Haverstraw Chair Factory: Supplemental Materials to IDA Application

Haverstraw Chair Factory – Project Description and Purpose

The Haverstraw Chair Factory project is the redevelopment of a long-vacant waterfront industrial site in the Village of Haverstraw into a new mixed-income, mixed-use residential community. The project will include the new construction of three mid-rise buildings totaling approximately 648,213 gross square feet, containing 450 rental apartments, approximately 5,707 square feet of ground-floor commercial space, approximately 495 structured and surface parking spaces, residential amenity space, and an approximately four-acre public waterfront park. The project also includes associated site improvements, infrastructure, furnishings and non-manufacturing equipment necessary for the residential and commercial uses.

The residential program will consist of 305 income-restricted apartments and 145 unrestricted market-rate apartments. The income-restricted units will serve households across income tiers ranging from 30% to 80% of Area Median Income ("AMI"), with the LIHTC component averaging approximately 55% of AMI. The overall residential unit mix includes 61 studio apartments, 264 one-bedroom apartments, 105 two-bedroom apartments, and 20 three-bedroom apartments.

The affordable component also includes 68 ESSHI-supported units. These units will provide permanent supportive housing, with ESSHI funding supporting both rental operations and supportive services. The remaining affordable apartments will provide housing to qualifying income-restricted households, while the 145 unrestricted units will serve market-rate households.

The project's commercial component has been reduced from the earlier development program and now consists of approximately 5,707 square feet of ground-floor commercial space. The current underwriting assumes commercial use at approximately $15 per square foot annually. The specific future commercial tenants have not yet been identified and are expected to be selected as the project advances through construction and lease-up. Accordingly, potential employment associated with future third-party commercial tenants is not included in the project's permanent employment projection.

The project's principal end users will therefore consist of residents of the 450 rental apartments, including income-qualified affordable and supportive-housing households and unrestricted market-rate households; future occupants and customers of the ground-floor commercial spaces; and members of the public utilizing the approximately four-acre waterfront park. The project's overall purpose is to transform the former industrial property into a residentially led, mixed-income waterfront neighborhood that increases the Village's housing supply, provides long-term affordable and supportive housing, introduces

complementary neighborhood-serving commercial space, remediates and redevelops a historically industrial waterfront site, and provides new publicly accessible waterfront open space.

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Project Sources

The table below provides the complete sources of funds for the Project. For purposes of the IDA application, Public Sources total $218,898,206 and consist of governmental subsidy, grant and tax-credit sources, as detailed below. The Project also includes additional sources that do not correspond to a separate source category on the IDA application form. Those additional sources are separately identified below so that the schedule reflects the full Project financing of $367,868,521.

Complete Sources of Funds

Source	Amount	IDA Application Classification
First Mortgage	**$85,835,000**	Bank Financing
Conventional Equity	**$5,500,000**	Equity
HFA/HCR Subsidy	**$100,041,005**	Public Sources
ESD Mid-Hudson Momentum	**$10,000,000**	Public Sources
ESD Pro-Housing	**$10,000,000**	Public Sources
Rockland County HALO	**$3,000,000**	Public Sources
Federal LIHTC Equity	**$67,468,630**	Public Sources
NYS LIHTC Equity	**$11,118,888**	Public Sources
NYS Brownfield Tax Credit Equity	**$17,269,683**	Public Sources
Accrued Subsidy Interest	**$9,190,728**	Additional Source
Orange & Rockland Reimbursement	**$500,000**	Additional Source
Interim Income	**$2,204,869**	Additional Source
Bond Reinvestment Income	**$31,964,868**	Additional Source
Deferred Developer Fee	**$13,774,850**	Additional Source
TOTAL PROJECT SOURCES	**$367,868,521**	

Phone: _____ E-Mail: _____

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

Name: _____

Title: _____

Address: _____

Phone: _____ Fax: _____

E-Mail: _____

D) Company Counsel:

Name of Attorney: _____

Firm Name: _____

Address: _____

Phone: _____ Fax _____

E-mail: _____

E) Identify the assistance being requested of the Agency (select all that apply):

1. Exemption from Sales Tax ☐ Yes or ☐ No
2. Exemption from Mortgage Tax ☐ Yes or ☐ No
3. Payment in Lieu of Taxes (PILOT) ☒ Yes or ☐ No
4. Tax Exempt Bond Financing ☐ Yes or ☐ No

F) Business Organization (check appropriate category):

Corporation ☐ Partnership ☐

Public Corporation ☐ Joint Venture ☐

Sole Proprietorship ☐ Limited Liability Company ☐

Other (please specify) _____

Year Established: _____

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

Category of Jobs to be Retained and Created	Number of employees in each role		Average Salary or Range of Salary FTE only	Average Fringe Benefits or Range of Fringe Benefits FTE only
	FULL TIME	PART TIME		
Management	2	0	$65,745–$104,980	Approx. $25,000–$33,000
Professional	3	0	$46,658–$55,141	Approx. $22,000–$24,000
Administrative	1	0	$46,658	Approx. $22,000
Production	4	0	$50,899–$91,194	Approx. $23,000–$30,000
Independent Contractor	0	0	0	0
Other	10	0	0	0

Employment at other locations in the county (provide address and number of employees at each location):

	Address	Total # of Employees
Full time	N/A	N/A
Part Time	N/A	N/A

N) Will any of the facilities described above be closed or subject to reduced activity? ☐ Yes or ☐ No

O) Is the project reasonably necessary to prevent the project occupant from moving out of New York State?

☐ Yes or ☐ No.

Are Real Property Taxes current? ☐ Yes or ☐ No. If no, please explain

Town/City/Village: School District:

Does the Applicant or any related entity currently hold fee title to the Project site? ☐ Yes or ☐ No

If No, indicate name of present owner of the Project Site:

Does Applicant or related entity have an option/contract to purchase the Project site? ☐ Yes or ☐ No

Describe the present use of the proposed Project site:

B) Please provide narrative of the proposed project and its purpose (new build, renovations, 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)***: See attachment

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)***

Please confirm by checking the box, below, if there is likelihood that the Project would not be undertaken but for the Financial Assistance provided by the Agency?

☐ **Yes or** ☐ **No**

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:

If the Applicant is unable to obtain Financial Assistance for the Project, what will be the impact on the Applicant and County/City/Town/Village?

C) Will the Project include leasing any equipment? ☐ Yes or ☐ No

If yes, please describe:

Application must be completed.

Note: For purposes of the question, 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.

I) Project Information:

Estimated costs in connection with Project:

1. Land and/or Building Acquisition:	$ 16,100,000
13.57 acres 591,109 square feet	
2. New Building Construction: 648,213 square feet	$ 172,746,950
3. New Building Addition(s): square feet	$
4. Infrastructure Work	$ 35,492,900
5. Reconstruction/Renovation: square feet	$
6. Manufacturing Equipment:	$
7. Non-Manufacturing Equipment (furniture, fixtures, etc.):	$ 6,397,000
8. Soft Costs: (professional services, etc.):	$ 19,908,754
9. OTHER: specify: Financing Fees, Carrying Costs, Reserves/ Contingency & Developer Fee	$ 117,222,917
TOTAL Capital Costs:	$ 367,868,521

Project refinancing: estimated amount

(For refinancing of existing debt only) $

Sources of Funds for Project Costs:

Bank Financing:	$ 85,835,000
Equity (excluding equity that is attributed to grants/tax credits)	$ 5,500,000
Tax Exempt Bond Issuance (if applicable)	$
Taxable Bond Issuance (if applicable)	$
Public Sources (Include sum total of all state and federal grants and tax credits)	$ 218,898,206

Identify each state and federal grant/credit:

	$
	$
	$

include federal and state tax credit equity, HFA/HCR subsidy financing, ESD funding, and Rockland County HALO funding. These sources are itemized in the attached Sources & Uses. The attached Sources & Uses also identifies all remaining project sources that do not fit within the specific source categories provided in this application, including accrued subsidy interest, utility reimbursement, interim income, bond reinvestment income, and deferred developer fee. Collectively, the sources identified above and in the attached Sources & Uses represent the full project financing and total approximately $367.9 million.

TOTAL Sources of Funds for Project Costs: $**367,868,521**

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

If yes, describe particulars:

Estimate of Tax Exemption Benefit:

Mortgage Recording Tax Exemption Ben
recording tax:

Mortgage Amount (include sum total of cor

Estimated Mortgage Recording Tax Exemp

as indicated above multiplied by 1.05%):

Sales and Use Tax: Gross amount of costs

State and local Sales and Use tax - said amc

Use Tax exemption benefit:

Estimated State and local Sales and Use Ta

the figure, above):

Note that the estimate above will be provide
Applicant acknowledges that the transactio
total amount of investment as proposed with
maximum amount of sales and use tax bene
Agency may utilize the estimate, above, as v
Application, to determine the Financial Ass

Sources of Funds for Project Costs:

Bank Financing:	$
Equity (excluding equity that is attributed to grants/tax credits)	$
Tax Exempt Bond Issuance (if applicable)	$
Taxable Bond Issuance (if applicable)	$
Public Sources (Include sum total of all state and federal grants and tax credits)	$

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Identify each state and federal grant/credit:

	$
	$
	$

TOTAL Sources of Funds for Project Costs: $

Real Property Tax Benefit:

If seeking a PILOT agreement via the Rockland Agency, please see **ATTACHMENT A – PAYMENT IN LIEU OF TAX AGREEMENT (PILOT) POLICIES AND PROCESS GUIDELINES.**

Identify and describe if the Project will utilize a real property tax exemption **OTHER THAN** the Agency's PILOT benefit:

Percentage of Project Costs financed from Public Sector sources:

Agency staff will calculate the percentage of Project Costs financed from Public Sector sources based upon Sources of Funds for Project Costs as depicted above in Section II(I) of the Application.

J) What is your project timetable (Provide dates):

1. Start date: acquisition of equipment or construction of facilities: December 2026
2. Estimated completion date of project: October 2029
3. Project occupancy – estimated starting date of operations: May 2029

Note: The project will be delivered in phases, v initial occupancy beginning upon delivery of Building 2 in May 2029. Construction of the remaining buildings will continue through Octc 2029, when Building 1 and the overall project a anticipated to be completed.

K) Have site plans been submitted to the appropriate planning department? ☐ Yes or ☐ No

Please provide the Agency with a copy of the related State Environmental Quality Review Act ("SEQR") Environmental Assessment Form. Provide the Agency with the status of municipal planning department approval:

Has the Project received site plan approval? ☐ Yes or ☐ No.

If yes, please provide the Agency with a copy of the planning department approval along with the related SEQR determination.

L) Is the project necessary to expand project employment: ☐ Yes or ☐ No

Is project necessary to retain existing employment: ☐ Yes or ☐ No

M) 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 FTE and PTE jobs to be RETAINED	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be CREATED upon THREE Years after Project completion	Labor Market Area – Mid-Hudson Region
Full time (FTE)	0	N/A	10	10
Part Time (PTE)	0	N/A	0	0
Total	0	N/A	10	10

NOTE: The Labor Market Area includes the County/City/Town/Village where the Project will be located as well as the Counties in the Mid-Hudson Region of New York State.