

I. Eligibility Questionnaire - Applicant Background Information

Answer all questions. Use "None" or "Not Applicable" where necessary.

A) Applicant Information-company receiving benefit:

Applicant Name: Campground Adventures LLC
Applicant Address: 5811 Rt 16
City/Town: Hinsdale State: NY Zip: 14743
Phone: 716 861 8861 (cell) 716-353-5811 (office)
E-mail: info@campgroundadventures.com

B) Business Organization (check appropriate category):

Corporation Partnership
Public Corporation Joint Venture
Sole Proprietorship Limited Liability Company
Other (specify) _____
Year Established: 2021 State in which Organization is established: NY

C) Individual Completing Application:

Name: Malgorzata Kurtyko
Title: owner (majority owner)
Address: 4 Idlenbrook Ct
City/Town: Lancaster State: NY Zip: 14086
Phone: 716 861 8861 E-Mail: malKurtyko@gmail.com

D) Company Contact (if different from individual completing application):

Name: Same as above
Title: _____
Address: _____
City/Town: _____ State: _____ Zip: _____
Phone: _____ E-Mail: _____

E) Company Counsel:

Name of Attorney: Andrew Stimson
Firm Name: The law office of Andrew J. Stimson
Title: _____
Address: 4536 Main St Suite 201
City/Town: Ambesit State: NY Zip: 14226
Phone: 716-995-4996 E-Mail: astimson@andrewstimsonlaw.com

F) Benefits Requested (select all that apply):

1. Exemption from Sales Tax Yes or No
 2. Exemption from Mortgage Tax Yes or No
 3. Exemption from Real Property Tax Yes or No
 4. Tax Exempt Financing * Yes or No
- * (typically for not-for-profits & small qualified manufacturers)

C) Site Characteristics

Will the Project meet zoning/land use requirements at the proposed location? Yes or No

Describe the present zoning/land use: MHP | Campground

If a change in zoning/land use is required, provide details/status of any request for change of zoning/land use requirements: N/A

Has a project related site plan approval application been submitted to the appropriate planning department?
 Yes or No

Besides building permit for the Rec. hall from Building dept.

If Yes, include the applicable municipality's and/or planning department's approval resolution, the related State Environmental Quality Review Act ("SEQR") "negative declaration" resolution, if applicable, and the related Environmental Assessment Form (EAF), if applicable.

If No, list the CCIDA as, or ensure that the CCIDA is listed as, an "Involved Agency" on the related EAF that will be submitted to the appropriate municipality and/or planning department for site plan approval and provide to the EAF to the lead agency and to the CCIDA.

If No, because site plan approval is not otherwise required, complete and submit the EAF along with this Application to the CCIDA.

Is the proposed project located on a site where the known or potential presence of contaminants is complicating the development/use of the property? Yes or No If yes, explain:

Has a Phase I Environmental Assessment been prepared or will one be prepared with respect to the proposed project site? Yes or No If yes, provide a copy.

D) Project Type

Select Project Type/Use for all end users at project site (you may check more than one)

- | | | |
|--|--|--------------------------|
| <input type="checkbox"/> Acquisition of Existing Facility | <input type="checkbox"/> Life Care Facility (CCRC) | <input type="checkbox"/> |
| <input type="checkbox"/> Affordable/Workforce Housing | <input type="checkbox"/> Market Rate Housing | <input type="checkbox"/> |
| <input type="checkbox"/> Assisted Living | <input type="checkbox"/> Mixed Use | <input type="checkbox"/> |
| <input type="checkbox"/> Back Office | <input type="checkbox"/> Multi-Tenant | <input type="checkbox"/> |
| <input type="checkbox"/> Civic Facility (not for profit) | <input type="checkbox"/> Renewable Energy | <input type="checkbox"/> |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Research/Design | <input type="checkbox"/> |
| <input type="checkbox"/> Senior Housing | <input type="checkbox"/> Retail | <input type="checkbox"/> |
| <input type="checkbox"/> Facility for Aging | <input type="checkbox"/> Warehousing | <input type="checkbox"/> |
| <input type="checkbox"/> Industrial/Manufacturing | <input type="checkbox"/> Other _____ | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Tourism Facility/Project | | |

Will customers personally visit the Project site for either of the following economic activities indicated below? If yes with respect to either economic activity indicated below, complete Section IV, Retail Questionnaire.

Retail Sales: Yes or No

Services: Yes or No

*For purposes of this question, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the New York Tax Law (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

B) Project Description

Provide a narrative of the purpose of the proposed Project (new build, renovations, expansion), square footage of existing buildings (if any) and new construction contemplated and/or equipment purchases. Identify specific uses occurring within the project. Describe any and all tenants and any/all end users. (This information is critical in determining project eligibility. Add an attachment if necessary.)

See email for more details

Will the completion of the Project result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state OR in the abandonment of one or more plants or facilities of the project occupant located within the state? Yes or No

If the Proposed Project is located in a different municipality within New York State in which current operations are being undertaken, is it expected that any of the facilities in any other municipality will be closed or be subject to reduced activity? Yes or No. If Yes, you will need to complete Section V, *The Inter-municipal Move Determination*

Is the project reasonably necessary to prevent the project occupant from moving out of New York State? Yes or No. If yes, explain and identify out-of-state locations investigated, type of assistance offered and what competitive factors led you to inquire about sites outside of New York State? Provide supporting documentation if available: N/A

Have you contacted or been contacted by other Local, State and/or Federal Economic Development Agencies? Yes or No. If yes, indicate the Agency and nature of the inquiry below:

Describe the reasons why the Agency's financial assistance is necessary, and the effect the Project will have on the Applicant's business or operations. Focus on competitiveness issues, project shortfalls, etc... Your eligibility determination will be based in part on your answer (attach additional pages if necessary): Unexpected rising cost of materials labor and inflation increased the cost of these projects for more than 50%. Due to lack of specials from previous owners we had to come up w/ 100% of purchase price & all of the renovations & labor cost out of our pockets. The campground was closed for majority of the year & there was minimal income for
Confirm by checking the box, below, if there is likelihood that the Project would not be undertaken but for the over a financial assistance provided by the Agency? Yes or No year.

If the Project could be undertaken without financial assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be undertaken by the Agency:

The project would take more than double amount of time to complete due to shortage of funds & rising cost of materials. This would prevent our business from operating at 100% & significantly hinder day to day operations reducing sales & customers from visiting our campground during the open season.

If the Applicant is unable to obtain financial assistance for the Project, what will be the impact on the Applicant and Cattaraugus County? reduction of sales tax, decrease of tourism to a small town of Ischua that is

currently struggling & located in impoverished area

G) Applicant Business Description:

Describe in detail company background, history, products and customers. Description is critical in determining eligibility. Family owned campground for over 50 years. We are located on I Schenck creek. There is fishing & kayaking being offered and advertised on our website. We provide kayak rentals & transportation to drop off points. Our customers are families w/ kids, groups & individuals that enjoy nature, hiking, fishing, kayaking & outdoors

Estimated % of sales within Cattaraugus County: 70%
Estimated % of sales outside Cattaraugus County but within New York State: 30%
Estimated % of sales outside New York State but within the U.S.: NIA
Estimated % of sales outside the U.S.: NIA

(*Percentage to equal 100%)

For your operations, company, and proposed project, what percentage of your total annual supplies, raw materials and vendor services are purchased from firms in Cattaraugus County 70 %

Identify vendors within Cattaraugus County for major purchases: LED Electric IRR Supply, Crabbs O.I, Zuech's Environmental Services, Amish, Kellogg excavating,

II. Eligibility Questionnaire - Project Description & Details

A) Project Location

Address of Proposed Project Facility: 5811 Rt 16
City/Town: Hinsdale School District: Franklinville
SBL Number(s) for proposed Project 045000580044542

Current Address (if different): Same as above
City/Town: _____

What are the current real estate taxes on the proposed Project site? approx 5,000
If amount of current taxes is not available, provide assessed value for each
Land: \$ _____ Buildings(s): \$ _____ *If available include a copy of current tax receipt.*

Are Real Property Taxes current at project location? Yes or No. If no, explain: _____

Does the Applicant or any related entity currently hold fee title have an option/contract to purchase the Project site? Yes or No. If No, indicate name of present owner of the Project site: _____

Describe the present use of the proposed Project site (vacant land, existing building, etc.):
Develop & upgrade existing services, structures. Replace outdated electric service & water lines to prevent water leaks. Bring buildings & services up to code & eco friendly for the environment.

F) Job Retention and Job Creation

Is the project necessary to expand project employment? Yes or No

Is project necessary to retain existing employment? Yes or No

Employment Plan (Specific to the proposed project location):

	Current # of jobs at proposed project location or to be relocated at project location	If financial assistance is granted - project the number of FT and PT jobs to be retained	If financial assistance is granted - project the number of FT and PT jobs to be created upon 24 months (2 years) after Project completion	Estimate number of residents of the Labor Market Area in which the project is located that will fill the FT and PT jobs to be created upon 24 months (2 years) after project completion **
Full time (FT)	0	1	1	1
Part Time (PT)	Independent contractors 2	3	4	4
Total ***	2	4	5	5

** The Labor Market Area includes the Counties of Cattaraugus, Erie, Allegany, Chautauqua and Wyoming. For purposes of this question, estimate the number of FT and PT jobs that will be filled, as indicated in the third column, by residents of the Labor Market Area, in the fourth column.

*** By statute, Agency staff must project the number of FT jobs that would be retained and created if the request for Financial Assistance is granted. Agency staff will project such jobs over the two-year time period following Project completion. Agency staff converts PT jobs into FT jobs by dividing the number of PT jobs by two (2).

Salary and Fringe Benefits for Jobs to be Retained and Created:

Category of jobs to be retained and/or created	# of employees retained and/or created	Average salary for Full Time	Average fringe benefits for full time	Average salary for part time, if applicable	Average fringe benefits for part time, if applicable
Management	1	20-25			
Professional					
Administrative	1			15-17	
Production					
Independent Contractor	1			25	
Other seasonal	2			15	

** Note that the Agency may utilize the foregoing employment projections, among other items, to determine the financial assistance that will be offered by the Agency to the Applicant. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to retain the number of jobs and create the number of jobs with respect to the Project as set forth in this Application.

Payroll Information:

Annual Payroll at proposed project site upon project completion

\$ 50,000-60,000

Estimated average annual salary of jobs to be retained (full time)

\$ _____

Estimated average annual salary of jobs to be retained (part time)

\$ _____

Estimated average annual salary of jobs to be created (full time)

\$ 30,000

Estimated average annual salary of jobs to be created (part time)

\$ 6,600

Estimated salary range of jobs to be created

From (full time) \$ _____

To (full time) \$ _____

From (part time) \$ _____

To (part time) \$ _____

For the proposed Project Facility, indicate the square footage for each of the uses outlined below.

**If applicant is paying for FFE for tenants, include in cost breakdown

	Square Footage	Cost	% of Total Cost of Project
Manufacturing/Processing			
Warehouse			
Research & Development			
Commercial / <u>Recreational Hall</u>	<u>1800</u>	<u>37,000</u>	<u>100%</u>
Retail (see retail questionnaire)			
Office	<u>288</u>	<u>7,000</u>	<u>100%</u>
Renewable Energy			
Specify Other <u>upgrade electrical service</u>		<u>50,000</u>	<u>40%</u>

What is the estimated project timetable (provide dates):

1. Start date: acquisition of equipment or construction of facilities: Electric 3/22 / Rec. hall kitchen 3/23

2. Estimated completion date of project: Electric 3/23 / Rec. hall kitchen other 5/23

3. Project occupancy -- estimated starting date of occupancy: May 2023

E) Overall Project Costs

Estimated costs in connection with Project:

- Land and/or Building Acquisition \$ _____
- _____ acres _____ square feet \$ _____
- New Building Construction 1800 square feet \$ 37,000
- New Building Addition(s) 288 square feet \$ 7,000
- Infrastructure Work \$ 50,000
- Reconstruction/Renovation _____ square feet \$ 11,000
- Manufacturing Equipment \$ _____
- Non-Manufacturing Equipment (furniture, fixtures, etc.) \$ _____
- Soft Costs: (Legal, architect, engineering, etc.) \$ 3,000
- Other, Specify: labor \$ 3,000

TOTAL Costs: \$ 111,000

Construction Cost Breakdown:

Total Cost of Construction \$ 105,000 (sum of 2,3,4 and 5 above)

Cost of materials: \$ 70,000

% sourced in Cattaraugus County 75 %

Have any of the above costs been paid or incurred as of the date of this application? Yes or No

If yes, describe: Phase 1 of electrical service & water line upgrades was completed.

Sources of Funds for Project:

Bank Financing \$ N/A
Equity (excluding equity that is attributed to grants/tax credits) \$ N/A
Public Sources (Include sum total of all state and federal grants and tax credits) \$ N/A
Identify each state and federal grant/credit: (i.e. Historic Tax Credit, New Market Tax Credit, Brownfield Cleanup Program, ESD, other public sources)

Total Sources of Funds for Project Costs: \$ Ø

Have you secured financing for the project? Yes No. If yes, provide a copy of the loan commitment to the Agency.

Project refinancing estimated amount, if applicable (for refinancing of existing debt only): \$ Private money (we have been financing the entire project)

Sales and Use Tax Benefit: Gross amount of costs for goods and services that are subject to State and Local Sales and Use Tax - said amount to benefit from the Agency's sales and use tax exemption benefit: \$ 75,000

Estimated State and Local Sales and Use Tax Benefit (multiply 8.0% by the figure, above): \$ 6,000 ~

*** Note that the estimate provided above will be provided to the New York State Department of Taxation and Finance. The Applicant acknowledges that the transaction documents include a covenant by the Applicant to undertake the total amount of investment as proposed within this Application, and that the estimate above represents the maximum amount of sales and use tax benefit that the Agency may authorize with respect to this Application, unless otherwise amended and approved by the Agency. The Agency may utilize the estimate above as well as the proposed total Project Costs as contained within this Application, to determine the Financial Assistance that will be offered.*

Mortgage Recording Tax Exemption Benefit: Amount of mortgage, if any that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent/bridge financing): \$ _____

Estimated Mortgage Recording Tax Exemption Benefit (multiply the mortgage amount as indicated above by 1.25 %): \$ _____

N/A

Real Property Tax Benefit:

Identify and describe if the Project will utilize a real property tax exemption benefit OTHER THAN the Agency's PILOT benefit (487, 485-b, other): _____

IDA PILOT Benefit: See Section VI of this Application. Agency staff will indicate the amount of PILOT Benefit based on estimated Project Costs as contained herein and anticipated tax rates and assessed valuation, including the annual PILOT Benefit abatement amount for each year of the PILOT benefit year and the sum total of PILOT Benefit abatement amount for the term of the PILOT.

IV. Retail Questionnaire

To ensure compliance with Section 862 of the New York General Municipal Law, the Agency requires additional information if the proposed Project is one where customers personally visit the Project site to undertake either a retail sale transaction or to purchase services.

Answer the following:

A. Will any portion of the project (including that portion of the cost to be financed from equity or other sources) consist of facilities or property that are or will be primarily used in making sales of goods or services to customers who personally visit the project site?

Yes or No. If the answer is yes, continue below. If no, proceed to next section

For purposes of Question A, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

B. What percentage of the cost of the Project will be expended on such facilities or property primarily used in making sales of goods or services to customers who personally visit the project? 6%. If the answer is less than 33% do not complete the remainder of the retail determination and proceed to Inter-Municipal Move Determination.

If the answer to A is Yes **AND** the answer to Question B is greater than 33.33%, indicate which of the following questions below apply to the project:

1. Will the project be operated by a not-for-profit corporation Yes or No.
2. Is the Project location or facility likely to attract a significant number of visitors from outside the economic development region (Cattaraugus, Erie, Allegany, Chautauqua and Wyoming counties) in which the project will be located? Yes or No
3. Is the predominant purpose of the project to make available goods or services which would not, but for the project, be reasonably accessible to the residents of the municipality within which the proposed project would be located because of a lack of reasonably accessible retail trade facilities offering such goods or services? Yes or No
4. Will the project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York? Yes or No.

If yes, explain _____

5. Is the project located in a Highly Distressed Area? Yes or No


R. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.

S. The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

STATE OF NEW YORK)
COUNTY OF CATTARAUGUS) ss.:

Margarita Kurtyko, being first duly sworn, deposes and says:

1. That I am the owner (Corporate Office) of Campground Adventures LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.


(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury
this 26 day of October, 2022

Sandra K. Andrews
(Notary Public)

SANDRA K. ANDREWS
NO. 01AN6087858
Notary Public State of New York
Qualified in Cattaraugus County
My Commission Expires 2/24/2023

CAMPGROUND
EST. 1973

5811 NY-16, Hinsdale,
NY 14743, USA

- Office
- Bath House
- Play Ground
- Dumpsite
- Dumpster
- Electrical/
water site
- No Electrical/
No water site

↑ To Franklinville

- comm. kitchen
- T** new electric service
- office
- Rec. Hall

SPEED LIMIT
5



↓ To Olean





Sandy Andrews <sandy.cattco@gmail.com>

Fwd: Assessment Form for Campground Adventures

1 message

Corey <corey.cattco@gmail.com>
To: Sandy Andrews <sandy.cattco@gmail.com>

Wed, Oct 26, 2022 at 10:25 AM

Corey R. Wiktor
Executive Director
County of Cattaraugus IDA
Office: (716) 699-2005
Cell: (716) 491-3988

Begin forwarded message:

From: jason drake <info@campgroundadventures.com>
Date: October 26, 2022 at 4:38:31 AM EDT
To: corey@cattcoida.com
Subject: Assessment Form for Campground Adventures

Corey,

Thank you for taking your time to meet with me and discuss the Cattaraugus County IDA program yesterday. Information you provided is very valuable and it will definitely assist our campground with ongoing and future projects and improvements we are going to make.
This is a quick overview of Campground Adventures' current and future project for 2022-2023 season.

Upgrade electrical service and water lines:

Phase 1

Lower campground sites 99-148 went through water and electrical service upgrades. We had replaced water lines/connections, electrical wires (underground) to provide 20 Amp and 30 Amp service and installed new pedestals. COMPLETED

Phase 2

Installing 3 phase 800 Amp electrical panel (currently being built), connecting 3 transformers from National Grid utility pole to electrical panel, connecting new power source to the service in the ground, installing meters for seasonal campers.

Phase 2 approximate cost is 50,000

Building Recreational Hall

Currently, we have a double wide pad (30' x 60') with electric, water and septic hookups. We will hire an engineer to draw up a plan to utilize the existing concrete pad to build on it. We will need to install a footer before any construction can be done. Metal structure with two barn doors, one man door and four windows. Approximate cost is 37,000

Build an Office

Amish build shed/structure to be converted to the office/store.
Approximate cost is 7,000

Build Community Kitchen

Improving and stabilizing current pavilion structures to build an outside kitchen with an outdoor eating area for guests to use and socialize.
Approximate cost is 7,000

Improving roads

Add gravel to an existing roads and creating new roads at the lower campground where roads never existed

Approximate cost is 4,000

Attached is the map of our campground. On the side I hand wrote a legend for the projects mentioned above.

Electrical service - the electric panel is going to be located between sites 136-137 closer to the road connecting National Grid transformers that are located on the utility pole on the opposite side of the Old Rt 16 road next to the pond.

Recreational Hall - double pad (with water, septic and electric) is located in the upper section of the Campground (currently it is just an open area)

Community Kitchen - is located next to the bathhouse where two pavilions are located.

Office - is going to be located at the entrance to the lower campground.

Roads - new road to the Recreational Hall and from site 108 to 99

Please let me know if you have any questions, suggestions or concerns regarding the projects mentioned above. Thank you for your help and time. I hope to hear from you soon.

Regards,
Mal Kurtyko (owner)
Campground Adventures
5811 Rt 16 Hinsdale, NY 14743
cell 716-861-8861
office 716-333-5811

4 attachments

 **MAP.pdf**
340K

 **Page 2.pdf**
320K

 **Page 3.pdf**
309K

 **Page 1.pdf**
358K