DANIEL P. MCCOY, ALBANY COUNTY EXECUTIVE

STAGE

SUSTAINABLE TECHNOLOGY & GREEN ENERGY GRANT PROGRAM

STAGE ACT COMMITTEE MEETING

Tuesday, August 11, 2026, at 1:30 PM
111 Washington Ave, Suite 100, Albany, New York, 12210

AGENDA

1. Call to Order/Roll Call		Kevin O’Connor
2. Review of Meeting Minutes – October 3, 2025	p.3-4	Kevin O’Connor
3. STAGE Applications		Kevin Catalano
a. AProjects USA	p.10-40	
i. (action) Resolution 2026-08-01	p.5-9	Thomas M. Owens, Esq.
b. Free Form Fibers, LLC	p. 45-58	
i. (action) Resolution 2026-08-02	p. 41-44	Thomas M. Owens, Esq.
4. Public Comments		
5. Adjournment		Kevin O’Connor

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STAGE ACT COMMITTEE MEETING

Tuesday, August 11, 2026, at 1:30 PM
111 Washington Ave, Suite 100, Albany, New York, 12210

ROLL CALL

Committee Member	Present / Excused / Absent
Dave Reilly	
Susan Rizzo	Excused
Hon. William Reinhardt	
Hon. Gary Domalewicz	Excused
Michael McLaughlin	

SUSTAINABLE TECHNOLOGY AND GREEN ENERGY (STAGE) COMMITTEE
10/3/25 MEETING MINUTES

A meeting of the Sustainable Technology And Green Energy Act (STAGE) Committee was held on Friday, October 3, 2025, at 11:00 a.m. at 111 Washington Ave, Suite 100, Albany, NY 12210. Members of the public were able to attend the meeting in person. Additionally, the meeting was live streamed on the publicly accessible Advance Albany County Alliance YouTube channel.

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

Members excused:
- Hon. Gary Domalewicz, Albany County Legislature
- Caitlin O'Brien, Albany County Legislature

Advance Albany County Alliance Local Development Corporation ("AACA") LDC Staff Present:
- Kevin O'Connor, Director of Economic Development, Albany County and CEO
- Amy Thompson, CFO
- Antionette Hedge, Economic Development Coordinator
- Thomas M. Owens, Esq., AACA Counsel
- Alexander Mathes, AACA Consultant

Also present at the meeting:
- None

Call to Order

The meeting was called to order at 11:08 am.

Roll Call

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

Review Meeting Minutes

Mr. O'Connor asked if the committee reviewed the minutes from July 11, 2025. There were no questions or amendments to the minutes; a motion was made by Mr. Reinhardt to approve the July 11, 2025 Meeting Minutes, seconded by Mr. McLaughlin and approved pursuant to a unanimous vote.

Applications

1. **Catemer, Inc:** Catemer, Inc submitted an application requesting STAGE Grant funds to help with the acquisition of 6 British American Blvd and purchasing scientific equipment and building renovation/upgrades. The project/application specifics include:

   Applicant: Catemer, Inc.

Grant Funds Requested:	$2,000,000
Project:	Purchase of building and equipment acquisitions.
Eligibility Category:	Industrial and Manufacturing Facility
Jobs Created:	130 FT
Jobs Retained:	110 Jobs
Investment in County:	$13,800,000
Reviewing Criteria Score:	17 points (out of 22 max)
AACA Recommended Funding Level:	$2,000,000

Resolution No. 2025-10-01
Following discussion of the specifics of the Catemer, Inc. application, a motion was made by Mr. Reilly to pass Resolution 2025-10-01, seconded by Mr. McLaughlin, and was approved pursuant to a unanimous vote.

2. **Shelter Enterprises, Inc:** Shelter Enterprises, Inc. submitted an application requesting STAGE Grant funds to help purchase a second location to expand their operations. They need to increase production or risk losing clients. The project/application specifics include:

Applicant:	Shelter Enterprises, Inc
Grant Funds Requested:	$1,000.000
Project:	Acquisition and Fit Up of New Facility
Eligibility Category:	Industrial and Manufacturing Facility
Jobs Created:	9 FT
Jobs Retained:	47 Jobs
Investment in County:	$4,100,000
Reviewing Criteria Score:	16 points (out of 22 max)
AACA Recommended Funding Level:	$350,000

Resolution No. 2025-10-02
Following discussion of the specifics of Shelter Enterprises, Inc.'s application, a motion was made by Mr. Reinhardt to pass Resolution 2025-10-02, seconded by Ms. Rizzo, and approved pursuant to a unanimous vote.

Application Updates

None.

Public Comment

None.

Adjournment

A motion was made by Mr. McLaughlin to adjourn the meeting at 12:07 p.m., seconded by Mr. Reinhardt, and approved pursuant to a unanimous vote.

RESOLUTION 2026-08-01
OF THE
ALBANY COUNTY STAGE ACT COMMITTEE

A meeting of the STAGE ACT Committee ("STAGE Committee") was convened in public session at the offices of Advance Albany County Alliance Local Development Corporation located at 111 Washington Avenue (Suite 100), Albany, New York, 12210 on Tuesday, August 11, 2026 at 1:30pm.

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

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

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

Other individuals present included:

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

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

<u>Resolution No. 2026-08-01</u>

RESOLUTION APPROVING FUNDING FOR AN STAGE ACT GRANT APPLICATION SUBMITTED BY P&M BRICK, LLC (d/b/a PORT OF COEYMANS) IN ACCORDANCE WITH AND PURSUANT TO THE STAGE ACT AND STAGE PLAN

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

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

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

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

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

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

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

WHEREAS, as part of the STAGE Plan, the Advance Albany County Alliance Local Development Corporation ("AACA") was identified by Albany County to administer and manage a grant program ("STAGE Act Grant Program") with funds from Albany County to foster the development of green businesses in Albany County; and

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

WHEREAS, an application (the "Application", attached hereto as Exhibit 1) was submitted to AACA by P&M Brick, LLC (DBA Port of Coeymans), and following AACA's review of the applicant, Application, and the applicant's project ("Project") against the STAGE Plan's eligibility requirements, the projected economic impact of such Project, eligible uses of STAGE Act Grant Program funds and the STAGE Plan's awarding criteria, the AACA Board has approved the Application/Project be advanced to the STAGE Act Committee for final review, approval and funding determination:

1.	Applicant:	P&M Brick, LLC (DBA Port of Coeymans)
	Grant Funds Requested:	$750,000
	Project:	Construction of a 75K sq. ft. advanced logistics & materials handling facility at the Coeymans Industrial Park to serve as a supply chain node for region's clean energy and advanced manufacturing sectors
	Eligibility Category:	Commercial Facilities; Warehouses and Distribution Centers
	Jobs Created:	18 jobs (2 professional, 4 skilled, 12 semi-skilled, 0 unskilled)
	Jobs Retained:	77 jobs (12 professional, 18 skilled, 47 semi-skilled, 0 unskilled)
	Investment in County:	≥$7,940,325
	Reviewing Criteria Score:	16 points (out of 22 max)
	Recommended Funding Level:	$720,000

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

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

2); (2) the Economic Impact Statement related to the Project completed by Camoin Associates (attached hereto as Exhibit 3); and (3) AACA's recommended funding level for the Project; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the "SEQR Act") and the regulations (the "Regulations") adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively with the SEQR Act, "SEQRA"), (A) the STAGE Committee has been informed that (1) the Town of Coeymans Planning/Zoning Board (the "Planning Board") was designated to act as "lead agency" with respect to a larger project namely Site Plan Approval for four (4) New Buildings totaling 618,000 sq ft (the "Larger Project)) in which this Project encompassed by the Larger Project, and (2) the Planning Board issued a Determination of Non Significance on April 13, 2020 (the "Negative Declaration") with respect to the Larger Project, attached hereto as Exhibit 4; and

WHEREAS, as noted above, the Project is included in the Larger Project; 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 real property on which the Project is located was a "Type II action", said Lot Line Determinations are attached hereto as Exhibit 5; and

WHEREAS, the STAGE Committee is an "involved agency" with respect to the Larger Project and the STAGE Committee now desires to (A) concur in the determination by the Planning Board to serve as "lead agency" with respect to the Larger Project, (B) acknowledge receipt of a copy of the Negative Declaration and Lot Line Determinations, and (C) that the STAGE Committee has no information to suggest that the Planning Board was incorrect in determining that the Larger 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; and

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

CONFIRMING SEQRA DETERMINATION

(1) The STAGE Committee has received copies of, and has reviewed, the Application, the Negative Declaration, the minutes from the April 13, 2020 Planning Board meeting, and the Lot Line Determinations (collectively, the "Reviewed Documents") and, based upon said Reviewed Documents, the STAGE Committee 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).

(2) The STAGE Committee hereby determines that the STAGE Committee has no information to suggest that the Planning Board was incorrect in determining that the Larger Project will not have a "significant effect on the environment" pursuant to the SEQRA and,

therefore, that an environmental impact statement need not be prepared with respect to the Project (as such quoted phrase is used in SEQRA).

(3) AACA staff are hereby directed to notify the Planning Board of the concurrence by the STAGE Committee that the Planning Board shall be the "lead agency" with respect to the Larger Project, and to further indicate to the Planning Board that the STAGE Committee has no information to suggest that the Planning Board was incorrect in its determinations contained in the Negative Declaration and Reviewed Documents.

STAGE PLAN PROJECT APPROVAL AND FUNDING DETERMINATION

(1) The STAGE Committee approves the Project.

(2) Based on the Project's demonstrated ability to show deliverables on job creation/retention, level of investment, project viability, and consistency with the County Economic Development Strategy, the STAGE Committee determines that $720,000 of the STAGE Act funding be awarded to the applicant for the Project pursuant to and in accordance with the STAGE Plan, with such STAGE Act Grant Program funding to be administered by AACA in accordance with and pursuant to the STAGE Plan.

Dated: August 11. 2026

Motion made by:

Seconded by:

Voting Results

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

Advance Albany County ALLIANCE™

Albany County
Sustainable Technology & Green Energy
Grant Program Application

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

GRANT APPLICATION

Part I. Applicant

Business Name: P&M Brick, LLC DBA Port of Coeymans Telephone: 518-355-6034

Email Address: nlaraway@carvercompanies.com

Address: 2170 River Road City/State: Coeymans, NY Zip: 12045

Is this address your business headquarters: ☐ Yes ☒ No Year Established: 2002

Type of Business:

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

If other, explain: ____________________

Check all that apply:

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

Tax Identification #: 01-0615401 NAICS Code: 488310

Part II. Ownership of Applicant Company

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

Name/Title: Carver P Laraway % Owned: 100.00%

Name/Title: ____________________ % Owned: 0.00%

Name/Title: ____________________ % Owned: 0.00%

Part III. Leadership

EO/President/Owner

Name: Carver Laraway, Managing Member Telephone: 518-355-6034

Email Address: claraway@carvercompanies.com

CFO/Controller

Name: Melissa Kuhl, VP Treasury Telephone: 518-355-6034

Email Address: mkuhl@carvercompanies.com

Part IV. Project Description

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

Carver Companies proposes the construction of a 75,000 SF advanced logistics and materials handling facility at the Coeymans Industrial Park, purpose-built to serve as a critical supply chain node for the Capital Region's rapidly expanding clean energy and advanced manufacturing sectors.

The facility will be owned and operated by Carver Companies and will serve as the primary staging, and distribution hub for AProjects USA LLC, a regional logistics management firm whose client base includes some of the largest wind energy, electric vehicle, and hydrogen technology companies operating in the Northeast.

More than a building — a regional economic multiplier:

The Capital Region sits at a strategic crossroads for the build out of America's clean energy infrastructure.

Wind turbine components, EV battery systems, and hydrogen fuel cell equipment are large, high-value, and logistically complex. The companies deploying this technology need trusted, regionally embedded partners to manage certain logistics, and those partners need purpose-built facilities to do it well.

Without infrastructure like the C11 facility, this supply chain activity — and the jobs and economic output it generates flows to other markets. With it, Albany County becomes an active participant in one of the most consequential economic transformations of the next decade.

The C11 facility will directly create additional skilled trade and logistics operations positions in Albany County with wages and benefits consistent with Carver Companies' established standards.

Beyond direct employment, the facility serves as an anchor for the broader ecosystem of contractors, vendors, and service providers that support active logistics operations generating meaningful indirect economic activity across the county.

Carver Companies is a long-standing employer in the Capital Region with deep roots in Albany County. This proposed investment reflects the company's continued commitment to growing its operational footprint locally.

The project enhances Albany County’s ability to attract and retain industrial investment that might otherwise locate outside the region due to infrastructure limitations.

The requested grant assistance will help offset substantial increases in construction, material, infrastructure, and equipment costs experienced throughout the industrial and logistics sectors over the past several years.

The project represents a significant private-sector investment commitment, and the requested support will help ensure the facility remains competitive, financeable, and deliverable within current market conditions.

Part V. Funding Request

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

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

Grant Amount Requested*: $ 750,000.00 Total Cost of Project: $ 7,940,325.00

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

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

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

The project would likely proceed in some form; however, grant assistance materially improves project feasibility, accelerates implementation, and strengthens the ability to complete the full proposed scope within Albany County.

The project supports regional logistics operations that could potentially be accommodated in competing industrial parks within the capital district and greater northeast.

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

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

If yes, please explain why:

Part VI. Alignment with County Priorities

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

The C11 facility investment is directly aligned with both the Albany County Strategic Economic Development Report and the STAGE Act. The Albany County Strategic Economic Development Report identifies clean energy and transportation as priority growth sectors for the county's workforce development pipeline and long-term economic base. The C11 facility supports this vision by establishing purpose-built infrastructure that enables clean energy supply chain activity to take root and grow in Albany County rather than migrating to competing markets, and by creating skilled logistics and operations employment consistent with the county's workforce priorities.

The project also squarely meets the STAGE Act's definition of a qualifying green business activity.

Part VII. Green Technology

Choose the sector(s) that your project supports:

- ☐ Clean Energy Generation/Transmission
- ☐ Clean Transportation
- ☐ Clean Energy Storage
- ☐ Sustainable Agriculture
- ☐ Energy Efficiency
- ☒ Other, please describe: Logistics supporting multiple of the sectors listed.

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

Carver Companies' C11 facility serves as a dedicated supply chain hub for AProjects, whose operations are generally focused on the transportation and logistics coordination green energy components.

By providing purpose-built industrial infrastructure within Albany County, the project helps improve supply chain efficiency, reduce transportation inefficiencies, and support deployment of technologies that contribute to emissions reduction and long-term energy transition objectives. The project also supports more efficient freight movement and centralized logistics operations, reducing unnecessary transportation redundancies and improving operations

Part VII. Project Timeline and Approvals

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

Design Start Date:	02/02/2026	Certificate of Occupancy:	12/04/2026
Permitting Start Date:	06/05/2026	Equipment Order Placed:	05/29/2026
Construction Start Date:	06/15/2026	Equipment Installed:	07/31/2026
Construction End Date:	12/04/2026	Other:	

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

The facility received a site plan review approval and SEQRA negative declaration on April 13, 2020.

List all outstanding approvals/permits:

Building permit.

Part IX. Employment

Number of Current Employees Total: 77 Number of Current Employees in Albany County: 77

PROJECTED CONSTRUCTION EMPLOYMENT IMPACT
Please provide estimates of total construction jobs and the total annual wages and benefits of construction jobs at the Project:

Year	Number of Construction Jobs	Total Annual Wages and Benefits
Current Year	28	$ $ 3,027,374.00
Year 1		$
Year 2	Above is the estimated annual	$
Year 3	wages for these employees	$
Year 4	note, the construction duration	$
Year 5	is only 6 months	$

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

Year	Professional	Skilled	Semi-Skilled	Unskilled
Current Year	12	18	47	0
Year 1				
Year 2				
Year 3				
Year 4				
Year 5				

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

Year	Professional	Skilled	Semi-Skilled	Unskilled
Current Year				
Year 1	1	2	5	0
Year 2	1	2	7	0
Year 3				
Year 4				
Year 5				

Provide the projected percentage of employment that would be filled by Albany County residents: Greater than 80%

Provide a brief description of how the project expects to meet this percentage: Based upon our current employment, long running track record.

Given the location and proximity to Greene, Rennslear, and Columbia counties there are naturally some employees from these regions.

Part X. Sources and Uses

Purpose	Amount
A. Land-Related Costs Total	
1. Land acquisition	$ 0.00
2. Site preparation	$ 96,513.00
3. Landscaping	$ 0.00
4. Utilities and infrastructure development	$ 211,310.0
5. Access roads and parking development	$ 913,022.0
6. Other land-related costs (describe) ____	
B. Building-Related Costs	
1. Acquisition of existing structures	$ 0.00
2. Renovation of existing structures	$ 0.00
3. New construction costs	$ 4,026,576
4. Electrical systems	$ 353,201.0
5. Heating, ventilation and air conditioning	$ 89,702.00
6. Plumbing	$ 0.00
7. Other building-related costs (describe) 0	
C. Machinery and Equipment Costs Total	
1. Production and process equipment	$ 0.00
2. Packaging equipment	$ 0.00
3. Warehousing equipment	$ 0.00
4. Installation costs for various equipment	$ 0.00
5. Other equipment-related costs (describe) Heavy Material Handling Equipment - Tadano GR-1600 XL Crane	$ 1,800,000
D. Furniture and Fixture Costs Total	
1. Office furniture	$ 0.00
2. Office equipment	$ 0.00
3. Computers	$ 0.00
4. Other furniture-related costs (describe)	$ 0.00
E. Professional Service Costs Total	
1. Architecture and engineering	$ 200,000.0
2. Other service-related costs (describe) Accounting, Legal, Closing, & IDA Costs	$ 250,000.0
F. Other Costs Total	
1.	
2.	
G. Sources of Funds	
1. Federal	
2. State	
3. Local	$ 750,000.0
4. Equity	$ 1,190,325
6. Bank	$ 5,000,000
7. Other	$ 1,000,000
Total	**$ 7,940,325**

Part XI. Detail any Litigation Pending:

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

If no, explain: ______________________________

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

If yes, explain: ______________________________

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

If yes, explain: ______________________________

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

If yes, explain: ______________________________

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

If yes, explain: ______________________________

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

If yes, explain: ______________________________

Part XII. Other Matters

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

If yes, explain: ______________________________

____

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

If yes, explain: ______________________________

____

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

☐ Yes ■ No

If yes, explain: ______________________________

____

Part XIII. Certifications:

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

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

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

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

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

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

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

	Nick Laraway
Signature	Print Name
Executive Director	05/15/2026
Title	Date
Signature	Print Name
Title	Date

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

OVERVIEW

1. **Applicant Name:** P&M Brick, LLC dba Port of Coeymans

2. **Grant Funds Requested:** $750,000

3. **Project Description:** P&M Brick, LLC dba Port of Coeymans is expanding their relationship with AProjects, USA a specialized logistics operator. Carver is constructing a 75,000 sq ft steel building for staging large components as they enter or exit the Port along with a highly specialized mobile crane to load and move large complex pieces of equipment and machinery throughout the port and industrial park.

4. **Eligibility Category:** Warehousing and Distribution Facilities

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PROJECT ECONOMIC IMPACT

1. **Jobs Created:** 18

2. **Jobs Retained:** 10 of the 77 current employees would be adversely affected were it not for this project. For this project, the job count is 77, plus the new 18 for a total of 95 jobs at P&M Brick, LLC DBA Port of Coeymans.

   It should be noted that AProjects, USA opened their US Headquarters in the Port of Coeymans and has approximately 19 employees at the site.

   Annually P&M Brick DBA Port of Coeymans will be required to provide the NY-45 for job creation and retention required by the STAGE Grant Agreement.

3. **Total Investment in Albany County**: $7,940,000 (including the new facility and specialized crane)

ELIGIBILITY

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

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

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

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

ELIGIBLE USES: (check all that apply)

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

SCORING MATRIX

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

Criteria	Score 1 - 5	Notes
Consistent with County Economic Development Strategy	5	The Port of Coeymans is a huge economic driver, not just for southern Albany County but the County and a region as a whole.
Job Creation and Retention	3	While there are few jobs to be created and retained, this project adds to the local renewable energy sector. Avg salary for jobs to be created is over $100,000 annually
Level of Investment	3	Total investment is just under $8 Million and provides over $320,000 in new property and school taxes to the local taxing jurisdictions.
Project Viability	5	This project is truly an expansion for AProjects, USA at the Port of Coeymans as they already have a significant footprint at the Port and adjacent Industrial Park. APRojects USA has their US corporate headquarters at the Port.
MWBE/OZ/PEJA/SDVOB* (up to 2)		
Total Score	16	The project exceeds the minimum score of 15.

ECONOMIC IMPACT ANALYSIS (Completed by: Camoin Associates)

The analysis concludes that the project would provide positive economic and fiscal benefit to Albany County. The proposed facility represents a substantial private-sector investment that is expected to create jobs, generate new earnings and economic activity, support key industrial and logistics sectors, and provide a net positive fiscal return to local taxing jurisdictions over the PILOT term. PILOT Payments will increase the revenue to the taxing jurisdictions by approximately $320,000 over a 10-year period.

Annual Economic Impact for this project is estimated to exceed $9 million annually.

Port of Coeymans and Coeymans Industrial Park (Background)

The Port of Coeymans has long been an important maritime and industrial asset for Albany County and the Capital Region. Located on the western shore of the Hudson River approximately ten miles south of the Port of Albany, the site traces its roots to the early settlement of Coeymans Landing, where shipping, brick manufacturing, quarrying, and river commerce fueled the local economy throughout the 19th and early 20th centuries. Over the past several decades, the port has evolved from a traditional bulk materials and construction port into one of the Northeast's premier privately owned deep-water marine terminals. Today, its strategic access to the Hudson River, interstate highways, rail, and nearby interstate markets has positioned the Port of Coeymans as a critical multimodal logistics hub capable of handling oversized cargo, bulk commodities, heavy-lift components, project cargo, and marine construction materials, making it an essential piece of the region's freight and manufacturing infrastructure.

The Port of Coeymans and the adjoining Coeymans Industrial Park have become major drivers of economic growth, supporting hundreds of direct jobs and thousands of indirect jobs throughout Albany County and the Capital Region while attracting investment in manufacturing, logistics, construction, and maritime commerce. Increasingly, the port has emerged as a cornerstone of the region's clean energy economy, providing specialized waterfront facilities for the fabrication, assembly, staging, and transportation of large-scale renewable energy components, including offshore wind foundations, towers, and heavy steel structures. The industrial park has also attracted companies engaged in advanced manufacturing, metal fabrication, recycling, and sustainable industrial operations that complement New York's climate and energy goals. Together with the nearby Port of Albany, the Port of Coeymans is helping establish the Hudson River corridor as one of the Northeast's leading hubs for offshore wind, renewable energy supply chains, and advanced manufacturing. This growing ecosystem is strengthening regional supply chain resilience, creating high-quality skilled trades and manufacturing jobs, encouraging private capital investment, and positioning Albany County and the Capital Region to play a significant role in New York's transition to a cleaner, more sustainable economy.

AProjects USA, LLC (Background)

Founded in 2005, Aprojects profiles itself as a global logistics service provider with comprehensive turnkey solutions for complex logistics supply chains. The company's innovative approach is supported by a range of services and an international presence. For example, Aprojects provides the energy and transportation sectors with creative logistics solutions while meeting sustainability goals. As a result, Aprojects, offers end customers significant added value, including significant logistics benefits for their global procurement, efficiency gains and reduced operational costs. Aprojects' vertically integrated turnkey solution unites all critical supply chain elements to provide international customers with a “tailor-made” service.

The company is now using its know-how, modular logistics architecture to rapidly expand into other key markets, such as zero-emission transportation solutions.

RECOMMENDATION

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

Recommended funding amount: $720,000

NAME **Kevin Catalano**

SIGNATURE: ___________________________ **DATE: 7/15/2026**

PREPARED FOR:

Advance Albany County Alliance
111 Washington Avenue, Suite 100
Albany, NY 12210

Economic and Fiscal Impact

COEYMANS RECYCLING CENTER, LLC DBA COEYMANS INDUSTRIAL PARK (APROJECTS USA LLC)

Advance Albany County Alliance

JULY 22, 2026

PREPARED BY:

camoin associates

518.899.2608
www.camoinassociates.com

ABOUT THE STUDY

The Advance Albany County Alliance retained Camoin Associates to measure the potential economic and fiscal impacts of a project proposed by Coeymans Recycling Center, LLC DBA Coeymans Industrial Park (AProjects USA LLC) (The Applicant) for the construction of a new industrial logistics and material handling facility at 50 Coeymans Industrial Park Lane, Coeymans NY, 12045. The project entails the design and construction of an approximately 75,000 SF facility in Coeymans to support regional industrial cargo, clean energy supply chain logistics, advanced manufacturing support, and specialized freight handling within Albany County.

This analysis aims to provide a complete assessment of the project's total economic, employment, and tax impacts on Albany County that result from the construction phase and on-site operations.

The primary tool used in this analysis is the input-output model developed by Lightcast. Primary data used in this study was obtained from the developer's application for financial assistance to the Advance Albany County Alliance and included the following data points: construction spending and new jobs.

The economic impacts are presented in four categories: direct impact, indirect impact, induced impact, and total impact. The indirect and induced impacts are commonly referred to as the "multiplier effect."

STUDY INFORMATION

Data Source:
Applicant,
The Advance Albany County Alliance

Geography:
Albany County

Study Period:
2025

Modeling Tool:
Lightcast

DIRECT IMPACTS

This initial round of impacts is generated as a result of spending on construction and operations.

INDIRECT IMPACTS

The direct impacts have ripple effects through business-to-business spending. This spending results from the increase in demand for goods and services.

INDUCED IMPACTS

Impacts that result from spending by facility employees and employees of suppliers. Earnings of these employees enter the economy as employees spend their paychecks in the County on food, clothing, and other goods and services.

CONTENTS

EXECUTIVE SUMMARY

The Advance Albany County Alliance (the Agency) received an application for financial assistance from Coeymans Recycling Center LLC DBA Coeymans Industrial Park (AProjects USA LLC) (the Applicant) for the proposed construction of a logistics and material handling facility (the Project) at 50 Coeymans Industrial Park Lane, Coeymans NY 12045 (the Site). The Project entails constructing a new facility with heavy material handling equipment to support regional industrial cargo, clean energy supply chain logistics, advanced manufacturing support, and specialized freight handling activities in Albany County. The Agency commissioned Camoin Associates to conduct an economic and fiscal impact assessment of the Project on Albany County (the County).

According to the Applicant, the project will not occur without financial assistance from the Alliance. Therefore, all 18 projected jobs are considered net new. This study analyzes the impact of the net new jobs on the county economy and municipal revenue sources.

The following is a summary of our findings from this study, with details in the following sections.

Table 1

Summary of Benefits to County

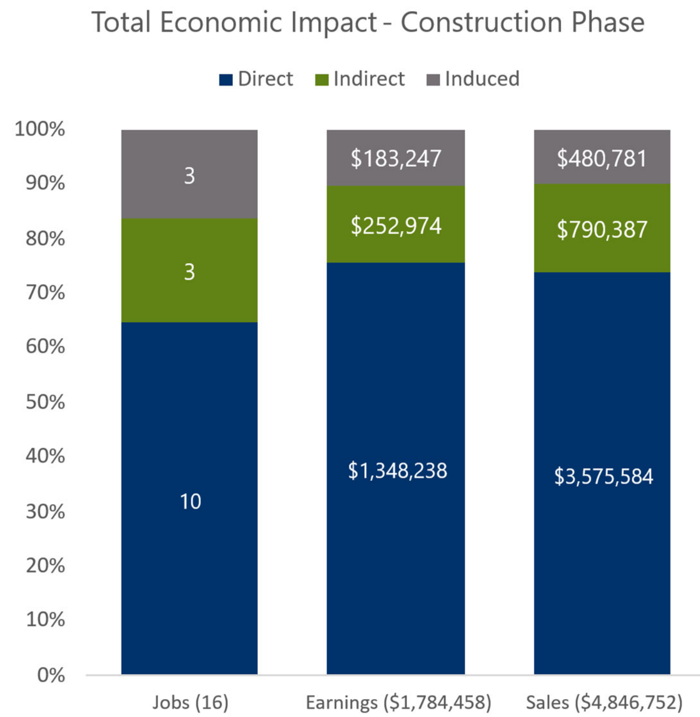
Construction Phase	
Total Jobs	16
Direct Jobs	10
Total Earnings	$1,784,458
Direct Earnings	$1,348,238
One-Time Sales Tax Revenue to County	**$12,491**
Annual Impact	
Total Jobs	42
Direct Jobs	28
Total Earnings	$3,728,823
Direct Earnings	$2,710,000
Annual Sales Tax Revenue to County	**$26,102**
Average Annual PILOT Payment	**$48,718**

Construction Impact

- The construction associated with the Project would result in approximately 16 new jobs related to construction, generating $1.8 million in earnings and totaling $4.8 million in sales. Figure 1 to the right displays more detail on the economic impacts of construction.

- Sales associated with the earnings generated during the construction phase would be taxed, generating sales tax revenue for the County. Sales tax associated with the construction phase of the Project is estimated to contribute approximately $12,500 to the County.

Figure 1

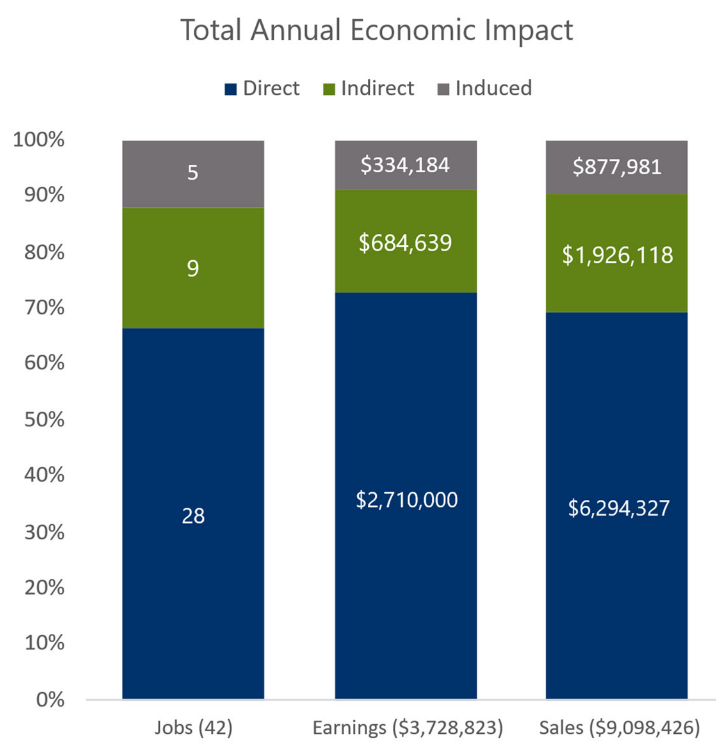


Annual Impact

- The Project would support a 42 ongoing annual jobs in the County, with approximately $3.7 million in associated earnings and $9.1 million in sales. Figure 2 summarizes the Project's annual economic impact.

- Net new on-site operations jobs are estimated to generate $26,102 in sales tax revenue for the County annually.

Figure 2



ECONOMIC IMPACT ANALYSIS

The estimates of direct economic activity generated during the construction phase and Project operation, as provided by the Applicant, were used as the direct inputs for the economic impact model. Camoin Associates used the input-output model designed by Lightcast to calculate total economic impacts. Lightcast allows the analyst to input the amount of new direct economic activity (spending or jobs) occurring within the County and uses the direct inputs to estimate the spillover effects that the net new spending or jobs have as these new dollars circulate through the Albany County economy. This is captured in the indirect and induced impacts and is commonly referred to as the "multiplier effect." See Attachment A for more information on economic impact analysis.

CONSTRUCTION PHASE IMPACTS

The Applicant anticipates that private sector investment in the construction of the Project would cost $7.9 million[1], with $4.5 million being spent on building construction. It is assumed that 80%[2] of the construction spending would be sourced from within the county, representing $3.575 million in net new spending in the County associated with the construction phase of the Project.

Table 2

Construction Phase Spending - County

Building Construction Cost	$4,469,480
Percent Sourced from County	80%
Net New Renovation Spending	**$3,575,584**

Source: Applicant, Camoin Associates

Based on the $3.575 million worth of net new direct spending associated with the Project's construction phase, Camoin Associates determined that $4.8 million in total one-time construction-related spending would support 16 annualized jobs throughout the County and $1.8 million in earnings over the construction period. Table 3 outlines the economic impacts of construction. The Project's application notes that construction will result in 28 jobs with about $3.0 million in earnings, 80% of which will be filled by Albany County residents. However, the applicant notes that these jobs will have a duration of less than one year, leading to lower total one-year employment estimates.

Table 3

County Economic Impact - Construction Phase

	Jobs	Earnings	Sales
Direct	10	$1,348,238	$3,575,584
Indirect	3	$252,974	$790,387
Induced	3	$183,247	$480,781
Total	**16**	**$1,784,458**	**$4,846,752**

Source: Lightcast, Camoin Associates

[1] Provided by the Applicant in the application.

[2] According to the Applicant, >80% of the labor will be sourced in the county. We assume that the same share will hold for material sourced in the county, resulting in 80% of the total cost being sourced from Albany County.

ONGOING IMPACTS OF ON-SITE EMPLOYMENT

Based on the application, there will be 18 net new jobs created on-site, composed of 18[3] new jobs created, as well as 10 jobs that would otherwise be lost if the Project does not occur. Using these estimated new jobs as direct inputs into the model, Lightcast was used to calculate the economic impacts of the on-site activity. Table 4 details the impact the on-site activity will have on Albany County in terms of employment, earnings, and sales.

Table 4

County Economic Impact - On-Site Operations

	Jobs	Earnings	Sales
Direct	28	$2,710,000	$6,294,327
Indirect	9	$684,639	$1,926,118
Induced	5	$334,184	$877,981
Total	**42**	**$3,728,823**	**$9,098,426**

Source: Lightcast, Camoin Associates

[3] Provided by the Applicant.

FISCAL IMPACT ANALYSIS

In addition to the economic impact of the Project on the local economy (outlined above), there would also be a fiscal impact in terms of annual property tax and sales tax generation. The following section of the analysis outlines the impact of the completion of the Project on the local taxing jurisdictions in terms of the cost and/or benefit to municipal budgets.

PAYMENT IN LIEU OF TAXES (PILOT)

The Applicant has applied to the Agency for a Payment In Lieu of Taxes (PILOT) agreement. The Applicant has proposed a 10-year payment schedule for the Project based on the current tax rate, taxable value, and assessed value of the Project.

Table 5 calculates the benefit to the affected taxing jurisdictions as the difference between the PILOT payments associated with the Project and the property tax payments without the Project. Over the proposed PILOT term, the local jurisdictions will collect an annual average of $33,398 more in PILOT revenue than in property taxes without the Project. The total benefit to the affected taxing jurisdictions of the PILOT agreement over 10 years would be approximately $333,977.

Table 5

Tax Policy Comparison

	A	B	
Year	**Property Tax Payment Without Project**	**PILOT Payment**	**Benefit (Cost) of Project to Municipalities (B-A)**
1	$ 13,991	$ 13,991	$ -
2	$ 14,271	$ 21,708	$ 7,437
3	$ 14,556	$ 29,425	$ 14,869
4	$ 14,847	$ 37,142	$ 22,295
5	$ 15,144	$ 44,859	$ 29,715
6	$ 15,447	$ 52,576	$ 37,129
7	$ 15,756	$ 60,293	$ 44,537
8	$ 16,071	$ 68,010	$ 51,939
9	$ 16,393	$ 75,727	$ 59,334
10	$ 16,721	$ 83,444	$ 66,723
Total	**$ 153,198**	**$ 487,175**	**$ 333,977**
Average	**$ 90,367**	**$ 48,718**	**$ 33,398**

Source: Albany County IDA, Camoin Associates

Includes a 2% annual increase to taxes.

OTHER EXEMPTIONS

There are other benefits to working with the Alliance, including a Sales Tax Exemption on construction materials and furniture, fixtures, and equipment, and a Mortgage Tax Exemption.

Table 6

Summary of Costs to Affected Jurisdictions

		State and County
Sales Tax Exemption	$	237,225
Mortgage Tax Exemption	$	62,500

Source: Applicant, Camoin Associates

The additional incentive offered by the Alliance will benefit the Applicant but will not negatively affect the County because, without the Project, the County would not, by definition, be receiving any associated sales or mortgage recording tax revenue.

SALES TAX REVENUE – CONSTRUCTION PHASE

The one-time construction phase earnings described by the total economic impact of the construction work (described in the above section) would lead to additional sales tax revenue for the County. It is assumed that 70% of the construction phase earnings would be spent within Albany County and that 25% of those purchases would be taxable.[4]

Table 7

One-Time Sales Tax Revenue, Construction Phase

Total New Earnings	$1,784,458
Amount Spent in County (70%)	$1,249,121
Amount Taxable (25%)	$312,280
Albany County Sales Tax Rate	4.00%
Albany County Sales Tax Revenue (4.00%)	**$12,491**

Source: Albany County IDA, Camoin Associates

As a result of the employment in the construction phase, the County would receive approximately $12,491 in new sales tax revenue from the economic impacts of construction.

[4] A retail leakage analysis of Albany County suggests that a vast majority of the goods and services that employees will be purchasing are available within the County (food, clothing, vehicles, computers, etc.), but there still will be some outside spending on travel and through purchases made online and in neighboring counties. Based on third party proprietary retail spending data, 70% is a reasonable assumption for the amount of in-County spending. (Source: Esri Business Analyst Retail Market Profile)

SALES TAX REVENUE – EMPLOYEE EARNINGS

The earnings generated by on-site jobs that will result from the Project (described under Impacts of On-Site Employment) would lead to additional annual sales tax revenue for the county. It is assumed that 70% of the earnings would be spent within Albany County and that 25% of those purchases will be taxable. Table 8 displays the County's annual tax revenue.

Table 8

Annual Sales Tax Revenue, On-Site Operations

Total New Earnings	$3,728,823
Amount Spent in County (70%)	$2,610,176
Amount Taxable (25%)	$652,544
Albany County Sales Tax Rate	4.00%
Albany County Sales Tax Revenue (4.00%)	**$26,102**

Source: Albany County IDA, Camoin Associates

ATTACHMENT A: WHAT IS ECONOMIC IMPACT ANALYSIS?

An economic impact analysis describes how "new" money entering a region influences the local economy. This "new" money can be generated in two ways:

41 When an industry, event, or policy brings new revenue into the region that would otherwise not exist.

51 When an industry, event, or policy retains revenue that would have otherwise left the region.

Economic impact analyses can also assess the negative economic implications of "losing" a particular business, industry, or attraction, which results in money leaving the region.

Economic impacts do not occur when spending simply shifts from one business or industry to another. For example, town residents attending a game at a new football stadium instead of going to the local movie theater will not generate new economic impacts. However, if town leaders decide to host a concert series at the new football stadium, new visitation and spending related to the concert series would create an economic impact.

Understanding Economic Impacts

Economic impacts are typically broken down into direct, indirect, and induced effects.

Direct Effects are the new activities under investigation.

- Example: The sale of RVs from a new manufacturer in Elkhart, IN, to the rest of the country

Indirect Effects reflect the extent of local supply chains for the activity being analyzed.

- Example: The steel, tires, and cabinets purchased by the RV manufacturer in Elkhart, IN, from local suppliers, the purchases made by those suppliers from their local suppliers, and so on

Induced Effects represent the actions of employees who are supported by direct and indirect activities.

- Example: An employee who works for the RV company's primary tire supplier in Elkhart, IN, purchases groceries at the local supermarket.

Traditionally, the three types of effects are evaluated in terms of jobs, labor income or earnings, industry output or sales, and value-added or gross regional product. The sum of the direct, indirect and induced effects is equal to the total economic impact.

Estimating Economic Impacts

An input-output (I-O) model is used to estimate these effects. In the US, I-O models are derived from the Bureau of Economic Analysis' National Income and Product Accounts. These accounts provide the economic "recipe" each industry follows to produce its output. This includes the value of inputs purchased from other industries, as well as the contributions of labor, taxes paid, and a measure of profits. I-O models also capture household spending patterns.

These inputs are adjusted for each study area based on the estimated portion of goods and services that businesses and households purchase from local suppliers. Adjustments are also made for in-commuting by workers who then take their earnings home and spend them outside the region.

The resulting "multipliers" show, for each direct dollar spent in the region, how many additional dollars (or cents) are generated at local suppliers (indirect) and providers of goods and services to households (induced). For example, if an industry has a multiplier of 2.5, for every positive or negative change to that industry. In this case, the total effect on the regional economy will be 2.5 times the original change.

Benefits of an Economic Impact Analysis

Economic impact analysis is a flexible tool that can be used to quantify the benefit/cost of a particular project, asset, or industry. To yield the most accurate results, studies of this nature rely heavily on high-quality data and research-based assumptions. A well-crafted economic impact analysis can be used by governments, businesses, and organizations to clearly tell a story about how a specific change will affect a given economic environment.

ABOUT CAMOIN ASSOCIATES

As the nation's only full-service economic development and lead generation consulting firm, Camoin Associates empowers communities through human connection backed by robust analytics.

Since 1999, Camoin Associates has helped local and state governments, economic development organizations, nonprofit organizations, and private businesses across the country generate economic results marked by resiliency and prosperity.

To learn more about our experience and projects in all of our service lines, please visit our website at www.camoinassociates.com. You can also find us on LinkedIn, Facebook, and YouTube.

The Project Team

Rachel Selsky
CEO

Angela Hallowell
Senior Analyst

Service Lines

Strategic and Organizational Planning

Economic and Fiscal Impact Analysis

Real Estate Development Analytics and Advisory

Housing Needs Assessment

Prospecting and Business Attraction

Target Industry Analytics and Strategy

Workforce Development and Talent Retention

Entrepreneurship and Innovation

Leading action to

grow your economy

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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)

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.

RESOLUTION 2026-08-02
OF THE
ALBANY COUNTY STAGE ACT COMMITTEE

A meeting of the STAGE ACT Committee ("STAGE Committee") was convened in public session at the offices of Advance Albany County Alliance Local Development Corporation located at 111 Washington Avenue (Suite 100), Albany, New York, 12210 on Tuesday, August 11, 2026 at 1:30pm.

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

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

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

Other individuals present included:

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

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

Resolution No. 2026-08-02

RESOLUTION APPROVING AND DETERMINING FUNDING FOR AN STAGE ACT GRANT APPLICATION SUBMITTED BY FREE FORM FIBERS, LLC IN ACCORDANCE WITH AND PURSUANT TO THE STAGE ACT AND STAGE PLAN

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

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

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

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

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

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

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

WHEREAS, as part of the STAGE Plan, the Advance Albany County Alliance Local Development Corporation ("AACA") was identified by Albany County to administer and manage a grant program ("STAGE Act Grant Program") with funds from Albany County to foster the development of green businesses in Albany County; and

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

WHEREAS, an application (the "Application", attached hereto as Exhibit 1) was submitted to AACA by Free Form Fibers, LLC, and following AACA's review of the applicant, Application, and the applicant's project ("Project") against the STAGE Plan's eligibility requirements, the projected economic impact of such Project, eligible uses of STAGE Act Grant Program funds and the STAGE Plan's awarding criteria, the AACA Board has approved the Application/Project be advanced to the STAGE Act Committee for final review, approval and funding determination:

1. | | |
|---|---|
| Applicant: | Free Form Fibers, LLC |
| Grant Funds Requested: | $250,000 |
| Project: | Fit-up and Development (including machinery and FF&E) within an existing building/facility to enable the applicant's laser driven chemical vapor deposition (LCVD) technology processes |
| Eligibility Category: | Industrial and Manufacturing |
| Jobs Created: | 40 jobs
(23 professional, 7 skilled, 6 semi-skilled, 4 unskilled) |
| Jobs Retained: | 12 jobs
(13 professional, 1 skilled) |
| Investment in County: | ≥$5,744,756 |
| Reviewing Criteria Score: | 15 points (out of 22 max) |
| Recommended Funding Level: | $250,000 |

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

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

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-

B of the Consolidated Laws of New York, as amended (the "SEQR Act") and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York, being 6 NYCRR Part 617, as amended (the "Regulations" and collectively with the SEQR Act, "SEQRA"), it appears that the Project constitutes a Type II action under SEQRA;

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

SEQRA DETERMINATION

(1) Based upon an examination of the Application and Project, the STAGE Committee hereby makes the following determinations: (A) The Project constitutes a "Type II action" pursuant to 6 NYCRR 617.5(c)(2), (3) and/or (31), and therefore that, pursuant to 6 NYCRR 617.6(a)(1)(i), the STAGE Committee has no further responsibilities under SEQRA with respect to the Project.

STAGE PLAN PROJECT APPROVAL AND FUNDING DETERMINATION

(1) The STAGE Committee approves the Project.

(2) Based on the Project's demonstrated ability to show deliverables on job creation/retention, level of investment, project viability, and consistency with the County Economic Development Strategy, the STAGE Committee determines that $250,000 of the STAGE Act funding be awarded to the applicant for the Project pursuant to and in accordance with the STAGE Plan, with such STAGE Act Grant Program funding to be administered by AACA in accordance with and pursuant to the STAGE Plan.

Dated: August 11. 2026

Motion made by:

Seconded by:

Voting Results

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

Albany County
Sustainable Technology & Green Energy
Grant Program Application

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

GRANT APPLICATION

Part I. Applicant

Business Name: Free Form Fibers, LLC Telephone: 518-690-0396

Email Address: Sharrison@fffibers.com

Address: 10 Cady Hill Blvd City/State: Saratoga Springs, NY Zip: 12866

Is this address your business headquarters: ☒ Yes ☐ No Year Established: 2006

Type of Business:

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

If other, explain: ______

Check all that apply:

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

Tax Identification #: 20-4992718 NAICS Code: 325220 Artificial and Synthetic Manufacturing

Part II. Ownership of Applicant Company

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

Name/Title: N/A none 20% or more as of May 2026 % Owned: 0.00%

Name/Title: ______ % Owned: 0.00%

Name/Title: ______ % Owned: 0.00%

Part III. Leadership

EO/President/Owner

Name: Shay Harrison, CEO Telephone: 518-690-0396 Ext. 2706

Email Address: sharrison@fffibers.com

CFO/Controller

Name: Sharon Jurs, Director of Finance Telephone: 518-690-0396 Ext. 2705

Email Address: sjurs@fffibers.com

Part IV. Project Description

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

Free Form Fibers (FFF) is a materials-focused manufacturing company that has developed and demonstrated a number of high purity production technologies based on its patent-protected laser-driven chemical vapor deposition (LCVD) process. FFF is the only company in the world commercializing the LCVD technology and designs, builds, and operates the only commercial-scale LCVD production equipment. The company was established by three co-founders in 2006 in Plattsburgh, NY, re-located to its present location in Saratoga Springs in 2008, and has been the recipient of a range of federal and NYS-funded programs as well as private investment, including two rounds from NYS Empire State Development. FFF has spent the last 5+ years demonstrating the manufacturing scale up of its technologies and is now prepared to move to pilot plant scale production capabilities. The proposed project under consideration is to establish a pilot plant facility at 968 Albany Shaker Road that will enable FFF to manufacture high purity material products such as silicon carbide and silicon nitride at a scale of 100's of kilograms in order to supply the growing advanced composites and next-generation semiconductor markets. This growth will include the stand up of 50 LCVD production tools as well as significantly expanding the company's workforce from the present-day level of 12 staff members to more than double that within 24 months. The site of this planned buildout will occur at building #3 on the former Plug Power site, requiring a certain level of modification and retrofit to accommodate the manufacturing facility needs for LCVD and related technologies. For example, the expected site improvements include an appropriate fire suppression system to protect the microelectronics control hardware for the LCVD production tools and installation of precursor gas delivery and exhaust lines to the array of tools. Additional site work will be completed to create the needed office environment for the growing staff, estimated to double to 25 employees by the end of 2028. Based on the current evaluation of the nominal 60,000 square feet at building #3, FFF believes it can transition from its initial pilot-scale plan to full-scale manufacturing at the 968 Albany Shaker Road location as demand for the company's high purity, high value material products expands over the next 5-7 year timeframe.

Part V. Funding Request

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

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

Grant Amount Requested*: $ 250,000.00 Total Cost of Project: $ 5,744,756.00

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

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

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

FFF is entering a capital-intensive phase of commercialization requiring substantial upfront investment in manufacturing infrastructure and production equipment. The total project investment of approximately $5.7 million is primarily driven by facility retrofit and specialized LCVD equipment deployment. STAGE grant funding will directly support critical building modifications required to operationalize the Albany facility, including installation of gas delivery systems, safety infrastructure, and production-ready utilities. Without grant support, FFF would face delays in facility readiness, which would slow workforce hiring and reduce speed-to-market for the company's advanced material products. The requested funding plays a pivotal role in accelerating project execution, enabling the company to scale operations in Albany County on a faster timeline while maximizing local economic impact.

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

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

If yes, please explain why:

Part VI. Alignment with County Priorities

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

Free Form Fibers is a high-tech manufacturer of advanced materials. The company is aiming to grow significantly over the next 5 years and intends to add dozens of jobs that directly impact or support production activities, such as manufacturing technicians, design and mechanical engineers, and research scientists. Albany County provides an ideal location and community in which to base the company's operations, with particular advantages in recruiting skilled and non-skilled manufacturing-focused labor. The material products that FFF produces are generally intended for high temperature, chemically aggressive applications. Their use ultimately yields improved operational efficiencies, such as reduced fuel usage in aerospace and aviation vehicles, or delivers a much greener raw material, as in the case of the starting material needed for next-generation semiconductor substrate manufacturing. This leading edge semiconductor technology, based on silicon carbide instead of the traditional silicon wafer, enables significantly broader applications of high power electronics such as in electric vehicles and the associated quick-cycle charging stations. In each case, FFF enables the reduction of generated greenhouse gases compared to the present-day alternatives in material products and manufacturing processes. Additionally, the company is developing next-generation technology for nuclear fuel reactor components, such as fuel rods, in collaboration with major nuclear power generation Prime manufacturing partners to enable safer, more reliable nuclear energy.

Part VII. Green Technology

Choose the sector(s) that your project supports:

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

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

Free Form Fibers manufactures material products that can deliver environmental benefits for a range of industries. FFF's work on ceramic-based composites, particularly in aviation and aerospace applications, will drive improvements in energy usage efficiencies. These enhancements over the use of high alloy metals are driven by the increase in achievable operating temperatures and reduction in weight, both of which enable higher fuel efficiency performance. In addition, FFF is commercializing its silicon carbide powder feedstock product for the silicon carbide microelectronics substrate industry. The LCVD process is a significantly greener approach to making silicon carbide powder compared to the Acheson process that has been used since the 1880's and is particularly energy inefficient. FFF is about to start a Department of Energy program through the Energy Efficiency and Renewable Energy office to perform a life cycle analysis in order to quantify the reduction in energy usage and greenhouse gas emissions for the LCVD process relative to the industry standard Acheson process. Finally, FFF has worked with several Prime manufacturers in the nuclear power generation field to develop and deploy silicon carbide-based fuel rod designs that will enable safer operation and alternative uranium-based fuel materials that allow for longer burnup cycles in nuclear power plant reactors. These technology advances, driven by the U.S. government's goal to prevent a domestic Fukushima-style accident, will assist in broadening the implementation of reliable, safe nuclear power generation in the United

States.

Part VII. Project Timeline and Approvals

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

Design Start Date: 06/22/2026

Permitting Start Date: 08/31/2026

Construction Start Date: 09/14/2026

Construction End Date: 02/15/2027

Certificate of Occupancy: 02/19/2027

Equipment Order Placed: 09/01/2026

Equipment Installed: 03/01/2027

Other: ____________________

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

NA – None submitted yet

List all outstanding approvals/permits:

NA – None submitted yet

Part IX. Employment

Number of Current Employees Total: 12 Number of Current Employees in Albany County: 0

PROJECTED CONSTRUCTION EMPLOYMENT IMPACT

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

Year	Number of Construction Jobs	Total Annual Wages and Benefits
Current Year	0	$ 0.00
Year 1	39	$ 796,000.00
Year 2		$
Year 3		$
Year 4		$
Year 5		$

PROJECTED PERMANENT EMPLOYMENT IMPACT

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

Year	Professional	Skilled	Semi-Skilled	Unskilled
Current Year	11	1	0	0
Year 1	13	1	0	0
Year 2	13	1	0	0
Year 3	13	1	0	0
Year 4	13	1	0	0
Year 5	13	1	0	0

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

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

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

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

Free Form Fibers works with a local human resources consulting firm, HResolved which is based in Saratoga, for its personnel recruiting services. HResolved uses industry standard job posting websites and in fact is presently running ads for several manufacturing positions at FFF. The company anticipates finding a rich resource of skilled professionals, such as engineers, scientists, and manufacturing technicians, in the Albany County region because of the presence of the NY Creates campus (and the close relation of FFF's technology to the semiconductor industry) as well as the significant and diverse manufacturing base.

Part X. Sources and Uses

Purpose	Amount
A. Land-Related Costs Total	
1. Land acquisition	
2. Site preparation	
3. Landscaping	$
4. Utilities and infrastructure development	$
5. Access roads and parking development	$
6. Other land-related costs (describe) ____________________	$
B. Building-Related Costs	
1. Acquisition of existing structures	
2. Renovation of existing structures	$ 1,545,000.00
3. New construction costs	$
4. Electrical systems	$ 196,450.00
5. Heating, ventilation and air conditioning	$ 29,456.00
6. Plumbing	$ 110,450.00
7. Other building-related costs (describe) ____________________	
C. Machinery and Equipment Costs Total	
1. Production and process equipment	$ 3,750,000.00
2. Packaging equipment	$
3. Warehousing equipment	$
4. Installation costs for various equipment	$
5. Other equipment-related costs (describe) ____________________	$
D. Furniture and Fixture Costs Total	
1. Office furniture	$ 30,000.00
2. Office equipment	$ 15,000.00
3. Computers	$ 30,000.00
4. Other furniture-related costs (describe)	$
E. Professional Service Costs Total	
1. Architecture and engineering	$ 38,400
2. Other service-related costs (describe) ____________________	$
F. Other Costs Total	
1.	
2.	
G. Sources of Funds	
1. Federal	$
2. State	$ 750,000.00
3. Local	$ 250,000.00
4. Equity	$
6. Bank	$
7. Other	$ 4,744,756.00
Total	$5,744,756.00

Part XI. Detail any Litigation Pending:

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

If no, explain: ______

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

If yes, explain: ______

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

If yes, explain: ______

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

If yes, explain: ______

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

If yes, explain: ______

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

If yes, explain: ______

Part XII. Other Matters

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

If yes, explain: ______________________________

____

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

If yes, explain: ______________________________

____

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

☐ Yes ☒ No

If yes, explain: ______________________________

____

Part XIII. Certifications:

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

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

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

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

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

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

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

Shay Harrison (signature)	Shay Harrison
Signature	Print Name
Chief Executive Officer	6/18/2026
Title	Date
Signature	Print Name
Title	Date

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

OVERVIEW

1. **Applicant Name:** Free Form Fibers, LLC
2. **Grant Funds Requested:** $250,000
3. **Project Description:** FFF is a materials-focused manufacturing company that needs additional space for their growing operations. They have identified a space in Latham NY that fits their specifications and these funds would assist with moving and subsequently growing the operation.
4. **Eligibility Category:** Construction and Renovations (Internal) and Machinery and Equipment acquisition

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PROJECT ECONOMIC IMPACT

1. **Jobs Created:** 40
2. **Jobs Retained:** 12
3. **Total Investment in Albany County**: $5,744,756

ELIGIBILITY

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

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

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

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

ELIGIBLE USES: (check all that apply)

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

SCORING MATRIX

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

Criteria	Score 1 - 5	Notes
Consistent with County Economic Development Strategy	5	FFF manufactures advanced materials that can be used in semi-conductors and energy efficient applications in aerospace and aviation.
Job Creation and Retention	3	FFF conservatively estimates creating 40 new jobs with the move to a larger facility and building out the equipment infrastructure.
Level of Investment	3	FFF plans to invest $5.7 million in their new Albany County based facility
Project Viability	4	After years of R&D, it appears that FFF have a product available for commercialization and with an outside investment their future looks strong.
MWBE/OZ/PEJA/SDVOB* (up to 2)		
Total Score		The project meets the minimum score of 15.

ECONOMIC IMPACT ANALYSIS:

Due to the request being under $500,000 there was no third-party Economic Impact Statement prepared. FFF expects to retain 12 jobs with the move to Albany County and create 40 over the next 5 years.

Free Form Fibers, LLC (Background)

Free Form Fibers aligns exceptionally well with Albany County's economic development strategy because of the highly integrated nature of the Capital Region economy. The company manufactures advanced ceramic fibers using proprietary laser chemical vapor deposition (LCVD) technology for applications in aerospace, defense, hypersonics, energy, power semiconductors, and advanced manufacturing. Its materials are designed to withstand extreme temperatures and harsh operating environments, making them critical components in next-generation technologies. The company has expanded its production capacity in Saratoga Springs and continues to commercialize advanced materials that support national defense and clean energy industries.

From an Albany County perspective, Free Form Fibers strengthens the region's advanced manufacturing and innovation ecosystem rather than operating in isolation. Albany County's economic development strategy emphasizes growing high-value industries, supporting private-sector job creation, expanding research commercialization, and leveraging the Capital Region's unique assets in nanotechnology, semiconductor manufacturing, clean energy, and supply chain development. The company's advanced ceramic fibers have applications in power electronics, energy generation, aerospace propulsion, and next-generation semiconductor technologies, creating opportunities for collaboration with organizations such as the University at Albany, Rensselaer Polytechnic Institute, and the region's semiconductor and materials science cluster. These complementary industries reinforce Albany County's position as a hub for technology commercialization and advanced manufacturing while attracting highly skilled engineers, scientists, and technicians to the regional workforce.

Free Form Fibers also complement Albany County's emerging clean energy and resilient supply chain strategy**.** High-performance ceramic fibers are used in gas turbines, hydrogen technologies, advanced nuclear systems, electrified transportation, thermal management systems, and high-efficiency power electronics—all sectors expected to experience significant growth as New York advances its clean energy and climate objectives. The company's products can support manufacturers located at the Port of Albany and the Port of Coeymans that fabricate renewable energy infrastructure, while also contributing to the broader Tech Valley innovation corridor. As New York continues investing in offshore wind, grid modernization, advanced materials, and domestic manufacturing, companies such as Free Form Fibers help establish the Capital Region as a nationally competitive center for next-generation materials, creating supply chain synergies, attracting research funding, and generating economic benefits that extend well beyond county boundaries.

Green Energy Impacts:

FFF supports NYS's climate and energy goals by commercializing Silicon Carbide (SiC) powders for advanced semiconductor applications. SiC materials deliver superior performance and energy efficiency compared to conventional silicone electronic substrates. FFF's Department of Energy-funded program through the Energy Efficiency and Renewable Energy office is quantifying energy and emissions reductions from its innovative LaserDriven Chemical Vapor Disposition (LCVD) process, which is significantly more efficient than the traditional Acheson process originated in the 19^{th} century. Planned scale-up effort aim for 90% gas utilization – two to three times higher than presently achieved – positioning FFF as a leading NY manufacturer of environmentally beneficial materials.

RECOMMENDATION

Maximum eligible award based on economic impact:
Up to $250,000 may be provided for projects that generate or retain fewer than 50 FTE Jobs in a five-year period.

Recommended funding amount: **$250,000**

NAME **Kevin Catalano**

SIGNATURE: ___________________________ **DATE: 7/15/2026**