of all such variances or special permits:

The Town of Colonie has verified that the intended use by

Catemer Holdings LLC and Catemer Inc. at the Project Site

is in accordance with Town of Colonie land use law.

D. Buildings:

1. Does part of the project consist of a new building or buildings? ____ yes
x ____ no. If yes, indicate number and size of new buildings:

2. Does part of the project consist of additions and/or renovations to the existing buildings? x ____ yes ____ no. If yes, indicate nature of expansion and/or renovation: Building improvements, including roof replacement and HVAC replacements, plus renovations related to space to be occupied by Catemer Inc.

3. Describe the principal uses to be made by the Company of the building or buildings to be acquired, constructed, or expanded:

Multi-tenants and Catemer Inc. space modifications and equipment purchases to provide the foundation for a consortium (hub) led by Catemer Inc. that will bring together domestic and overseas company partners See Exhibit B

E. Project Use:

1. What are the principal products to be produced at the Project? ____
Within control areas, Catemer Inc. will conduct research activities and small scale pilot development to produce new products to be used in future semiconductor manufacturing

- b. Is the Project likely to attract a significant number of visitors from outside the economic development region in which the Project will be located? Yes ☒; No ☐.
- c. Would the project occupant, but for the contemplated financial assistance from the Agency, locate the related jobs outside the State of New York? Yes ☒; No ☐.
- d. Is the predominant purpose of the Project to make available goods or services which would not, but for the Project, be reasonable accessible to the residents of the city, town or village within which the Project will be located, because of a lack of reasonably accessible retail trade facilities offering such goods or services? Yes ☐; No ☒. If yes, please provide detail. _____

_____.
- e. Will the Project be located in one of the following: (a) an area designed as an economic development zone pursuant to Article 18-B of the General Municipal Law or (b) a census tract or block numbering area (or census tract or block numbering area contiguous thereto) which, according to the most recent census data, has (i) a poverty rate of at least 20% for the year in which the data relates, or at least 20% of households receiving public assistance, and (ii) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates? Yes ☐; No ☒.
7. If the answers to any of subdivisions c. through e. of question 6 is yes, will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York? Yes ☒ No ☐. If yes, please provide detail.
Please see existing and projected employment data included elsewhere in this application.

_____.
8. Will the completion of the Project result in the removal of a plant or facility of the Company or another proposed occupant of the Project (a "Project Occupant") from one area of the State of New York to another area of the State of New York? Yes ☐; No ☒. If yes, please explain:

9. Will the completion of the Project result in the abandonment of one or more plants or facilities of the Company located in the State of New York? Yes ____; No ☒. If yes, please provide detail:

10. If the answer to either question 8 or question 9 is yes, indicate whether any of the following apply to the Project: N/A

- a. Is the Project reasonably necessary to preserve the competitive position of the Company on such Project Occupant in its industry? Yes ____; No _____. If yes, please provide detail: _____

- b. Is the Project reasonably necessary to discourage the Company or such Project Occupant from removing such other plant or facility to a location outside the State of New York? Yes ____; No _____. If yes, please provide detail: _____

11. Will the Project be owned by a not-for-profit corporation? Yes ____; No ☒. If yes, please provide detail: _____

12. If the answer to question 11 is yes, indicate whether any of the following apply to the Project: N/A

- a. Is the Project a housing facility primarily designed to be occupied by individuals 60 years of age or older? Yes ____; No _____. If yes, please explain: _____

b. Is the Project a dormitory for an educational institution? Yes ____; No x. If yes, please explain:

_____.

c. Is the Project a facility as defined in Article 28 of the Public Health Law? Yes ____; No x. If yes, please explain: _____

_____.

13. If the answer to any of the questions contained in question 12 is yes, indicate whether the cost of the Project will exceed \$15 million. Yes ____; No _____. If yes, please provide detail: _____

_____.

N/A

14. Will the Project be sold or leased to a municipality? Yes ____; No x. If yes, please provide detail: _____

_____.

F. Construction Status:

1. Has construction work on this project begun? ____ Yes; x No. If yes, please discuss in detail the approximate extent of construction and the extent of completion. Indicate in your answer whether such specific steps have been completed as site clearance and preparation; completion of foundations; installation of footings; etc.: _____

_____.

2. Please indicate amount of funds expended on this project by the Company in the past three (3) years and the purposes of such expenditures: _____
None, other the purchase of the Project Site

_____.

3. Please indicate the date the applicant estimates the Project will be completed: 12/31/25.

G. Method of Construction after Agency Approval:

1. If the Agency approves the project which is the subject of this application, there are two methods that may be used to construct the project. The applicant can construct the project privately and sell the project to the Agency upon completion. Alternatively, the applicant can request to be appointed as "agent" of the Agency, in which case certain laws applicable to public construction may apply to the project. Does the applicant wish to be designated as "agent" of the Agency for purposes of constructing the project? ____ Yes; ☒ No.

H. Other Involved Agencies:

1. Please indicate all other local agencies, boards, authorities, districts, commissions or governing bodies (including any city, county and other political subdivision of the State of New York and all state departments, agencies, boards, public benefit corporations, public authorities or commissions) involved in approving or funding or directly undertaking action with respect to the Project. For example, do you need a municipal building permit to undertake the Project? Do you need a zoning approval to undertake the Project? If so, you would list the appropriate municipal building department or planning or zoning commission which would give said approvals. Town of Colonie Building Department; Town of Colonie Planning and Economic Development Department
_____.
2. Describe the nature of the involvement of the federal, state, or local agencies described above:
The Town of Colonie has issued zoning verification for the project, approved the application for change of tenant for the project at the Project Site and will be involved reviewing and approving permits for building renovations.

IV. Employment Impact

- A. Indicate the number of people presently employed at the Project site and the additional number that will be employed at the Project site at the end of the first and second years after the Project has been completed, using the tables below for (1) employees of the Applicant, (2) independent contractors, and (3) employees of independent contractors. (Do not include construction workers). Also indicate below the number of workers employed at the Project site representing newly created positions as opposed to positions relocated from other project sites of the applicant. Such information regarding relocated positions should also indicate whether such positions are relocated from other project sites financed by obligations previously issued by the Agency.

TYPE OF EMPLOYMENT Employees of Applicant					
	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled	Totals
Present Full Time	10	90	0	0	100
Present Part Time	0	10	0	0	10
Present Seasonal	0	0	0	0	0
First Year Full Time	15	95	0	0	110
First Year Part Time	0	5	0	0	5
First Year Seasonal	0	0	0	0	0
Second Year Full Time	15	110	0	0	125
Second Year Part Time	0	10	0	0	10
Second Year Seasonal	0	0	0	0	0

TYPE OF EMPLOYMENT Independent Contractors					
	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled	Totals
Present Full Time	2	3	5	0	10
Present Part Time	1	4	5	0	10
Present Seasonal	0	0	0	0	0
First Year Full Time	4	6	5	0	15
First Year Part Time	1	4	5	0	10
First Year Seasonal	0	0	0	0	0
Second Year Full Time	4	11	0	0	15
Second Year Part Time	2	5	8	0	15
Second Year Seasonal	0	0	0	0	0

TYPE OF EMPLOYMENT Employees of Independent Contractors					
	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled	Totals
Present Full Time	2	3	5	0	10
Present Part Time	1	4	5	0	10

Present Seasonal	0	0	0	0	0
First Year Full Time	4	6	5	0	15
First Year Part Time	1	4	5	0	10
First Year Seasonal	0	0	0	0	0
Second Year Full Time	4	11	0	0	15
Second Year Part Time	2	5	8	0	15
Second Year Seasonal	0	0	0	0	0

- B. Indicate below (1) the estimated salary and fringe benefit averages or ranges and (2) the estimated number of employees residing in the Capital Region Economic Development Region for all the jobs at the Project site, both retained and created, listed in the tables described in subsection A above for each of the categories of positions listed in the chart below.

RELATED EMPLOYMENT INFORMATION				
	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled
Estimated Salary and Fringe Benefit Averages or Ranges	\$400K	\$200K	\$100K	\$0K
Estimated Number of Employees Residing in the Capital Region Economic Development Region ¹	All ----->			

- C. Please describe the projected timeframe for the creation of any new jobs with respect to the undertaking of the Project:

See Exhibit B

¹ The Capital Region Economic Development Region consists of the following counties: Albany, Schenectady, Rensselaer, Greene, Columbia, Saratoga, Warren, and Washington.

- D. Please prepare a separate attachment describing in detail the types of employment at the Project site. Such attachment should describe the activities or work performed for each type of employment.

V. Project Cost

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

<u>Description of Cost</u>	<u>Amount</u>
Land	\$ 1,452,000.00
Buildings	\$ 3,348,000.00
Machinery and equipment costs	\$ 5,000,000.00
Utilities, roads and appurtenant costs	\$ _____
Architects and engineering fees	\$ _____
Costs of Bond Issue (legal, financial and printing)	\$ _____
Construction loan fees and interest (if applicable)	\$ _____
Other (specify)	
Building renovations and improvements	\$ 2,000,000.00
_____	\$ _____
_____	\$ _____
_____	\$ _____
TOTAL PROJECT COSTS	\$ 11,800,000.00

- B. Anticipated Project Financing Sources. State the sources reasonably necessary for the financing of the Project site, the construction of the proposed buildings and the acquisition and installation of any machinery and equipment necessary or

convenient in connection therewith, and including any utilities, access roads or appurtenant facilities, using the following categories:

<u>Description of Sources</u>	<u>Amount</u>
Private Sector Financing	\$ _____
Public Sector	
Federal Programs	\$ _____
State Programs	\$ _____
Local Programs	\$ _____
Applicant Equity	\$ 9,800,000.00
Other (specify, e.g., tax credits)	
Albany County ALTECH	\$ 1,000,000.00
STAGE Grant	\$ 1,000,000.00
	\$ _____
TOTAL AMOUNT OF PROJECT FINANCING SOURCES	\$ 11,800,000.00

- C. Have any of the above expenditures already been made by the applicant?
Yes ☒; No _____. If yes, indicate particulars.

Purchase of Project Site

- D. Amount of loan requested: \$ ⁰_____;

Maturity requested: _____ years. N/A

- E. Has a commitment for financing been received as of this application date, and if so, from whom?

Yes ____; No ☒. Institution Name: _____

Provide name and telephone number of the person we may contact.

Name: _____ Phone: _____

F. The percentage of Project costs to be financed from public sector sources is estimated to equal the following: 17 %

G. The total amount estimated to be borrowed to finance the Project is equal to the following: \$ 1,000,000.00

VI. Benefits expected from the Agency

A. Is the applicant requesting that the Agency issue bonds to assist in financing the project? Yes ☒ Yes ☐ No.

B. Is the interest on such bonds intended to be exempt from federal income taxation? Yes ☒ Yes ☐ No.

C. Is the applicant requesting any real property tax exemption that would not be available to a project that did not involve the Agency? Yes ☐ Yes ☐ No. If yes, is the real property tax exemption being sought consistent with the Agency's Uniform Tax Exemption Policy? Yes ☒; No ☐.

D. Is the applicant expecting that the financing of the Project will be secured by one or more mortgages? ☒ Yes ☐ No. If yes, what is the approximate amount of financing to be secured by mortgages? \$ 1,000,000.00.

E. Is the applicant expecting to be appointed agent of the Agency for purposes of avoiding payment of N.Y.S. Sales Tax or Compensating Use Tax? ☒ Yes ☐ No. If yes, what is the approximate amount of purchases which the applicant expects to be exempt from the N.Y.S. Sales and Compensating Use Taxes? \$ 1,000,000.00.

F. What is the estimated value of each type of tax-exemption being sought in connection with the Project? Please detail the type of tax-exemption and value of the exemption.

1. N.Y.S. Sales and Compensating Use Taxes: \$80,000.00
2. Mortgage Recording Taxes: \$10,000.00
3. Real Property Tax Exemptions: \$220,000.00
4. Other (please specify): _____

G. Please list the affected taxing jurisdictions for the Project.

1. Village (if any): _____
2. Town: Colonie
3. City (if any): _____
4. School District: North Colonie School District

- H. Are any of the tax-exemptions being sought in connection with the Project inconsistent with the Agency's Uniform Tax Exemption Policy?

____ Yes x No. If yes, please explain. _____

- I. Project Benefit Information. Complete the attached Cost/Benefit Analysis so that the Agency can perform a cost/benefit analysis of undertaking the Project. Such information should consist of a list and detailed description of the benefits of the Agency undertaking the Project (e.g., number of jobs created, types of jobs created, economic development in the area, etc.). Such information should also consist of a list and detailed description of the costs of the Agency undertaking the Project (e.g., tax revenues lost, buildings abandoned, etc.).

- VII. Agreements by Applicant: The applicant understands and agrees with the Agency as follows:

A. Job Listings. In accordance with Section 858-b(2) of the New York General Municipal Law, the applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOC") and with the administrative entity (collectively with the DOC, the "JTPA Entities") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA"), as replaced by the Workforce Investment Act of 1998 (Public Law 105-220), in which the Project is located.

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

C. Annual Sales Tax Filings. In accordance with Section 874(8) of the New York General Municipal Law, the applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the applicant and all consultants or subcontractors retained by the applicant.

D. Annual Employment Reports. The applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the Project site, including (1) the NYS-45 – Quarterly Combined Withholding, Wage Reporting and Unemployment Insurance Return – for the quarter ending December 31 (the “NYS-45”), and (2) the US Dept. of Labor BLS 3020 Multiple Worksite report if applicable.

E. Uniform Agency Project Agreement. The applicant agrees to enter into a project benefits agreement with the Agency where the applicant agrees that (1) the amount of Financial Assistance to be received shall be contingent upon, and shall bear a direct relationship to the success or lack of success of such project in delivering certain described public benefits (the “Public Benefits”) and (2) the Agency will be entitled to recapture some or all of the Financial Assistance granted to the applicant if the project is unsuccessful in whole or in part in delivering the promised Public Benefits.

F. Representation of Financial Information. Neither this Application nor any other agreement, document, certificate, project financials, or written statement furnished to the Agency or by or on behalf of the applicant in connection with the project contemplated by this Application contains any untrue statement of a material fact or omits to state a material fact necessary in order to make the statements contained herein or therein not misleading. There is no fact within the special knowledge of any of the officers of the applicant which has not been disclosed herein or in writing by them to the Agency and which materially adversely affects or in the future in their opinion may, insofar as they can now reasonably foresee, materially adversely affect the business, properties, assets or condition, financial or otherwise, of the applicant.

G. Agency Financial Assistance Required for Project. The Project would not be undertaken but for the Financial Assistance provided by the Agency or, if the Project could be undertaken without the Financial Assistance provided by the Agency, then the Project should be undertaken by the Agency for the following reasons:

- H. Compliance with Article 18-A of the General Municipal Law: The Project, as of the date of this Application, is in substantial compliance with all provisions of article 18-A of the General Municipal including, but not limited to, the provisions of Section 859-a and subdivision one of Section 862; and the provisions of subdivision one of Section 862 of the General Municipal Law will not be violated if Financial Assistance is provided for the Project.
- I. Compliance with Federal, State, and Local Laws. The applicant is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.
- J. False or Misleading Information. The applicant understands that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemptions claimed by reason of Agency involvement in the Project.
- K. Absence of Conflicts of Interest. The applicant acknowledges that the members, officers, and employees of the Agency are listed on the Agency's website. No member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:
- L. Additional Information. Additional information regarding the requirements noted in this Application and other requirements of the Agency are included in the Agency's Additional Documents which can be accessed at:
<http://www.albanycounty.com/Businesses/ACIDA/ACIDA-Documents.aspx> .

I affirm under penalty of perjury that all statements made on this application are true, accurate, and complete to the best of my knowledge.

By:

Title:

C2-temer Inc
BAHLE Applicant
President

NOTE: APPLICANT MUST COMPLETE THE APPROPRIATE VERIFICATION APPEARING ON PAGES 26 THROUGH 29 HEREOF BEFORE A NOTARY PUBLIC AND MUST SIGN AND ACKNOWLEDGE THE HOLD HARMLESS AGREEMENT APPEARING ON PAGE 30.

VERIFICATION

(If Applicant is a corporation)

STATE OF PA)
)SS.:
COUNTY OF Bucks)

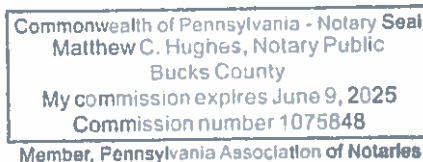
Barry A. Hill deposes and says that he is the
(Name of chief executive of applicant)
President of Patronus Inc.
(Title) (Company Name)

the corporation named in the attached application; that he has read the foregoing application and knows the contents thereof; and that the same is true and complete and accurate to the best of his knowledge. Deponent further says that the reason this verification is made by the deponent and not by said company is because the said company is a corporation. The grounds of deponent's belief relative to all matters in the said application which are not stated upon his own personal knowledge are investigations which deponent has caused to be made concerning the subject matter of this application as well as information acquired by deponent in the course of his duties as an officer of and from the books and papers of said corporation.

Barry A. Hill

Sworn to before me this
7 day of May, 2025

Matthew C. Hughes
(Notary Public)



N/A

VERIFICATION

(If applicant is a limited liability company)

STATE OF)
)SS.:
COUNTY OF)

_____, deposes and says

(Name of Individual)

that he is one of the members of the firm of _____,

(Limited Liability Company)

the limited liability company named in the attached application; that he has read the foregoing application and knows the contents thereof; and that the same is true and complete and accurate to the best of his knowledge. The grounds of deponent's belief relative to all matters in the said application which are not stated upon his own personal knowledge are investigations which deponent has caused to be made concerning the subject matter of this application as well as information acquired by deponent in the course of his duties as a member of and from the books and papers of said limited liability company.

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

(Notary Public)

N/A

VERIFICATION

(If applicant is sole proprietor)

STATE OF)
)SS.:
COUNTY OF)

_____, deposes and says that he has read
(Name of Individual)
the foregoing application and knows the contents thereof; and that the same is true and complete
and accurate to the best of his knowledge. The grounds of deponent's belief relative to all
matters in the said application which are not stated upon his own personal knowledge are
investigations which deponent has caused to be made concerning the subject matter of this
application.

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

(Notary Public)

N/A

VERIFICATION

(If applicant is partnership)

STATE OF)
)SS.:
COUNTY OF)

_____, deposes and says that he is one of
(Name of Individual)
the members of the firm of _____, the partnership named
(Partnership Name)
in the attached application; that he has read the foregoing application and knows the contents thereof; and that the same is true and complete and accurate to the best of his knowledge. The grounds of deponent's belief relative to all matters in the said application which are not stated upon his own personal knowledge are investigations which deponent has caused to be made concerning the subject matter of this application as well as information acquired by deponent in the course of his duties as a member of and from the books and papers of said partnership.

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

(Notary Public)

NOTE: THIS APPLICATION WILL NOT BE ACCEPTED BY THE AGENCY UNLESS THE
HOLD HARMLESS AGREEMENT APPEARING ON PAGE 30 IS SIGNED BY THE
APPLICANT.

HOLD HARMLESS AGREEMENT

Applicant hereby releases Albany County Industrial Development Agency and the members, officers, servants, agents and employees thereof (hereinafter collectively referred to as the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (i) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the application or the project described therein or the issuance of bonds requested therein are favorably acted upon by the Agency, (ii) the Agency's financing of the Project described therein; and (iii) any further action taken by the Agency with respect to the Project, including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to find buyers willing to purchase the total bond issue requested, then, and in that event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all actual costs incurred by the Agency in the processing of the Application, including attorneys' fees, if any.

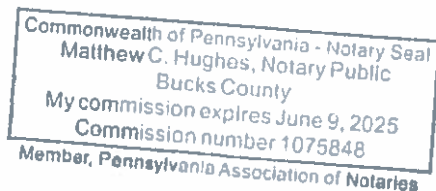
Letimer Inc
(Applicant)

Stakelpa
Carol O'Brien

BY: Bryan Allen
President

Sworn to before me this
7 day of MAY, 2025

Matthew C. Hughes
(Notary Public)



TO: Project Applicants
FROM: Albany County Industrial Development Agency
RE: Cost/Benefit Analysis

In order for the Albany County Industrial Development Agency (the "Agency") to prepare a Cost/Benefit Analysis for a proposed project (the "Project"), the Applicant must answer the questions contained in this Project Questionnaire (the "Questionnaire") and complete the attached Schedules. This Questionnaire and the attached Schedule will provide information regarding various aspects of the Project, and the costs and benefits associated therewith.

This Questionnaire must be completed before we can finalize the Cost/Benefit Analysis, please complete this Questionnaire and forward it to us at your earliest convenience.

PROJECT QUESTIONNAIRE

1. Name of Project Beneficiary ("Company"): Catemer Inc.
2. Brief Identification of the Project: 6 British American Boulevard, Latham
3. Estimated Amount of Project Benefits Sought:
 - A. Amount of Bonds Sought: \$ 0.00
 - B. Value of Sales Tax Exemption Sought \$ 80,000.00
 - C. Value of Real Property Tax Exemption Sought \$ 220,000.00
 - D. Value of Mortgage Recording Tax Exemption Sought \$ 10,000.00
4. Likelihood of accomplishing the Project in a timely fashion: Very likely

PROJECTED PROJECT INVESTMENT

- A. Land-Related Costs
 1. Land acquisition \$ 1,452,000.00
 2. Site preparation \$ 0
 3. Landscaping \$ 0
 4. Utilities and infrastructure development \$ 0
 5. Access roads and parking development \$ 0
 6. Other land-related costs (describe) \$ 0
- B. Building-Related Costs
 1. Acquisition of existing structures \$ 3,348,000.00
 2. Renovation of existing structures \$ 2,000,000.00
 3. New construction costs \$ 0

4.	Electrical systems	\$ 0
5.	Heating, ventilation and air conditioning	\$ 0
6.	Plumbing	\$
7.	Other building-related costs (describe)	\$ 0
C.	Machinery and Equipment Costs	
1.	Production and process equipment	\$ 5,000,000.00
2.	Packaging equipment	\$ 0
3.	Warehousing equipment	\$ 0
4.	Installation costs for various equipment	\$ 0
5.	Other equipment-related costs (describe)	\$ 0
D.	Furniture and Fixture Costs	
1.	Office furniture	\$ 0
2.	Office equipment	\$ 0
3.	Computers	\$ 0
4.	Other furniture-related costs (describe)	\$ 0
E.	Working Capital Costs	
1.	Operation costs	\$ 0
2.	Production costs	\$ 0
3.	Raw materials	\$
4.	Debt service	\$ 0
5.	Relocation costs	\$ 0
6.	Skills training	\$ 0
7.	Other working capital-related costs (describe)	\$ 0
F.	Professional Service Costs	
1.	Architecture and engineering	\$ 0
2.	Accounting/legal	\$ 0
3.	Other service-related costs (describe)	\$ 0
G.	Other Costs	
1.		\$
2.		\$ 0
H.	Summary of Expenditures	
1.	Total Land-Related Costs	\$ 1,452,000.00
2.	Total Building-Related Costs	\$ 3,348,000.00
3.	Total Machinery and Equipment Costs	\$ 5,000,000.00
4.	Total Furniture and Fixture Costs	\$
5.	Total Working Capital Costs	\$
6.	Total Professional Service Costs	\$
7.	Total Other Costs	\$ 2,000,000.00

PROJECTED CONSTRUCTION EMPLOYMENT IMPACT

I. Please provide estimates of total construction jobs and the total annual wages and benefits of construction jobs at the Project: Construction jobs and wages and benefits will be associated with the Project but are not known as this time.

Year	Number of Construction Jobs	Total Annual Wages and Benefits	Estimated Additional NYS Income Tax
Current Year		\$ _____	\$ _____
Year 1		\$ _____	\$ _____
Year 2		\$ _____	\$ _____
Year 3		\$ _____	\$ _____
Year 4		\$ _____	\$ _____
Year 5		\$ _____	\$ _____

PROJECTED PERMANENT EMPLOYMENT IMPACT

I. Estimates of the total number of existing permanent jobs to be preserved or retained as a result of the Project are described in the tables in Section IV of the Application.

II. Estimates of the total new permanent jobs to be created at the Project are described in the tables in Section IV of the Application.

III. Please provide estimates for the following:

A. Creation of New Job Skills relating to permanent jobs. Please complete Schedule A.

IV. Provide the projected percentage of employment that would be filled by Albany County residents: 50-60%

A. Provide a brief description of how the project expects to meet this percentage:

PROJECTED OPERATING IMPACT

I. Please provide estimates for the impact of Project operating purchases and sales:

Additional Purchases (1 st year following project completion)	\$ 0
Additional Sales Tax Paid on Additional Purchases	\$ 0
Estimated Additional Sales (1 st full year following project completion)	\$ 0
Estimated Additional Sales Tax to be collected on additional sales (1 st full year following project completion)	\$ 0

II. Please provide estimates for the impact of Project on existing real property taxes and new payments in lieu of taxes ("Pilot Payments"):

Year 1=2026	Existing Real Property Taxes (Without involvement)	New Payments IDA (With IDA)	Pilot Total (Difference)
Current Year	112,060.00	112,060.00	0
Year 1	192,060.00	152,060.00	40,000.00
Year 2	192,060.00	156,060.00	36,000.00
Year 3	192,060.00	160,060.00	32,000.00
Year 4	192,060.00	164,060.00	28,000.00
Year 5	192,060.00	168,060.00	24,000.00
Year 6	192,060.00	172,060.00	20,000.00
Year 7	192,060.00	176,060.00	16,000.00
Year 8	192,060.00	180,060.00	12,000.00
Year 9	192,060.00	184,060.00	8,000.00
Year 10	192,060.00	188,060.00	4,000.00

Estimates intended to be consistent with the Uniform Tax Exemption Policy with an assumed increase in taxes.

III. Please provide a detailed description for the impact of other economic benefits and all anticipated community benefits expected to be produced as a result of the Project (attach additional pages as needed for a complete and detailed response):

The Project will create new jobs as estimated in the application with an estimated 50-60% to be filled with local residents.

CERTIFICATION

I certify that I have prepared the responses provided in this Questionnaire and that, to the best of my knowledge, such responses are true, correct, and complete.

I understand that the foregoing information and attached documentation will be relied upon, and constitute inducement for, the Agency in providing financial assistance to the Project. I certify that I am familiar with the Project and am authorized by the Company to provide the foregoing information, and such information is true and complete to the best of my knowledge. I further agree that I will advise the Agency of any changes in such information, and will answer any further questions regarding the Project prior to the closing.

I affirm under penalty of perjury that all statements made on this application are true, accurate, and complete to the best of my knowledge.

Date Signed: May 7, 2025

Name of Person Completing Project
Questionnaire on behalf of the Company.

Name: Benny Atkins

Title: President

Address: 3805 Old Easter Rd Doylestown PA

Phone Number: 267-320-5444

Signature: Benny Atkins

SCHEDULE A

CREATION OF NEW JOB SKILLS

Please list the projected new job skills for the new permanent jobs to be created at the Project as a result of the undertaking of the Project by the Company.

New Job Skills	Number of Positions Created	Range of Salary and Benefits
Executive	5	\$350K-\$450K
Senior Engineer	15	\$200K-250K
Engineer	20	\$130K-\$160K
Senior Scientist	7	\$200K-250K
Technician/Workstation Operator	38	\$80K-\$100K
Administrative	5	\$90K-\$110K
Marketing and Sales	5	\$130K-\$160K
Miscellaneous	5	\$80K-\$100K

Should you need additional space, please attach a separate sheet.

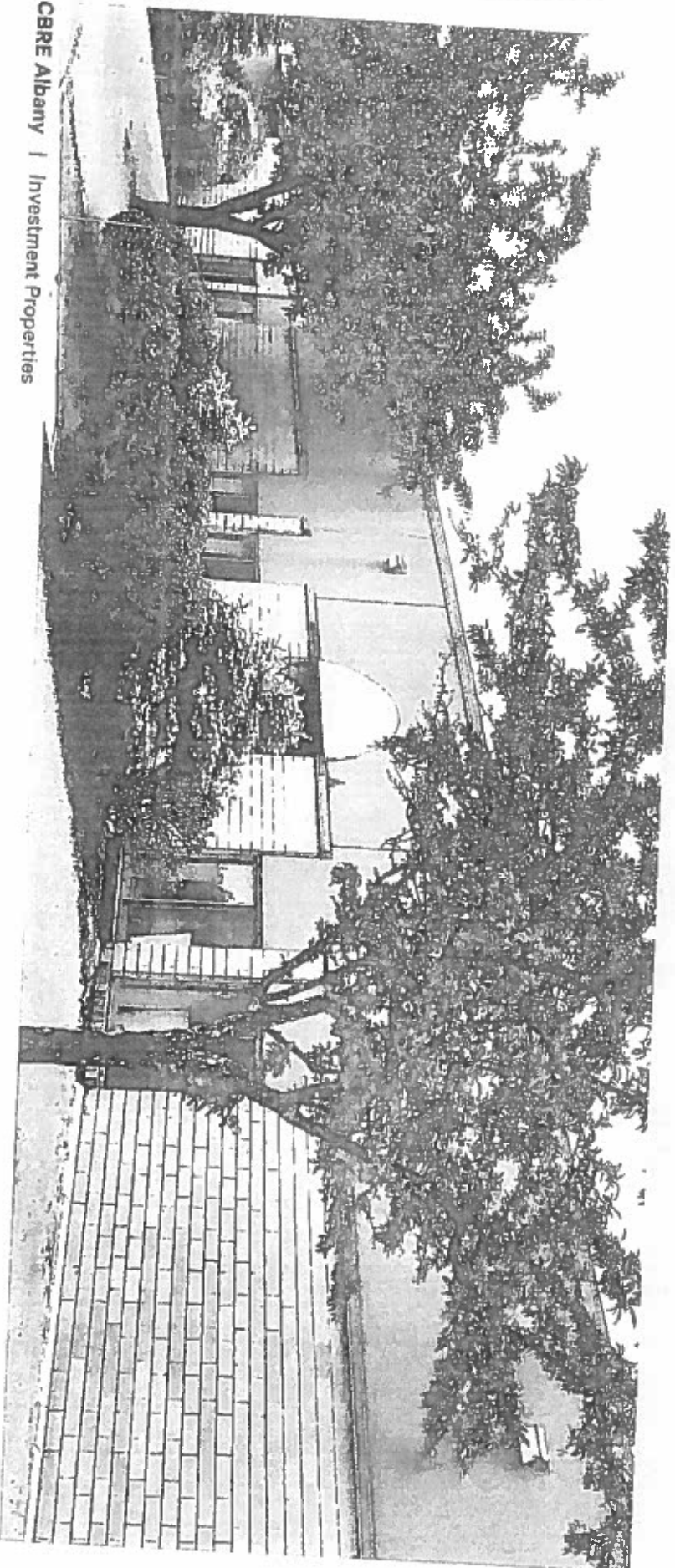
Office/Flex/Warehouse Opportunity | Offering Memorandum

CBRE Albany
PART OF THE AFFILIATE NETWORK

6 British American Boulevard Latham, NY

6 British American Boulevard
Latham, NY 12110

EXHIBIT A



CBRE Albany | Investment Properties

Floor Plan

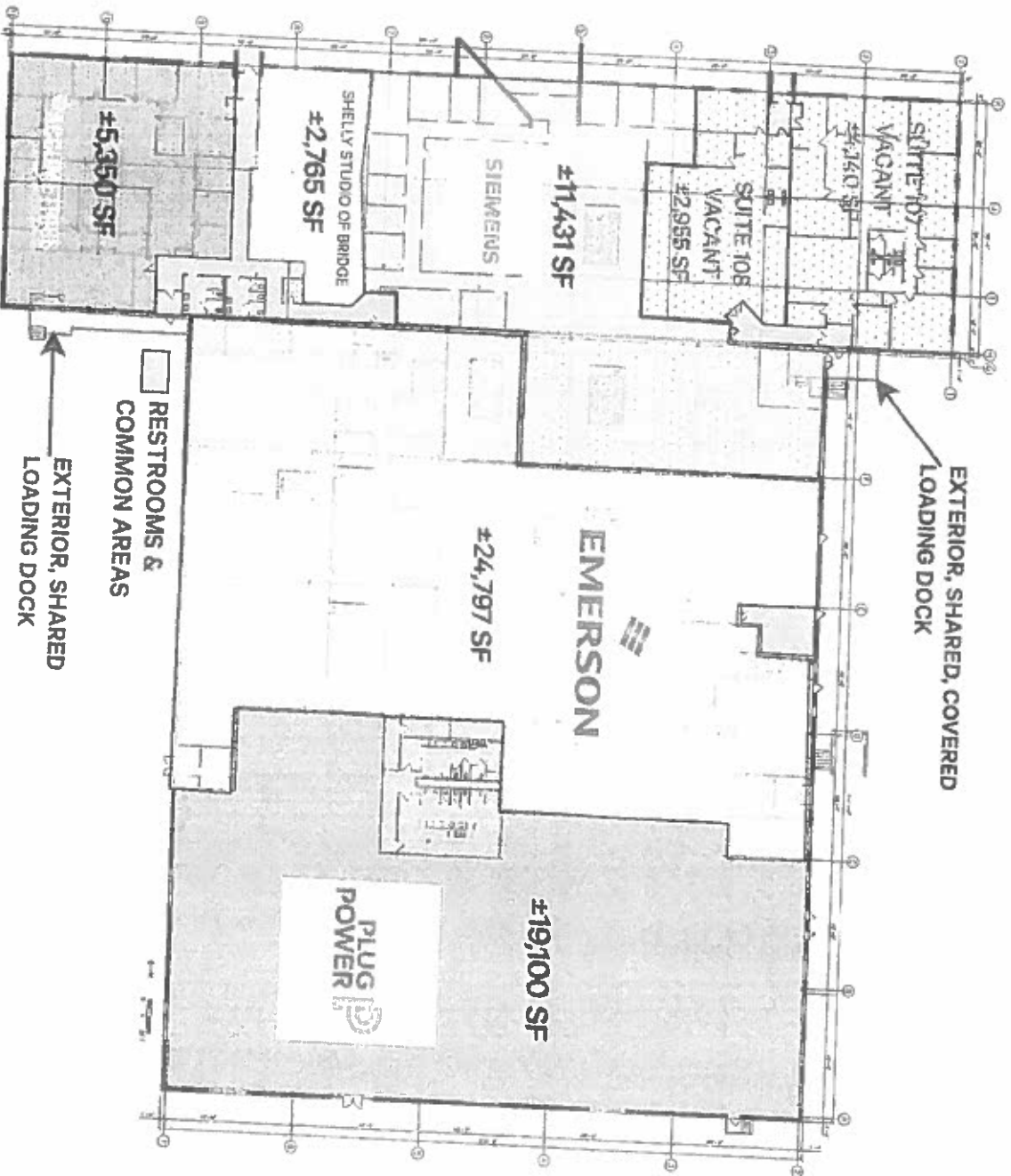


Exhibit B

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). 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.

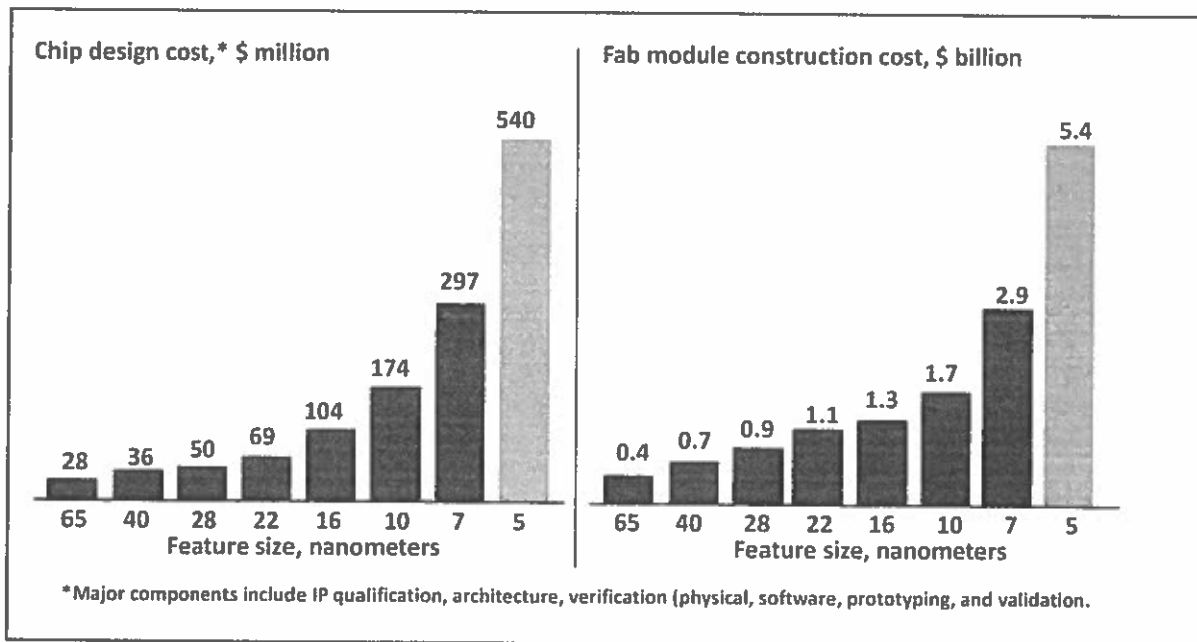


Exhibit I. Computer chip R&D and manufacturing expenses continue to soar with the introduction of every new generation (source: McKinsey & Company).

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 ramifications of this 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. 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 Ukrainian-Russian 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 II. 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.

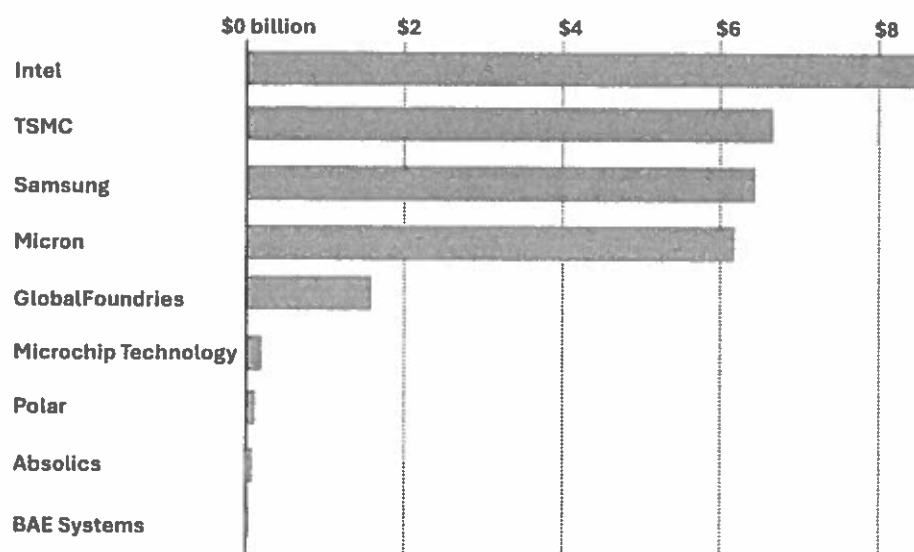


Exhibit II. Total Chips Act incentive grants awarded since December 2023, by receiving company. (source: Wall Street Journal)

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 not only supply current domestic industry needs, but also contribute 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 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. What Will it Do?

The overarching objective of this vertically integrated consortium led by Catemer Inc. is to establish a U.S.-based innovation and commercialization hub for R&D and manufacturing of novel specialty chemicals and materials and 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 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 (MAPT) and the UCLA Chips and SEMI USA Manufacturing Roadmap for Heterogeneous Integration and Electronics Packaging (MRHIEP).
- ii. Identify and optimize 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.

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.

Phase I (duration ~4 years) 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)	Year 1*	Year 2	Year 3	Year 4
		CUMULATIVE			
Executive	\$330,000	10	12	15	15
Senior Engineer	\$165,000	10	13	20	25
Engineer	\$110,000	20	25	30	35
Senior Scientist	\$165,000	5	5	5	10
Technician/WorkStation Operator	\$66,000	40	45	48	75
Administrative	\$82,500	10	10	15	15
Marketing and Sales	\$110,000	10	10	12	15
Miscellaneous	\$66,000	5	5	5	10
Total Net Jobs		110	125	150	200
<i>Total jobs for Phase I of the project (2025-2028)</i>					

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

**Year 1 of the project 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 (duration ~4 years) 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)			
	Year 1	Year 2	Year 3	Year 4
Property Acquisition*	\$6M	\$---	\$---	\$---
Construction/Renovation	\$2M	\$---	\$---	\$---
Machinery & Equipment **	\$5M	\$1.5M	\$1.5M	\$5M
Furniture, Fixtures & Equipment	\$1M	\$500K	\$250K	\$250K
Training	\$400K	\$400K	\$500K	\$500K
Design & Planning***	\$1M	\$500K	\$250K	\$500K
Other (specify) Supplies/Consumables	\$2M	\$3M	\$5M	\$7.5M
R&D Expenses	\$1M	\$2.5M	\$3.5M	\$5M
Total Projected Investments (excluding salaries)	\$18.4M	\$8.4M	\$11.0M	\$18.75M

EXHIBIT C

1. Sublessee name: Plug Power Inc.
Present Address: 6 British American Boulevard
City: Latham State: NY Zip: 12110
Employer's ID No.:
Sublessee is: ☒ Corporation: ☐ Partnership: ☐ Sole Proprietorship
Relationship to Company: None
Percentage of Project to be leased or subleased: 26%
Use of Project intended by Sublessee: Office and light manufacturing
Date of lease or sublease to Sublessee: April 7, 2022
Term of lease or sublease to Sublessee: Expires April 30, 2026
2. Sublessee name: Siemens Corporation Inc.
Present Address: 6 British American Boulevard
City: Latham State: NY Zip: 12110
Employer's ID No.:
Sublessee is: ☒ Corporation: ☐ Partnership: ☐ Sole Proprietorship
Relationship to Company: None
Percentage of Project to be leased or subleased: 16%
Use of Project intended by Sublessee: Office and warehouse
Date of lease or sublease to Sublessee: October 25, 1996
Term of lease or sublease to Sublessee: Expires March 31, 2026
3. Sublessee name: Emerson Process Management Power & Water Solutions Inc.
Present Address: 6 British American Boulevard
City: Latham State: NY Zip: 12110
Employer's ID No.:
Sublessee is: ☒ Corporation: ☐ Partnership: ☐ Sole Proprietorship
Relationship to Company: None
Percentage of Project to be leased or subleased: 33%
Use of Project intended by Sublessee: Office
Date of lease or sublease to Sublessee: September 19, 2016
Term of lease or sublease to Sublessee: Expires February 28, 2027
4. Sublessee name: Accumetrics Inc.
Present Address: 6 British American Boulevard
City: Latham State: NY Zip: 12110
Employer's ID No.:
Sublessee is: ☒ Corporation: ☐ Partnership: ☐ Sole Proprietorship
Relationship to Company: None
Percentage of Project to be leased or subleased: 7%
Use of Project intended by Sublessee: Office
Date of lease or sublease to Sublessee: July 2, 2015
Term of lease or sublease to Sublessee: Expires August 31, 2026

5. Sublessee name: Shelly Studio of Bridge and Games LLC
Present Address: 6 British American Boulevard
City: Latham State: NY Zip: 12110
Employer's ID No.:
Sublessee is: ☒ Corporation: ☐ Partnership: ☐ Sole Proprietorship
Relationship to Company: None
Percentage of Project to be leased or subleased: 3%
Use of Project intended by Sublessee: Office
Date of lease or sublease to Sublessee: January 19, 2025
Term of lease or sublease to Sublessee: Expires August 31, 2025