



FEE SCHEDULE

1. Application Fees

- **Administrative Application Fee: \$2,500** to be remitted directly to OCIDA; *and*
- **Transaction Counsel Application Fee: \$2,500** to be remitted directly to OCIDA's legal counsel.

2. Labor Policy Monitoring Fees

The OCIDA employs a third-party firm, or firms, to monitor compliance with our Local Labor Policy (attached hereto). The total anticipated labor monitoring fees, borne entirely by the applicant, are assessed up-front, upon the closing of your OCIDA transaction. However, if Project delays occur or if extra monitoring is required, additional fees may be assessed. These fees will be deposited into a non-interest bearing escrow account and will fund the ongoing audit of Local Labor Policy compliance throughout construction of the Project. Any unused funds on deposit with the OCIDA will be returned to the applicant upon Project completion.

- **Agency Administrative Fee: 1%** of the total anticipated Local Labor monitoring fees.
- **Labor Monitoring Fees:**

Based on Total Capital Expenditure...

Less than \$5M :	\$5,000.00.
Greater than \$5M , less than \$15M :	\$10,000.00.
Greater than \$15M , less than \$25M :	\$20,000.00.
Greater than \$25M , less than \$50M :	\$30,000.00.
Greater than \$50M , less than \$100M :	\$45,000.00.
Greater than \$100M , less than \$500M :	\$55,000.00.
Greater than \$500M :	TBD.

3. Closing Fees:

- **Sales Tax Exemption (STE) and/or Mortgage Recording Tax Exemption (MRTE) Only:**

1% of the Total \$ Benefit Awarded by OCIDA.

Closing Fees continued:

• **Bond Issuance Only:**

Based on Principal Amount of Bonds Issued...

First \$10M :	1% of Bond Value,
Next \$10M – \$25M :	.5% of Bond Value,
Remaining \$25M and above:	.25% of Bond Value.

• **Refinancing Bonds:** .5% of the Outstanding Bond Value.

• **Projects that Include PILOTS:**

Based on Sector category of the Project...

- **Manufacturing Sector** – 1% of the first **\$2,000,000** of the Project cost (as identified on page 12 of this application), plus .5% of amount above that, due at closing (total Project cost includes land acquisition costs).
- **Warehouse/Distribution Sector** – 1% of the Project cost (as identified on page 15 of this application), due at closing.
- **Retail Sector: Stores – 485B**: 2% of the first **\$2,000,000** of the Project cost (as identified on page 15 of this application), plus 1% of amount above that.
- **Retail Sector: Back Office/Medical** – 10 year PILOT: 1% of the Project cost (as identified on page 15 of this application), due at closing.
- **Hotel Sector** (per Scoring Criteria)
 - **10 year PILOT**: 1% of the Project cost (as identified on page 15 of this application), due at closing.
 - **4 year PILOT**: 1% of the Project cost (as identified on page 15 of this application), due at closing.
- **Tourism Sector**
 - **\$0-\$30M Capital Cost**: 1% of the Project cost (as identified on page 15 of this application), due at closing.
 - **\$30-\$100M Capital Cost**: .75% of the Project cost (as identified on page 15 of this application), due at closing.

- **Over \$100M Capital Cost: 1% of the Project cost** (as identified on **page 15** of this application), due at closing.
- **“Special Projects”** – TBD per Project.

4. IDA Transaction Counsel Fees:

Legal fees are charged based upon actual hours worked on your Project by OCIDA/OCFC’s general counsel and/or bond counsel. Current hourly rates may be provided by our counsel upon request.

NOTE: OCIDA reserves the right to seek additional IDA and Transaction Counsel fees for exceptionally large or complex transactions.

Please make all Checks payable to:

Orange County Industrial Development Agency

Mail to:

4 Crotty Lane
New Windsor, NY 12553

*In the event that an applicant does not seek or does not qualify for an OCIDA PILOT or the equivalent of the State's 485-b program, the fee will be a straight one percent (1 %) of the Project cost.

The OCIDA Fee Schedule is the standard used when calculating all Project fees. These fees are not open for negotiation. Please initial stating you understand and consent to the above _____

Miscellaneous Fees:

Amendments and Assignments – **\$1,500.00**

Termination Fee – **\$1,000.00**

Submitting Annual Reports *after* February 24 – **\$2,500.00**

If at any time the Project costs change prior to the Final Resolution, please inform management immediately for closing fee recalculation purposes.

Please initial stating you understand and consent to the above _____

Closing Fee:

Please be advised should the Orange County IDA act to adopt the Final Resolution for your Project a fee will be due at closing.

If at any time the Project costs change prior to the Final Resolution, please inform management immediately for closing fee recalculation purposes.

Please initial stating you understand the foregoing, have provided accurate Project costs, and consent to the estimated closing fee provided above _____