

Columbia County Industrial Development Agency

COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AGENCY MEETING NOTICE

Please take notice that there will be a Special meeting of the Columbia County Industrial Development Agency and it's Committees to be held in person on September 11, 2023 at 8:30am, at One Hudson City Centre, Suite 301, Hudson, NY 12534 in accordance with Public Officers Law Section 103-a. This meeting is being held to discuss the 41 Cross Street project. The meeting is open to the public, who will have the opportunity to attend the meeting in person at the One Hudson City Centre address or via Zoom and provide live comments. Meeting packets are posted and available on the IDA website:

<https://columbiaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/> Join Zoom Meeting

<https://us06web.zoom.us/j/85124313855?pwd=Ulo4YlJudU9NMm1CUDRvN0lNL2VrZz09>

Meeting ID: 851 2431 3855, Passcode: 353487, Dial by your location: 1 646 558 8656

Find your local number: <https://us06web.zoom.us/j/85124313855?pwd=Ulo4YlJudU9NMm1CUDRvN0lNL2VrZz09>

Please check the website for updated information. The IDA reserves the option of discussing any other business which comes before the Board:

Dated: September 1, 2023

Nina Fingar-Smith

Secretary, Columbia County Industrial Development Agency

IDA Board of Members Agenda

Members:

Nina Fingar-Smith	Bob Galluscio	William Gerlach	Brian Keeler
Carmine Pierro	Rick Rector	Sarah Sterling	

1. Draft Minutes, June 6, 2023*
2. 41 Cross Street / The Wick*
3. Public Comments

Attachments:

June 6, 2023 Minutes
Application HN MacArthur 41 Cross Street Owner, LLC
Resolution

* Requires Action

**One Hudson City Centre, Suite 301
Hudson, New York 12534
518-828-4718**

Columbia County Industrial Development Agency

MINUTES COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AGENCY Full Board Tuesday, June 6, 2023

A regular meeting of Columbia County Industrial Development Agency's Board was held Tuesday, June 6, 2023 in person, and accessible to the public via Zoom. The meeting was called to order at 8:32 am by Carmine Pierro, Chair.

Attendee Name	Title	Status	Arrived
Nina Fingar-Smith	Secretary	Present in person	
Robert Galluscio	Treasurer	Present in person	
William Gerlach	Board Member	Present in person	
Brian Keeler	Board Member	Absent	
Carmine Pierro	Chair	Present in Person	
Rick Rector	Board Member	Present in person	
Sarah Sterling	Vice-Chair	Present in person	
Andrew Howard	Counsel	Present in person	
F. Michael Tucker	President/CEO	Present in person	
Jessica Gabriel	Senior Economic Developer	Present in person	
Chris Brown	Housing Development Coordinator	Absent	
Martha Lane	Business Development Director	Absent	
Stephen VanDenburgh	Business Development Specialist	Present in person	
Valen Hay	Intern	Present in person	
Cat Lyden	Bookkeeper	Present in person	
Riley Werner	Administrative Assistant	Present in person	
Lisa Drahushuk	Administrative Supervisor	Present in person	

Minutes March 13, 2023:

Mr. Rector made a motion, seconded by Ms. Fingar-Smith to approve the minutes of March 13, 2023 as presented. Carried.

Treasurer's Report:

Mr. Tucker reviewed the IDA financials with the Board. He suggested that the contract with CEDC be re-evaluated and suggested the Board consider a revised fee for service contract similar to the type the HIDA currently had with CEDC. He stated he needed to bring the contract change to the CEDC board. *Mr. Galluscio made a motion, seconded by Ms. Sterling to approve the Treasurer's Report as presented. Carried.*

Administrative Director's Report:

Mr. Tucker stated they had responded to the ABO regarding the PARIS report. Mrs. Gabriel stated that they required clarification and some slight changes to the way reported. Mrs. Gabriel stated she has begun reviewing the IDA's process and the Uniform Tax Exempt Policy (UTEP). She explained the City of Hudson's new evaluation matrix and other project related documents. She stated this allowed the Board to determine the PILOT according to the number of points earned by the project.

She reviewed the matrix with the Board, noting this was the first portion of the process addressed. She stated it looked at how the project addressed the basic eligibility requirements and any community impact. It was meant to assist the Board in determining which and amount of benefits which would be approved for the project. She stated this would decrease the number of deviations required for the projects. She stated the HIDA had also examined and amended their UTEP which incorporated the evaluation matrix and the PILOT schedule. The point structure determines the level of PILOT the project would qualify for. She stated the last part was a tax exemption assessment tool. It looks at the requested PILOT and assesses it compared to other scenerios. It shows the impact compared to a standard 485(b) PILOT. The documents also shows the total benefits given to the project. She stated the HIDA had revised their fee structure to ensure the IDA remained whole for the annual reporting, but also that the IDA wouldn't take more than needed to make sure that projects would be discouraged from applying and pursuing projects. She noted the HIDA application had been updated and is now fillable.

Mr. Tucker stated the Board may find they have different goals form the City IDA and the documents can be tailored to fit the County. Mrs. Gabriel walked the Board through the HIDA documents. Mr. Rector asked if the City had any projects currently before the HIDA. Mrs. Gabriel stated there were a couple. Mr. Rector asked how the City enforces something like this and ensuring the applicant is following through on what they say they will do. Mrs. Gabriel stated there has been no project yet approved under the new structure, noting it had been approved early this year. She stated the new structure would require additional administrative work. She stated the issue was taken into account, and the requirements were in the inducement resolution and and other documents. She noted the annual reporting would be the avenue where the project would report on the requirements and it had been amended to include all the requirements needed to be reported. Ms. Sterling felt it would increase community dialog.

Mrs. Gabriel suggested that the Board review the documents and determine if it could be used for the County IDA. Mr. Tucker stated the new forms should cut down on the amount of outside consultant work for the cost-benefit analysis required for the projects. Mr. Rector asked the cost of the HIDA product. Mr. Tucker stated the cost was \$4,000 – \$6,000, over a over a 3 month period, during which time three public meetings were held. Mrs. Gabriel stated the new documents have been used once and it seemed to focus the board members' discussion about the project.

Klocke Estate Distillery:

Mrs. Gabriel stated the restaurant and event space was nearly 70% complete. She noted the principals had shifted their scope and strategy looking at a environmental stewardship and their approach to farming and production, putting them behind schedule. She noted added additional product lines and land developed for agriculture. Mr. Tucker stated they are essentially an agri-tourism business. Mrs. Gabriel noted they have produced 35,000 gallons of wine and cider and have received their temporary certificate of occupancy for the distillery bay. They have produced 10 barrels of apple and grape brandy equaling 10,000 bottles. They are anticipating a hiring challenge and plan on ramping up hiring for summer. Mr. Tucker stated the Office of Community Renewal had toured the site.

Mr. Tucker stated Flanders would be closing on July 1st, and laying off their entire workforce. He noted he had received 2 calls regarding purchasing the building. Mr. Tucker stated the median income for a family of 4 was \$102,000 this year up from \$87,000 the previous year.

With no public comment or further business, Mr. Galluscio made a motion, seconded by Ms. Fingar-Smith to adjourn the meeting. The meeting adjourned at 9:28am.

Respectfully submitted by Lisa Drahushuk

HN MacArthur 41 Cross Street Owner
1807 Ross Ave, Ste 440
Dallas, TX 75201

August 31, 2023

RE: IDA Application for the Transfer of PILOT Benefits with regards to the Wick Hotel, Hudson

To Whom It May Concern,

We are in the process of acquiring the Wick Hotel at 41 Cross Street. The seller of the hotel is currently the beneficiary of certain benefits from the IDA which includes a PILOT. The matter before the IDA relates to the transfer of these benefits to us as the new owner and therefore is NOT a new application. As such, we utilized the IDA application as a means of providing information on the transfer.

Sincerely,

A handwritten signature in black ink, appearing to be 'JS' or 'Selman', written in a cursive style.

Jeremy Selman
Authorized Signatory

Columbia County Industrial Development Agency

One Hudson City Centre, Suite 301

Hudson, New York 12534

Tel: (518) 828-4718

Email: Ldrahus@ColumbiaEDC.com

APPLICATION

IMPORTANT NOTICE: The answers to the questions contained in this application are necessary to determine your firm's eligibility for financing and other assistance from the Columbia County Industrial Development Agency. These answers will also be used in the preparation of papers in this transaction. Accordingly, all questions should be answered accurately and completely by an officer or other employee of your firm who is thoroughly familiar with the business and affairs of your firm and who is also thoroughly familiar with the proposed project. This application is subject to acceptance by the Columbia County Industrial Development Agency.

TO: Columbia County Industrial Development Agency
One Hudson City Centre, Suite 301
Hudson, New York 12534

APPLICANT: HN MacArthur 41 Cross Street Owner, LLC _____

APPLICANT'S ADDRESS: 1807 Ross Ave, Ste 440, Dallas, TX 75201

CITY: Dallas STATE: TX ZIP CODE: 75201

PHONE NO.: (917) 363 9472 FAX NO.: N/A E-MAIL: jselman@hncapitalpartners.com

NAME OF PERSON(S) AUTHORIZED TO SPEAK FOR APPLICANT WITH RESPECT TO THIS APPLICATION: Jeremy Selman, Sean Roland and Gabriel Katz

IF APPLICANT IS REPRESENTED BY AN ATTORNEY, COMPLETE THE FOLLOWING:

NAME OF ATTORNEY: Phil Borelli

ATTORNEY'S ADDRESS: 133 S. Fitzhugh Street

CITY: Rochester STATE: NY ZIP CODE: 14608

PHONE NO.: 585.460.9201 FAX NO.: E-MAIL: Phil@LDTS-Law.com

NOTE: PLEASE READ THE INSTRUCTIONS ON PAGE 2 OF THIS APPLICATION BEFORE
COMPLETING THIS FORM.

INSTRUCTIONS

1. The Columbia County Industrial Development Agency (“the Agency”) will not approve any application unless, in the judgment of the Agency, said application and the summary contains sufficient information upon which to base a decision whether to approve or tentatively approve an action.
2. Fill in all blanks, using “none” or “not applicable” or “N/A” where the question is not appropriate to the project which is the subject of this application (the “Project”).
3. If an estimate is given as the answer to a question, put “(est)” after the figure or answer which is estimated.
4. If more space is needed to answer any specific question, attach a separate sheet.
5. When completed, return five (5) copies of this application to the Agency at the address indicated on the first page of this application.
6. The Agency will not give final approval to this application until the Agency receives a completed environmental assessment form concerning the Project which is the subject of this application.
7. Please note that Article 6 of the Public Officers Law declares that all records in the possession of the Agency (with certain limited exceptions) are open to public inspection and copying. If the applicant feels that there are elements of the Project which are in the nature of trade secrets or information, the nature of which is such that if disclosed to the public or otherwise widely disseminated would cause substantial injury to the applicant’s competitive position, the applicant may identify such elements in writing and request that such elements be kept confidential in accordance with Article 6 of the Public Officers Law.
8. The applicant will be required to pay to the Agency all actual costs incurred in connection with this application and the Project contemplated herein (to the extent such expenses are not paid out of the proceeds of the Agency’s bonds issued to finance the project). The applicant will also be expected to pay all costs incurred by general counsel and bond counsel to the Agency. The costs incurred by the Agency, including the Agency’s general counsel and bond counsel, may be considered as a part of the project and included as a part of the resultant bond issue.
9. The Agency has established an application fee of One Thousand Dollars (\$1,000.00) for projects with a cost of up to but not including Five Million Dollars (\$5,000,000.00) and an application fee of Two Thousand Dollars (\$2,000.00) for projects with a cost of Five Million Dollars (\$5,000,000.00) and above to cover the anticipated costs of the Agency in processing this application. A check or money order made payable to the Agency must accompany each application. **THIS APPLICATION WILL NOT BE CONSIDERED COMPLETE BY THE AGENCY UNLESS ACCOMPANIED BY THE APPLICATION FEE.**

FOR AGENCY USE ONLY

1. Project Number	_____
2. Date application received by the Agency	_____, 20____
3. Date application referred to attorney for review	_____, 20____
4. Date copy of application mailed to members	_____, 20____
5. Date notice of Agency meeting on application posted	_____, 20____
6. Date notice of Agency meeting on application mailed	_____, 20____
7. Date of Agency meeting on application	_____, 20____
8. Date Agency conditionally approved application	_____, 20____
9. Date scheduled for public hearing	_____, 20____
10. Date Environmental Assessment Form ("EAF") received	_____, 20____
11. Date Agency completed environmental review	_____, 20____
12. Date of final approval of application	_____, 20____

SUMMARY OF PROJECT

Applicant: _____ HN MacArthur 41 Cross Street Owner, LLC

Contact Person: _____ Jeremy Selman _____

Phone Number: _____ 917 363
9472 _____

Occupant: _____ The Wick Hotel

Project Street Address: 41 Cross Street, Hudson, NY
12534 _____

Approximate Size of Project Site: _____ 40,800 sqft

Description of Project: _____ 55 room boutique hotel –
www.thewickhotel.com _____

Type of Project: ☐ Manufacturing ☐ Warehouse/Distribution
 ☒ Commercial ☐ Other – Specify

Employment Impact: Existing Jobs: Full Time: 10 Part-Time: 21

 New Jobs Full Time: _____ 0 _____ Part-Time: _____ 0 _____

Project Cost: \$12,500,000 _____

Type of Financing: ☐ Tax-Exempt ☒ Taxable ☐ Straight Lease

Amount of Bonds Requested: \$ _____

Estimated Value of Tax-Exemptions:

N.Y.S. Sales and Compensating Use Tax: \$ _____
Mortgage Recording Taxes: \$99,999
Real Property Tax Exemptions: \$(transfer of existing) _____
Other (please specify): \$ _____

Provide estimates for the following:

Number of Full Time Employees at the Project Site before IDA Status: 0 _____
Estimate of Jobs to be Created: 0 _____
Estimate of Jobs to be Retained: Full Time: 10 Part-Time: 21

Average Estimated Annual Salary of Jobs to be Created:
Annualized Salary Range of Jobs to be Created:
Estimated Average Annual Salary of Jobs to be Retained:

\$40,000-\$110,000

I. INFORMATION CONCERNING THE PROPOSED OCCUPANT OF THE PROJECT (HEREINAFTER, THE "COMPANY").

A. Identity of Company: _____

1. Company Name: HN MacArthur 41 Cross Street Owner, LLC

Present Address: 1807 Ross Ave, Ste 440, Dallas, TX 75201

Zip Code: 75201

Employer's Tax ID No.: _____

2. If the Company differs from the Applicant, give details of relationship: _____

3. Indicate type of business organization of Company:
(a) Corporation (If so, incorporated in what country?) _____

If United States which State? New York

Date Incorporated? 7/7/2023 Type of Corporation? LLC

Authorized to do business in New York? Yes X No _____

(b) Partnership (if so, indicate type) _____

Number of general partners _____, Number of limited partners _____

(c) Sole Proprietorship _____

4. Is the Company a subsidiary or direct or indirect affiliate of any other organization(s)? If so, indicate name of related organization(s) and relationship:

The Company is a wholly owned subsidiary of HN MacArthur 41 Cross Hotel, LLC

B. Management of Company:

1. List all owners, officers, members, directors and partners (complete all columns for each person):

Name Home Address	Office Held	Other Principal Business
Gabriel Katz 837 County Road 54 West Coxsackie, NY 12192	Class A Member (HN MacArthur 41 Cross Hotel, LLC)	MacArthur Holdings
Vipin Nambiar 5534 W. Hanover Ave	Class A Member (HN MacArthur 41 Cross Hotel, LLC)	HN Capital Partners

Dallas, TX 75209		

If the answer to any of questions 2 through 4 is yes, please furnish details in a separate attachment.

2. Is the Company or management of the Company now a plaintiff or a defendant in any civil or criminal litigation? Yes ____ No X.
3. Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)? Yes ____; No X.
4. Has any person listed above or any concern with whom such person has been connected ever been in receivership or been adjudicated a bankrupt? Yes ____;
5. No X. (If yes to any of the foregoing, furnish details in a separate attachment).

C. Principal Owners of Company:

1. Principal owners of Company: Is Company publicly held?
Yes ____; No X.

If yes, list exchanges where stock traded: _____

2. If no, list all stockholders having a 5% or more interest in the Company:

NAME	ADDRESS	PERCENTAGE OF HOLDING
HN MacArthur 41 Cross Owner, LLC	1807 Ross Ave, Ste 440, Dallas, TX 75201	100%

- D. Company's Principal Bank(s) of account: TBD _____

II. DATA REGARDING PROPOSED PROJECT

- A. Summary: (Please provide a brief narrative description of the Project.) _____

Other (describe)
Electric-Utility: National
Grid _____
Other (describe) _____
Heat-Utility: National Grid

Other (describe) _____

4. Present legal owner of project site:

- a. If the Company owns project site, indicate date of purchase: _____,
Purchase price: \$ _____.
- b. If Company does not own the Project site, does Company have option signed
with owner to purchase the Project site? Yes X; No _____. If yes, indicate
date option signed with owner: July 31, 2024 _____; and the date
the option expires: Sept 13, 2024.
- c. If the Company does not own the project site, is there a relationship legally or by
common control between the Company and the present owners of the project site?
Yes X; No _____. If yes, describe: Purchase and Sale
Agreement

5. a. Zoning District in which the project site is
located: RSC

- b. Are there any variances or special permits affecting the site? Yes ____;
No _____. If yes, list below and attach copies of all such variances or special
permits:

D. Buildings:

1. Does part of the project consist of a new building or buildings? Yes ____;
No X. If yes, indicate number and size of new buildings: _____
2. Does part of the project consist of additions and/or renovations to the existing
buildings? Yes ____; No X. If yes, indicate the buildings to be expanded or
renovated, the size of any expansions and the nature of expansion and/or renovation:
3. Describe the principal uses to be made by the Company of the building or buildings to
be acquired, constructed or expanded: hotel

E. Description of the Equipment:

1. Does a part of the Project consist of the acquisition or installation of machinery, equipment or other personal property (the "Equipment")? Yes X; No _____. If yes, describe the Equipment: hotel furnishings

2. With respect to the Equipment to be acquired, will any of the Equipment be Equipment which has previously been used? Yes X; No _____. If yes, please provide detail: The Company is acquiring all of the existing furnishings that have been used in the operation of the hotel

3. Describe the principal uses to be made by the Company of the Equipment to be acquired or installed: guestroom and public space furniture for use by the hotel guests

F. Project Use:

1. What are the principal products to be produced at the Project? _____
hotel

2. What are the principal activities to be conducted at the Project? _____
_____ hotel _____

3. Does the Project include facilities or property that are primarily used in making retail sales of goods or services to customers who personally visit such facilities? Yes ____; No X _____. If yes, please provide detail: _____

4. If the answer to question 3 is yes, what percentage of the cost of the Project will be expended on such facilities or property primarily used in making retail sales of goods or services to customers who personally visit the Project? _____%
5. If the answer to question 3 is yes, and the answer to question 4 is more than 33.33%, indicate whether any of the following apply to the Project:
 - a. Will the Project be operated by a not-for-profit corporation? Yes ____; No _____. If yes, please explain: _____

 - b. Is the Project likely to attract a significant number of visitors from outside the economic development region in which the Project will be located? Yes ____; No _____. If yes, please explain: _____

- c. Would the Project occupant, but for the contemplated financial assistance from the Agency, locate the related jobs outside the State of New York? Yes____; No____. If yes, please explain: _____

- d. 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 city, town or village within which the Project will be located, because of a lack of reasonably accessible retail trade facilities offering such goods or services? Yes____; No____. If yes, please provide detail:

6. If the answers to any of subdivisions c. through d. of question 5 is yes, 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____; No____. If yes, please explain: N/A

7. Will the completion of the Project result in the removal of a plant or facility of the Company or another proposed occupant of the Project (a "Project Occupant") from one area of the State of New York to another area of the State of New York? Yes____; No__X__. If yes, please explain: _____

8. Will the completion of the Project result in the abandonment of one or more plants or facilities of the Company located in the State of New York? Yes____; No__X__. If yes, please provide detail: _____

9. If the answer to either question 7 or question 8 is yes, indicate whether any of the following apply to the Project:

- a. Is the Project reasonably necessary to preserve the competitive position of the Company or such Project Occupant in its industry? Yes____; No____. If yes, please provide detail: _____

N/A

- b. Is the Project reasonably necessary to discourage the Company or such Project Occupant from removing such other plant or facility to a location outside the State of New York? Yes____; No____. If yes, please provide detail: _____

N/A

10. Will the Project be owned by a not-for-profit corporation? Yes____; No__X_. If yes, please provide detail: _____

11. Will the Project be sold or leased to a municipality? Yes____; No____. If yes, please provide detail: _____

Only for PILOT purposes

G. Other Involved Agencies:

1. Please indicate all other local agencies, boards, authorities, districts, commissions or governing bodies (including any city, county and other political subdivision of the State of New York and all state departments, agencies, boards, public benefit corporations, public authorities or commissions) involved in approving or funding or directly undertaking action with respect to the Project. For example, do you need a municipal building permit to undertake the Project? Do you need a zoning approval to undertake the Project? If so, you would list the appropriate municipal building department or planning or zoning commission which would give said approvals. _____

CITY OF HUDSON

2. Describe the nature of the involvement of the federal, state or local agencies described above: _____

N/A

H. Construction Status:

1. Has construction work on this project begun? Yes ____; No _____. If yes, please discuss in detail the approximate extent of construction and the extent of completion. Indicate in your answer whether such specific steps have been completed as site clearance and preparation; completion of foundations; installation of footings; etc.: _____

PROJECT IS AND WILL CONTINUE OPERATING AS A HOTEL. THIS IS AN APPLICATION FOR TRANSFER OF EXISTING BENEFITS

2. Please indicate amount of funds expended on this project by the Company in the past three (3) years and the purposes of such expenditures: _____

3. Please indicate the date the applicant estimates the Project will be completed: _____

I. Method of Construction After Agency Approval:

1. If the Agency approves the project which is the subject of this application, there are two methods that may be used to construct the project. The applicant can construct the project privately and sell the project to the Agency upon completion. Alternatively, the applicant can request to be appointed as "agent" of the Agency, in which case certain laws applicable to public construction may apply to the project. Does the applicant wish to be designated as "agent" of the Agency for purposes of constructing the project? Yes ____; No ____.

PROJECT IS AND WILL CONTINUE OPERATING AS A HOTEL. THIS IS AN APPLICATION FOR TRANSFER OF EXISTING BENEFITS

2. If the answer to question 1 is yes, does the applicant desire such "agent" status prior to the closing date of the financing? Yes ____; No ____.

III. INFORMATION CONCERNING LEASES OR SUBLEASES OF THE PROJECT. (PLEASE COMPLETE THE FOLLOWING SECTION IF THE COMPANY INTENDS TO LEASE OR SUBLEASE ANY PORTION OF THE PROJECT).

- A. Does the Company intend to lease or sublease more than 10% (by area or fair market value) of the Project? Yes ____; No X__. If yes, please complete the following for **each** existing or proposed tenant or subtenant:

1. Sublessee name: _____
Present Address: _____
City: _____ State: _____ Zip: _____
Employer's ID No.: _____
Sublessee is: ____ Corporation: ____ Partnership: ____ Sole Proprietorship
Relationship to Company: _____
Percentage of Project to be leased or subleased: _____
Use of Project intended by Sublessee: _____
Date of lease or sublease to Sublessee: _____
Term of lease or sublease to Sublessee: _____
Will any portion of the space leased by this sublessee be primarily used in making retail sales of goods or services to customers who personally visit the Project? Yes ____; No _____. If yes, please provide on a separate attachment (a) details and (b) the answers to questions II(F)(4) through (6) with respect to such sublessee.

- B. What percentage of the space intended to be leased or subleased is now subject to a binding written lease or sublease? _____

IV. Employment Impact

- A. Indicate the number of people presently employed at the Project site and the **additional** number that will be employed at the Project site at the end of the first and second years after the Project has been completed, using the tables below for (1) employees of the Applicant, (2) independent contractors, and (3) employees of independent contractors. (Do not include construction workers). Also indicate below the number of workers employed at the Project site representing newly created positions as opposed to positions relocated from other project sites of the applicant. Such information regarding relocated positions should also indicate whether such positions are relocated from other project sites financed by obligations previously issued by the Agency.

TYPE OF EMPLOYMENT Employees of Applicant					
	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled	Totals
Present Full Time	3	4		3	10
Present Part Time	1	6		14	21
Present Seasonal					
First Year Full Time	3	4		3	10
First Year Part Time	1	6		14	21
First Year Seasonal					
Second Year Full Time	3	4		3	10
Second Year Part Time	1	6		14	21
Second Year Seasonal					

TYPE OF EMPLOYMENT Independent Contractors					
N/A					
	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled	Totals
Present Full Time					
Present Part Time					
Present Seasonal					
First Year Full Time					
First Year Part Time					
First Year Seasonal					
Second Year Full Time					
Second Year Part Time					
Second Year Seasonal					

TYPE OF EMPLOYMENT Employees of Independent Contractors					
N/A					
	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled	Totals
Present Full Time					

Present Part Time					
Present Seasonal					
First Year Full Time					
First Year Part Time					
First Year Seasonal					
Second Year Full Time					
Second Year Part Time					
Second Year Seasonal					

- B. Indicate below (1) the estimated salary and fringe benefit averages or ranges and (2) the estimated number of employees residing in the Capital District Economic Development Region for all the jobs at the Project site, both retained and created, listed in the tables described in subsection A above for each of the categories of positions listed in the chart below.

RELATED EMPLOYMENT INFORMATION				
	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled
Estimated Salary and Fringe Benefit Averages or Ranges	\$70,000-\$110,000	\$38,000-\$65,000		\$35,000-\$42,000
Estimated Number of Employees Residing in the Capital District Economic Development Region ¹	3	10		16

- C. Please describe the projected timeframe for the creation of any new jobs with respect to the undertaking of the Project:

PROJECT IS AND WILL CONTINUE OPERATING AS A HOTEL.
THIS IS AN APPLICATION FOR TRANSFER OF EXISTING
BENEFITS

¹ The Capital District Economic Development Region consists of the following counties: Albany, Schenectady, Rensselaer, Greene, Columbia, Saratoga, Warren and Washington.

- D. Please prepare a separate attachment describing in detail the types of employment at the Project site. Such attachment should describe the activities or work performed for each type of employment. Operations Managers, Sales Manager, Housekeepers, Check-In Agents

V. Project Cost

- A. Anticipated Project Costs. State the costs reasonably necessary for the acquisition of the Project site, the construction of the proposed buildings and the acquisition and installation of any machinery and equipment necessary or convenient in connection therewith, and including any utilities, access roads or appurtenant facilities, using the following categories:

<u>Description of Cost</u>	<u>Amount</u>
Land	\$ _____
Buildings	\$ _____
Machinery and equipment costs	\$ _____
Utilities, roads and appurtenant costs	\$ _____
Architects and engineering fees	\$ _____
Costs of Bond Issue (legal, financial and printing)	\$ _____
Construction loan fees and interest (if applicable)	\$ _____
Other (specify)	
_____	\$ _____
_____ Closing and Related _____	\$ _____
	_____ \$1,200,000 _____
_____ Acquisition of Existing Hotel _____	\$ _____ \$12,500,000 _____
TOTAL PROJECT COSTS	\$ _____ \$13,700,000 _____

- B. Anticipated Project Financing Sources. State the sources reasonably necessary for the financing of the Project site, the construction of the proposed buildings and the acquisition and installation of any machinery and equipment necessary or convenient in connection therewith, and including any utilities, access roads or appurtenant facilities, using the following categories:

<u>Description of Sources</u>	<u>Amount</u>
Private Sector Financing	\$ <u>\$7,700,000</u>
Public Sector	
Federal Programs	\$ _____
State Programs	\$ _____
Local Programs	\$ _____
Applicant Equity	\$ <u>\$6,000,000</u>
Other (specify, e.g., tax credits)	
_____	\$ _____
_____	\$ _____
_____	\$ _____
TOTAL AMOUNT OF PROJECT FINANCING SOURCES	\$ <u>\$13,700,000</u>

- C. Have any of the above expenditures already been made by the applicant?
Yes ____; No X. If yes, indicate particulars.

- D. Amount of loan requested: \$ \$7,700,000;

Maturity requested: 3 years.

- E. Has a commitment for financing been received as of this application date, and if so, from whom?

Yes ____; No X. Institution Name: _____

Provide name and telephone number of the person we may contact.

Name: _____ Phone: _____

- F. The percentage of Project costs to be financed from public sector sources is estimated to equal the following: _____0%

- G. The total amount estimated to be borrowed to finance the Project is equal to the following:
\$7,700,000 _____

VI. BENEFITS EXPECTED FROM THE AGENCY

A. Financing

1. Is the applicant requesting that the Agency issue bonds to assist in financing the project? Yes ____; No X_. If yes, indicate:
Amount of loan requested: _____ Maturity requested (in years): _____
2. Is the interest on such bonds intended to be exempt from federal income taxation? Yes ____; No X_.
3. If the answer to question 2 is yes, will any portion of the Project be used for any of the following purposes:
 - a. retail food and beverage services: Yes ____; No ____
 - b. automobile sales or service: Yes ____; No ____
 - c. recreation or entertainment: Yes ____; No ____
 - d. golf course: Yes ____; No ____
 - e. country club: Yes ____; No ____
 - f. massage parlor: Yes ____; No ____
 - g. tennis club: Yes ____; No ____
 - h. skating facility : Yes ____; No ____
 - j. racquet sports facility (including handball and racquetball court): Yes ____; No ____
 - j. hot tub facility: Yes ____; No ____
 - k. suntan facility: Yes ____; No ____
 - l. racetrack: Yes ____; No ____
4. If the answer to any of the above questions contained in question 3 is yes, please furnish details on a separate attachment.

B. Tax Benefits

1. Is the applicant requesting any real property tax exemption in connection with the Project that would not be available to a project that did not involve the Agency? Yes X____; No _____. If yes, is the real property tax exemption being sought consistent with the Agency's Uniform Tax Exemption Policy? Yes ____; No _____. WE ARE REQUESTING A TRANSFER OF THE EXISTING BENEFIT.
2. Is the applicant expecting that the financing of the Project will be secured by one or more mortgages? Yes X____; No _____. If yes, what is the approximate amount of financing to be secured by mortgages? \$7,700,000 _____.
3. Is the applicant expecting to be appointed agent of the Agency for purposes of avoiding payment of N.Y.S. Sales Tax or Compensating Use Tax? Yes ____; No X____. If yes, what is the approximate amount of purchases which the applicant expects to be exempt from the N.Y.S. Sales and Compensating Use Taxes? \$ _____.
4. What is the estimated value of each type of tax-exemption being sought in connection with the Project? Please detail the type of tax-exemption and value of the exemption.
 - a. N.Y.S. Sales and Compensating Use Taxes: \$ 0 _____

- b. Mortgage Recording Taxes: \$ \$99,999
- c. Real Property Tax Exemptions: \$ TRANSFER OF EXISTING
- d. Other (please specify):

_____ \$ _____
_____ \$ _____

5. Are any of the tax-exemptions being sought in connection with the Project inconsistent with the Agency's Uniform Tax Exemption Policy? Yes ____; No _____. If yes, please explain.

PILOT SCHEDULE DICTATED BY CITY

C. Project Cost/Benefit Information. Complete the attached Cost/Benefit Analysis so that the Agency can perform a cost/benefit analysis of undertaking the Project. Such information should consist of a list and detailed description of the benefits of the Agency undertaking the Project (e.g., number of jobs created, types of jobs created, economic development in the area, etc.). Such information should also consist of a list and detailed description of the costs of the Agency undertaking the Project (e.g., tax revenues lost, buildings abandoned, etc.).

VI. REPRESENTATIONS BY THE APPLICANT. The applicant understands and agrees with the Agency as follows:

A. Job Listings. In accordance with Section 858-b(2) of the New York General Municipal Law, the applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOC") and with the administrative entity (collectively with the DOC, the "JTPA Entities") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA"), as replaced by the Workforce Investment Act of 1998 (Public Law 105-220), in which the Project is located.

B. First Consideration for Employment. In accordance with Section 858-b(2) of the New York General Municipal Law, the applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.

C. Annual Sales Tax Filings. In accordance with Section 874(8) of the New York General Municipal Law, the applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the applicant and all consultants or subcontractors retained by the applicant.

D. Annual Employment Reports. The applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the Project site, including (1) the NYS-45 – Quarterly Combined Withholding, Wage Reporting and Unemployment Insurance Return – for the quarter ending December 31 (the "NYS-45"), and (2) the US Dept. of Labor BLS 3020 Multiple Worksite report if applicable.

E. Uniform Agency Project Agreement. The applicant agrees to enter into a project benefits agreement with the Agency where the applicant agrees that (1) the amount of Financial Assistance to be received shall be contingent upon, and shall bear a direct relationship to the success or lack of success of such project in delivering certain described public benefits (the "Public Benefits") and (2) the Agency will be entitled to recapture some or all of the Financial Assistance granted to the applicant if the project is unsuccessful in whole or in part in delivering the promised Public Benefits.

F. Representation of Financial Information. Neither this Application nor any other agreement, document, certificate, project financials, or written statement furnished to the Agency or by or on behalf of the applicant in connection with the project contemplated by this Application contains any untrue statement of a material fact or omits to state a material fact necessary in order to make the statements contained herein or therein not misleading. There is no fact within the special knowledge of any of the officers of the applicant which has not been disclosed herein or in writing by them to the Agency and which materially adversely affects or in the future in their opinion may, insofar as they can now reasonably foresee, materially adversely affect the business, properties, assets or condition, financial or otherwise, of the applicant.

G. Agency Financial Assistance Required for Project. The Project would not be undertaken but for the Financial Assistance provided by the Agency or, if the Project could be undertaken without the Financial Assistance provided by the Agency, then the Project should be undertaken by the Agency for the following reasons:

H. Compliance with Article 18-A of the General Municipal Law: The Project, as of the date of this Application, is in substantial compliance with all provisions of article 18-A of the General Municipal including, but not limited to, the provisions of Section 859-a and subdivision one of Section 862; and the provisions of subdivision one of Section 862 of the General Municipal Law will not be violated if Financial Assistance is provided for the Project.

I. Compliance with Federal, State, and Local Laws. The applicant is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.

J. False or Misleading Information. The applicant understands that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemptions claimed by reason of Agency involvement in the Project.

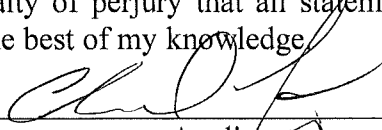
K. Absence of Conflicts of Interest. The applicant acknowledges that the members, officers and employees of the Agency are listed on the Agency's website. No member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

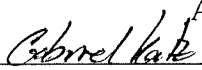
L. Additional Information. Additional information regarding the requirements noted in this Application and other requirements of the Agency are included in the Agency's Policies which can be accessed at http://www.columbiaedc.com/?page_id=10.


I affirm under penalty of perjury that all statements made on this application are true,
accurate and complete to the best of my knowledge.

By:

Title:



Applicant




**NOTE: APPLICANT MUST ALSO COMPLETE THE APPROPRIATE VERIFICATION
APPEARING ON PAGES 23 THROUGH 26 HEREOF BEFORE A NOTARY PUBLIC AND MUST
SIGN AND ACKNOWLEDGE THE HOLD HARMLESS AGREEMENT APPEARING ON PAGE 27**

VERIFICATION

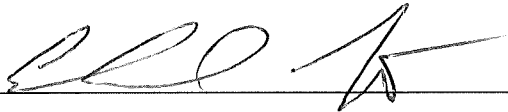
(If applicant is a limited liability company)

STATE OF NY)
) SS.:
COUNTY OF Greene)

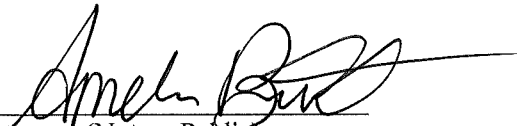
Gabriel Katz, deposes and says
(Name of Individual)

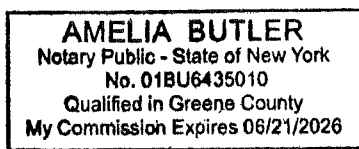
that he is one of the members of the firm of WIN McARTHUR 41 CROSS OWNER,
(Limited Liability Company)

the limited liability company named in the attached application; that he has read the foregoing application and knows the contents thereof; and that the same is true and complete and accurate to the best of his knowledge. The grounds of deponent's belief relative to all matters in the said application which are not stated upon his own personal knowledge are investigations which deponent has caused to be made concerning the subject matter of this application as well as information acquired by deponent in the course of his duties as a member of and from the books and papers of said limited liability company.



Sworn to before me this
5th day of Sept., 2023.


(Notary Public)



HOLD HARMLESS AGREEMENT

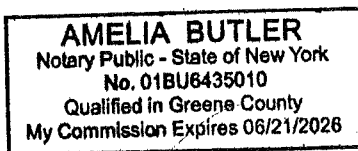
Applicant hereby releases Columbia County Industrial Development Agency and the member, officers, servants, agents and employees thereof (hereinafter collectively referred to as the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (i) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the application or the project described therein or the issuance of bonds requested therein are favorably acted upon by the Agency, (ii) the Agency's financing of the Project described therein; and (iii) any further action taken by the Agency with respect to the Project, including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing.. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to find buyers willing to purchase the total bond issue requested, then, and in that event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all actual costs incurred by the Agency in the processing of the Application, including attorneys' fees, if any.

(Applicant)

BY: _____

Sworn to before me this
5th day of Sept., 2023


(Notary Public)



TO: Project Applicants
 FROM: Columbia County Industrial Development Agency
 RE: Cost/Benefit Analysis

In order for the Columbia County Industrial Development Agency (the "Agency") to prepare a Cost/Benefit Analysis for a proposed project (the "Project"), the Applicant must answer the questions contained in this Project Questionnaire (the "Questionnaire") and complete the attached Schedules. This Questionnaire and the attached Schedule will provide information regarding various aspects of the Project, and the costs and benefits associated therewith.

This Questionnaire must be completed before we can finalize the Cost/Benefit Analysis, please complete this Questionnaire and forward it to us at your earliest convenience.

PROJECT QUESTIONNAIRE

1. Name of Project Beneficiary ("Company"):	HN MacArthur 41 Cross Owner, LLC
2. Brief Identification of the Project:	The Wick Hotel
3. Estimated Amount of Project Benefits Sought:	
A. Amount of Bonds Sought:	\$ 0
B. Value of Sales Tax Exemption Sought	\$ 0
C. Value of Real Property Tax Exemption Sought	\$ TRANSFER OF EXISTING EXEMPTION
D. Value of Mortgage Recording Tax Exemption Sought	\$ 99,999
4. Likelihood of accomplishing the Project in a timely fashion:	

PROJECTED PROJECT INVESTMENT

A. Land-Related Costs	
1. Land acquisition	\$
2. Site preparation	\$
3. Landscaping	\$
4. Utilities and infrastructure development	\$
5. Access roads and parking development	\$
6. Other land-related costs (describe)	\$
B. Building-Related Costs	
1. Acquisition of existing structures	\$ 10,000,000 (including land and)
2. Renovation of existing structures	\$
3. New construction costs	\$
4. Electrical systems	\$
5. Heating, ventilation and air conditioning	\$
6. Plumbing	\$
7. Other building-related costs (describe)	\$

C.	Machinery and Equipment Costs	
1.	Production and process equipment	\$ _____
2.	Packaging equipment	\$ _____
3.	Warehousing equipment	\$ _____
4.	Installation costs for various equipment	\$ _____
5.	Other equipment-related costs (describe)	\$ _____
D.	Furniture and Fixture Costs	
1.	Office furniture	\$ _____
2.	Office equipment	\$ _____
3.	Computers	\$ _____
4.	Other furniture-related costs (describe)	\$ 2,500,000 (hotel furnishings) _____
E.	Working Capital Costs	
1.	Operation costs	\$ _____
2.	Production costs	\$ _____
3.	Raw materials	\$ _____
4.	Debt service	\$ _____
5.	Relocation costs	\$ _____
6.	Skills training	\$ _____
7.	Other working capital-related costs (describe)	\$ _____
F.	Professional Service Costs	
1.	Architecture and engineering	\$ _____
2.	Accounting/legal	\$ _____
3.	Other service-related costs (describe)	\$ _____
G.	Other Costs	
1.	Closing and Related	\$1,200,000 _____
2.		\$ _____
H.	Summary of Expenditures	
1.	Total Land-Related Costs	\$ _____
2.	Total Building-Related Costs	\$ 10,000,000 (includes land) _____
3.	Total Machinery and Equipment Costs	\$ _____
4.	Total Furniture and Fixture Costs	\$ 2,500,000 _____
5.	Total Working Capital Costs	\$ _____
6.	Total Professional Service Costs	\$ _____
7.	Total Other Costs	\$ 1,200,000 _____

PROJECTED CONSTRUCTION EMPLOYMENT IMPACT

- I. Please provide estimates of total construction jobs and the total annual wages and benefits of construction jobs at the Project: EXISTING HOTEL, SEEKING TRANSFER OF EXISTING BENEFITS

Year	Number of Construction Jobs	Total Annual Wages and Benefits	Estimated Additional NYS Income Tax
Current Year		\$	\$
Year 1		\$	\$
Year 2		\$	\$
Year 3		\$	\$
Year 4		\$	\$
Year 5		\$	\$

PROJECTED PERMANENT EMPLOYMENT IMPACT

- I. Estimates of the total number of existing permanent jobs to be preserved or retained as a result of the Project are described in the tables in Section IV of the Application. 31
- II. Estimates of the total new permanent jobs to be created at the Project are described in the tables in Section IV of the Application. 0
- III. Please provide estimates for the following:
- A. Creation of New Job Skills relating to permanent jobs. Please complete Schedule A.
- IV. Provide the projected percentage of employment that would be filled by Columbia County residents: ~95% _____
- A. Provide a brief description of how the project expects to meet this percentage: EXISTING EMPLOYEES

PROJECTED OPERATING IMPACT

- I. Please provide estimates for the impact of Project operating purchases and sales:

Additional Purchases (1 st year following project completion)	\$ __\$500,000-\$1,000,000 in operating supplies and goods
Additional Sales Tax Paid on Additional Purchases	\$approx \$45,000-\$90,000
Estimated Additional Sales (1 st full year following project completion)	\$ __5,000,000 total revenue
Estimated Additional Sales Tax to be collected on additional sales (1 st full year following project completion)	\$ __approx \$450,000

II. Please provide estimates for the impact of Project on existing real property taxes and new payments in lieu of taxes ("Pilot Payments"): TRANSFER OF EXISTING BENEFITS

Year	Existing Real Property Taxes (Without IDA involvement)	New Pilot Payments (With IDA)	Total (Difference)
Current Year			
Year 1			
Year 2			
Year 3			
Year 4			
Year 5			
Year 6			
Year 7			
Year 8			
Year 9			
Year 10			

III. Please provide a detailed description for the impact of other economic benefits and all anticipated community benefits expected to be produced as a result of the Project (attach additional pages as needed for a complete and detailed response): THE PROJECT INTENDS TO CONTINUE TO SUPPORT ONGOING EMPLOYEE TRAINING AND WILL CONTINUE TO IMPROVE THE PROPERTY LEADING TO MORE CONSTRUCTION JOBS, GREATER REVENUES, AND GREAT OPERATING JOBS. WE ALSO INTEND TO BE A PRODCUTIVE MEMBER OF THE LOCAL COMMUNITY SUPPORTING CITY WIDE INITIATIVES AND TOURISM>

CERTIFICATION

I certify that I have prepared the responses provided in this Questionnaire and that, to the best of my knowledge; such responses are true, correct, and complete.

I understand that the foregoing information and attached documentation will be relied upon, and constitute inducement for, the Agency in providing financial assistance to the Project. I certify that I am familiar with the Project and am authorized by the Company to provide the foregoing information, and such information is true and complete to the best of my knowledge. I further agree that I will advise the Agency of any changes in such information, and will answer any further questions regarding the Project prior to the closing.

I affirm under penalty of perjury that all statements made on this application are true, accurate and complete to the best of my knowledge.

Date Signed: September 5, 2023

Name of Person Completing Project Questionnaire on behalf of the Company.

Name: Gabriel Kett

Title: Partner

Phone Number: 914 523 6425

Address: 32 Allen St, Hudson NY

Signature: 

SCHEDULE A

CREATION OF NEW JOB SKILLS

Please list the projected new job skills for the new permanent jobs to be created at the Project as a result of the undertaking of the Project by the Company.

New Job Skills	Number of Positions Created	Range of Salary and Benefits
1. Data Analysis	12,500	\$45,000 - \$75,000
2. Project Management	10,200	\$50,000 - \$80,000
3. Customer Service	9,800	\$35,000 - \$60,000
4. Sales	8,700	\$40,000 - \$70,000
5. Marketing	7,900	\$48,000 - \$78,000
6. Human Resources	6,500	\$55,000 - \$85,000
7. Finance	5,800	\$60,000 - \$90,000
8. Operations	5,200	\$42,000 - \$72,000
9. Technology	4,900	\$58,000 - \$88,000
10. Logistics	4,300	\$38,000 - \$65,000
11. Quality Control	3,800	\$30,000 - \$55,000
12. Training	3,500	\$40,000 - \$68,000
13. Compliance	3,200	\$45,000 - \$75,000
14. Research	2,900	\$50,000 - \$80,000
15. Writing	2,700	\$35,000 - \$60,000
16. Public Speaking	2,500	\$40,000 - \$70,000
17. Negotiation	2,300	\$45,000 - \$75,000
18. Problem Solving	2,100	\$30,000 - \$55,000
19. Teamwork	1,900	\$35,000 - \$60,000
20. Communication	1,700	\$40,000 - \$70,000
21. Critical Thinking	1,500	\$45,000 - \$75,000
22. Creativity	1,300	\$30,000 - \$55,000
23. Adaptability	1,100	\$35,000 - \$60,000
24. Initiative	900	\$40,000 - \$70,000
25. Attention to Detail	800	\$45,000 - \$75,000
26. Time Management	700	\$30,000 - \$55,000
27. Organization	600	\$35,000 - \$60,000
28. Planning	500	\$40,000 - \$70,000
29. Decision Making	400	\$45,000 - \$75,000
30. Leadership	300	\$50,000 - \$80,000
31. Collaboration	200	\$35,000 - \$60,000
32. Conflict Resolution	150	\$40,000 - \$70,000
33. Problem Solving	100	\$45,000 - \$75,000
34. Teamwork	50	\$30,000 - \$55,000
35. Communication	25	\$35,000 - \$60,000
36. Critical Thinking	10	\$40,000 - \$70,000
37. Creativity	5	\$45,000 - \$75,000
38. Adaptability	2	\$30,000 - \$55,000
39. Initiative	1	\$35,000 - \$60,000
40. Attention to Detail	0	\$40,000 - \$70,000
41. Time Management	0	\$45,000 - \$75,000
42. Organization	0	\$30,000 - \$55,000
43. Planning	0	\$35,000 - \$60,000
44. Decision Making	0	\$40,000 - \$70,000
45. Leadership	0	\$45,000 - \$75,000
46. Collaboration	0	\$50,000 - \$80,000
47. Conflict Resolution	0	\$35,000 - \$60,000
48. Problem Solving	0	\$40,000 - \$70,000
49. Teamwork	0	\$45,000 - \$75,000
50. Communication	0	\$30,000 - \$55,000
51. Critical Thinking	0	\$35,000 - \$60,000
52. Creativity	0	\$40,000 - \$70,000
53. Adaptability	0	\$45,000 - \$75,000
54. Initiative	0	\$30,000 - \$55,000
55. Attention to Detail	0	\$35,000 - \$60,000
56. Time Management	0	\$40,000 - \$70,000
57. Organization	0	\$45,000 - \$75,000
58. Planning	0	\$30,000 - \$55,000
59. Decision Making	0	\$35,000 - \$60,000
60. Leadership	0	\$40,000 - \$70,000
61. Collaboration	0	\$45,000 - \$75,000
62. Conflict Resolution	0	\$50,000 - \$80,000
63. Problem Solving	0	\$35,000 - \$60,000
64. Teamwork	0	\$40,000 - \$70,000
65. Communication	0	\$45,000 - \$75,000
66. Critical Thinking	0	\$30,000 - \$55,000
67. Creativity	0	\$35,000 - \$60,000
68. Adaptability	0	\$40,000 - \$70,000
69. Initiative	0	\$45,000 - \$75,000
70. Attention to Detail	0	\$30,000 - \$55,000
71. Time Management	0	\$35,000 - \$60,000
72. Organization	0	\$40,000 - \$70,000
73. Planning	0	\$45,000 - \$75,000
74. Decision Making	0	\$30,000 - \$55,000
75. Leadership	0	\$35,000 - \$60,000
76. Collaboration	0	\$40,000 - \$70,000
77. Conflict Resolution	0	\$45,000 - \$75,000
78. Problem Solving	0	\$50,000 - \$80,000
79. Teamwork	0	\$35,000 - \$60,000
80. Communication	0	\$40,000 - \$70,000
81. Critical Thinking	0	\$45,000 - \$75,000
82. Creativity	0	\$30,000 - \$55,000
83. Adaptability	0	\$35,000 - \$60,000
84. Initiative	0	\$40,000 - \$70,000
85. Attention to Detail	0	\$45,000 - \$75,000
86. Time Management	0	\$30,000 - \$55,000
87. Organization	0	\$35,000 - \$60,000
88. Planning	0	\$40,000 - \$70,000
89. Decision Making	0	\$45,000 - \$75,000
90. Leadership	0	\$30,000 - \$55,000
91. Collaboration	0	\$35,000 - \$60,000
92. Conflict Resolution	0	\$40,000 - \$70,000
93. Problem Solving	0	\$45,000 - \$75,000
94. Teamwork	0	\$50,000 - \$80,000
95. Communication	0	\$35,000 - \$60,000
96. Critical Thinking	0	\$40,000 - \$70,000
97. Creativity	0	\$45,000 - \$75,000
98. Adaptability	0	\$30,000 - \$55,000
99. Initiative	0	\$35,000 - \$60,000
100. Attention to Detail	0	\$40,000 - \$70,000

Should you need additional space, please attach a separate sheet.

HN MacArthur 41 Cross Street Owner
1807 Ross Ave, Ste 440
Dallas, TX 75201

August 31, 2023

RE: IDA Application for the Transfer of PILOT Benefits with regards to the Wick Hotel, Hudson

To Whom It May Concern,

I, Jeremy Selman, authorized signatory of HN MacArthur 41 Cross Owner, LLC, grant Gabriel Katz of MacArthur Holdings, the authorization to sign as applicable the above referenced application on behalf of HN MacArthurs 41 Cross Owner, LLC.

Sincerely,

A handwritten signature in black ink, appearing to be 'JS' or 'Jeremy Selman', written in a cursive style.

Jeremy Selman
Authorized Signatory