



Skycatcher Holdings, LLC

[Instructions and Insurance Requirements Document](#)

Section I: Applicant Background Information

Please answer all questions. Use "None" or "Not Applicable" where necessary. Information in this application may be subject to public review under New York State Law.

Applicant Information - Company Receiving Benefit

Project Name	Building Purchase & Renovation
Project Summary	Skycatcher Holdings, LLC was formed to purchase the building at 15 Cobham Drive, Orchard Park, NY. The building will have one tenant, STI-CO Industries, Inc., which is a manufacturing company.
Applicant Name	Skycatcher Holdings, LLC
Applicant Address	810 Heim Road
Applicant Address 2	
Applicant City	Getzville
Applicant State	New York
Applicant Zip	14068
Phone	(716) 316-6100
Fax	
E-mail	kyle.swiat@sti-co.com
Website	
NAICS Code	531120

Business Organization

Type of Business	Corporation
Year Established	1967
State in which Organization is established	New York

Individual Completing Application

Name	Kim Ferguson
Title	Controller
Address	11 Cobham Drive
Address 2	
City	Orchard Park
State	New York
Zip	14127

Phone (716) 662-2680
Fax (800) 685-1122
E-Mail kimberly.ferguson@sti-co.com

Company Contact (if different from individual completing application).

Name Kyle Swiat
Title CEO / President
Address 11 Cobham Drive
Address 2
City Orchard Park
State New York
Zip 14127
Phone (716) 662-2680
Fax (800) 685-1122
E-Mail kyle.swiat@sti-co.com

Company Counsel

Name of Attorney Clark Trow
Firm Name Barclay Damon
Address 200 Delaware Avenue, Suite 1200
Address 2
City Buffalo
State New York
Zip 14202
Phone (716) 858-3882
Fax (716) 768-2882
E-Mail ctrow@barclaydamon.com

Benefits Requested (select all that apply).

Exemption from Sales Tax	Yes
Exemption from Mortgage Tax	Yes
Exemption from Real Property Tax	No
Tax Exempt Financing*	No

* (typically for not-for-profits & small qualified manufacturers)

Applicant Business Description

Describe in detail company background, history, products and customers. Description is critical in determining eligibility. Also list all stockholders, members, or partners with % ownership greater than 20%.

STI-CO Industries, Inc. was founded over 50 years ago and is a Woman owned business.. We design and manufacture mission-critical communication systems. Initially, the company manufactured and sold products to law enforcement and Federal government agencies. Several years ago, STI-CO Industries expanded into the rail market by designing and manufacturing antenna systems for the Positive Train Control rail mandate. A main objective of our strategy moving forward is expanding into the military market. STI-CO markets to our customers with a combination of tactics that include a direct sales force and a network of over 500 dealers. Our antenna systems are on a vast number of Class I locomotives and we also serve customers such as the Special Operations Covert teams. STI-CO Industries, Inc. has two shareholders: Kyle Swiat (82% owner) and Antoinette Kaiser (18% owner).

Estimated % of sales within Erie County	1 %
Estimated % of sales outside Erie County but within New York State	4 %
Estimated % of sales outside New York State but within the U.S.	91 %
Estimated % of sales outside the U.S.	4 %

(*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 Erie County?

30

Describe vendors within Erie County for major purchases

The top vendors in Erie County relate to rent payments, health insurance, computer services and raw material purchases.

Section II: Eligibility Questionnaire - Project Description & Details

Project Location

Address of Proposed Project Facility

15 Cobham Drive

Town/City/Village of Project Site

Orchard Park

School District of Project Site

Orchard Park

Current Address (if different)

11 Cobham Drive, Orchard Park

Current Town/City/Village of Project Site (if different)

SBL Number(s) for proposed Project

161.18-2-13

What are the current real estate taxes on the proposed Project Site

\$56,704

If amount of current taxes is not available, provide assessed value for each.

Land

\$ 0

Building(s)

\$ 0

If available include a copy of current tax receipt.

Are Real Property Taxes current at project location?

Yes

If no please explain

*The ECIDA has an unpaid tax policy and you will be required to certify all taxes and PILOTS are current.

Does the Applicant or any related entity currently hold fee title or have an option/contract to purchase the Project site?

Yes

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

Describe the present use of the proposed Project site (vacant land, existing building, etc.)

The present building is primarily used as a warehouse.

Provide narrative and purpose of the proposed project (new build, renovations) square footage of existing 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)

Currently STI-CO is working out of a 14000sf Building with a lease that expires in August of 2023. It is the companies intention to sub let the current facility until the lease is complete. The project involves the purchase of the 25,250 square foot building at 15 Cobham Drive in Orchard Park. The building is primarily warehouse space. The plan is to convert this space into office, manufacturing and research and development functional areas. The facility will be used for manufacturing all our antenna systems and related components including machining some raw material parts. It will provide us the opportunity to expand our machining department lowering future product material costs. In addition, it will warehouse all our inventory eliminating the need for an offsite warehouse and the associated inefficiency expense. Furthermore, the building will provide space for research and development activities and enhance our antenna testing capability leading to faster turnaround for new product development. Lastly, all our administrative functions will be performed from this facility. In summary, the additional space will allow us to meet our strategic sales growth targets. The estimated renovation cost to the building is \$760,000 and estimated new equipment purchases is \$305,000.

Municipality or Municipalities of current operations

Orchard Park

Will the Proposed Project be located within a Municipality identified above?

Yes

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

If the Proposed Project is located in a different Municipality within New York State than that Municipality 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?

No

(If yes, you will need to complete the Intermunicipal Move Determination section of this application)

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

Yes

If yes, please explain and identify out-of-state locations investigated, type of assistance offered and provide supporting documentation available

STI-CO Industries, Inc. would prefer to stay in New York State due to the proximity to many key raw material suppliers and service providers. Almost 50% of the company's purchases of goods and services are made within New York state. In addition, we have a very experienced and dedicated workforce located in Western New York. However, there are minimal sales generated within New York State. Most of our sales are generated from locations near government facilities (Maryland) or rail/transit customers (Texas). Moving our facility to one of these areas could significantly enhance future growth.

Have you contacted or been contacted by other Local, State and/or Federal Economic Development Agencies?

Yes

If yes, please indicate the Agency and nature of inquiry below

We have completed an application for the Excelsior Tax Program through Empire State Development of NY state. We are seeking tax credits related to job creation and investments.

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:

N/A

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)

STI-CO Industries, Inc. has outgrown its current facility. Our manufacturing area has no additional room to expand, and our warehouse area has reached its capacity requiring the leasing of offsite warehouse space. To meet our strategic sales growth plan of 65% growth over the next five years, we need to move to a larger facility. Our strategy is primarily focused on growing sales in the military market. In conjunction with this plan, we are developing new products and hiring sales personnel for this targeted area. In addition, we are expanding our existing transit fleet market with more product offerings in 4G/5G. A larger building will not only rectify our current space constraints but will also provide space for enhanced research and development activities and critical antenna testing. To achieve our sales growth, we will need financial assistance to support the building purchase. The financial assistance will also help with establishing the necessary infrastructure to support the sales increase, including fulfilling critical staffing needs, purchasing the necessary manufacturing equipment, and conducting research and development activities. The building purchase, renovation costs and equipment purchases are estimated at \$2,780,000 which is a significant investment for a small business. An ancillary benefit of the financial assistance is that we would maintain a competitive edge by continuing to manufacture our products in the U.S while our competitors manufacture products overseas. Many of the federal and Department of Defense customers require products made in the U.S.

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

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

The impact would be the inability to move to a larger facility and meet our sales growth targets. STI-CO Industries, Inc. would not be able to manufacture products at the level needed to expand the business. This would have a negative impact on the company's profit and cash flow. In addition, it would result in decreased purchases from local suppliers and reduced hiring of local workers.

Will project include leasing any equipment?

No

If yes, please describe equipment and lease terms.

Site Characteristics

Is your project located near public transportation?

No

If yes describe if site is accessible by either metro or bus line (provide route number for bus lines)

Has a project related site plan approval application been submitted to the appropriate planning department?

No

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 ECIDA as an "Involved Agency" on the related EAF that will be submitted to the appropriate municipality and/or planning department for site plan approval.

Will the Project meet zoning/land use requirements at the proposed location?

Yes

Describe the present zoning/land use

Commercial. Building is currently used as a warehouse.

Describe required zoning/land use, if different

N/A

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

N/A

Is the proposed Project located on a site where the known or potential presence of contaminants is complicating the development/use of the property?

No

If yes, please explain

Has a Phase I Environmental Assessment been prepared, or will one be prepared with respect to the proposed Project Site?

Yes

If yes, please provide a copy.

Have any other studies, or assessments been undertaken with respect to the proposed Project Site that indicate the known or suspected presence of contamination that would complicate the site's development?

No

If yes, please provide copies of the study.

If you are purchasing new machinery and equipment, does it provide demonstrable energy efficiency benefits?

Yes

If yes, describe the efficiencies achieved

Will project result in significant utility infrastructure cost or uses No

What is the estimated project timetable (provide dates).

Start date : acquisition of equipment or construction of facilities

9/15/2021

End date : Estimated completion date of project

12/31/2021

Project occupancy : estimated starting date of occupancy

1/31/2022

Project Information

Estimated costs in connection with Project

1.) Land and/or Building Acquisition

\$ 1,715,000

25,250 square feet

4 acres

2.) New Building Construction

\$ 0

square feet

3.) New Building addition(s)

\$ 0

square feet

4.) Reconstruction/Renovation

\$ 760,000

square feet

5.) Manufacturing Equipment

\$ 275,000

6.) Infrastructure Work

\$ 0

7.) Non-Manufacturing Equipment: (furniture, fixtures, etc.)

\$ 30,000

8.) Soft Costs: (Legal, architect, engineering, etc.)

\$ 49,000

9.) Other Cost

\$ 50,000

Explain Other Costs Moving costs

Total Cost \$ 2,879,000

Construction Cost Breakdown:

Total Cost of Construction \$ 760,000 (sum of 2, 3, 4 and 6 in Project Information, above)
Cost of materials \$ 380,000
% sourced in Erie County 95%

Sales and Use Tax:

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 \$ 420,000

Estimated State and local Sales and Use Tax Benefit (product of 8.75% multiplied by the figure, above): \$ 36,750

** 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 may 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. 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.

Project refinancing estimated amount, if applicable (for refinancing of existing debt only) \$ 0

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

If Yes, describe particulars:

Sources of Funds for Project Costs:

Equity (excluding equity that is attributed to grants/tax credits): \$ 260,000

Bank Financing: \$ 2,340,000

Tax Exempt Bond Issuance (if applicable): \$ 0

Taxable Bond Issuance (if applicable): \$ 0

Public Sources (Include sum total of all state and federal grants and tax credits): \$ 0

Identify each state and federal grant/credit: (ie Historic Tax Credit, New Market Tax Credit, Brownfield, Cleanup Program, ESD, other public sources) 0

Total Sources of Funds for Project Costs: \$2,600,000

Have you secured financing for the project? No

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). 2,340,000

Lender Name, if Known

Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage amount as indicated above multiplied by 3/4 of 1%): \$17,550

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 (485-a, 485-b, other): N/A

IDA PILOT Benefit: Agency staff will indicate the estimated 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 and the sum total of PILOT Benefit abatement amount for the term of the PILOT as depicted in the PILOT worksheet in the additional document section.

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 the Sources of Funds for Project Costs as depicted above. The percentage of Project Costs financed from public sector sources will be depicted in the PILOT worksheet in the additional document section.

ECIDA encourages applicants to utilize MBE/WBE contractors for their projects. Describe your company's internal practices that

promote MBE/WBE hiring and utilization

Our purchasing department keeps in mind the MBE/WBE certification when locating new vendors. They understand the importance of utilizing vendors with that certification. In addition, STI-CO Industries, Inc. has maintained a written Affirmative Action Program since 2012. STI-CO maintains an audit and reporting system to determine overall compliance with its equal opportunity mandates. See attached statement from Krog Corp. regarding outreach efforts to M/WBE contractors.

Is project necessary to expand project employment?

Yes

Is project necessary to retain existing employment?

No

Will project include leasing any equipment?

No

If yes, please describe equipment and lease terms.

Employment Plan (Specific to the proposed project location).

You must include a copy of the most recent NYS-45 Quarterly Combined Withholding, Wage Reporting and Unemployment Insurance Return. The Labor Market Area consists of the following six counties: Erie, Niagara, Chautauqua, Cattaraugus, Wyoming and Genesee.

By statute, Agency staff must project the number of FTE 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 FTE jobs by dividing the number of PT jobs by two (2).

	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	41	41	6	6
Part time	1	1	0	0
Total	42	42	6	

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	5	\$ 153,729	\$ 47,150	\$ 0	\$ 0
Professional	8	\$ 85,119	\$ 32,300	\$ 0	\$ 0
Administrative	9	\$ 56,045	\$ 15,420	\$ 54,930	\$ 8,240
Production	26	\$ 43,636	\$ 16,745	\$ 0	\$ 0
Independent Contractor	0	\$ 0	\$ 0	\$ 0	\$ 0
Other	0	\$ 0	\$ 0	\$ 0	\$ 0

** 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.

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

Address	N/A
Full time	0

Part time	0	0	0
Total	0	0	0

Payroll Information

Annual Payroll at Proposed Project Site upon completion

2,768,430

Estimated average annual salary of jobs to be retained (Full Time)

66,183

Estimated average annual salary of jobs to be retained (Part Time)

54,930

Estimated average annual salary of jobs to be created (Full Time)

53,167

Estimated average annual salary of jobs to be created (Part Time)

0

Estimated salary range of jobs to be created

From (Full Time)	37,000	To (Full Time)	100,000
From (Part Time)	0	To (Part Time)	0

Section III: Environmental Questionnaire

INSTRUCTIONS: Please complete the following questionnaire as completely as possible. If you need additional space to fully answer any question, please attach additional page(s).

General Background Information

Address of Premises

15 Cobham Drive, Orchard Park

Name and Address of Owner of Premises

Genius Tools Atlantic Inc. (Mark Tien-Hsi Chang)

Describe the general features of the Premises (include terrain, location of wetlands, coastlines, rivers, streams, lakes, etc.)

Describe the Premises (including the age and date of construction of any improvements) and each of the operations or processes carried out on or intended to be carried on at the Premises

Existing building was built in 2007. The building is primarily used as a warehouse. The existing building will be renovated to include areas for manufacturing, research and development and administrative functions.

Describe all known former uses of the Premises

Currently, building is primarily used as a warehouse.

Does any person, firm or corporation other than the owner occupy the Premises or any part of it?

No

If yes, please identify them and describe their use of the property

Have there been any spills, releases or unpermitted discharges of petroleum, hazardous substances, chemicals or hazardous wastes at or near the Premises?

No

If yes, describe and attach any incident reports and the results of any investigations

Has the Premises or any part of it ever been the subject of any enforcement action by any federal, state or local government entity, or does the preparer of this questionnaire have knowledge of: a) any current federal, state or local enforcement actions; b) any areas of non-compliance with any federal, state or local laws, ordinances, rules or regulations associated with operations over the past 12 months?

No

If yes, please state the results of the enforcement action (consent order, penalties, no action, etc.) and describe the circumstances

Has there been any filing of a notice of citizen suit, or a civil complaint or other administrative or criminal procedure involving the Premises?

No

If yes, describe in full detail

Solid And Hazardous Wastes And Hazardous Substances

Does any activity conducted or contemplated to be conducted at the premises generate, treat or dispose of any petroleum, petroleum-related products, solid and hazardous wastes or hazardous substances?

No

If yes, provide the Premises' applicable EPA (or State) identification number

Have any federal, state or local permits been issued to the Premises for the use, generation and/or storage of solid and hazardous wastes?

No

If yes, please provide copies of the permits.

Identify the transporter of any hazardous and/or solid wastes to or from the Premises

N/A

Identify the solid and hazardous waste disposal or treatment facilities which have received wastes from the Premises for the past two (2) years

N/A

Does or is it contemplated that there will occur at the Premises any accumulation or storage of any hazardous wastes on-site for disposal for longer than 90 days?

No

If yes, please identify the substance, the quantity and describe how it is stored

Discharge Into Waterbodies

Briefly describe any current or contemplated industrial process discharges (including the approximate volume, source, type and number of discharge points). Please provide copies of all permits for such discharges

N/A

Identify all sources of discharges of water, including discharges of waste water, process water, contact or noncontact cooling water, and stormwater. Attach all permits relating to the same. Also identify any septic tanks on site

N/A

Is any waste discharged into or near surface water or groundwaters?

No

If yes, please describe in detail the discharge including not only the receiving water's classification, but a description of the type and quantity of the waste

Air Pollution

Are there or is it contemplated that there will be any air emission sources that emit contaminants from the Premises?

No

If yes, describe each such source, including whether it is a stationary combustion installation, process source, exhaust or ventilation system, incinerator or other source

Are any of the air emission sources permitted?

<BLANK>

If yes, attach a copy of each permit.

Storage Tanks

List and describe all above and under ground storage tanks at the Premises used to store petroleum or gasoline products, or other chemicals or wastes, including the contents and capacity of each tank. Please also provide copies of any registrations/permits for the tanks

N/A

Have there been any leaks, spills, releases or other discharges (including loss of inventory) associated with any of these tanks?

<BLANK>

If yes, please provide all details regarding the event, including the response taken, all analytical results or reports developed through investigation (whether internal or external), and the agencies which were involved

Polychlorinated Biphenyls ("PCB" or "PCBs") And Asbestos

Provide any records in your possession or known to you to exist concerning any on-site PCBs or PCB equipment, whether used or stored, and whether produced as a byproduct of the manufacturing process or otherwise.

Have there been any PCB spills, discharges or other accidents at the Premises?

No

If yes, relate all the circumstances

Do the Premises have any asbestos containing materials?

No

If yes, please identify the materials

Section IV: Facility Type - Single or Multi Tenant

Is this a Single Use Facility or a Multi-Tenant Facility?

Single Use Facility

For Single Use Facility.

Occupant Name STI-CO Industries, Inc.
Address 11 Cobham Drive, Orchard Park, NY 14127
Contact Person Kim Ferguson
Phone (716) 662-2680
Fax
E-Mail kimberly.ferguson@sti-co.com
Federal ID # 16-0959126
SIC/NAICS Code 334220

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Section VI: Retail Determination

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.

Please answer the following:

Will any portion of the project (including that portion of the costs 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?

No

If yes, complete the Retail Questionnaire Supplement below. **If no, proceed to the next section.**

Section VII: Adaptive Reuse Projects

Adaptive Reuse is the process of adapting old structures or sites for new purposes.

Are you applying for tax incentives under the Adaptive Reuse Program?

No

Section VIII: Inter-Municipal Move Determination

The Agency is required by state law to make a determination that, if completion of a Project benefiting from Agency Financial Assistance results 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, Agency financial Assistance is required to prevent the project occupant from relocating out of the state, or is reasonably necessary to preserve the project occupant's competitive position in its respective industry.

Current Address

11 Cobham Drive

City/Town

Orchard Park

State

New York

Zip Code

14127

Will 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?

No

Will the project result in the abandonment of one or more plants or facilities of the Project occupant located within the state?

No

If Yes to either question, explain how, notwithstanding the aforementioned closing or activity reduction, the Agency's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry:

Does this project involve relocation or consolidation of a project occupant from another municipality?

Within New York State

No

Within Erie County

No

If Yes to either question, please, explain

Will the project result in a relocation of an existing business operation from the City of Buffalo?

No

If yes, please explain the factors which require the project occupant to relocate out of the City of Buffalo (For example, present site is not large enough, or owner will not renew leases etc.)

What are some of the key requirements the project occupant is looking for in a new site? (For example, minimum sq. ft., 12 foot ceilings, truck loading docs etc.)

If the project occupant is currently located in Erie County and will be moving to a different municipality within Erie County, has the project occupant attempted to find a suitable location within the municipality in which it is currently located?

<BLANK>

What factors have lead the project occupant to consider remaining or locating in Erie County?

If the current facility is to be abandoned, what is going to happen to the current facility that project occupant is located in?

Please provide a list of properties considered, and the reason they were not adequate. (Some examples include: site not large enough, layout was not appropriate, did not have adequate utility service, etc.) Please include full address for locations.

Section IX: Senior Housing

IDA tax incentives may be granted to projects under the Agency's Senior Citizen Rental Housing policy when the project consists of a multi-family housing structure where at least 90% of the units are (or are intended to be) rented to and occupied by a person who is 60 years of age or older.

Are you applying for tax incentives under the Senior Rental Housing policy?

No