MICHAEL PAPARIAN, CHAIRMAN
HON. DENNIS FENNEY, VICE CHAIR
WILLIAM MURPHY, TREASURER
MARLENE MCTIGUE, SECRETARY
ANTON DRESLIN, ASS'T SECRETARY
PAUL NYLIN, MEMBER
HON. WANDA WILLINGHAM, MEMBER

ACIDA
Albany County Industrial Development Agency

ALBANY COUNTY BUSINESS HUB
111 WASHINGTON AVE
SUITE 100
ALBANY, NEW YORK 12210
(518) 447-5602

Albany County Industrial Development Agency
Board of Directors Meeting

Wednesday, August 5, 2026, at 4:00 p.m.
111 Washington Ave, Suite 100, Albany, NY 12210
Conference Room

AGENDA

1.	Welcome & Roll Call		Michael Paparian, Chair
2.	Meeting Minutes Review – July 21, 2026	p.3-4	Michael Paparian, Chair
3.	CFO Report		Amy Thompson, CFO
	a. June 2026 Financials	p.5-9	
4.	CEO Report		Kevin O'Connor, CEO
	a. Al Tech Steel Site Update		Jeremy Smith
5.	Public Comments		Michael Paparian, Chair
6.	Applications for Consideration	p.12-48	Kevin Catalano
	a. AProjects USA – SEQR		
	i. (action) Resolution 2026-08-01	p.49-61	Shannon Wagner
	b. AProjects USA – Project Approval		
	i. (action) Resolution 2026-08-02	p.62-70	Shannon Wagner
7.	Executive Session (if necessary)		Michael Paparian, Chair
8.	Adjournment		Michael Paparian, Chair

MICHAEL PAPARIAN, CHAIRMAN
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Albany County Industrial Development Agency
Board of Directors Meeting

Wednesday, August 5, 2026, at 4:00 p.m.
111 Washington Ave, Suite 100, Albany, NY 12210
Conference Room

ROLL CALL

Board Member	Present / Excused / Absent
Michael Paparian, Chairman	
Hon. Dennis Feeney, Vice-Chairman	
Marlene McTigue, Secretary	
William Murphy, Treasurer	
Anton Dreslin, Assistant Secretary	
Paul Nylin, Member	
Hon. Wanda Willingham, Member	

ALBANY COUNTY INDUSTRIAL DEVELOPMENT AGENCY (ACIDA)
SPECIAL MEETING MINUTES
July 21, 2026

A special meeting of the Albany County Industrial Development Agency (ACIDA) Board of Directors was held on Tuesday, July 2, 2026, at 2:00 p.m. at 111 Washington Ave, Suite 100, Albany, New York. Members of the public were able to attend the meeting in person. Additionally, the meeting was livestreamed via the internet.

Attending
Michael Paparian, Chairman; Hon. Dennis Feeney, Vice-Chair; William Murphy, Treasurer; Paul Nylin, Member; Anton Dreslin, Assistant Secretary

Members Excused
Marlene McTigue, Secretary; Hon. Wanda Willingham, Member

Also Present
Kevin O'Connor, CEO; Amy Thompson, CFO; Kevin Catalano, SVP & Dir. of Commercial Lending; Antionette Hedge, Economic Development Coord.; Mark Opalka, Controller; Jeremy Smith, Senior Vice President of Real Estate; Alexander Mathes, Consultant: Thomas Owens, Esq,; Steve Boisvert, McFarland Johnson Inc. (via webcam)

Call to Order
The meeting was called to order by Chairman Michael Paparian at 2:05 p.m.

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

Approval of Meeting Minutes
Mr. Paparian presented the Minutes from June 3, 2026. There were no changes.

Mr. Paparian asked for a motion to approve the Minutes of the June 3, 2026, Meeting.
Motion by Hon. Dennis Feeney and Seconded by Paul Nylin
Vote: Motion was adopted (5-0)
Motion passed.

Other Business
Mr. Smith explained that the meeting was convened on short notice because the timeline for the Generic Environmental Impact Statement (GEIS) requires prompt action. The Department of

Environmental Conservation has determined that ACIDA is the most appropriate agency to lead the redevelopment . The resolution formally confirms the ACIDA's role after coordination with 12 involved local and state agencies, all of which agreed that the ACIDA was best suited to lead the review. Under the State Environmental Quality Review Act (SEQRA), a lead agency must oversee the environmental review whenever a government entity takes a discretionary action, such as advancing the redevelopment of the Al Tech site. As Lead Agency, the ACIDA will coordinate the environmental review process, evaluate potential environmental impacts, and provide the required public notices to participating agencies. The board was informed that, as the Lead Agency, its ultimate responsibility is to determine whether the project can move forward from an environmental standpoint by adopting a formal Findings Statement. This document will summarize all potential environmental impacts, identify mitigation measures, and conclude whether the project is suitable for development at the site. They will receive ongoing updates throughout the process, including information from public meetings and comments received. The Alliance, acting on behalf of the ACIDA, will coordinate public hearings, issue required notices, and maintain records of public comments. It was recommended that McFarland Johnson provide monthly progress updates at regular board meetings to keep members informed on the status of the environmental review.

Chairman Paparian presented Resolution 0726-01 for the approval/confirmation of the designation of the IDA as the Lead Agency. Chairman Paparian asked for a motion to accept Resolution 0726-01.
Motion by Hon. Dennis Fenney and Seconded by William Murphy
Vote: Motion was adopted (5-0)
Motion passed.

Executive Session

A motion was made by William Murphy and seconded by Paul Nylin to enter Executive Session at 2:19p.m. to discuss a potential service agreement. A motion to return to open session was made by Hon. Dennis Fenney and seconded by William Murphy. Open session returned at 2:49p.m. No action was taken in the Executive Session.

Public Comments/Open Discussion

None.

Adjournment

Motion to adjourn the meeting at 2:50 p.m by Hon. Dennis Fenney and Seconded by Anton Dreslin
Vote: Motion was adopted (5-0)
Motion passed.

ALBANY COUNTY INDUSTRIAL DEVELOPMENT AGENCY
Financial Statement Narrative
For the Period Ending June 30, 2026

This report provides an overview of the P&L and Balance Sheet for the Albany County Industrial Development Agency for YTD June 30, 2026.

The Albany County IDA is committed to fostering economic growth and development in the region by promoting industrial projects and supporting businesses.

The IDA's financial performance remains robust and can be attributed to successful project implementation and prudent financial management. The agency's commitment to sound fiscal policies and investments has contributed to the positive financial outcomes.

Total revenue YTD is $38,301 of which $9,568 were fees collected including a modification fee of $500, an application fee from Coeymans Recycling for $1,500, $7,500 fee from CHPE and $69 in FOIL document copy fees. $28,733 is interest earned for 2026 as of June 30st. Our current cash position is strong at $4,441,631. Expenditures YTD were $200,424. Our change in net position YTD is a deficit of $162,122.

The agency currently has invested approximately $1.53 million in Treasury Bills at a rate of 3.81%.

The IDA will continue to invest in key projects with private companies aimed at creating employment opportunities and fostering economic development. These initiatives will generate positive economic externalities and contribute to the long-term viability of the region. Going forward, Camoin Associates will produce an economic impact report for all projects to be presented to the board.

Looking ahead, the IDA is poised for continued success, with a robust pipeline of projects and a strategic vision for sustainable development. The agency will remain adaptive to economic trends, regulatory changes, and industry dynamics to ensure its relevance and effectiveness in the years to come.

ALBANY COUNTY INDUSTRIAL DEVELOPMENT AGENCY
Financial Statement Narrative
For the Period Ending June 30, 2026

Profit & Loss

Operating Revenue –

Fees collected as of June 30, 2026, were $9,568. This includes fees collected from CHPE LLC for $7,500, application fee for $1,500 from Coeymans Recycling, a $500 modification fee collected from 122 2nd Street Associates and a fee of $69 related to document research and copy fees related to a FOIL request.

Interest income of $28,733.

Operating Expenses–

Insurance expense of $1,411 is for D&O insurance

Computer/Internet expense of $745 is the QuickBooks expense.

Dues & Subscriptions expense of $5,000 is for CEG dues.

Legal & Professional Fees of $17,299 was payments to BST for audit services and SMPR Title Agency for fees related to Al Tech Steel site.

AACA Management Fee expense of $166,667.

Al Tech Steel Site expenses of $2,917 are for property insurance paid to Arthur Gallagher.

Balance Sheet

Assets –

Cash balance as of June 30, 2026 is $4,441,630. The cash balance includes $1.53 million in Treasury Bills that mature in December.

Prepaid expense balance of $14,039 is comprised of an insurance payment to Aurora for the time period of November 2025 to September 2026, insurance to Arthur Gallagher for insurance related to the Al Tech Site.

Accrued investment interest of $160 is interest earned to date on the Treasury Bills that will be paid at maturity.

Liabilities –

Accrued Liabilities of $27,778 is for the June AACA management fee that was paid in July.

Albany County Industrial Development Agency
Statement of Financial Position
As of Jun 30, 2026

	Total
Assets	
Current Assets	
Bank Accounts	
204-10 M&T Checking Account	56,827.26
204-20 M&T Money Market	2,850,160.45
204-33 M&T Treasury Bill Maturity Date 12/24/26 3.81%	1,534,643.27
Total for Bank Accounts	**$4,441,630.98**
Accounts Receivable	
1200 *Accounts Receivable	68.96
Total for Accounts Receivable	**$68.96**
Other Current Assets	
480-00 PREPAID EXPENSES	14,038.83
490-00 Accrued Investment Interest	160.21
Total for Other Current Assets	**$14,199.04**
Total for Current Assets	**$4,455,898.98**
Fixed Assets	
104-00 Office Furniture & Equipment	10,118.37
104-01 Website	14,456.92
105-00 Accumulated Depreciation	-19,756.29
Total for Fixed Assets	**$4,819.00**
Total for Assets	**$4,460,717.98**
Liabilities and Equity	
Liabilities	
Current Liabilities	
601-00 ACCRUED LIABILITIES	$27,777.78
Total for Other Current Liabilities	**$27,777.78**
Total for Current Liabilities	**$27,777.78**
Total for Liabilities	**$27,777.78**
Equity	
3000 Opening Bal Equity	$0.00
909-00 Retained Earnings	4,595,062.29
Net Revenue	-162,122.09
Total for Equity	**$4,432,940.20**
Total for Liabilities and Equity	**$4,460,717.98**

Albany County Industrial Development Agency
Statement of Activity
YTD June 2026

	Total	
Revenue		
2116-00 FEES		9,568.96
2401-00 INTEREST AND EARNINGS		28,732.78
Total Revenue	**$**	**38,301.74**
Gross Profit	**$**	**38,301.74**
Expenditures		
6462-01 INSURANCE		1,411.02
6465-01 COMPUTER/INTERNET		745.20
6466-01 DUES & SUBSCRIPTIONS		4,999.98
6467-01 LEGAL & PROFESSIONAL FEES		17,299.06
6470-00 EMPLOYEE BENEFITS		2,486.00
6470-01 BANK CHARGES		1,489.73
6471-11 AACA MGMT FEE		166,666.68
6763-00 DEPRECIATION		2,409.48
7000-0 AL TECH STEEL SITE EXPENSES		2,916.68
Total Expenditures	**$**	**200,423.83**
Net Revenue		**(162,122.09)**

Albany County Industrial Development Agency
Budget vs. Actuals
YTD June 2026

	Total			
	Actual	Budget	over Budget	% of Budget
Revenue				
2116-00 FEES	9,568.96	150,000.00	-140,431.04	6.38%
2401-00 INTEREST AND EARNINGS	28,732.78	42,500.02	-13,767.24	67.61%
4788-00 FEDERAL DEVELOPMENT GRANT	0.00	260,000.00	-260,000.00	0.00%
Total Revenue	**$ 38,301.74**	**$ 452,500.02**	**-$ 414,198.28**	**8.46%**
Gross Profit	**$ 38,301.74**	**$ 452,500.02**	**-$ 414,198.28**	**8.46%**
Expenditures				
6462-01 INSURANCE	1,411.02	1,249.98	161.04	112.88%
6464-00 OPERATING EXPENSES	0.00	3,499.98	-3,499.98	0.00%
6465-01 COMPUTER/INTERNET	745.20	750.00	-4.80	99.36%
6466-01 DUES & SUBSCRIPTIONS	4,999.98	3,000.00	1,999.98	166.67%
6467-00 LEGAL & PROFESSIONAL FEES	17,299.06	8,333.33	8,965.73	207.59%
6468-00 EMPLOYEE BENEFITS	2,486.00	0.00	2,486.00	0.00%
6469-01 PROFESSIONAL DEVELOPMENT	0.00	1,500.00	-1,500.00	0.00%
6470-00 BANK CHARGES	1,489.73	0.00	1,489.73	100.00%
6471-11 AACA MGMT FEE	166,666.68	166,666.68	0.00	100.00%
6763-00 DEPRECIATION	2,409.48	0.00	2,409.48	100.00%
7000-0 Al Tech Steel Site Expenses	2,916.68	512,108.30	-509,191.62	0.57%
Total Expenditures	**$ 200,423.83**	**$ 697,108.27**	**-$ 496,684.44**	**28.75%**
Net Operating Revenue	**-$ 162,122.09**	**-$ 244,608.25**	**$ 82,486.16**	**66.28%**

MICHAEL PAPARIAN, CHAIRMAN
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Albany County Industrial Development Agency

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ALBANY, NEW YORK 12210
(518) 447-5602

July 29, 2026

Craig P. Chandler
RCS Superintendent
PO Box 100, 15 Mountain Road
Ravena, NY 12143

Dear Craig,

Thank you for taking the time to meet with us this week and for your thoughtful review of the Fiscal and Economic Impact Report. We appreciate the opportunity to respond to your questions and provide additional clarification.

PILOT Payment Allocation

Regarding the annual PILOT payment distribution shown in Table 5, the Albany County Industrial Development Agency (IDA) does not directly distribute PILOT payments to the individual taxing jurisdictions. Under the proposed PILOT Agreement, payments are made to the Town of Coeymans, which is responsible for distributing the funds among the County, Town, and School District in accordance with the applicable tax rates.

While the Alliance and the IDA are not able to provide a jurisdiction-specific breakdown, a review of the current tax apportionment indicates that approximately 60–65% of the annual PILOT payment would be allocated to the Ravena-Coeymans-Selkirk Central School District.

Property Tax Baseline Assumptions

You also asked about the baseline assumptions used in Table 5. Following the public hearing, the IDA Board carefully considered the comments received and subsequently revised the proposed PILOT Agreement to fully align with the IDA's adopted Uniform Tax Exemption Policy. As a result, the Fiscal and Economic Impact Report is currently being updated.

The revised analysis will include a modest 2% annual increase in projected property tax payments under the "without project" scenario rather than assuming the assessed value remains static. The updated report is expected to be available shortly, and we will provide copies to you and Jesse as soon as it is finalized.

District-Specific Revenue Comparison

Your request for a district-specific comparison of cumulative PILOT revenues versus full taxable value over the ten-year term has also been considered. Unfortunately, neither the Alliance nor the IDA prepares or maintains fiscal analyses at the individual taxing jurisdiction level. As noted above, PILOT payments are remitted to the Town of Coeymans for distribution to each taxing jurisdiction based on the applicable tax apportionment.

IDA Board Schedule and Public Comment Process

The Albany County IDA Board of Directors is scheduled to consider the proposed incentive package at its meeting on **August 5 at 4:00 p.m.**

MICHAEL PAPARIAN, CHAIRMAN
HON. DENNIS FENNEY, VICE CHAIR
WILLIAM MURPHY, TREASURER
MARLENE MCTIGUE, SECRETARY
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PAUL NYLIN, MEMBER
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To ensure Board members have adequate time to review any comments or recommendations, we respectfully request that written comments be submitted at least one week in advance of the meeting whenever possible.

Traffic, Operations, and Noise

As discussed during our meeting, traffic impacts are outside the scope of the Fiscal and Economic Impact Report.

Based on information provided by the Port of Coeymans and AProjects USA, the project is expected to generate approximately **three additional truck trips per day** to support operations.

Although the Port operates on a 24-hour, seven-day-a-week schedule, AProjects USA anticipates operating primarily during standard business hours, approximately **7:00 a.m. to 7:00 p.m.** Occasional movement of equipment outside these hours may occur but is expected to be the exception rather than the norm.

The Alliance and the IDA have not commissioned separate noise or nuisance studies for this project. The project site has previously undergone environmental review through the Town of Coeymans' land use approval process. The Town, acting as Lead Agency, completed the required State Environmental Quality Review Act (SEQRA) process in conjunction with the site's approval at the April 13, 2020, meeting of the Town of Coeymans Zoning Board of Appeals.

In response to concerns raised by residents of Coeymans and Ravena, County Executive Daniel P. McCoy directed the Alliance to commission an independent traffic study. Through the Alliance's partnership with Bohler Engineering, Creighton Manning Engineering has been retained to complete that analysis. We anticipate the traffic study will be completed and available this fall.

SEQRA Review

The SEQRA review was conducted separately from the Fiscal and Economic Impact Report as part of the Town of Coeymans' site approval process. The Town of Coeymans served as the Lead Agency and completed the environmental review, including its findings, during the April 13, 2020, Zoning Board of Appeals meeting. The Alliance and the IDA are relying upon that completed environmental review as part of the current incentive consideration.

We appreciate your thoughtful engagement throughout this process and your efforts to balance the interests of your students, taxpayers, and the broader economic development opportunities presented by this project. Please do not hesitate to contact us if you have additional questions or if we can provide any further information as the IDA Board considers this matter.

Sincerely,

Kevin O'Connor
Chief Executive Officer

APPLICATION OF AGENCY

ALBANY COUNTY INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION - REVISED 6.26.26

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: Coeymans Recycling Center, LLC DBA Coeymans Industrial Park

APPLICANT'S ADDRESS: 26 Corporate Circle

CITY: Albany STATE: NY PHONE NO.: 518-355-6034

NAME OF PERSON(S) AUTHORIZED TO SPEAK FOR APPLICANT WITH RESPECT TO THIS APPLICATION: Nick Laraway, Krystine Hilton, Josef Malik

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

NAME OF ATTORNEY: Josef Malik

ATTORNEY'S ADDRESS: 26 Corporate Circle
CITY: Albany STATE: NY PHONE NO.: 518-355--6034

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: Coeymans Recycling Center, LLC DBA Coeymans Industrial Park

Contact Person: Nick Laraway

Phone Number: 518-355-6034

Occupant: P&M Brick, LLC DBA Port of Coeymans (Operator) With A Projects USA LLC (Tenant)

Project Street Address: 50 Coeymans Industrial Park Lane, Coeymans NY 12045

Approximate Size of Project Site: 75,000-square-foot industrial logistics facility with associated heavy material handling equipment.

Description of Project: Design and construction of a new approximately 75,000-square-foot industrial logistics and material handling facility including associated site improvements and acquisition of heavy lifting equipment to support regional industrial cargo, clean energy supply chain logistics, advanced manufacturing support operations, and specialized freight handling activities within Albany County.

Type of Project: □ Manufacturing ■ Warehouse/Distribution □ Commercial □ Other – Specify

Employment Impact: Existing Jobs: Full Time: 77 Part-Time: 0

New Jobs Full Time: 18 (EST) Part-Time: 0

Project Cost: $ 7,940,325 (EST)

Type of Financing: ■ Tax-Exempt □ Taxable □ Straight Lease

Amount of Bonds Requested: $ n/a

Estimated Value of Tax-Exemptions:

N.Y.S. Sales and Compensating Use Tax:	$ 237,225.00
Mortgage Recording Taxes:	$ 75,000.00
Real Property Tax Exemptions:	$ 390,254.00
Other (please specify):	$

Provide estimates for the following:

Number of Full Time Employees at the Project Site before IDA Status:	77
Estimate of Jobs to be Created:	18
Estimate of Jobs to be Retained:	77
Average Estimated Annual Salary of Jobs to be Created:	$1,710,000
Annualized Salary Range of Jobs to be Created:	$95,000

Estimated Average Annual Salary of Jobs to be Retained: $105,890

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

A. Company Name: P&M Brick, LLC DBA Port of Coeymans

Present Address: 2170 River Road, Coeymans, NY 12045

Zip Code: 12045

Employer's ID No.: 01-0615401

B. If the Company differs from the Applicant, give details of relationship: P&M Brick, LLC DBA Port of Coeymans is an affiliate of the applicant. The Company will operate the facility, and the Applicant will own it.

C. Indicate type of business organization of Company:

1. _____ Corporation (If so, incorporated in what country? _____; What State? _____; Date Incorporated? _____; 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 _____).

3. X Limited liability company (If so, formed in what State? NY, Date formed? 2002, Authorized to do business in New York? _____).

4. _____ Sole proprietorship.

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: Affiliate of the Company.

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
Carver Laraway	Managing Member	
26 Corporate Circle		
Albany NY 12203		

2. Is the Company or management of the Company now a plaintiff or a defendant in any civil or criminal litigation? _____ yes X no.

3. Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)? _____ yes X 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 X no. If yes to any of the foregoing, furnish details in a separate attachment.

F. Principal owners of Company: Is Company publicly held? ____ yes X 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
Carver Laraway	26 Corporate Circle, Albany NY 12203	100%

G. Company's Principal Bank(s) of account: KeyBank & Bank of Greene County

_____

_____.

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? X yes ___ no. If yes, please provide detail.
The intent if the project moves forward is to lease the building to AProjects USA LLC, and P&M Brick, LLC
DBA Port of Coeymans will operate the facility for AProjects
_____.

B. What percentage of the space intended to be leased or subleased is now subject to a binding written lease or sublease? 0%.

C. 1. Sublessee name: AProjects USA LLC

Present Address: 2170 River Road

City: Coeymans State: NY Zip: 12045

Employer's ID No.: _____

Sublessee is: ____ Corporation: X Partnership: ____ Sole Proprietorship

Relationship to Company: Arms Length

Percentage of Project to be leased or subleased: 100% of Building

Use of Project intended by Sublessee: Logistics Facility

Date of lease or sublease to Sublessee: N/A

Term of lease or sublease to Sublessee: N/A - Not Executed Yet

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.)

Design and construction of a new approximately 75,000-square-foot industrial logistics and material handling facility including associated site improvements and acquisition of heavy lifting equipment to support regional industrial cargo clean energy supply chain logistics, advanced manufacturing support operations, and specialized freight handling activities within Albany County.

B. Location of Proposed Project:

1. Street Address: 50 Coeymans Industrial Park Lane
2. City of _____
3. Town of Coeymans
4. Village of _____
5. County of Albany

C. Project Site:

1. Approximate size (in acres or square feet) of Project site: 75,000 SF. Is a map, survey, or sketch of the project site attached? x yes ____ no.

2. Are there existing buildings on project site? ____ yes x no. If yes, indicate number and approximate size (in square feet) of each existing building: N/A

3. Are existing buildings in operation? _____ yes N/A no.
If yes, describe present use of present buildings: N/A

Are existing buildings abandoned? ____ yes ____ no. About to be abandoned? _____ yes _____ no. Attach photograph of present buildings.

4. Utilities serving project site:

Water-Municipal: Village of Ravena
Other (describe) _____
Sewer-Municipal: Town of Coeymans
Other (describe) _____
Electric-Utility: Central Hudson Gas & Electric
Other (describe) _____
Heat-Utility: National Grid Gas
Other (describe) _____

5. Present legal owner of project site: Coeymans Recycling Center LLC
DBA Coeymans Industrial Park.

If the Company owns project site, indicate date of purchase: _____, 20 16; Purchase price: $ 200,000.00.

If Company not owner, does Company have option signed with owner to purchase the project site? N/A yes _____ no. If yes, indicate date option signed with owner: _____, 20___.

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? X yes ____ no. If yes, describe in detail on separate attachment.

6. Zoning District in which the project site is located: Industrial

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:
N/A

D. Buildings:

1. Does part of the project consist of a new building or buildings? X yes ____ no. If yes, indicate number and size of new buildings:
(1) New 75,000 Square Foot Pre Engineered Metal Building

2. Does part of the project consist of additions and/or renovations to the existing buildings? _____ yes X no. If yes, indicate nature of expansion and/or renovation: N/A

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

E. Project Use:

1. What are the principal products to be produced at the Project? None

2. What are the principal activities to be conducted at the Project? _____

Logistics Operations.

3. Will any portion of the Project be used for any of the following purposes:

retail food and beverage services: ____ Yes X No
automobile sales or service: ____ Yes X No
recreation or entertainment: ____ Yes X No
golf course: ____ Yes X No
country club: ____ Yes X No
massage parlor: ____ Yes X No
tennis club: ____ Yes X No
skating facility (including roller skating, skateboard and ice skating):
____ Yes X No
racquet sports facility (including handball and racquetball court):
____ Yes X No
hot tub facility: ____ Yes X No
suntan facility: ____ Yes X No
racetrack: ____ Yes X No

If the answer to any of the above questions is yes, please furnish details on a separate attachment.

4. Does the Project include facilities or property that are primarily used in making retail sales of goods or services to customers who personally visit such facilities? ____ Yes X No. If yes, please provide detail: _____

N/A.

5. If the answer to question 4 is yes, what percentage of the cost of the Project will be expended on such facilities or property primarily used in making retail sales of goods or services to customers who personally visit the Project? _____%

6. If the answer to question 4 is yes, and the answer to question 5 is more than 33.33%, indicate whether any of the following apply to the Project:

a. Will the Project be operated by a not-for-profit corporation? Yes N/A No ____.

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 N/A; 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 N/A; 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 N/A; No ____. If yes, please provide detail. _____
N/A

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 N/A No ____. If yes, please provide detail.
N/A

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 X. If yes, please explain:
N/A

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 X____. If yes, please provide detail:

N/A

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

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: ____

N/A

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: ____

N/A

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

N/A

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

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: ____

N/A

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

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

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: N/A

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.: Site/Civil engineering, design, survey, geotechnical explorations and reports.

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: $175,000 (EST) for site plan review, design, geotehnical exploration

3. Please indicate the date the applicant estimates the Project will be completed: December 2026.

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? x 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 Coeymans Building Department

2. Describe the nature of the involvement of the federal, state, or local agencies described above: All municipal approvals are in place, there was a seqr determination and site plan approval on April 13, 2020 which included this building.

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	12	18	47	0	77
Present Part Time	0	0	0	0	0
Present Seasonal	0	0	0	0	0
First Year Full Time	1	2	5	0	8
First Year Part Time	0	0	0	0	0
First Year Seasonal	0	0	0	0	0
Second Year Full Time	1	2	7	0	10
Second Year Part Time	0	0	0	0	0
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					0
Present Part Time					0
Present Seasonal					0
First Year Full Time					0
First Year Part Time					0
First Year Seasonal					0
Second Year Full Time					0
Second Year Part Time					0
Second Year Seasonal					0

TYPE OF EMPLOYMENT Employees of Independent Contractors					
	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled	Totals
Present Full Time					0
Present Part Time					0

Present Seasonal	0				
First Year Full Time	0				
First Year Part Time	0				
First Year Seasonal	0				
Second Year Full Time	0				
Second Year Part Time	0				
Second Year Seasonal	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	$150,000 11 of 14	$110,000 20 of 22	$95,000 55 of 59	
Estimated Number of Employees Residing in the Capital Region Economic Development Region[1]				

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

THE JOBS WILL BE FILLED WITHIN A 2 YEAR TIME FRAME.

[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:

Description of Cost	Amount
Land	$ 0
Buildings	$ 4,469,480
Machinery and equipment costs	$ 1,800,000
Utilities, roads and appurtenant costs	$ 1,220,845
Architects and engineering fees	$ 200,000
Costs of Bond Issue (legal, financial and printing)	$ 0
Construction loan fees and interest (if applicable)	$ 0
Other (specify)	
Accounting & Legal	$ 150,000
IDA & Other Closing Costs	$ 100,000
	$
TOTAL PROJECT COSTS	$ 7,940,325

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:

Description of Sources	Amount
Private Sector Financing	$ 5,000,000
Public Sector	
Federal Programs	$
State Programs	$
Local Programs	$ 750,000
Applicant Equity	$ 1,190,325
Other (specify, e.g., tax credits)	
AL Tech Loan Fund	$ 1,000,000
	$
	$
TOTAL AMOUNT OF PROJECT FINANCING SOURCES	$ 7,940,325

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

Design, Permitting & Engineering Costs Estimated at $175,000

D. Amount of loan requested: $ 0.00 ;

Maturity requested: _____years.

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

Yes _____; No X . Institution Name: Trustco - Pending Appraisal

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: 0 %

G. The total amount estimated to be borrowed to finance the Project is equal to the following: $ 6,000,000

VI. Benefits expected from the Agency

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

B. Is the interest on such bonds intended to be exempt from federal income taxation? ____ Yes X 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? X Yes ____ No. If yes, is the real property tax exemption being sought consistent with the Agency's Uniform Tax Exemption Policy? Yes X; No____.

D. Is the applicant expecting that the financing of the Project will be secured by one or more mortgages? x Yes ____ No. If yes, what is the approximate amount of financing to be secured by mortgages? $ 5,000,000.

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? x 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? $ 2,965,312.

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: 237,225
2. Mortgage Recording Taxes: 75,000
3. Real Property Tax Exemptions: 390,254
4. Other (please specify): _____

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

1. Village (if any): _____
2. Town: Coeymans
3. City (if any): _____
4. School District: Ravena Coeymans Selkirk

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. _____

N/A

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.

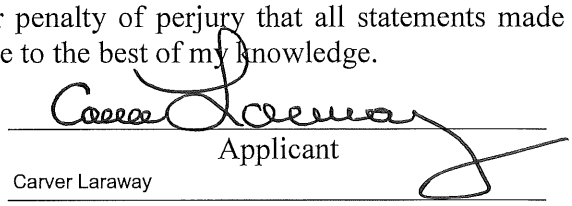
I. Compliance with Federal, State, and Local Laws. The applicant is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.

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.



Applicant

By: Carver Laraway

Title: Managing Member

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)
)SS.:
COUNTY OF)

_____ deposes and says that he is the
(Name of chief executive of applicant)
_____ of _____,
(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.

_____

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

_____
(Notary Public)

VERIFICATION

(If applicant is a limited liability company)

STATE OF New York)
)SS.:
COUNTY OF Albany)

Carver Laraway, deposes and says
(Name of Individual)
that he is one of the members of the firm of P+M Brick LLC,
(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.

Carver Laraway

Sworn to before me this
19th day of May, 2027.

Melissa K. Vivenzio
(Notary Public)
MELISSA K. VIVENZIO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01VI6092777
Qualified in Albany County
Commission Expires May 27, 2027

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)

VERIFICATION

(If applicant is partnership)

STATE OF)
)SS.:
COUNTY OF)

Carver Laraway, deposes and says that he is one of
(Name of Individual)
the members of the firm of Coeymans Recycling Center, LLC, 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.

Coeymans Recycling Center, LLC
(Applicant)

BY: N Lang

Sworn to before me this
19th day of May, 2026

Melissa K. Vivenzio
(Notary Public)

MELISSA K. VIVENZIO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01VI6092777
Qualified in Albany County
Commission Expires May 27, 2027

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"):	Coeymans Recycling Center, LLC DBA Coeymans Industrial Park
2. Brief Identification of the Project:	Building C11 Construction
3. Estimated Amount of Project Benefits Sought:	
A. Amount of Bonds Sought:	$ 0.00
B. Value of Sales Tax Exemption Sought	$ 237,225
C. Value of Real Property Tax Exemption Sought	$ 390,254
D. Value of Mortgage Recording Tax Exemption Sought	$ 75,000
4. Likelihood of accomplishing the Project in a timely fashion:	Very Likely

PROJECTED PROJECT INVESTMENT

A.	Land-Related Costs	
1.	Land acquisition	$ 0
2.	Site preparation	$ 96,513
3.	Landscaping	$ 0
4.	Utilities and infrastructure development	$ 211,310
5.	Access roads and parking development	$ 913,022
6.	Other land-related costs (describe)	$ 0
B.	Building-Related Costs	
1.	Acquisition of existing structures	$ 0
2.	Renovation of existing structures	$ 0
3.	New construction costs	$ 4,026,576

4.	Electrical systems	$ 353,201
5.	Heating, ventilation and air conditioning	$ 89,702
6.	Plumbing	$ 0
7.	Other building-related costs (describe)	$ 0
C.	Machinery and Equipment Costs	
1.	Production and process equipment	$ 0
2.	Packaging equipment	$ 0
3.	Warehousing equipment	$ 0
4.	Installation costs for various equipment	$ 0
5.	Other equipment-related costs (describe)	$ 1,800,000
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	$ 0
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	$ 200000
2.	Accounting/legal	$ 150000
3.	Other service-related costs (describe)	$ 100,000
	IDA & Other Closing Costs	
G.	Other Costs	
1.	_____	$ _____
2.	_____	$ _____
H.	Summary of Expenditures	
1.	Total Land-Related Costs	$ 1,220,845
2.	Total Building-Related Costs	$ 4,469,479
3.	Total Machinery and Equipment Costs	$ 1,800,000
4.	Total Furniture and Fixture Costs	$ 0
5.	Total Working Capital Costs	$ 0
6.	Total Professional Service Costs	$ 450,000
7.	Total Other Costs	$ 0

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:

Year 2026	Number of Construction Jobs	Total Annual Wages and Benefits	Estimated Additional NYS Income Tax
Current Year	28	$ 3,027,374	$ 168,000
Year 1		$	$
Year 2		$ Above is the estimated wages for these 28	$
Year 3		$ Employees	$
Year 4		$ Note, the job is less than 1 year in duration	$
Year 5		$ Total Labor Budget is less than the number above	$

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: > 80%

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 (1st year following project completion)	$ 750,000
Additional Sales Tax Paid on Additional Purchases	$ 60,000
Estimated Additional Sales (1st full year following project completion)	$ 3,500,000
Estimated Additional Sales Tax to be collected on additional sales (1st full year following project completion)	$ N/A

Coeymans Recycling Center, LLC (DBA Coeymans Industrial Park)

	No Project	Without IDA	ACIDA UTEP
2026 Taxes	$13,717	$13,717	$13,717
2027 Est Taxes	$13,991	$13,991	$13,991
Year 1	$13,991	$82,529	$13,991
Year 2	$14,271	$83,355	$21,708
Year 3	$14,556	$84,188	$29,425
Year 4	$14,847	$85,030	$37,142
Year 5	$15,144	$85,880	$44,859
Year 6	$15,447	$86,739	$52,576
Year 7	$15,756	$87,606	$60,293
Year 8	$16,071	$88,483	$68,010
Year 9	$16,393	$89,367	$75,727
Year 10	$16,721	$90,261	$83,444
Year 11			
Year 12			
Taxes Collected	$153,198	$863,438	$473,184
Savings to End-user			$390,254

*Note project assumes 2% annual increase

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
Managerial	2	$130 - $170k
Superintendent / PM	4	$100 - $130k
Operators	12	$80 - $110k

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

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 19, 2026.	**Name of Person Completing Project Questionnaire on behalf of the Company.** Name: Nick Laraway Title: Executive Director Address: 26 Corporate Circle, Albany NY 12203 Phone Number: 518-355-6034 **Signature:**

SEQR RESOLUTION
COEYMANS RECYCLING CENTER, LLC

A regular meeting of Albany County Industrial Development Agency (the "Agency") was convened in public session at the offices of the Agency located at 111 Washington Avenue, Suite 100 in the City of Albany, Albany County, New York on August 5, 2026 at 4:00 o'clock p.m., local time.

The meeting was called to order by the (Vice) Chairperson of the Agency and, upon roll being called, the following members of the Agency were:

PRESENT:

Michael J. Paparian	Chairperson
Hon. Dennis Feeney	Vice Chairperson
William Murphy	Treasurer
Marlene McTigue	Secretary
Anton Dreslin	Member
Paul Nylin	Member
Hon. Wanda Willingham	Member

ABSENT:

AGENCY STAFF PRESENT INCLUDED THE FOLLOWING:

Kevin O'Connor	Chief Executive Officer
Amy Thompson	Chief Financial Officer
Antionette Dukes-Hedge	Economic Development Coordinator
Sara Paulsen	Executive Assistant
Shannon E. Wagner, Esq.	Agency Counsel

The following resolution was offered by _____, seconded by _____, to wit:

Resolution No. 0826-01

RESOLUTION ACCEPTING THE DETERMINATION BY THE TOWN OF COEYMAN'S PLANNING/ZONING BOARD TO ACT AS LEAD AGENCY FOR THE ENVIRONMENTAL REVIEW OF THE COEYMANS RECYCLING CENTER, LLC PROJECT AND ACKNOWLEDGING RECEIPT OF THE NEGATIVE DECLARATION ISSUED WITH RESPECT THERETO.

WHEREAS, Albany County Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 178 of the 1975 Laws of New York, as amended, constituting Section 903-b of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing,

improving, maintaining, equipping and furnishing of commercial, manufacturing, warehousing and industrial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more "projects" (as defined in the Act), or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, Coeymans Recycling Center, LLC, a New York State limited liability company (the "Company"), submitted an application (the "Application") to the Agency, a copy of which Application is on file at the office of the Agency, requesting that the Agency consider undertaking a project (the "Project") for the benefit of the Company, said Project consisting of the following: (A)(1) the acquisition of an interest in a portion of an approximately 88.15 acre parcel of land located at 50 Coeymans Industrial Park Lane (tax map number: 156.-4-6.11) in the Coeymans Industrial Park in the Town of Coeymans, Albany County, New York (the "Land"), (2) the construction on the Land of an approximately 75,000 square foot building (the "Facility") and (3) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (collectively, the "Equipment") (the Land, the Facility and the Equipment being collectively referred to as the "Project Facility"), all of the foregoing to be leased by the Company to AProjects USA LLC (the "Tenant") and to be operated by P & M Brick, LLC d/b/a Port of Coeymans (the "Operator") as an industrial logistics and material handling facility and other directly and indirectly related activities; (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, by resolution adopted by the members of the Agency on June 3, 2026 (the "Public Hearing Resolution"), the Agency authorized a public hearing to be held pursuant to Section 859-a of the Act with respect to the Project; and

WHEREAS, pursuant to the authorization contained in the Public Hearing Resolution, the Chief Executive Officer of the Agency (A) caused notice of a public hearing of the Agency (the "Public Hearing") pursuant to Section 859-a of the Act, to hear all persons interested in the Project and the Financial Assistance being contemplated by the Agency with respect to the Project, to be mailed on June 12, 2026 to the chief executive officers of the county and of each city, town, village and school district in which the Project is or is to be located (collectively, the "Affected Taxing Jurisdictions"); (B) caused notice of the Public Hearing to be posted on June 12, 2026 on a bulletin board located at the Town of Coeymans and Village of Ravena offices located at 15 Mountain Road in the Town of Coeymans, Albany County, New York and on the Agency's website; (C) caused notice of the Public Hearing to be published on June 14, 2026 in the Times Union, a newspaper of general circulation available to the residents of the Town of Coeymans, Albany County, New York; (D) conducted the Public Hearing on June 25, 2026 at 6:00 o'clock p.m., local time at the Ravena-Coeymans High School located at 2025 Route 9W in the Town of Coeymans, Albany County, New York; (E) prepared a report of the Public Hearing (the "Hearing Report") fairly summarizing the views presented at such Public Hearing and caused copies of said Hearing Report to be made available to the members of the Agency and (F) caused a copy of the certified Public Hearing Resolution to be sent via certified mail return, receipt requested on June 12, 2026 to the Affected Taxing Jurisdictions to comply with the requirements of Section 859-a of the Act; 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 (the "Regulations") adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively with the SEQR Act, "SEQRA"), the Agency has been informed that (A) the Town of Coeyman's Planning/Zoning Board (the "Planning Board") was designated to act as the "lead agency" with respect to the Project and (B) on April 13, 2020 the Planning Board issued a Determination of Non Significance on April 13, 2020 (the "Negative Declaration") with respect to the construction of four additional buildings in the Coeymans Industrial Park, which Negative Declaration encompasses the Project and is attached hereto as Exhibit A; and

WHEREAS, further pursuant to SEQRA, on April 16, 2026 and June 4, 2026 (collectively, the "Lot Line Determinations"), the Planning Board determined that a lot line adjustment for the parcels located on Coeymans Industrial Park Lane and Village Industrial Park Lane, which includes the Land, was a "Type II action", said Lot Line Determinations are attached hereto as Exhibit B; and

WHEREAS, the Agency is an "involved agency" with respect to the Project and the Agency now desires to concur in the determination by the Planning Board, as "lead agency" with respect to the Project, to acknowledge receipt of a copy of the Negative Declaration and the Lot Line Determinations and to indicate whether the Agency has any information to suggest that the Planning Board was incorrect in determining that the Project will not have a "significant effect on the environment" pursuant to SEQRA and, therefore, that no environmental impact statement need be prepared with respect to the Project;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF ALBANY COUNTY INDUSTRIAL DEVELOPMENT AGENCY, AS FOLLOWS:

Section 1. The Agency has received copies of, and has reviewed, the Application, the Negative Declaration, the minutes from the April 13, 2020 Planning Board meeting, the Lot Line Determinations (collectively, the "Reviewed Documents") and, based upon said Reviewed Documents, the Agency hereby ratifies and concurs in the designation of the Planning Board as "lead agency" with respect to the Project under SEQRA (as such quoted term is defined in SEQRA).

Section 2. The Agency hereby determines that the Agency has no information to suggest that the Planning Board was incorrect in determining that the Project will not have a "significant effect on the environment" pursuant to the SEQRA and, therefore, that environmental impact statement need not be prepared with respect to the Project (as such quoted phrase is used in SEQRA).

Section 3. The members of the Agency are hereby directed to notify the Planning Board of the concurrence by the Agency that the Planning Board shall be the "lead agency" with respect to the Project, and to further indicate to the Planning Board that the Agency has no information to suggest that the Planning Board was incorrect in its determinations contained in the Reviewed Documents.

Section 2. This resolution shall take effect immediately.

[Remainder of page intentionally left blank]

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Michael J. Paparian	VOTING	_____
Hon. Dennis Feeney	VOTING	_____
William Murphy	VOTING	_____
Marlene McTigue	VOTING	_____
Anton Dreslin	VOTING	_____
Paul Nylin	VOTING	_____
Hon. Wanda Willingham	VOTING	_____

The foregoing resolution was thereupon declared duly adopted.

[Remainder of page intentionally left blank]

STATE OF NEW YORK)
) SS.:
COUNTY OF ALBANY)

I, the undersigned Secretary of Albany County Industrial Development Agency (the "Agency"), DO HEREBY CERTIFY that I have compared the foregoing annexed extract of the minutes of the meeting of the members of the Agency, including the resolution contained therein, held on August 5, 2026 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such resolution contained therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this _____ day of August, 2026.

_____
Secretary

(SEAL)

EXHIBIT A

NEGATIVE DECLARATION

- SEE ATTACHED -

12-12-79 (3/99)-9c

SEQR

State Environmental Quality Review

NEGATIVE DECLARATION

Notice of Determination of Non-Significance

Project Number

Date: April 13, 2020

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of Coeymans Planning/Zoning Board as lead agency, has determined that the proposed action described below will not have a significant adverse environmental impact and a Draft Impact Statement will not be prepared.

Name of Action:
Coeymans Recycling Center, LLC. Site Plan Review

SEQR Status: Type 1 ☐
Unlisted ☑

Conditioned Negative Declaration: ☐ Yes
☑ No

Description of Action:
Coeymans Recycling Center, LLC proposes to place four additional buildings in the Coeymans Industrial Park

Location: (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

Coeymans Industrial Park Lane

Reasons Supporting This Determination:
(See 617.7(a)-(c) for requirements of this determination ; see 617.7(d) for Conditioned Negative Declaration)

Coeymans Recycling Center has a previously approved site plan for the entire industrial site which included an environmental review for the whole site.
Water, sewer, and electric utilities are already in place for the proposed buildings.

If Conditioned Negative Declaration, provide on attachment the specific mitigation measures imposed, and identify comment period (not less than 30 days from date of pubication In the ENB)

For Further Information:

Contact Person: John Cashin

Address: 18 Russell Ave, Ravena, NY 12143

Telephone Number: 518-756-6006

For Type 1 Actions and Conditioned Negative Declarations, a Copy of this Notice is sent to:

Chief Executive Officer , Town / City / Village of

Other involved agencies (If any)

Applicant (If any)

Environmental Notice Bulletin, 625 Broadway, Albany NY, 12233-1750 (Type One Actions only)

EXHIBIT B

LOT LINE DETERMINATIONS

- SEE ATTACHED –

TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING
April 16, 2026

Attendees

Members Present: Mr. Boomer, Mr. Collins, Mr. Cronin, Mr. teRiele, Mr. Deitz, Mr. Cinque

Members Absent: Mr. McGuire

Also Present: Mr. Kinery, Mr. Chmielewski, Ms. Ziegler

Public Present:

Call to Order/Pledge of Allegiance

Meeting was called to order by Mr. Boomer at 7:00 p.m. There was a quorum – one board member was absent. Mr. Boomer led the Pledge of Allegiance.

Approval of Minutes

Motion was made by Mr. Cronin to approve the minutes from the April 2, 2026 meeting; seconded by Mr. Deitz; all in favor; Mr. Collins abstained.

Lot Line Adjustment

Coeymans Recycling Center, LLC. (26-001 LLA): An application for a Lot Line Adjustment on the property owned by Coeymans Recycling Center, LLC. Properties are located on Coeymans Industrial Park Lane and Village Industrial Park Lane, Tax Map #s 156.-4-12, 156.-4-14, 156.-4-6.13, and 156.-4-6.11.

Mr. Cronin was recused. Mr. Nick Laraway was present and provided background/description of the lots; lot line adjustment would make the lots all manageable and useful. The map was reviewed with the Board.

Discussion was held between the Board and Mr. Kinery, which included:

No public hearing is required unless the Board wants one.

Upon approval, survey map has to be filed within 30 days.

The procedure is send application to Albany County Planning Board; public hearing is optional; state regulation is no new lots can be created; need to make a determination on SEQRA Type 2 exempt from review.

Mr. Boomer made motion to accept the application for lot line adjustment; seconded by Mr. Collins; all in favor.

Mr. Boomer made motion to declare Type 2 action; seconded by Mr. Collins; all in favor.

Mr. Chmielewski will send the application to the Albany County Planning Board.

Mr. Boomer made motion to not schedule a public hearing; seconded by Mr. Collins; all in favor.

Zoning Use Variance

Bobby Joe Weidman (26-001ZUV): An application for a Use Variance on the property owned by Bobby Joe Weidman. Property is located at 57 Keir Road, Tax Map #142.-1-27.1

Mr. Weidman was present. Mr. Boomer was recused. Mr. Cronin acted as Chair.

At the last meeting everyone was reminded of the criteria for a use variance and Board members wanted to take a closer look at all of the uses in that zone to see what fits. Lengthy discussion was continued and Board concluded:

Applicant did not submit proof sufficient to address the required factors for a use variance.

The applicant did not show that applicable zoning regulations and restrictions have caused unnecessary hardship.

Applicant did not show that for each and every permitted use under the zoning regulations for a particular district where the property is located: (1) the applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence; (2) The alleged hardship relating to the property in question is unique and does not apply to a substantial portion of the district or neighborhood; (3) The requested use variance will not alter the essential character of the neighborhood; and (4) The alleged hardship has not been self-created.

Mr. Cronin made motion to deny the application for the use variance; seconded by Mr. Collins; all in favor.

Adjournment

Mr. Boomer made motion to adjourn the meeting; seconded by Mr. Cronin; all in favor.

TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING
June 4, 2026

Attendees

Members Present: Mr. Boomer, Mr. Collins, Mr. McGuire, Mr. Cronin, Mr. Deitz

Members Absent: Mr. teRiele, Mr. Cinque

Also Present: Mr. Keniry, Mr. Chmielewski, Ms. Ziegler

Public Present:

Call to Order/Pledge of Allegiance

Meeting was called to order by Mr. Boomer at 7:00 p.m. There was a quorum – one board member and alternate were absent. Mr. Boomer led the Pledge of Allegiance.

Approval of Minutes

Motion was made by Mr. Cronin to approve the minutes of the May 7, 2026 meeting; seconded by Mr. Collins; all in favor – Mr. McGuire abstained.

Motion was made by Mr. Boomer to approve the minutes of the May 21, 2026 meeting; seconded by Mr. McGuire; all in favor – Mr. Collins abstained.

Zoning Area Variance

Russell Kalney (26-004ZAV): An application for an area variance on the property owned by Russell Kalney. Property is located at 9 Uthe Boulevard, Tax Map #168.8-1-11

Albany County Planning Board's Recommendation was received. Their recommendation was to defer to local consideration – Board has found that the proposed action will have no impact upon the jurisdictional determinant referring to this case nor will it have significant countywide or intermunicipal impact.

The public hearing has been scheduled for June 18, 2026 at 7:00 p.m.

Lot Line Adjustment

Coeymans Recycling Center, LLC (26-001LLA): An application for a lot line adjustment on the property owned by Coeymans Recycling Center, LLC. Property is located on Coeymans Industrial

Park Lane and Village Industrial Park Lane, Tax Map #s 156.-4-12, 156.-4-14, 156.-4-6.13 and 156.-4-6.11

Nick Laraway was present.

Albany County Planning Board's recommendation was received. Their recommendation was to defer to local consideration – Board has found that the proposed action will have no impact upon the jurisdictional determinant referring to this case nor will it have significant countywide or intermunicipal impact.

Mr. Boomer made motion to approve the lot line adjustment; seconded by Mr. Collins; all in favor. Mr. Cronin was recused.

Zoning Use Variance

Michele and Marc Dorsey (26-003ZAV): An application for a Use Variance on the property owned by Michele and March Dorsey. Property is located at 880 Bridge Street, Tax Map #131.-4-12.1

Albany County Planning Board's recommendation was received. Their recommendation was to defer to local consideration – Board has found that the proposed action will have no impact upon the jurisdictional determinant referring to this case nor will it have significant countywide or intermunicipal impact.

Miscellaneous:

Much discussion was held regarding the Town Board's Request for Planning/Zoning Board's opinion on Local Law #1– Transportation Terminal. Mr. Keniry will draft a response which he will send to Planning/Zoning Board members for their review.

Adjournment

Mr. Boomer made motion to adjourn the meeting; seconded by Mr. Collins; all in favor.

APPROVING RESOLUTION
COEYMANS RECYCLING CENTER, LLC PROJECT

A regular meeting of Albany County Industrial Development Agency (the "Agency") was convened in public session at the offices of the Agency located at 111 Washington Avenue, Suite 100 in the City of Albany, Albany County, New York on August 5, 2026 at 4:00 o'clock p.m., local time.

The meeting was called to order by the (Vice) Chairperson of the Agency and, upon roll being called, the following members of the Agency were:

PRESENT:

Michael J. Paparian	Chairperson
Hon. Dennis Feeney	Vice Chairperson
Marlene McTigue	Secretary
William Murphy	Treasurer
Anton Dreslin	Member
Paul Nylin	Member
Hon. Wanda Willingham	Member

ABSENT:

AGENCY STAFF PRESENT INCLUDED THE FOLLOWING:

Kevin O'Connor	Chief Executive Officer
Amy Thompson	Chief Financial Officer
Antionette Dukes-Hedge	Economic Development Coordinator
Sara Paulsen	Executive Assistant
Shannon E. Wagner, Esq.	Agency Counsel

The following resolution was offered by _____, seconded by _____, to wit:

Resolution No. 0826-02

RESOLUTION AUTHORIZING EXECUTION OF DOCUMENTS IN CONNECTION WITH A LEASE/LEASEBACK TRANSACTION FOR A PROJECT FOR COEYMANS RECYCLING CENTER, LLC (THE "COMPANY").

WHEREAS, Albany County Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 178 of the 1975 Laws of New York, as amended, constituting Section 903-b of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of commercial, manufacturing, warehousing and industrial facilities, among others, for the purpose of promoting, attracting and developing economically

sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct and install one or more "projects" (as defined in the Act) or to cause said projects to be acquired, constructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, Coeymans Recycling Center, LLC, a New York limited liability company (the "Company"), submitted an application (the "Application") to the Agency, a copy of which Application is on file at the office of the Agency, which Application requested that the Agency consider undertaking a project (the "Project") for the benefit of the Company, said Project consisting of the following: (A) (1) the acquisition of an interest in a portion of an approximately 88.15 acre parcel of land located at 50 Coeymans Industrial Park Lane (tax map number: 156.-4-6.11) in the Coeymans Industrial Park in the Town of Coeymans, Albany County, New York (the "Land"), (2) the construction on the Land of an approximately 75,000 square foot building (the "Facility") and (3) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (collectively, the "Equipment") (the Land, the Facility and the Equipment being collectively referred to as the "Project Facility"), all of the foregoing to be leased by the Company to AProjects USA LLC (the "Tenant") and to be operated by P & M Brick, LLC d/b/a Port of Coeymans (the "Operator") as an industrial logistics and material handling facility and other directly and indirectly related activities; (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real property transfer taxes and mortgage recording taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, by resolution adopted by the members of the Agency on June 3, 2026 (the "Public Hearing Resolution"), the Agency authorized a public hearing to be held pursuant to Section 859-a of the Act with respect to the Project; and

WHEREAS, pursuant to the authorization contained in the Public Hearing Resolution, the Chief Executive Officer of the Agency (A) caused notice of a public hearing of the Agency (the "Public Hearing") pursuant to Section 859-a of the Act, to hear all persons interested in the Project and the Financial Assistance being contemplated by the Agency with respect to the Project, to be mailed on June 12, 2026 to the chief executive officers of the county and of each city, town, village and school district in which the Project is or is to be located (collectively, the "Affected Taxing Jurisdictions"); (B) caused notice of the Public Hearing to be posted on June 12, 2026 on a bulletin board located at the Town of Coeymans and Village of Ravena offices located at 15 Mountain Road in the Town of Coeymans, Albany County, New York and on the Agency's website; (C) caused notice of the Public Hearing to be published on June 14, 2026 in the Times Union, a newspaper of general circulation available to the residents of the Town of Coeymans, Albany County, New York; (D) conducted the Public Hearing on June 25, 2026 at 6:00 o'clock p.m., local time at the Ravena-Coeymans High School located at 2025 Route 9W in the Town of Coeymans, Albany County, New York; (E) prepared a report of the Public Hearing (the "Hearing Report") fairly summarizing the views presented at such Public Hearing and caused copies of said Hearing Report to be made available to the members of the Agency and (F) caused a copy of the certified Public Hearing Resolution to be sent via certified mail return, receipt requested on June 12, 2026 to the Affected Taxing Jurisdictions to comply with the requirements of Section 859-a of the Act; 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 (the "Regulations") adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively with the SEQR Act, "SEQRA"), by resolution adopted by the members of the Agency on August 5, 2026 (the "SEQR Resolution"), the Agency (A) concurred in the determination that the Town of Coeymans Planning/Zoning Board (the "Planning Board") is the "lead agency" with respect to SEQRA, (B) acknowledged receipt of a negative declaration and minutes from the Planning Board meeting from the Planning Board issued on April 13, 2020 (the "Negative Declaration") in which the Planning Board determined that the Project would not have a significant adverse environmental impact on the environment, and therefore, that an environmental statement need not be prepared with respect to the Project and (C) acknowledged the Planning Board's determinations of April 16, 2026 and June 4, 2026 that the lot line adjustment was a "Type II action"; and

WHEREAS, the Agency has given due consideration to the Application, and to representations by the Company that (A) the granting by the Agency of the Financial Assistance with respect to the Project will be an inducement to the Company to undertake the Project in Albany County, New York and (B) the completion of the Project will not result in the removal of a plant or facility of any proposed occupant of the Project Facility from one area of the State of New York to another area in the State of New York and will not result in the abandonment of one or more plants or facilities of any occupant of the Project Facility located in the State of New York; and

WHEREAS, the Agency desires to encourage the Company to preserve and advance the job opportunities, health, general prosperity and economic welfare of the people of Albany County, New York by undertaking the Project in Albany County, New York; and

WHEREAS, in order to consummate the Project and the granting of the Financial Assistance described in the notice of the Public Hearing, the Agency proposes to enter into the following documents (hereinafter collectively referred to as the "Agency Documents"): (A) a certain lease to agency (the "Lease to Agency" or the "Underlying Lease") by and between the Company, as landlord, and the Agency, as tenant, pursuant to which the Company will lease to the Agency a portion of the Land and all improvements now or hereafter located on said portion of the Land (collectively, the "Leased Premises"); (B) a certain license agreement (the "License to Agency" or the "License Agreement") by and between the Company, as licensor, and the Agency, as licensee, pursuant to which the Company will grant to the Agency (1) a license to enter upon the balance of the Land (the "Licensed Premises") for the purpose of undertaking and completing the Project and (2) in the event of an occurrence of an Event of Default by the Company, an additional license to enter upon the Licensed Premises for the purpose of pursuing its remedies under the Lease Agreement (as hereinafter defined); (C) a lease agreement (and a memorandum thereof) (the "Lease Agreement") by and between the Agency and the Company, pursuant to which, among other things, the Company agrees to undertake the Project as agent of the Agency and the Company further agrees to lease the Project Facility from the Agency and, as rental thereunder, to pay the Agency's administrative fee relating to the Project and to pay all expenses incurred by the Agency with respect to the Project; (D) a payment in lieu of tax agreement (the "Payment in Lieu of Tax Agreement") by and between the Agency and the Company, pursuant to which the Company will agree to pay certain payments in lieu of taxes with respect to the Project Facility; (E) a uniform agency project agreement (the "Uniform Agency Project Agreement") by and between the Agency and the Company regarding the granting of the financial assistance and the potential recapture of such assistance; (F) a certain recapture agreement (the "Section 875 GML Recapture Agreement") by and between the Company and the Agency, required by the Act, regarding the recovery or recapture of certain sales and use taxes; (G) a sales tax exemption letter (the "Sales Tax Exemption Letter") to ensure the granting of the sales tax exemption which forms a part of the Financial Assistance; (H) a New York State Department of Taxation and Finance form entitled "IDA Appointment of Project Operator or Agency for Sales Tax Purposes" (the form required to be filed pursuant

to Section 874(9) of the Act) (the "Thirty-Day Sales Tax Report") and any additional report to the Commissioner of the State Department of Taxation and Finance concerning the amount of sales tax exemption benefit for the Project (the "Additional Thirty-Day Project Report"); (I) if the Company intends to finance the Project with borrowed money, a mortgage and any other security documents and related documents (collectively, the "Mortgage") from the Agency and the Company to the Company's lender with respect to the Project ("the "Lender"), which Mortgage will grant a lien on and security interest in the Project Facility to secure a loan from the Lender to the Company with respect to the Project (the "Loan"); (J) if the Company requests the Agency to appoint a contractor or contractors, as agent(s) of the Agency (each, a "Contractor") (1) a certain agency indemnification agreement (the "Contractor Agency and Indemnification Agreement") by and between the Agency and the Contractor, (2) a certain recapture agreement (the "Contractor Section 875 GML Recapture Agreement") by and between the Agency and the Contractor, (3) a sales tax exemption letter (the "Contractor Sales Tax Exemption Letter"), and (4) a Thirty-Day Sales Tax Report (the "Contractor Thirty-Day Sales Tax Report") and any additional report to the Commissioner of the State Department of Taxation and Finance concerning the amount of sales tax exemption benefit for the Project (the "Additional Thirty-Day Project Report") (collectively, the "Contractor Documents"); (K) if the Company intends to request the Agency to appoint (1) the Company, as agent of the Agency and (2) a Contractor, as agent of the Agency prior to closing on the Project and the Lease Agreement~~,~~ agency and indemnification agreements, interim Section 875 GML recapture agreements, interim sales tax exemption letters and interim thirty-day sales tax reports (collectively, the "Interim Documents"); and (L) various certificates relating to the Project (the "Closing Documents");

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF ALBANY COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. All action taken by the Chief Executive Officer of the Agency with respect to the Public Hearing with respect to the Project is hereby ratified and confirmed.

Section 2. The law firm of Hodgson Russ LLP is hereby appointed Agency Counsel to the Agency with respect to all matters in connection with the Project. Agency Counsel for the Agency is hereby authorized, at the expense of the Company, to work with the Company, counsel to the Company and others to prepare, for submission to the Agency, all documents necessary to effect the transactions contemplated by this resolution.

Section 3. The Agency hereby finds and determines that:

(A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act;

(B) The Project constitutes a "project," as such term is defined in the Act;

(C) The Project site is located entirely within the boundaries of Albany County, New York;

(D) It is estimated at the present time that the costs of the planning, development, acquisition, construction, reconstruction and installation of the Project Facility (collectively, the "Project Costs") will be approximately $7,940,325;

(E) The completion of the Project will not result in the removal of a plant or facility of any proposed occupant of the Project Facility from one area of the State of New York to another

area in the State of New York and will not result in the abandonment of one or more plants or facilities of any occupant of the Project Facility located in the State of New York;

(F) The Project Facility does not constitute a project where facilities or property that are primarily used in making retail sales of goods and/or services to customers who personally visit such facilities constitute more than one-third of the total cost of the Project, and accordingly the Project is not prohibited by the provisions of Section 862(2)(a) of the Act, and accordingly the Agency is authorized to provide financial assistance in respect of the Project pursuant to Section 862(2)(a) of the Act;

(G) The granting of the Financial Assistance by the Agency with respect to the Project will promote and maintain the job opportunities, general prosperity and economic welfare of the citizens of Albany County, New York and the State of New York and improve their standard of living, and thereby serve the public purposes of the Act;

(H) The Agency has reviewed the Public Hearing Report and has fully considered all comments contained therein;

(I) The Project should receive the Financial Assistance in the form of exemptions from sales tax, mortgage recording tax and real property tax based on the description of expected public benefits to occur as a result of this Project, as described on Exhibit A attached hereto; and

(J) It is desirable and in the public interest for the Agency to enter into the Agency Documents.

Section 4. In consequence of the foregoing, the Agency hereby determines to: (A) accept the License Agreement; (B) lease the Project Facility to the Company pursuant to the Lease Agreement; (C) acquire, construct and install the Project Facility, or cause the Project Facility to be acquired, installed and constructed; (D) enter into the Payment in Lieu of Tax Agreement; (E) enter into the Uniform Agency Project Agreement; (F) enter into the Section 875 GML Recapture Agreement; (G) secure the Loan by entering into the Mortgage; (H) enter into the Contractor Documents; (I) enter into the Interim Documents; and (J) grant the Financial Assistance with respect to the Project.

Section 5. The Agency is hereby authorized (A) to acquire a license in the Licensed Premises pursuant to the License Agreement, (B) to acquire a leasehold interest in the Leased Premises pursuant to the Underlying Lease, (C) to acquire title to the Equipment pursuant to a bill of sale (the "Bill of Sale to Agency") from the Company to the Agency, and (D) to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisitions are hereby approved, ratified and confirmed.

Section 6. The Agency is hereby authorized to acquire, construct and install the Project Facility as described in the Lease Agreement and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition, construction and installation are hereby ratified, confirmed and approved.

Section 7. The Chairperson (or Vice Chairperson) or Chief Executive Officer of the Agency, with the assistance of Agency Counsel, is authorized to negotiate and approve the form and substance of the Agency Documents.

Section 8. (A) The Chairperson (or Vice Chairperson) or Chief Executive Officer of the Agency is hereby authorized, on behalf of the Agency, to execute and deliver the Agency Documents, and,

where appropriate, the Secretary of the Agency is hereby authorized to affix the seal of the Agency thereto and to attest the same, all in the forms thereof as the Chairperson (or Vice Chairperson) or Chief Executive Officer shall approve, the execution thereof by the Chairperson (or Vice Chairperson) or Chief Executive Officer to constitute conclusive evidence of such approval.

(B) The Chairperson (or Vice Chairperson) or Chief Executive Officer of the Agency is hereby further authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Lease Agreement).

Section 9. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Agency Documents, and to execute and deliver all such additional certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents binding upon the Agency.

Section 10. This resolution shall take effect immediately.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Michael J. Paparian	VOTING	_____
Hon. Dennis Feeney	VOTING	_____
Marlene McTigue	VOTING	_____
William Murphy	VOTING	_____
Anton Dreslin	VOTING	_____
Paul Nylin	VOTING	_____
Hon. Wanda Willingham	VOTING	_____

The foregoing resolution was thereupon declared duly adopted.

[Remainder of page intentionally left blank]

STATE OF NEW YORK)
) SS.:
COUNTY OF ALBANY)

I, the undersigned Secretary of Albany County Industrial Development Agency (the "Agency"), DO HEREBY CERTIFY that I have compared the foregoing annexed extract of the minutes of the meeting of the members of the Agency, including the resolution contained therein, held on August 5, 2026 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such resolution contained therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this _____ day of August, 2026.

_____
Secretary

(SEAL)

EXHIBIT A

DESCRIPTION OF THE EXPECTED PUBLIC BENEFITS

In the discussions had between the Project Beneficiary and the Agency with respect to the Project Beneficiary's request for Financial Assistance from the Agency with respect to the Project, the Project Beneficiary has represented to the Agency that the Project is expected to provide the following benefits to the Agency and/or to the residents of Albany County, New York (the "Public Benefits"):

Description of Benefit		Applicable to Project (indicate Yes or NO)		Expected Benefit
1.	Retention of existing jobs	☑ Yes	☐ No	77 FTEs at the site.
2.	Creation of new permanent jobs	☑ Yes	☐ No	18 FTEs at the Project Facility, with the retained jobs, there will be a total of 95 FTEs at the Project Facility.
3.	Estimated value of tax exemptions	☑ Yes	☐ No	Approximately $237,225 of tax exemptions from sales and use tax, $75,000 from mortgage recording tax and $390,254 from real property tax.
4.	Private sector investment	☑ Yes	☐ No	Approximately $5,000,000 of private sector investment at the Project Facility within two (2) years of the date hereof.
5.	Likelihood of project being accomplished in a timely fashion	☑ Yes	☐ No	High likelihood of project being completed in a timely manner.
6.	Extent of new revenue provided to local taxing jurisdictions	☑ Yes	☐ No	The Project will result in increased revenues to the local taxing jurisdictions.
7.	Any additional public benefits	☑ Yes	☐ No	The Project will result in additional development in the area.
8.	Local labor construction jobs	☑ Yes	☐ No	The Company will make efforts to use local labor during construction.
9.	Regional wealth creation (% of sales/customers outside of the County	☐ Yes	☐ No	N/A

10.	Located in a highly distressed census tract	☐ Yes	☐ No	N/A
11.	Alignment with local planning and development efforts	☑ Yes	☐ No	The Project is consistent with local planning and development efforts.
12.	Promotes walkable community areas	☐ Yes	☑ No	The Project site is not located in an urban setting with sidewalks.
13.	Elimination or reduction of blight	☐ Yes	☑ No	The Project site is not located in a blighted area.
14.	Proximity/support of regional tourism attractions/facilities	☐ Yes	☐ No	N/A
15.	Local or County official support	☐ Yes	☑ No	The Project does not have local support.
16.	Building or site has historic designation	☐ Yes	☑ No	There is no historic designation.
17.	Provides brownfield remediation	☐ Yes	☑ No	No brownfields present.
18.	Provides onsite child daycare facilities	☐ Yes	☑ No	It is not anticipated that the Project will provide onsite child daycare facilities.