



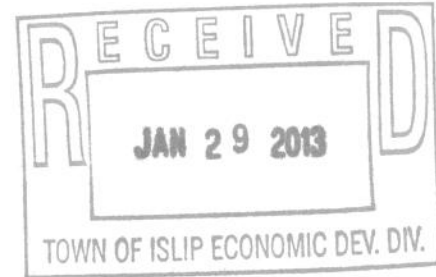
sartorius

*office
copy*

Sartorius Stedim North America Inc
5 Orville Drive Suite 200
Bohemia, NY 11716
Telephone: 800-368-7178
FAX: 631-254-4264

January 25, 2013

Town of Islip
Industrial Development Agency
Bill Mannix
40 Nassau Avenue
Islip, NY 11751



Re: Sartorius Stedim Expansion Project

Enclosed is Sartorius Stedim North America IDA Application

IDA Application (2) with \$500 Application Fee
SEQRA Form with \$500 Fee
RF 485 Form enclosed to be completed at signing

Please contact M [REDACTED]

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 AEROTECH INDUSTRIAL LLC
Current Address C/O SPIEGEL ASSOCIATES, 375 N. BROADWAY, JERICHO, NY
2. Company Officer certifying this application
Name _____
Mailing Address _____
Telephone _____ Fax _____
Email _____
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 NEW YORK
5. Principal Officers *Name* *Title*
 LISE WILKS MANAGING MEMBER

6. Principal Stockholders *Name* *Title*
N/A

7. Owner's Legal Counsel
Name N/A
Firm Name _____
Address _____
Telephone _____ Fax _____
Email _____
8. Bank References
N/A

9. Major Trade References
N/A

10. Nature of Business
(i.e. "manufacturer of ___ for ___ industry" or "warehouse distributor of ___" or "real estate holding company")
AEROTECH INDUSTRIAL LLC IS CURRENTLY THE TENANT UNDER A LEASE AGREEMENT WITH THE TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY, DATED NOVEMBER 1, 2009
11. NAICS Code N/A

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 SARTORIUS STEDIM NORTH AMERICA
Current Address 5 ORVILLE DRIVE, SUITE 200, BOHEMIA, NY 11716

2. Company Officer certifying this application
Name MARY LAVIN
Mailing Address 5 ORVILLE DRIVE, SUITE 200, BOHEMIA, NY 11716
Telephone [REDACTED] Fa: [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 DELAWARE

5. Principal Officers

| Name | Title |
|----------------|-----------|
| MARY LAVIN | PRESIDENT |
| RAINER LEHMANN | CFO |

6. Principal Stockholders

| Name | Title |
|-----------------------|-------|
| SARTORIUS STEDIM GMBH | |

7. User's Legal Counsel
Name PETER L. CURRY
Firm Name FARRELL FRITZ, P.C.
Address 1320 RXR PLAZA, UNIONDALE, NY 11556-1320
Telephone [REDACTED] Fa: [REDACTED]
Email PCURRY@FARRELLFRITZ.COM

8. Bank References
JP MORGAN CHASE BANK NA, 395 NORTH SERVICE ROAD, MELVILLE, NY 11747
[REDACTED]

9. Major Trade References
ATMI - 1509 BULL LEAD ROAD, SUITE 300, LEXINGTON, KY 40511 - [REDACTED]
[REDACTED]

10. Nature of Business
(i.e. "manufacturer of ___ for ___ industry" or "warehouse distributor of ___" or "real estate holding company")
A PROVIDER OF CUTTING-EDGE EQUIPMENT FOR THE BIO PHARMACEUTICAL INDUSTRY. PLEASE SEE ATTACHED LETTER, DATED DECEMBER 19, 2012.

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

II. PROJECT DATA

A. Location

1. Street Address 545 JOHNSON AVENUE, BOHEMIA, NY 11716
2. Tax Map

| | | | |
|-------------|---------------|--------------|----------------|
| <u>0500</u> | <u>192.00</u> | <u>01.00</u> | <u>012.004</u> |
| District # | Section # | Block # | Lot # |
3. Acreage ¹⁴ _____
4. Municipal Jurisdictions
Town ISLIP
Village _____
School District _____

B. Description (Check all that apply)

- New Construction _____ Square Feet
- Addition to Existing Facility _____ Square Feet
- Acquisition of Existing Facility _____ Square Feet
- Acquisition & Renovation of Existing Facility _____ Square Feet
- Purchase of New Machinery & Equipment _____
- Other (specify) LEASE AND RENOVATION OF EXISTING FACILITY - 40,077 SQUARE FEET.

C. Related Facilities

1. Are other facilities or related companies located within the state? Yes No
Address 5 ORVILLE PLACE, BOHEMIA, NY 11716
160 WILBUR PLACE, BOHEMIA, NY 11716
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:
160 WILBUR PLACE WILL BE SUBLET.

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:
BETHLEHEM, PENNSYLVANIA
ARVADA, COLORADO

E. Present Owner

1. Who is the current legal owner of the site? TOWN OF ISLIP IDA
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):
10 YEARS, 6 MONTHS

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

SEE ATTACHED.

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



sartorius

Sartorius Stedim North America Inc
5 Orville Drive Suite 200
Bohemia, NY 11716
Tele [REDACTED]
FAX [REDACTED]

January 25, 2013

Town of Islip Industrial Development Agency
Bill Mannix
40 Nassau Avenue
Islip, NY 11751

Re: Sartorius Stedim Expansion Project

Introduction of Sartorius Stedim North America

Sartorius Stedim North America is part of Sartorius Stedim Biotech, a leading provider of cutting-edge equipment and services for the development, quality assurance and production processes of the biopharmaceutical industry. Its integrated solutions covering fermentation, cell cultivation, filtration, purification, fluid management and lab technologies are supporting the biopharmaceutical industry around the world to develop and produce drugs safely, timely and economically. Sartorius Stedim Biotech focuses on single-use technologies and value-added service to meet the rapidly changing technology requirements of the industry it serves. Strongly rooted in the scientific community and closely allied with customers and technology partners, the company is dedicated to its philosophy of "turning science into solutions." Sartorius has its own production facilities in Europe, Asia and America as well as sales subsidiaries and local commercial agencies in more than 110 countries.

Specific Needs and Operations -> 545 Johnson Avenue -> 40,677 sq ft facility

Sartorius will expand its' current operations to support growth of the business, consolidation of our laboratories at our US sites in California, Colorado and Pennsylvania and bring in new functions such as Research and Development and Training. One of the primary drivers of the expansion is the build up of a Research and Development Lab, the R &D Lab will be used for the evaluation and demonstration of equipment used for fermentation and cell culture. The Lab will include a wide range of Laboratory Equipment and employ approximately 4 scientist and/or engineers. We will build an "Americas" Training center, which will include a Training Laboratory and classroom for our North & South America employees. We will build a showroom for product and customer demonstrations. We will expand our Service Center "repair depot" and Warehouse to support the business growth and demonstration equipment. Finally we will bring our Laboratory Products and Service team together under one roof, this team is currently located at 2 sites.

III. EMPLOYMENT/SALES DATA

| A. Employees | | First year upon completion | Second year upon completion |
|--------------|---------|-------------------------------|--------------------------------|
| | Current | | |
| Full time | 150 | 163 | 170 |
| Part time | 0 | 0 | 0 |
| Seasonal | 0 | 0 | 0 |
| Total | 150 | 163 | 170 |

| B. Payroll | | First year upon completion | Second year upon completion |
|------------|------------|-------------------------------|--------------------------------|
| | Current | | |
| Total \$ | 16,047,063 | 17,000,000 | 17,750,000 |

| C. Average Annual Wages | | First year upon completion | Second year upon completion |
|-------------------------|---------|-------------------------------|--------------------------------|
| | Current | | |
| Total \$ | 65,000 | 65,000 | 65,000 |

| D. Sales | | First year upon completion | Second year upon completion |
|----------|-------------|-------------------------------|--------------------------------|
| | Current | | |
| Total \$ | 166,149,000 | 185,000,000 | 200,000,000 |

IV. PROJECT CONSTRUCTION SCHEDULE

A. Key Dates (proposed)

| | Month & Year |
|------------------------------|--------------|
| 1. Construction commencement | 1/2013 |
| 2. Construction completion | 4/30/2013 |
| 3. Building Occupancy | 5/1/2013 |

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) | _____ |
| 4. Building (rehabilitation) | _____ |
| 5. Engineering & Architectural Fees | _____ |
| 6. Machinery & Equipment | \$2,050,000 |
| 7. Other (specify) | _____ |

TOTAL PROJECT COST _____

B. 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 | COMBINATION OF OWNER & USER EQUITY | |

TOTAL AMOUNT FINANCED \$ _____

C. Please estimate when the above amounts will be required

_____ Prior to May, 2013
Month & Year

* The Agency Fee of one-half of a basis point (.005) will be applied against the total project cost or, where applicable, against the amount of the IDB issuance.

VI. CERTIFICATIONS

A. Applicant Responsibilities

MARY LAVIN (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 PRESIDENT (title) of SARTORIUS STEDIM NA (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.

Mary Lavin

Print Name MARY LAVIN
Title PRESIDENT

NOTARY
Sworn to before me this 25th day of January, 2013

Alda Mart 4/11/15



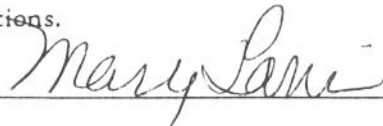
VI. CERTIFICATIONS

B. Fee Structure

1. Application Fee—\$500.00
An application for IDA assistance must be accompanied by a non-refundable fee of \$500 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—.005
Upon closing of any IDA project, the Agency will assess an administrative fee of one-half of a basis point (.005) against the size of the project. For IDB projects, the .005 will be measured against the final bond amount. For straight-lease transactions, the .005 will be measured against the projected total costs.
3. Agency Counsel—\$150 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 spend on IDA matters at \$150 per hour. For IDA closings up to \$5 million, the Agency counsel bills a minimum of \$2,500. For projects greater than \$5 million, the Agency counsel bills a minimum of \$3,500. For all other activities, i.e. terminations, simple consents and waivers, transfer of assets, etc., the Agency counsel will bill at the aforementioned \$150 per hour.
4. Processing Fee—\$250
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 \$250 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. 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 Town of Islip Industrial Development Agency transactions.

Name MARY LAVIN



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

****FOR TOWN OF ISLIP IDA OFFICE USE ONLY****

Project Summary

A. General

Name of Project Sartorius / Aerotech
Location of Project 545 Johnson Ave, Bohemia
Contact Person & Phone Number Mary Lavin 254-4248

B. Key Dates

Application Submitted Jan. 29, 2013
Projected Inducement March 5, 2013
Agenda Closing Feb. 21, 2013

C. Project Type

Industrial Not-for-profit Commercial
 Office Housing Other _____

D. Project Size

Acreage _____ New construction _____ Rehabed 40,677 sq ft
Total Project Cost \$2,050,000

E. Type of Assistance

Sale Leaseback Tax Exempt Bonds Taxable Bonds

F. PILOT

485-b Double 485-b Affordable Housing
 Empire Zone Not-for-profit Other 15 year

G. Jobs/Payroll

Retained Jobs 150 New Jobs 20
Current Payroll \$16 M. New Payroll \$17.75 M
Average Annual Wage 65,000
New Average Annual Wage 65,000

H. Projected Agency Fee \$10,250

I. Additional Notes



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)
Sartorius Stedim North America Inc
2. Mailing address of owner(s)
5 Orville Drive
Suite 200
Bohemia, NY 11716
Day No. (
Evening No. (
E-mail address (optional)

3. Location of property (see instructions)
545 Johnson Avenue
Street address
Bohemia, NY 11716
City/Town
Village (if any)
Bohemia
School district

Property identification (see tax bill or assessment roll)
Tax map number or section/block/lot 192.00/01.00/012.004

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): Office buildout and warehouse
c. Type of construction:
d. Square footage:
e. Total cost:
f. Date construction, alteration, installation or improvement was started:
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:

5. Use of Property.

- a. Describe the primary use of the property and the type of business to be conducted. _____
Administrative support and technical repairs of Bioprocess products
- 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.).

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

Signature

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

