

2 THE ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
3 STATE OF NEW YORK

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4 In The Matter of

5 Re: GAM PROPERTY CORP.

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7 Goshen Village Hall
8 276 Main Street
9 Goshen, New York
January 15, 2019
11:00 a.m.

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13 B E F O R E: KEVIN DOWD, ESQ.
14 IDA ATTORNEY

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24 FRANCES ROTH
Court Stenographer
168 North Drury Lane
Newburgh, New York 12550
25 Telephone (845) 566-1641

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3 A P P E A R A N C E S:

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5 LAW OFFICES OF KEVIN T. DOWD

Attorney for IDA

6 46 Daisy Lane

Montgomery, New York 12549

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8 Kelly Reilly

Client Services Specialist, OCIDA

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1 GAM PROPERTY CORP.

2 MR. DOWD: Good morning everyone, let's
3 start with the Pledge of Allegiance.

4 (Whereupon, the Pledge of Allegiance was
5 recited.)

6 MR. DOWD: My name is Kevin Dowd, I'm local
7 counsel to the Orange County IDA. With me to my
8 right is Kelly Reilly, she's one of the
9 administrators at the IDA. To her right is Fran
10 Roth, our stenographer, everything that's said
11 today will be recorded so the IDA board can
12 review the minutes. So we'll begin by me reading
13 the notice of public hearing and after that we'll
14 open it to the public for comment. Notice is
15 hereby given that a public hearing pursuant to
16 Article 18-A of the New York General Municipal
17 Law will be held by the Orange County Industrial
18 Development Agency on Tuesday, January 15, 2019
19 at 11:00 a.m. local time at the Goshen Village
20 Hall, 276 Main Street, Goshen, New York 10924, in
21 connection with the following matter: GAM
22 PROPERTY CORP., for itself or on behalf of an
23 entity formed or to be formed has submitted an
24 application to the Agency requesting the Agency's
25 assistance with respect to a certain project

GAM PROPERTY CORP.

consisting of: (A) the acquisition by the Agency of a leasehold interest in part of an approximately 12 plus/minus acre parcel of land located at 3 Police Drive in the Village of Goshen, Orange, New York together with the existing approximately 142,425 square foot warehouse/distribution center thereon; (B) the construction of an approximately 70,000 square foot addition including six additional loading docks and site improvements to the Existing Improvements; and (C) the acquisition and installation in, on and around the Improvements of certain items of equipment and other tangible personal property including but not limited to racking, forklift, forklift charging station, surveillance equipment and packing equipment; all for continued sublease to King Zak Industries, Inc. for use in its business of warehousing and distributing party/paper products to retailers in the metropolitan area. The Agency will acquire a leasehold interest in the Facility and lease the Facility back to the Company. The Company will operate the Facility during the term of the lease. At the end of the lease term, the

GAM PROPERTY CORP.

Agency's leasehold interest will be terminated.

The Agency contemplates that it will provide

financial assistance to the Company in the form

of a sales and use tax exemptions, a mortgage

recording tax exemption and a real property tax

abatement, all consistent with the policies of

the Agency unless procedures for deviation are

complied with. A representative of the Agency

will be at the above-stated time and place to

present a copy of the Company's Project

application and hear and accept written and oral

comments from all persons with views in favor of

or opposed to or otherwise relevant to the

proposed Financial Assistance. Dated:

December 31, 2018 by the Orange County Industrial

Development Agency. Is there anyone here who

wishes to comment or at least summarize the

project?

MR. ZAKARIN: I'm Herb Zakarin, I'm the

owner of King Zak Industry. To my left is Mike

Waschitz and Aron Saperstein who is heavily

involved in the project. Basically, we're

putting the expansion to be able to facilitate

our growth so we will be able to have at least to

1 GAM PROPERTY CORP.

2 stay local and to employ more people locally and
3 give us basically the traction that we need in
4 terms of putting on new items and helping us
5 facilitate our growth. Basically, that's it.

6 MR. DOWD: Thank you. Anyone else have
7 anything to say, to add? Okay, so just for the
8 record according to the application capital costs
9 are approximately \$7,360,000, the sales tax
10 exemptions you are seeking for construction is
11 approximately \$138,000, for equipment the sales
12 tax exemptions are approximately \$162,500, the
13 mortgage recording tax exemptions would be
14 approximately \$73,500, you're seeking a 10 year
15 PILOT where the estimated savings would be
16 \$645,389.26 according to real property over the
17 10 year period. Presently, you have 65 full time
18 employees that you're to retain and you're
19 proposing within three years of the project's
20 completion to add an additional 25 full time
21 equivalent, is that correct?

22 MR. ZAKARIN: Yes.

23 MR. DOWD: With all that information, is
24 there anything else that anyone would want to say
25 or add to this? There being none, I would just

1 GAM PROPERTY CORP.

2 ask you where you are in the planning board
3 process?

4 MR. ZAKARIN: Okay, so I believe that Steve
5 mentioned, Aron would know better, what did Steve
6 say, he's in the process, are we almost there?

7 MR. SAPERSTEIN: Yeah, we have pre-approved,
8 we're almost there, part of the site actually
9 included a pre-approval for the expansion, we
10 wanted to enlarge it slightly more so he has two
11 ideas now to make the project a little bit
12 larger. He came with Orange and Rockland last
13 Friday as far as consulting about expanding,
14 using some parking spots that might be closer to
15 the easement, he said the meeting went well so he
16 is pretty far along.

17 MR. DOWD: Once you have the SEQRA approvals
18 and planning board approves just let the IDA know
19 with a copy of the resolutions that will expedite
20 us going faster. There being no members of the
21 public who wish to speak, I will declare the
22 hearing closed.

23 MR. SAPERSTEIN: Appreciate your time and
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GAM PROPERTY CORP.

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thank you so much. Have a nice day.

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(Proceedings concluded at 11:08 a.m.)

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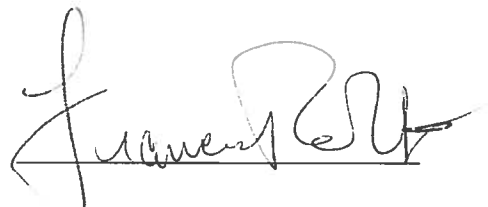
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I, FRANCES ROTH, a Stenographic Reporter and Notary Public
of the State of New York, do hereby certify:

That the foregoing is an accurate record of the testimony,
as given, to the best of my knowledge and belief, the same
having been stenographically recorded by me and transcribed
under my supervision.

That I am not related to any of the parties involved in
this matter, and that I have no personal interest
whatsoever in the outcome thereof.

A handwritten signature in cursive script, appearing to read 'Frances Roth', written over a horizontal line.

FRANCES ROTH

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