



TOWN OF ISLIP

INDUSTRIAL DEVELOPMENT AGENCY

Application for Financial Assistance

Town of Islip IDA
40 Nassau Avenue
Islip, New York 11751
Phone 631.224.5512
Fax 631.224.5532

Updated 4-2015

APPLICANT INSTRUCTIONS

- ◆ In order for a Town of Islip IDA Application to be reviewed in a timely manner, it must be complete. All questions must be answered and all required attachments must be included.
- ◆ Use “None” or “Not Applicable” where necessary.
- ◆ Part VI—Bond Information, need only be completed by applicants for Taxable or Tax Exempt Industrial Development Bonds.
- ◆ All applicants must submit an original and two (2) copies of all documents to the Agency.
- ◆ All applications must be accompanied by a \$1,000 non-refundable fee to the Town of Islip Industrial Development Agency, and a \$500 non-refundable fee to the Town of Islip for the EAF Review required by the State Environmental Quality Review Act (SEQRA). (If the project has already undergone a SEQRA review during the preview process, then applicant can submit the completed EAF for the one attached to the application).

APPLICANT CHECKLIST

- I have completed all sections of the attached application.
- I have signed and notarized the Certification Section (Part VII-A).
- I have signed Part VII-B regarding the Fee Structure for all IDA transactions.
- I have attached all company financial information required by Part VIII-A.
- I have completed and signed the Environmental Assessment Form required by SEQRA. (If the project has already undergone a SEQRA review during a previous process, substitute the completed EAF for the one that was attached to this application).
- I have completed and signed Form RP485-b as required by Real Property Tax Law.
- I have submitted the original and two (2) copies of all application materials to the Agency for review.
- I have submitted an application fee check for \$1,000 payable to the Town of Islip IDA.
- I have submitted a \$500 check payable to the Town of Islip for the SEQRA review. (If the project has already undergone a SEQRA review during a previous process, and the applicant substitutes the completed EAF for the one attached to the application, the \$500 SEQRA fee is waived).

PART I Company (Owner/User) Data

PART II Project Data

PART III Employment/Sales Data

PART IV Construction Schedule

PART V Project Costs/Financing

PART VI Certifications

PART VII Required Attachments
1. Financial Information
2. EAF
3. RP 485-b

I. OWNER & USER DATA

A. Owner Data

1. Company Name Town of Islip / Long Island MacArthur Airport
Current Address 100 ARRIVAL AVENUE, SUITE 100, Ronkonkoma NY 11779
2. Company Officer certifying this application
Name ROBERT SCHAEFER, Airport Commissioner
Mailing Address 100 ARRIVAL AVENUE, SUITE 100, Ronkonkoma NY, 11779
Telephone [REDACTED] Fax [REDACTED]
Email [REDACTED]
3. Business Type
 Sole Proprietorship General Partnership
 Limited Partnership Limited Liability Company
 Not-for-profit Corporation Privately Held Corporation
 Education Corporation Other
 Public Corporation—Listed on _____ Exchange
4. State of Incorporation NY
5. Principal Officers Name Title
ROBERT SCHAEFER, Commissioner of Aviation & Transportation
6. Principal Stockholders Name Title

7. Owner's Legal Counsel
Name ROB CICALE
Firm Name ISLIP TOWN ATTORNEY
Address 655 Main St, Islip NY
Telephone [REDACTED] Fax _____
Email [REDACTED]
8. Bank References

9. Major Trade References

10. Nature of Business
(i.e. "manufacturer of ___ for ___ industry" or "warehouse distributor of ___" or "real estate holding company")
Commercial Airport
11. NAICS Code [REDACTED] Airport Terminal Services
For help determining your NAICS code, please visit <http://www.naics.com>

I. OWNER & USER DATA

B. User Data

For co-applicants, where a tenant/landlord relationship will exist between the owner and the user, the user must occupy at least 50% of the square footage of the facility

1. Company Name Town of Islip/Long Island MacArthur Airport
Current Address 100 Arrival Avenue, Suite 100, Ronkonkoma NY 11779

2. Company Officer certifying this application
Name Robert Schaefer, Airport Commissioner
Mailing Address 100 Arrival Avenue, Suite 100, Ronkonkoma NY 11779
Telephone [REDACTED] Fax [REDACTED]
Email [REDACTED]

3. Business Type
 Sole Proprietorship General Partnership
 Limited Partnership Limited Liability Company
 Not-for-profit Corporation Privately Held Corporation
 Education Corporation Other
 Public Corporation—Listed on _____ Exchange

4. State of Incorporation NY

5. Principal Officers Name Title
ROBERT Schaefer, Commissioner of Aviation & Transportation

6. Principal Stockholders Name Title

7. User's Legal Counsel
Name Rob Cicale
Firm Name Islip Town Attorney
Address 655 Main St., Islip NY
Telephone [REDACTED] Fax _____
Email [REDACTED]

8. Bank References

9. Major Trade References

10. Nature of Business
(i.e. "manufacturer of ___ for ___ industry" or "warehouse distributor of ___" or "real estate holding company")
Commercial Airport

11. NAICS Code [REDACTED] Airport Terminal Services
For help determining your NAICS code, please visit <http://www.naics.com>

II. PROJECT DATA

A. Location

1. Street Address 150 ARRIVAL AVENUE, Ronkonkoma NY 11779
2. Tax Map

<u>500</u>	<u>106</u>	<u>1</u>	<u>6.9</u>
District #	Section #	Block #	Lot #
3. Acreage Project property: 10,500 sq ft.
4. Municipal Jurisdictions
Town - Islip
Village _____
School District Sachem

B. Description (Check all that apply)

- | | |
|---|----------------------------------|
| <input type="checkbox"/> New Construction | _____ Square Feet |
| <input checked="" type="checkbox"/> Addition to Existing Facility | <u>Approx 5,000</u> Square Feet |
| <input type="checkbox"/> Acquisition of Existing Facility | _____ Square Feet |
| <input checked="" type="checkbox"/> Acquisition & Renovation of Existing Facility | <u>Approx 10,500</u> Square Feet |
| <input checked="" type="checkbox"/> Purchase of New Machinery & Equipment | |
| <input type="checkbox"/> Other (specify) _____ | |

C. Related Facilities

1. Are other facilities or related companies located within the state? Yes No
Address 100 ARRIVAL AVENUE, Ronkonkoma NY 11779 (Main Airport Terminal)
2. If yes to above (C-1), will any of these facilities close or be subject to reduced activity? Yes No
3. If yes to above (C-2), please describe: _____

D. Real Estate Search

1. Has the company actively sought sites in another state or outside the New York metropolitan region? Yes No
2. If yes to above (D-1), please list the states/regions considered: _____

E. Present Owner

1. Who is the current legal owner of the site? Town of Islip
2. Is there a purchase option or other legal or common control in the project? Yes No
3. Is there an existing or proposed lease for the project? Yes No
4. If yes to either above (E-2 or E-3), please explain (i.e. purchase price, term of lease): _____

II. PROJECT DATA

F. Project Narrative

1. Describe the project in detail, emphasizing the following:
 - A. Specific operations of the company to be conducted at the project premises (product manufactured/warehoused, services rendered)
 - B. Proposed product lines and market demands
 - C. Need for the new facility
 - D. Square footage of the old facility
 - E. Square footage of the new facility
 - F. Type of building to be constructed
 - G. Major equipment to be purchased

MacArthur Airport will be renovating and expanding an existing building on its property to accommodate a Federal Inspection Services Facility for use by U.S. Customs and Border Protection. This Facility, which is currently 10,500 sq ft is expected to be expanded to 15,500 sq ft, will be utilized to process passengers from international destinations. This Facility will help open up Long Island as a business and tourist destination for potential clients and travelers from Canada, the Caribbean, Central America, Europe and Mexico. All equipment, including that used for passenger screening and furnishings for holding rooms, will be purchased following the guidelines set forth by U.S. Customs and Border Protection.

IDA funding will be used to cover the design of the Federal Inspection Services Facility, which must be approved by U.S. Customs and Border Protection before construction can begin. All SEQRA, Federal and local permitting will take place under the design phase of the project.

2. For pollution controls, also describe:
 - A. Type of pollution to be abated
 - B. Method of abatement
 - C. Existing orders of environmental agencies
-

III. EMPLOYMENT/SALES DATA

A. Employees		First year upon completion	Second year upon completion
	Current		
Full time	<u>0</u>	<u>180</u>	<u>270</u>
Part time	_____		
Seasonal	_____		
Total	<u>All jobs contingent on Construction of facility</u>	<u>180</u>	<u>270</u>
B. Payroll		First year upon completion	Second year upon completion
	Current		
Total \$	<u>—</u>	<u>\$27.5 Million</u>	<u>\$40 Million</u>
C. Average Annual Wages		First year upon completion	Second year upon completion
	Current		
Total \$	<u>—</u>	<u>\$50,000</u>	<u>\$50,000</u>
D. Sales		First year upon completion	Second year upon completion
	Current		
Total \$	_____		

IV. PROJECT CONSTRUCTION SCHEDULE

A. Key Dates (proposed)

	Month & Year
1. Construction commencement	<u>JUNE 1, 2016</u>
2. Construction completion	<u>DEC. 15, 2016</u>
3. Building Occupancy	<u>Jan 2, 2017</u>

B. Please check if any of the following applications/permits have been filed for the project: (Check all that apply)

- | | |
|---|---|
| <input type="checkbox"/> Change of Zone | <input type="checkbox"/> Interior Alterations |
| <input type="checkbox"/> Special Use | <input type="checkbox"/> Building |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Site plan |

V. PROJECT COSTS/FINANCING

A. Estimate the costs necessary for the construction, acquisition, rehabilitation, improvement and/or equipping of the project.

Item	Amount
1. Land	\$ _____
2. Site Work	_____
3. Building (new construction)	\$ 9,000,000 <i>per year 9/8/15</i>
4. Building (rehabilitation)	_____
5. Engineering & Architectural Fees	\$ 1,000,000
6. Machinery & Equipment	_____
7. Other (specify)	_____
TOTAL PROJECT COST*	\$ 10,000,000 <i>per year 9/8/15</i>

B. Please provide the amount of sales tax exemptions that your project requires

\$ _____

Bi. If your project has a landlord/tenant arrangement, please provide the breakdown of the number above _____

C. How does the company propose to finance the project?

	Amount	Term
1. Tax Exempt IDB*	_____	_____
2. Taxable IDB*	_____	_____
3. Conventional Mortgage (with IDA sale/leaseback)	_____	_____
4. Owner/User Self-Financing (with IDA sale/leaseback)	_____	_____
5. JDA/SBA	_____	_____
6. Other loans	_____	_____
7. Company/Owner Equity contribution	_____	_____

TOTAL AMOUNT FINANCED \$ 0

D. Please estimate when the above amounts will be required

_____ Month & Year

* The Agency Fee of one-half of a basis point (.006) will be applied against the total project cost or, where applicable, against the amount of the IDB issuance. For low-cost projects, there will be a minimum fee of \$5,000.

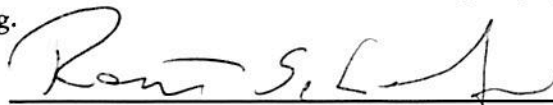
VI. CERTIFICATIONS

A. Applicant Responsibilities

ROBERT Schaefer (name of representative of entity submitting application or name of individual submitting application) deposed and says that s/he (choose and complete one of the following two options) (a) is a/the Commissioner (title) of Long Island MacArthur Airport (company name), the entity named in the attached application, or (b) is the individual named in the attached application; that s/he has read the foregoing application and knows the contents thereof; and that the same is true of his/her knowledge.

Deponent further says that s/he is duly authorized to make this certification on behalf of her/himself or on behalf of the entity named in the attached application. The grounds of deponent's belief relative to all matters in said application which are not stated upon his/her own personal knowledge are investigations which deponent has caused to be made concerning the subject matter of this application as well as, if deponent is not an individual applicant, information acquired by deponent in the course of his/her duties in connection with said entity and from the books and papers of said entity.

As (a) the representative of said entity, or (b) the individual applicant (such entity or individual applicant hereinafter referred to as the "Applicant"), deponent acknowledges and agrees that the Applicant shall be and is responsible for all costs incurred by the Town of Islip Industrial Development Agency (hereinafter referred to as the "Agency"), acting on behalf of the Applicant in connection with this application and all matters relating to the provision of financial assistance to which this application and all matters relating to the provision of financial assistance to which this application relates. If, for any reason whatsoever, the Applicant fails to conclude or consummate necessary negotiations or fails to act within a reasonable or specified period of time to take reasonable, proper or requested action or withdraws, abandons, cancels or neglects the application, then upon presentation of an invoice, the Applicant shall pay to the Agency, its agents or assigns, all actual costs incurred with respect to the application up to that date and time, including fees to transaction counsel for the Agency and fees of general counsel for the Agency. Upon the successful conclusion of the transaction contemplated herein, the Applicant shall pay to the Agency an administrative fee set by the Agency, in accordance with its fee schedule in effect on the date of the foregoing application, which amount is payable at closing.



Print Name ROBERT Schaefer
Title AIRPORT Commissioner



NOTARY

Sworn to before me this 2 day of September, 2015.

JENNI NIU
Notary Public, State of New York
No. 01NIG122035
Qualified in Suffolk County
Commission Exp. February 7, 2017.

VI. CERTIFICATIONS

B. Fee Structure

1. **Application Fee—\$1,000.00**

An application for IDA assistance must be accompanied by a non-refundable fee of \$1,000 plus a \$500 fee for the Town of Islip review of Environmental Assessment Form as required by the State Environmental Quality Review Act (SEQRA). (The \$500 fee will be waived if the applicant's project has already undergone a SEQRA review during a previous process, i.e. site plan, building permit, change of zone, etc.)
2. **Agency Fee—.006 (for low-cost project, there will be a minimum fee of \$5,000)**

Upon closing of any IDA project, the Agency will assess an administrative fee of one-half of a basis point (.006) against the size of the project. For IDB projects, the .006 will be measured against the final bond amount. For straight-lease transactions, the .006 will be measured against the projected total costs.
3. **Agency Counsel—\$250 per hour**

The Town of Islip Town Attorney's Office acts as counsel to the Town of Islip IDA and must be reimbursed for time spent on IDA-related transactions. The Agency counsel bills all time spent on IDA matters at \$250 per hour. For IDA closings up to \$5 million, the Agency counsel bills a minimum of \$3,500. For projects greater than \$5 million, the Agency counsel bills a minimum of \$5,000. For all other activities, i.e. terminations, simple consents and waivers, transfer of assets, etc., the Agency counsel will bill at the aforementioned \$250 per hour.
4. **Processing Fee—\$500**

During the course of IDA ownership/involvement, the Agency may occasionally be required, by the company, to consent to a variety of items, i.e. pre-payment of bonds, second mortgages, additional secured financing, etc. The Agency will charge a \$500 processing fee for each of these requests.
5. **Assignments & Assumptions—\$1,500**

Occasionally, the IDA is asked to transfer benefits that were assigned to the original company, i.e. PILOT or mortgage recording tax benefits, to a different company, typically upon a sale of the IDA property. The new company often wishes to continue IDA involvement with the property in order to retain the IDA incentives. The Agency will charge a \$1,500 fee for each of these transactions.
6. **PILOT Extensions/Modifications—.006**

Occasionally, the Agency is asked to extend or modify an existing Payment n Lieu of Taxes Agreement (PILOT). The .006 will be measured against the projected increase of the PILOT benefit

VI. CERTIFICATIONS

B. Fee Structure

7. Annual Administrative Fee— \$1,000

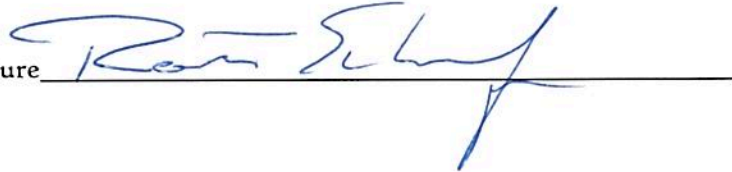
An Annual Administrative Fee of \$1,000 will be charged to all projects to cover the cost of all the reporting and monitoring of the transaction. This fee is subject to periodic review and may be adjusted at the discretion of the Agency.

8. Bond/Transaction Counsel—fee negotiated separately

While the Town of Islip IDA is represented locally by the Town of Islip Town Attorney's Office, a separate Bond/Transaction Counsel is also necessary on any IDA project. Bond/Transaction counsels render "third party" opinions that the bond or straight lease transaction is authorized under all federal, state and local statutes. Bond/Transaction counsels also prepare all documents related to IDA transactions and coordinates all activities leading up to closing. The Town of Islip IDA has designed the firm of Nixon Peabody, LLP as its Bond/Transaction counsel and all fees are separately negotiated with them.

I have read and understand the aforementioned explanation of the fees associated with all the Town of Islip Industrial Agency Transaction.

Signature



VII. REQUIRED ATTACHMENTS

A. Financial Information

(Attach the following financial information of the owner and user)

1. Financial statements for the last two fiscal years (unless included in the Owner's or User's Annual Report)
2. Owner's or User's Annual Reports (or Form 10-k's) for the two most recent fiscal years
3. Quarterly reports (Form 10-Q's) and current reports (Form 8-k's) since the most recent annual report, if any
4. In addition, if applicable, please attach the financial information described above in items A, B and C, of any expected guarantor of the proposed bond issue other than the Owner or the User
5. Upon request of the Applicant, the Agency will review the information submitted pursuant to this Section VIII and return all copies to the Applicant within two weeks after the inducement date. Please indicate whether you require the information to be returned.

Yes No

B. Environmental Assessment Form

Please complete the attached EAF as required by the State Environmental Quality Review Act (SEQRA).

C. Form RP 485-b

Please complete the attached Form RP 485-b as required by Section 485-b of the Real Property Tax Law

OPERATING AND FINANCIAL SUMMARY
LONG ISLAND MAC ARTHUR AIRPORT
2014

04/21/2015

OPERATING REVENUES	AERONAUTICAL		
1 AIRPORT LANDING FEES	CT17702	1,516,944	
	CT17842	85,586	1,602,530
2 AIRPORT TERMINAL RENTAL	CT17722	455,231	
2 AIRPORT BAGGAGE CLAIM AREA FEE	CT17822	643,445	
2 AIRPORT GATE AREA FEES	CT17832	133,638	1,232,314
3 AIRPORT TIE DOWNS	CT17792	17,420	17,420
4 AIRPORT NON TERMINAL CONCESSIONS	CT17812	43,284	43,284
FUEL SURCHARGE	CT17902	465,119	465,119
CUTOMS FEES	CT1793	35,178	35,178
10 AIRPORT OTHER INCOME	CT17782	404,687	404,687
AERONAUTICAL REVENUE		3,800,532	3,800,532

OPERATING REVENUES	NON-AERONAUTICAL		
1 AIRPORT NON-TERMINAL RENTAL	CT17762	2,409,653	2,409,653
2 AIRPORT CONCESSIONS - Food	CT17742	584,103	584,103
3 AIRPORT CONCESSIONS - Retail	CT17742	236,555	236,555
5 AIRPORT CAR RENTAL CONCESSION	CT17772	1,485,323	1,485,323
TAXI CONCESSION	CT1792	32,462	32,462
6 MUNICIPAL PARKING	CT17712	2,935,382	
6 RESIDENT PARKING FEES	CT17802	231,661	3,167,043
8 OFF AIRPORT SERVICES	CT17732	34,512	
8 READY SPACE - AIRPORT	CT17882	121,276	
8 BADGING FEES	CT17892	14,017	
8 FUEL CONCESSION	CT17912	135,393	
8 PROPERTY RENTAL	CT24102	728,400	
8 INSURANCE RECOVERIES	CT2680	4,736	
8 MISCELLANEOUS	CT2770	13,199	
8 GAS REIMBURSEMENT	CT2999	54,823	
REIMBURSEMENT FROM PFC - ADMIN CHARGE	CT1799	50,000	
8 FEDERAL AID - FEMA REIMB	CT4510	7	
8 FEDERAL AID - LEO	CT4800	62,050	
8 FEDERAL AID - FAA REIMB	CT4999	0	
8 INTEREST	CT24019	2,890	
8 LIMA FINES	CT26102	725	
8 LIMA PLANS & SPECS	CT26202	7,100	1,231,628
TOTAL NON-AERONAUTICAL REVENUE		9,146,767	9,146,767

	12,947,299	12,947,299
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NON-OPERATING REVENUES		
1 INTEREST INCOME		3,857
2 GRANT RECEIPTS		
FEDERAL H-PFC		4,728,498
NYS H-PFC		22,058
NYS - DASNY		
3 PASSENGER FACILITY CHARGES		2,457,746
4 CONSTRUCTION FACILITY CHARGES		461,993
TOTAL NON-OPERATING REVENUES		7,674,152

OPERATING AND FINANCIAL SUMMARY
LONG ISLAND MAC ARTHUR AIRPORT
2014

04/21/2015

<u>OPERATING EXP:</u>		
1	PERSONNEL COMPENSATION AND BENEFITS	9,629,028
2	COMMUNICATIONS & UTILITIES	779,015
3	Office and Shop Equipment	2,903
4	SUPPLIES AND MATERIALS	434,152
5	REPAIRS AND MAINTENANCE	176,817
6	CONTRACTUAL SVCS	1,149,493
7	INS/CLAIMS/SETTLEMENTS	260,822
8	MISC	20,832
9	OTHER	275,991
	TOTAL OPERATING EXP	<u>12,729,053</u>
 NON-OPERATING EXP:		
1	INTEREST EXPENSE	188,661
2	OTHER	743,984
	TOTAL NON-OPERATING EXP	<u>932,645</u>
	 DEPRECIATION	 <u>0</u>
	TOTAL EXPENDITURES	<u>13,661,698</u>
	 NET	 <u>6,959,753</u>
 REPORTING YEAR PROCEEDS:		
1	BOND PROCEEDS	
2	PROCEEDS FROM SALE OF EQUIPMENT	5,050
3	OTHER CONTRIBUTED CAPITAL	
4	OTHER	
	TOTAL	<u>5,050</u>
 REPORTING YEAR EXPENDITURES FOR PROJECTS:		
1	AIRFIELD	3,218,013
2	TERMINAL	71,779
3	PARKING	
4	RDWY/RAIL/TRANSIT	238,808
5	OTHER / EQUIP	749,582
	TOTAL	<u>4,278,182</u>
	 REPORTING YEAR DEBT PAYMENTS	 <u>932,645</u>
 INDEBTEDNESS AT END OF YEAR:		
1	BONDS	5,574,938
2	LOANS	0
3	OTHER	0
	TOTAL	<u>5,574,938</u>
	 UNRESTRICTED FINANCIAL ASSETS INCLUDING CASH - 2014	 <u>3,591,790</u>

OPERATING AND FINANCIAL SUMMARY
LONG ISLAND MAC ARTHUR AIRPORT
2013

04/21/2014

OPERATING REVENUES	AERONAUTICAL		
1 AIRPORT LANDING FEES	CT17702	1,038,296	
	CT17842	33,249	1,071,545
2 AIRPORT TERMINAL RENTAL	CT17722	444,828	
2 AIRPORT BAGGAGE CLAIM AREA FEE	CT17822	710,465	
2 AIRPORT GATE AREA FEES	CT17832	177,718	1,333,011
3 AIRPORT TIE DOWNS	CT17792	14,150	14,150
4 AIRPORT NON TERMINAL CONCESSIONS	CT17812	35,513	35,513
FUEL SURCHARGE	CT17902	487,198	487,198
10 AIRPORT OTHER INCOME	CT17782	284,772	284,772
AERONAUTICAL REVENUE		3,226,189	3,226,189

OPERATING REVENUES	NON-AERONAUTICAL		
1 AIRPORT NON-TERMINAL RENTAL	CT17762	2,075,386	2,075,386
2 AIRPORT CONCESSIONS - Food	CT17742	309,578	309,578
3 AIRPORT CONCESSIONS - Retail	CT17742	404,852	404,852
5 AIRPORT CAR RENTAL CONCESSION	CT17772	1,669,314	1,669,314
TAXI CONCESSION	CT1792	30,000	30,000
6 MUNICIPAL PARKING	CT17712	3,028,254	
6 RESIDENT PARKING FEES	CT17802	157,295	3,185,549
8 OFF AIRPORT SERVICES	CT17732	31,302	
8 READY SPACE - AIRPORT	CT17882	110,532	
8 BADGING FEES	CT17892	18,637	
8 FUEL CONCESSION	CT17912	127,533	
8 PROPERTY RENTAL	CT24102	128,400	
8 INSURANCE RECOVERIES	CT2680	213,602	
8 MISCELLANEOUS	CT2770	21,757	
8 GAS REIMBURSEMENT	CT2999	44,807	
8 FEDERAL AID - FEMA REIMB	CT4510	265,457	
8 FEDERAL AID - LEO	CT4800	62,050	
8 FEDERAL AID - FAA REIMB	CT4999	67,945	
8 INTEREST	CT24019	5,839	
8 LIMA FINES	CT26102	550,000	
8 LIMA PLANS & SPECS	CT26202	5,050	1,652,911
TOTAL NON-AERONAUTICAL REVENUE		9,327,590	9,327,590

	12,553,779	12,553,779
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NON-OPERATING REVENUES		
1 INTEREST INCOME		5,456
2 GRANT RECEIPTS		
FEDERAL H-PFC		4,480,385
NYS H-PFC		410,232
NYS - DASNY		
3 PASSENGER FACILITY CHARGES		2,692,536
TOTAL NON-OPERATING REVENUES		7,588,609

OPERATING AND FINANCIAL SUMMARY
LONG ISLAND MAC ARTHUR AIRPORT
2013

04/21/2014

OPERATING EXP:		
1	PERSONNEL COMPENSATION AND BENEFITS	9,981,433
2	COMMUNICATIONS & UTILITIES	827,433
3	Office and Shop Equipment	3,834
4	SUPPLIES AND MATERIALS	375,458
5	REPAIRS AND MAINTENANCE	154,312
6	CONTRACTUAL SVCS	1,147,335
7	INS/CLAIMS/SETTLEMENTS	192,015
8	MISC	26,310
9	OTHER	285,935
	TOTAL OPERATING EXP	<u>12,994,065</u>
NON-OPERATING EXP:		
1	INTEREST EXPENSE	211,304
2	OTHER	712,411
	TOTAL NON-OPERATING EXP	<u>923,715</u>
	DEPRECIATION	<u>0</u>
	TOTAL EXPENDITURES	<u>13,917,780</u>
	NET	<u>6,224,608</u>
REPORTING YEAR PROCEEDS:		
1	BOND PROCEEDS	
2	PROCEEDS FROM SALE OF EQUIPMENT	3,495
3	OTHER CONTRIBUTED CAPITAL	
4	OTHER	
	TOTAL	<u>3,495</u>
REPORTING YEAR EXPENDITURES FOR PROJECTS:		
1	AIRFIELD	5,927,650
2	TERMINAL	651,787
3	PARKING	
4	RDWY/RAIL/TRANSIT	871,127
5	OTHER / EQUIP	1,107,522
	TOTAL	<u>8,558,086</u>
	REPORTING YEAR DEBT PAYMENTS	<u>956,882</u>
INDEBTEDNESS AT END OF YEAR:		
1	BONDS	5,619,642
2	LOANS	0
3	OTHER	0
	TOTAL	<u>5,619,642</u>
	UNRESTRICTED FINANCIAL ASSETS INCLUDING CASH - 2013	<u>905,169</u>

5. Use of Property.

- a. Describe the primary use of the property and the type of business to be conducted. U.S. Customs and Border Protection will use the facility to clear arriving commercial international air carrier passengers.
- b. Describe any other use or uses of the property. —
- c. Is any part of the real property used for a purpose other than buying, selling, storing or developing goods or services; the manufacture or assembly of goods or the processing of raw materials; or hotel or motel purposes? Yes No
- d. If yes, describe in detail the other use or uses of the property and state the extent to which the property is so used (e.g., 30% of floor space, 25% of income, etc.).
The facility will be used solely by U.S. Customs and Border Protection.

6. Other exemptions.

- a. Is the property receiving or has it ever received any other exemption from real property taxation?
 Yes No
- b. If yes, what exemption was received? _____ When? _____

Were payments in lieu of taxes made during the term of that exemption? Yes No

If yes, attach a schedule showing the amounts and dates of such payments, and the purposes for which such payments were made (i.e., school district, general municipal, etc.). Also attach any related documentation, such as a copy of the agreement under which such payments were made.

CERTIFICATION

I, Robert Schaefer, hereby certify that the information on this application and any accompanying pages constitutes a true statement of facts.

Robert Schaefer
Signature

September 3, 2015
Date

FOR ASSESSOR'S USE

- 1. Date application filed: _____
- 2. Applicable taxable status date: _____
- 3. Action on application: Approved Disapproved
- 4. Assessed valuation of parcel in first year of exemption: \$ _____
- 5. Increase in total assessed valuation in first year of exemption: \$ _____
- 6. Amount of exemption in first year:

	Percent	Amount
County	_____	\$ _____
City/Town	_____	\$ _____
Village	_____	\$ _____
School District	_____	\$ _____

Assessor's signature

Date



NEW YORK STATE DEPARTMENT OF TAXATION & FINANCE
OFFICE OF REAL PROPERTY TAX SERVICES

APPLICATION FOR REAL PROPERTY TAX
EXEMPTION FOR COMMERCIAL, BUSINESS OR INDUSTRIAL PROPERTY
(Real Property Tax Law, Section 485-b)

(Instructions for completing this form are contained in Form RP-485-b-Ins)

- 1. Name and telephone no. of owner(s)
ROBERT Schaefer, Airport Commissioner
- 2. Mailing address of owner(s)
100 ARRIVAL AVENUE
SUITE 100
RONKONKOMA NY 11779
- Day No. [REDACTED]
- Evening No. () _____
- E-mail address (optional) [REDACTED]

- 3. Location of property (see instructions)
- 150 ARRIVAL AVENUE
Street address
- Ronkoma
City/Town
- Village (if any)
- Sachem
School district

Property identification (see tax bill or assessment roll)

Tax map number or section/block/lot 106 1 6.9

- 4. Description of property for which exemption is sought:
 - a. New construction Alteration Installation Improvement
 - b. General description of property (if necessary, attach plans or specifications):
Existing building to be renovated with approximately 5,000 sq. ft of new construction.
 - c. Type of construction: NEW/RENOVATION
 - d. Square footage: NEW: 5,000 sq. ft / Renovation: 10,500 sq. ft.
 - e. Total cost: Total project: \$10 Million.
 - f. Date construction, alteration, installation or improvement was started: Anticipated start: 6-1-2016
 - g. Date completed (attach copy of certificate of occupancy or other documentation of completion):
—
 - h. Describe any real property replaced or removed in connection with the new construction, alteration, installation or improvement: —