

St. Lawrence County Industrial Development Agency
Ernest J. LaBaff Industrial Building ~ 19 Commerce Lane, Suite 1 ~ Canton, New York 13617
Phone: (315) 379-9806 ~ Fax: (315) 386-2573

Patrick J. Kelly
Chief Executive Officer

PROJECT ACTIVITY REPORT

Project: Potsdam Hotel Associates, LLC
Project Address: 167-169 Market Street
Potsdam, New York 13676
Application Date: September 17, 2013
Board Approval Date: October 24, 2013
Assistance Date: October 24, 2013

Project Overview:

Potsdam Hotel Associates, LLC was formed in August 2011 as the development company for the development of a 97-room structure in Potsdam, New York. Since formation, the Company has added investors and recently closed on the purchase of property on Market Street in the Village of Potsdam, which is the intended development site for this project. The Company has no operating history at present.

The Company applied to the St. Lawrence County Industrial Development Agency for a Mortgage Recording Tax Exemption and Sales & Use Tax Exemption benefits as the Company works to construct and equip the facility.

While project of this nature would normally be prohibited under General Municipal Law (“GML”), the project’s location within a “highly distressed area” as defined in GML Section 854(18)(c) provides exception to the prohibition. With respect to projects authorized pursuant to this citation, no project shall be approved unless the SLCIDA shall find, after the public hearing required by GML Section 859-a that undertaking the project will serve the public purposes by preserving permanent, private sector jobs or increasing the overall number of permanent, private sector jobs in the state. The Chief Executive Officer of St. Lawrence County must confirm the proposed action of the SLCIDA before the provision of any financial assistance.

Actions Taken:

On October 2, 2013, the St. Lawrence County Industrial Development Agency approved a resolution (i) accepting the application of Potsdam Hotel Associates, LLC, (ii) describing the Project and the financial assistance that the SLCIDA is contemplating with respect to the Project, (iii) authorized the conducting of a public hearing, and (iv) authorized an environmental review pursuant to SEQRA.

Proposed Financial Assistance:

St. Lawrence County Industrial Development Agency Mortgage Recording Tax Exemption Benefit.....	\$54,375
St. Lawrence County Industrial Development Agency Sales & Use Tax Exemption Benefit (not to exceed \$)	\$500,000

Public Hearing:

The St. Lawrence County Industrial Development Agency will conduct a public hearing on Wednesday, October 16, 2013 at 1:00 PM at the Village of Potsdam Offices, Civic Center Building, Community Meeting Room, Potsdam, New York. A copy of the public hearing notice follows this report.

Economic Indicators:

- Job Retention/Creation: – This project is expected to create 12 Full Time and 4 Part Time jobs.

ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(ST. LAWRENCE COUNTY, NEW YORK)

and

POTSDAM HOTEL ASSOCIATES, LLC

AGENCY COMPLIANCE AGREEMENT
for conveyance of sales and use tax exemption benefit.

Dated as of OCTOBER 24, 2013

(ST. LAWRENCE COUNTY, NEW YORK)
(POTSDAM HOTEL ASSOCIATES, LLC)
(97-ROOM HOTEL FACILITY)
(PROJECT #4001-13-07)

AGENCY COMPLIANCE AGREEMENT

THIS AGENCY COMPLIANCE AGREEMENT, dated as of October 24, 2013 (the "Agency Compliance Agreement"), is by and between the ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY, an industrial development agency and a public benefit corporation of the State of New York, having its principal office at 19 Commerce Lane, Suite 1, Canton, New York 13617 (the "SLCIDA"), and Potsdam Hotel Associates, LLC, a business corporation duly organized and validly existing under the laws of the State of New York, having offices at ~~382 East Second Street, Corning, New York 14830~~ (the "Company").
Eff July 21, 2015: 11751 E. Corning Road

WITNESSETH:

WHEREAS, the SLCIDA was created by Chapter 132 of the Laws of 1973 of the State of New York, as amended, pursuant to Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended (collectively, the "Act");

WHEREAS, the SLCIDA proposes to provide assistance to the Company in the form of Sales and Use Tax Exemptions for a certain project:

Estimated value of goods and services to be exempt from NYS and local sales and use tax:	Not to Exceed \$5,937,500
Estimated value of NYS and local sales and use tax exemption provided:	Not to Exceed \$475,000
Project Address (the "Facility"):	167-169 Market Street, Potsdam NY 13676
Project Number:	4001-13-07
Project Description:	Construction and equipping of a 97-room structure located at 167-169 Market Street, Potsdam, New York

WHEREAS, SLCIDA has appointed the Company, its agents and other designees as the SLCIDA's agents for the purposes of acquiring, constructing, renovating, and equipping the Facility;

WHEREAS, said appointment includes the following as it relates to any proposed acquisition, construction, renovation, equipping and completion of any buildings, whether or not any materials or supplies described below are incorporated into or become an integral part of such Facility: (i) all purchases, leases, rentals and other uses of tools, machinery and equipment in connection with acquisition, construction, renovation and equipping of the Facility, and (ii) all purchases, rentals, uses or consumption of supplies, materials and services of every kind and description used in connection with acquisition, construction, renovation and equipping of the Facility, and (iii) all purchases, leases, rentals and uses of equipment, machinery, and other tangible personal property (including installation costs with respect thereto), installed or placed in, upon or under such Facility, entering into contracts and doing all things requisite and proper for completing the Facility;

WHEREAS, the Company has agreed with the SLCIDA, on behalf of the SLCIDA and as the SLCIDA's agent, to limit its activities as agent for the SLCIDA under the authority of the appointing resolution to acts reasonably related to the construction and equipping of the Facility in accordance with the Plans and Specifications;

NOW, THEREFORE, the parties hereto hereby agree as follows:

ARTICLE I: REPRESENTATIONS AND COVENANTS OF THE COMPANY and SLCIDA

Section 1.1 Representations and Covenants of Company. Company makes the following representations and covenants as the basis for the undertakings on its part herein contained:

(a) The Company is a business corporation duly authorized to do business in the State of New York, is in good standing under the laws of the State of New York, and has full legal right, power and authority to execute, deliver and perform this Agency Compliance Agreement. This Agency

Compliance Agreement has been duly authorized, executed and delivered by Company.

(b) To the best of Company's knowledge, neither the execution and delivery of this Agency Compliance Agreement nor the consummation of the transactions contemplated hereby nor the fulfillment of or compliance with the provisions hereof will conflict with or result in a breach of or constitute a default under any of the terms, conditions or provisions of any law or ordinance of the State or any political subdivision thereof, Company's organizational documents, as amended, or any restriction or any agreement or instrument to which Company is a party or by which it is bound.

(c) Any and all leasehold improvements undertaken by Company with respect to the Facility and the design, construction, equipping and operation of the Facility will conform with all applicable zoning, planning, building and environmental laws, ordinances, rules and regulations of governmental authorities having jurisdiction over the Facility. The Company shall defend, indemnify and hold the SLCIDA harmless from any liability or expenses, including reasonable attorneys' fees, resulting from any failure by Company to comply with the provisions of this subsection.

(d) This Agency Compliance Agreement constitutes a legal, valid and binding obligation of Company enforceable against Company in accordance with its terms.

(e) The SLCIDA hereby appoints and the Company hereby agrees to act on behalf of the SLCIDA, as its Agent, under the terms of this Agreement, to construct and equip the Facility in accordance with the Plans and Specifications.

ARTICLE II: SPECIAL COVENANTS

Section 2.1 No Warranty of Condition or Suitability by SLCIDA. The SLCIDA makes no warranty, either express or implied, as to the condition, design, operation, merchantability or fitness of, or title to, the Facility or that it is or will be suitable for Company's purposes or needs.

Section 2.2 Hold Harmless Provisions.

(a) Company agrees that the SLCIDA, its directors, members, officers, agents (except agents of the Company) and employees shall not be liable for, and agrees to defend, indemnify, release and hold the SLCIDA, its directors, members, officers, agents (except agents of the Company) and employees harmless from and against, any and all (i) liability for loss or damage to Property or injury to or death of any and all Persons that may be occasioned by, directly or indirectly, any cause whatsoever pertaining to the Facility or arising by reason of or in connection with the occupation or the use thereof or the presence of any Person or Property on, in or about the Facility or the Land, and (ii) liability arising from or expense incurred in connection with the SLCIDA's acquisition, construction, renovation, equipping and owning and leasing of the Facility, including, without limiting the generality of the foregoing, all claims arising from the breach by Company of any of its covenants contained herein, the exercise by Company of the authority conferred upon them pursuant to this Agency Compliance Agreement and all causes of action and attorneys' fees (whether by reason of third party claims or by reason of the enforcement of any provision of this Agency Compliance Agreement (including without limitation this Section) or any of the other documents delivered by the SLCIDA), and any other expenses incurred in defending any claims, suits or actions which may arise as a result of any of the foregoing, provided that any such losses, damages, liabilities or expenses of the SLCIDA are not incurred and do not result from the gross negligence or intentional or willful wrongdoing of the SLCIDA or any of its directors, members, agents (except the Company and Company) or employees. The foregoing indemnities shall apply notwithstanding the fault or negligence in part of the SLCIDA, or any of its members, directors, officers, agents or employees, and irrespective of the breach of a statutory obligation or the application of any rule of comparative or apportioned liability. The foregoing indemnities are limited only to the extent of any prohibitions imposed by law, and upon the application of any such prohibition by the final judgment or decision of a competent court of law, the remaining provisions of these indemnities shall remain in full force and effect.

(b) Notwithstanding any other provisions of this Agency Compliance Agreement, the obligations of Company pursuant to this Section shall remain in full force and effect after the termination of this Agency Compliance Agreement until the expiration of the period stated in the applicable statute of limitations during which a claim, cause of action or prosecution relating to the matters herein described may be brought, and the payment in full or the satisfaction of such claim, cause of action or prosecution relating to the matters herein described and the payment of all expenses and charges incurred by the SLCIDA, or its members, directors, officers, agents and employees, relating to the enforcement of the provisions herein specified.

(c) In the event of any claim against the SLCIDA or its members, directors, officers, agents or employees by any employee or contractor of Company or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the obligations of Company hereunder shall not be limited in any way by any limitation on the amount or type of damages, compensation, disability benefits or other employee benefit acts.

Section 2.3 Right to Inspect Facility. The SLCIDA and its duly authorized agents shall have the right at all reasonable times to inspect the Facility.

Section 2.4 Qualification in State. Company, throughout the term of this Agency Compliance Agreement, shall continue to be duly authorized to do business in the State.

Section 2.5. Sales Tax Exemption Letter. SLCIDA will provide to the Company a fully-executed Sales Tax Exemption Letter to evidence the authority conveyed to the Company. The letter is provided for the sole purpose of securing exemption from New York State Sales and Use Tax and for the sole purpose of this project. No other principal/agent relationship is intended or may be implied or inferred by this letter. When utilizing a tax exemption, the Company and/or its agent(s) need only to provide the supplier/vendor with a copy of the Sales Tax Exemption Letter to establish the tax exemption.

Section 2.6 Appointment of Project Operator and Agents. Company, effective of the date hereof and until the SLCIDA consents in writing to a termination of this Agency Compliance Agreement, shall accept authority to purchase on behalf of SLCIDA all materials to be incorporated into and made an integral part of the Facility, and the following activities as they related to any construction, erection and completion of any building(s), whether or not any materials, equipment or supplies described below are incorporated into or become an integral part of such buildings: (1) all purchases, leases, rentals and other uses of tools, machinery and equipment in connection with construction and equipping, (2) all purchases, rentals, uses of consumption of supplies, materials, utilities and services of every kind and description used in connection with construction and equipping, and (3) all purchases, leases, rentals and uses of equipment, machinery and other tangible personal property (including installation costs), installed or placed in upon or under such building or facility, including all repairs and replacements of such property.

Section 2.7 Agreement to Maintain List of Appointed Agents. The agency appointment includes the power to delegate such agency, in whole or in part, to agents, subagents, contractors, subcontractors, contractors and subcontractors of such agents and subagents and to other parties as the Company chooses. Company agrees to maintain an accurate list of all parties acting as agent for the SLCIDA and comply with any process and/or procedure to do so as outlined in this Agency Compliance Agreement and the Sales Tax Exemption Letter.

Section 2.8 Agreement to File Appointment of Project Operator Information. The effectiveness of an agency appointment by the SLCIDA is expressly conditioned upon the timely execution by the SLCIDA of New York State Department of Taxation and Finance "IDA Appointment of Project Operator or Agency for Sales Tax Purposes" (Form ST-60) for each agent/subagent, contractor(s)/subcontractor(s), contractors/subcontractors of such agents/subagents and to such other parties as the Company chooses who provide materials, equipment, supplies or services and deliver said form as agent to the SLCIDA (or have the general contractor, if any or other designated subagent execute). Company agrees that it will

ensure that the Form ST-60 will be presented to the SLCIDA within twenty-one (21) days, to enable the SLCIDA to fully execute and deliver Form ST-60 to the State Department of Taxation and Finance within thirty (30) days of appointment. The ST-60 cannot be used as an exemption document.

Section 2.9 Agreement to File Annual Statements and Provide Information. In the event that Company has claimed exemptions from sales and use taxes as agent for the SLCIDA, Company shall file with the New York State Department of Taxation and Finance an annual statement of the value of all sales and use tax exemptions claimed in connection with the Facility in compliance with Sections 874(8) and (9) of the New York State General Municipal Law (Form ST-340). Company shall deliver a copy of such annual statement to the SLCIDA at the time of filing with the Department of Taxation and Finance. Company further agrees to deliver and certify or cause to be delivered and certified whenever requested by the SLCIDA such information concerning Company, its finances, its operations, its employment and its affairs necessary to enable the SLCIDA to make any report required by law, governmental regulation or any of the SLCIDA documents. Such information shall be delivered within thirty (30) days following written request from the SLCIDA.

Section 2.10 Agreement to Convey Project Status. Should the project require modification, either by extending the project beyond its original completion date, or by increasing or decreasing the amount of sales and use tax exemption benefits authorized for the project, the Company must provide the circumstances to the SLCIDA within twenty-one (21) days of the change.

Section 2.11 Books of Record and Account; Financial Statements and Documents Retention.

(a) The Company, at all times, agrees to maintain proper accounts, records and books in which full and correct entries shall be made, in accordance with generally accepted accounting principles, of all transactions and events relating to the business and affairs of Company and any and all records relating to the sales and use tax exemptions claimed in connection with the Facility in compliance with this Agency Compliance Agreement.

(b) The Company must retain for at least six (6) years from the date of expiration of its Contract copies of the (i) Agency Compliance Agreement and (ii) all contracts, agreements, invoices, bill or purchases entered into or made by such Agent using the Sales Tax Exemption Letter and to make all such records available to the SLCIDA upon reasonable notice. This provision shall survive the expiration or termination of this Agency Compliance Agreement.

Section 2.12 Recovery Provisions. In compliance with §875(3) the SLCIDA shall recover, recapture, receive or otherwise obtain from the Company and to any other parties as the Company may designate, or other person or entity State Sales and Use Exemption benefits taken or purported to be taken by any such person to which the person is not entitled or which are in excess of the amounts authorized or which are for property or services not authorized or taken in cases where such agent or project operator, or other person or entity failed to comply with a material term or condition to use property or services in the manner required by the Company through this Agency Compliance Agreement. The Company shall cooperate with the SLCIDA in its efforts to recover, recapture, receive or otherwise obtain such State Sales and Use Exemption benefits, and the Company shall promptly pay over any such amounts to the SLCIDA that it requests. Failure to pay over such amounts to the SLCIDA shall be grounds for the New York State Commissioner of Taxation and Finance to assess and determine State Sales and Use taxes due as a result of this violation, together with any relevant penalties and interest due on such amounts. This provision shall survive the expiration or termination of the Agency Compliance Agreement.

Section 2.13 Identification of Equipment. If any equipment is to or may become the Property of the SLCIDA pursuant to the provisions of this Agency Compliance Agreement then such equipment shall be properly identified by Company by such appropriate records, including computerized records, as may be approved by the SLCIDA. All Equipment and other Property of whatever nature affixed or attached to the Land or used or to be used by Company in connection with the Facility shall be deemed presumptively to

be owned by the SLCIDA, rather than Company, unless the same were utilized for purposes of construction of the Facility or were installed by Company and title thereto was retained by Company in a manner provided subsequent to any Lease Agreement and such Equipment and other Property were properly identified by such appropriate records as were approved by the SLCIDA.

Section 2.14 Depreciation Deductions and Investment Tax Credit. The parties agree that, as between them, Company shall be entitled to all depreciation deductions with respect to any depreciable property comprising a part of the Facility and to any investment credit with respect to any part of the Facility.

Section 2.15 Aggregate Sales and Use Tax Exemption. Company agrees that the aggregate Sales and Use Tax Exemption afforded to the Company by the SLCIDA under this Agency Compliance Agreement shall be limited to \$475,000.00.

Section 2.16 Expiration. The agency created by this Agency Compliance Agreement is limited to the Facility and will expire on **June 30, 2014**. Company may apply in writing to extend this agency authority by showing good cause.

Section 2.17 Disclosure. Pursuant to GML §875(7) this Agency Compliance Agreement and related project documents shall be made available on the Internet and copies of same shall also be provided, without charge to any person who asks for it in writing or in person. Any information exempted from disclosure under Article 6 of the Public Officers Law, will be blacklined.

Section 2.18 Execution of Counterparts. This Agency Compliance Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 2.19 Notices. All notices, certificates and other communications hereunder shall be in writing and shall be either delivered personally or sent by certified mail, postage prepaid, return receipt requested, addressed as follows or to such other address as any party may specify in writing to the other:

To the SLCIDA:

St. Lawrence County
Industrial Development Agency
19 Commerce Lane, Suite 1
Canton, New York 13617
Attn: Patrick J. Kelly, Chief Executive Officer

With a copy to:

Silver and Collins, Attorneys at Law
44 Court Street
Canton, New York 13617
Attn: Andrew Silver, Esq.

To the Company:

Potsdam Hotel Associates, LLC
382 East Second Street
Corning, New York 14830
Attn: Arun Patel

IN WITNESS WHEREOF, the SLCIDA and Company have each caused this Agency Compliance Agreement to be executed in their respective names by affixing his signature thereto, or by duly authorized officers, all as of the date first above written.

For St. Lawrence County Industrial Development Agency

For Potsdam Hotel Associates, LLC

By: _____
 Name: Patrick J. Kelly
 Title: Chief Executive Officer

By: _____
 Name: Arun Patel
 Title: Managing Member

STATE OF NEW YORK)
) ss.:
 COUNTY OF ST. LAWRENCE)

On the 4th day of November 2013, before me, personally appeared Patrick Kelly, Chief Executive Officer of the St. Lawrence County Industrial Development Agency, personally known to me or proved to me on the basis of satisfactory evidence to be the Company whose name is subscribed to the within instrument and acknowledged to me that he executed the same in her capacity, and that by his signature on the instrument, the Company, or the person upon behalf of which the Company acted, executed the instrument.

 Notary Public, State of New York
 NATALIE A. SWEATLAND
 Notary Public, State of New York
 No. 01SW6007833
 Qualified in St. Lawrence County
 Commission Expires May 26, 2014

STATE OF NEW YORK)
) ss.:
 COUNTY OF Schenectady)

On the 1 day of November 2013, before me, personally appeared Arun Patel, Managing Member of Potsdam Hotel Associates, LLC, personally known to me or proved to me on the basis of satisfactory evidence to be the Company whose name is subscribed to the within instrument and acknowledged to me that s/he executed the same in his/her capacity, and that by his/her signature on the instrument, the Company, or the person upon behalf of which the Company acted, executed the instrument.

 Notary Public, State of New York

ROBERT L. HALPIN
 Notary Public, State of New York
 Qualified in Schuyler County
 Commission Expires May 13, 2017



St. Lawrence County Industrial Development Agency

Ernest J. LaBaff Industrial Building ~ 19 Commerce Lane, Suite 1 ~ Canton, New York 13617

Phone: (315) 379-9806 / TDD: 711 ~ Fax: (315) 386-2573 ~ www.slcida.com

MEMBERSHIP

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Brian W. Staples
Brian Staples, CPA

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VICE CHAIRMAN

Ernest LaBaff
President Emeritus,
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SECRETARY

Lynn Blevins
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Andrew McMahon

Massena Electric Department

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St. Lawrence County
Board of Legislators

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R. Joseph Weekes, Jr.

Weekes Agency

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CHIEF EXECUTIVE

OFFICER

Patrick J. Kelly
St. Lawrence County
Industrial Development Agency

*

CHIEF FINANCIAL

OFFICER

Thomas A. Plastino
St. Lawrence County
Industrial Development Agency

October 28, 2013

New York State Tax Department
IDA Unit
W.A. Harriman Campus
Albany, New York 12227

Re: IDA Appointment of Project Operator or Agent
Potsdam Hotel Associates, LLC (Project # 4001-13-07)

Dear Sir or Madam:

Enclosed please find one (1) original form ST-60 relative to the above-cited project.

Please feel free to contact this office if you have any questions or concerns.

Sincerely,

ST. LAWRENCE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

By: _____
Natalie A. Sweatland

Enclosures: 1

CC: Potsdam Hotel Associates, LLC (14830-382E2nd)
File

We are an equal opportunity provider and employer. To file a complaint of discrimination, write:

USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington DC 20250-9410, or call 800-795-3272 (voice) or 202-720-6382 (TDD).



IDA Appointment of Project Operator or Agent For Sales Tax Purposes

ST-60

(4/13)

The industrial development agency or authority (IDA) must submit this form within 30 days of the appointment of a project operator or agent, whether appointed directly by the IDA or indirectly by the operator or another agent.

For IDA use only

Name of IDA ST LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY		IDA project number (use OSC numbering system for projects after 1999) 4001-13-07	
Street address 19 COMMERCE LANE, SUITE 1		Telephone number (315) 379-9806	
City CANTON		State NY	ZIP code 13617
Name of IDA project operator or agent POTSDAM HOTEL ASSOCIATES, LLC	Mark an X in the box if directly appointed by the IDA <input checked="" type="checkbox"/>	Employer identification or social security number	
Street address 382 EAST SECOND STREET Eff July 21: 11751 E. Corning Road		Telephone number (607) 962-9868	Primary operator or agent? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
City CORNING		State NY	ZIP code 14830
Name of project POTSDAM HOTEL (4001-13-07)		Purpose of project (see instructions) SERVICES	
Street address of project site 167-169 MARKET STREET			
City POTSDAM		State NY	ZIP code 13676
Description of goods and services intended to be exempted from New York State and local sales and use taxes All materials, equipment, goods, services and supplies relative to construction and equipping of a 97-room structure located at 167-169 Market Street, Potsdam NY			

Date project operator or agent appointed (mm/dd/yy) 10/24/13	Date project operator or agent status ends (mm/dd/yy) 06/30/14	Mark an X in the box if this is an extension to an original project: <input type="checkbox"/>
Estimated value of goods and services that will be exempt from New York State and local sales and use tax: Not to exceed \$5,937,500 Total project	Estimated value of New York State and local sales and use tax exemption provided: Not to exceed \$475,000	

Certification: I certify that the above statements are true, complete, and correct, and that no material information has been omitted. I make these statements with the knowledge that willfully providing false or fraudulent information with this document may constitute a felony or other crime under New York State Law, punishable by a substantial fine and possible jail sentence. I also understand that the Tax Department is authorized to investigate the validity of any information entered on this document.

Print name of officer or employee signing on behalf of the IDA PATRICK J KELLY	Print title CHIEF EXECUTIVE OFFICER
Signature	Date 10/24/2013
	Telephone number (315) 379-9806

Instructions

Filing requirements

An IDA must file this form within 30 days of the date the IDA appoints any project operator or other person as agent of the IDA, for purposes of extending any sales and compensating use tax exemptions.

The IDA must file a separate form for each person it appoints as agent, whether directly or indirectly, and regardless of whether the person is the primary project operator or agent. If the IDA authorizes a project operator or agent to appoint other persons as agent of the IDA, the operator or agent making such an appointment must advise the IDA that it has done so, so that the IDA can file a form within 30 days of the date of the new agent's appointment. The IDA should not file this form for a person hired to work on an IDA project if that person is not appointed as agent of the IDA. The IDA need not file this form if the IDA does not extend any sales or use tax exemption benefits for the project.

If an IDA modifies a project, such as by extending it beyond its original completion date, or by increasing or decreasing the amount of sales and use tax exemption benefits authorized for the project, the IDA must, within 30 days of the change, file a new form with the new information.

If an IDA amends, revokes, or cancels the appointment of an agent, or if an agent's appointment becomes invalid for any reason, the IDA must, within 30 days, send a letter to the address below for filing this form, indicating that the appointment has been amended, revoked, or cancelled, or is no longer valid, and the effective date of the change. It should attach to the letter a copy of the form it originally filed. The IDA need not send a letter for a form that is not valid merely because the "Completion date of project" has passed.

Purpose of project

For Purpose of project, enter one of the following:

- Services
- Agriculture, forestry, fishing
- Finance, insurance, real estate
- Transportation, communication, electric, gas, sanitary services
- Construction
- Wholesale trade
- Retail trade
- Manufacturing
- Other (specify)

Mailing instructions

Mail completed form to:
**NYS TAX DEPARTMENT
IDA UNIT
WA HARRIMAN CAMPUS
ALBANY NY 12227**

Privacy notification

The Commissioner of Taxation and Finance may collect and maintain personal information pursuant to the New York State Tax Law, including but not limited to, sections 5-a, 171, 171-a, 287, 308, 429, 475, 505, 697, 1096, 1142, and 1415 of that Law; and may require disclosure of social security numbers pursuant to 42 USC 405(c)(2)(C)(i).

This information will be used to determine and administer tax liabilities and, when authorized by law, for certain tax offset and exchange of tax information programs as well as for any other lawful purpose.

Information concerning quarterly wages paid to employees is provided to certain state agencies for purposes of fraud prevention, support enforcement, evaluation of the effectiveness of certain employment and training programs and other purposes authorized by law.

Failure to provide the required information may subject you to civil or criminal penalties, or both, under the Tax Law.

This information is maintained by the Manager of Document Management, NYS Tax Department, WA Harriman Campus, Albany NY 12227; telephone (518) 457-5181.

Need help?

	Internet access: www.tax.ny.gov (for information, forms, and publications)
	Sales Tax Information Center: (518) 485-2889
	To order forms and publications: (518) 457-5431
	Text Telephone (TTY) Hotline (for persons with hearing and speech disabilities using a TTY): (518) 485-5082



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MEMBERSHIP

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CHIEF FINANCIAL OFFICER

Thomas A. Plastino
St. Lawrence County
Industrial Development Agency

December 11, 2013

New York State Tax Department
IDA Unit
W.A. Harriman Campus
Albany, New York 12227

Re: IDA Appointment of Project Operator or Agent
POTSDAM HOTEL (PROJECT #4001-13-07)

Dear Sir or Madam:

Enclosed please find four (4) original forms ST-60 relative to the above-cited project for:

- Architectural Concrete Plus, LLC
- Family Drywall, LLC
- Raulli & Sons, Inc.
- Schindler Elevator Corporation

Please feel free to contact this office if you have any questions or concerns.

Sincerely,

ST. LAWRENCE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

By: _____
Natalie A. Sweatland

Enclosures: 4
CC: Potsdam Hotel Associates (14830-382E2nd)
File



IDA Appointment of Project Operator or Agent For Sales Tax Purposes

ST-60

(4/13)

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Name of IDA ST LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY		IDA project number (use OSC numbering system for projects after 1998) 4001-13-07	
Street address 19 COMMERCE LANE, SUITE 1		Telephone number (315) 379-9806	
City CANTON		State NY	ZIP code 13617
Name of IDA project operator or agent Architectural Concrete Plus, LLC	Mark an X in the box if directly appointed by the IDA: <input type="checkbox"/>	Employer identification or social security number	
Street address 69 Hollister Street	Telephone number (607) 243-7113	Primary operator or agent? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
City Dundee	State NY	ZIP code 14837	
Name of project POTSDAM HOTEL (4001-13-07)	Purpose of project (see instructions) SERVICES		
Street address of project site 167-169 MARKET STREET			
City POTSDAM		State NY	ZIP code 13676
Description of goods and services intended to be exempted from New York State and local sales and use taxes All materials, equipment, goods, services and supplies relative to construction and equipping of a 97-room structure located at 167-169 Market Street, Potsdam NY			

Date project operator or agent appointed (mm/dd/yy) 11/05/13	Date project operator or agent status ends (mm/dd/yy) 06/30/14	Mark an X in the box if this is an extension to an original project: <input type="checkbox"/>	
Estimated value of goods and services that will be exempt from New York State and local sales and use tax: Not to exceed \$5,937,500 Total project	Estimated value of New York State and local sales and use tax exemption provided: Not to exceed \$475,000		
Certification: I certify that the above statements are true, complete, and correct, and that no material information has been omitted. I make these statements with the knowledge that willfully providing false or fraudulent information with this document may constitute a felony or other crime under New York State Law, punishable by a substantial fine and possible jail sentence. I also understand that the Tax Department is authorized to investigate the validity of any information entered on this document.			
Print name of officer or employee signing on behalf of the IDA PATRICK J KELLY		Print title CHIEF EXECUTIVE OFFICER	
Signature		Date 12/11/2013	Telephone number (315) 379-9806

Instructions

Filing requirements

An IDA must file this form within 30 days of the date the IDA appoints any project operator or other person as agent of the IDA, for purposes of extending any sales and compensating use tax exemptions.

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Purpose of project

For Purpose of project, enter one of the following:

- Services
- Agriculture, forestry, fishing
- Finance, insurance, real estate
- Transportation, communication, electric, gas, sanitary services
- Construction
- Wholesale trade
- Retail trade
- Manufacturing
- Other (specify)

Mailing instructions

Mail completed form to:

**NYS TAX DEPARTMENT
IDA UNIT
WA HARRIMAN CAMPUS
ALBANY NY 12227**

Privacy notification

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This information will be used to determine and administer tax liabilities and, when authorized by law, for certain tax offset and exchange of tax information programs as well as for any other lawful purpose.

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	Sales Tax Information Center: (518) 485-2889
	To order forms and publications: (518) 457-5431
	Text Telephone (TTY) Hotline (for persons with hearing and speech disabilities using a TTY): (518) 485-5082



IDA Appointment of Project Operator or Agent For Sales Tax Purposes

ST-60

(4/13)

The industrial development agency or authority (IDA) must submit this form within 30 days of the appointment of a project operator or agent, whether appointed directly by the IDA or indirectly by the operator or another agent.

For IDA use only

Name of IDA ST LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY		IDA project number (use OSC numbering system for projects after 1998) 4001-13-07	
Street address 19 COMMERCE LANE, SUITE 1		Telephone number (315) 379-9806	
City CANTON		State NY	ZIP code 13617
Name of IDA project operator or agent Family Drywall, LLC	Mark an X in the box if directly appointed by the IDA: <input type="checkbox"/>	Employer identification number	
Street address 6020 Blue Heron Cove		Telephone number (607) 299-4820	Primary operator or agent? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
City Little York		State NY	ZIP code 13087
Name of project POTSDAM HOTEL (4001-13-07)		Purpose of project (see instructions) SERVICES	
Street address of project site 167-169 MARKET STREET			
City POTSDAM		State NY	ZIP code 13676
Description of goods and services intended to be exempted from New York State and local sales and use taxes All materials, equipment, goods, services and supplies relative to construction and equipping of a 97-room structure located at 167-169 Market Street, Potsdam NY			

Date project operator or agent appointed (mm/dd/yy) 12/08/13	Date project operator or agent status ends (mm/dd/yy) 06/30/14	Mark an X in the box if this is an extension to an original project: <input type="checkbox"/>
Estimated value of goods and services that will be exempt from New York State and local sales and use tax: Not to exceed \$5,937,500 Total project	Estimated value of New York State and local sales and use tax exemption provided: Not to exceed \$475,000	

Certification: I certify that the above statements are true, complete, and correct, and that no material information has been omitted. I make these statements with the knowledge that willfully providing false or fraudulent information with this document may constitute a felony or other crime under New York State Law, punishable by a substantial fine and possible jail sentence. I also understand that the Tax Department is authorized to investigate the validity of any information entered on this document.

Print name of officer or employee signing on behalf of the IDA PATRICK J KELLY	Print title CHIEF EXECUTIVE OFFICER
Signature	Date 12/11/2013
	Telephone number (315) 379-9806

Instructions

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Purpose of project

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- Services
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- Wholesale trade
- Retail trade
- Manufacturing
- Other (specify)

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IDA Appointment of Project Operator or Agent For Sales Tax Purposes

ST-60

(4/13)

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For IDA use only

Name of IDA ST LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY		IDA project number (use OSC numbering system for projects after 1998) 4001-13-07	
Street address 19 COMMERCE LANE, SUITE 1		Telephone number (315) 379-9806	
City CANTON	State NY	ZIP code 13617	
Name of IDA project operator or agent Raulli & Sons, Inc.	Mark an X in the box if directly appointed by the IDA: <input type="checkbox"/>	Employer identification number	
Street address 213 Teall Avenue	Telephone number (315) 479-6693	Primary operator or agent? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
City Syracuse	State NY	ZIP code 13210	
Name of project POTSDAM HOTEL (4001-13-07)	Purpose of project (see instructions) SERVICES		
Street address of project site 167-169 MARKET STREET			
City POTSDAM	State NY	ZIP code 13676	
Description of goods and services intended to be exempted from New York State and local sales and use taxes All materials, equipment, goods, services and supplies relative to construction and equipping of a 97-room structure located at 167-169 Market Street, Potsdam NY			

Date project operator or agent appointed (mm/dd/yy) 12/02/13	Date project operator or agent status ends (mm/dd/yy) 06/30/14	Mark an X in the box if this is an extension to an original project: <input type="checkbox"/>
Estimated value of goods and services that will be exempt from New York State and local sales and use tax: Not to exceed \$5,937,500 Total project	Estimated value of New York State and local sales and use tax exemption provided: Not to exceed \$475,000	

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Print name of officer or employee signing on behalf of the IDA PATRICK J KELLY	Print title CHIEF EXECUTIVE OFFICER
Signature 	Date 12/11/2013
	Telephone number (315) 379-9806

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Purpose of project

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- Services
- Agriculture, forestry, fishing
- Finance, insurance, real estate
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- Wholesale trade
- Retail trade
- Manufacturing
- Other (specify)

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ALBANY NY 12227**

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IDA Appointment of Project Operator or Agent For Sales Tax Purposes

ST-60

(4/13)

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Name of IDA ST LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY		IDA project number (use OSC numbering system for projects after 1998) 4001-13-07	
Street address 19 COMMERCE LANE, SUITE 1		Telephone number (315) 379-9806	
City CANTON	State NY	ZIP code 13617	
Name of IDA project operator or agent Schindler Elevator Corporation	Mark an X in the box if directly appointed by the IDA: <input type="checkbox"/>	Employer identification number	
Street address 587 West Bear Street	Telephone number (315) 472-4308	Primary operator or agent? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
City Syracuse	State NY	ZIP code 13204	
Name of project POTSDAM HOTEL (4001-13-07)	Purpose of project (see instructions) SERVICES		
Street address of project site 167-169 MARKET STREET		State NY	ZIP code 13676
City POTSDAM			
Description of goods and services intended to be exempted from New York State and local sales and use taxes All materials, equipment, goods, services and supplies relative to construction and equipping of a 97-room structure located at 167-169 Market Street, Potsdam NY			

Date project operator or agent appointed (mm/dd/yy) 11/19/13	Date project operator or agent status ends (mm/dd/yy) 06/30/14	Mark an X in the box if this is an extension to an original project: <input type="checkbox"/>
Estimated value of goods and services that will be exempt from New York State and local sales and use tax: Not to exceed \$5,937,500 Total project	Estimated value of New York State and local sales and use tax exemption provided: Not to exceed \$475,000	

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Print name of officer or employee signing on behalf of the IDA PATRICK J KELLY	Print title CHIEF EXECUTIVE OFFICER
Signature	Date 12/11/2013
	Telephone number (315) 379-9806

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- Wholesale trade
- Retail trade
- Manufacturing
- Other (specify)

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Need help?



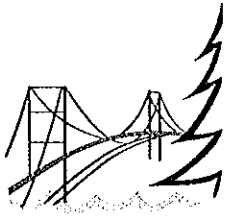
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St. Lawrence County Industrial Development Agency

Ernest J. LaBaff Industrial Building ~ 19 Commerce Lane, Suite 1 ~ Canton, New York 13617
Phone: (315) 379-9806 / TDD: 711 ~ Fax: (315) 386-2573 ~ www.slcida.com

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Weekes Agency

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CHIEF EXECUTIVE OFFICER

Patrick J. Kelly
St. Lawrence County
Industrial Development Agency

*

CHIEF FINANCIAL OFFICER

Thomas A. Plastino
St. Lawrence County
Industrial Development Agency

January 6, 2014

New York State Tax Department
IDA Unit
W.A. Harriman Campus
Albany, New York 12227

Re: IDA Appointment of Project Operator or Agent
POTSDAM HOTEL (PROJECT #4001-13-07)

Dear Sir or Madam:

Enclosed please find two (2) original forms ST-60 relative to the above-cited project for:

- Sheehan Dinneen Inc
- VRD Decorating, Inc.

Please feel free to contact this office if you have any questions or concerns.

Sincerely,

ST. LAWRENCE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

By: Natalie A. Sweatland
Natalie A. Sweatland

Enclosures:

CC: Potsdam Hotel Associates (14830-382E2nd)

File

We are an equal opportunity provider and employer. To file a complaint of discrimination, write:

USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington DC 20250-9410, or call 800-795-3272 (voice) or 202-720-6382 (TDD).



IDA Appointment of Project Operator or Agent For Sales Tax Purposes

ST-60

(4/13)

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Street address 19 COMMERCE LANE, SUITE 1		Telephone number (315) 379-9806	
City CANTON		State NY	ZIP code 13617
Name of IDA project operator or agent VRD Decorating, Inc.	Mark an X in the box if directly appointed by the IDA: <input type="checkbox"/>	Employer identification number	
Street address 427 Latta Road		Telephone number (583) 647-9280	Primary operator or agent? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
City Rochester		State NY	ZIP code 14612
Name of project POTSDAM HOTEL (4001-13-07)		Purpose of project (see instructions) SERVICES	
Street address of project site 167-169 MARKET STREET			
City POTSDAM		State NY	ZIP code 13676
Description of goods and services intended to be exempted from New York State and local sales and use taxes All materials, equipment, goods, services and supplies relative to construction and equipping of a 97-room structure located at 167-169 Market Street, Potsdam NY			

Date project operator or agent appointed (mm/dd/yy) 10/24/13	Date project operator or agent status ends (mm/dd/yy) 06/30/14	Mark an X in the box if this is an extension to an original project: <input type="checkbox"/>
Estimated value of goods and services that will be exempt from New York State and local sales and use tax: Not to exceed \$5,937,500 Total project	Estimated value of New York State and local sales and use tax exemption provided: Not to exceed \$475,000 Total project	

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Print name of officer or employee signing on behalf of the IDA PATRICK J KELLY	Print title CHIEF EXECUTIVE OFFICER
Signature	Date 01/06/2014
	Telephone number (315) 379-9806

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- Purpose of project**
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ST-60

(4/13)

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For IDA use only

Name of IDA ST LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY		IDA project number (use CSC numbering system for projects after 1998) 4001-13-07	
Street address 19 COMMERCE LANE, SUITE 1		Telephone number (315) 379-9806	
City CANTON		State NY	ZIP code 13617
Name of IDA project operator or agent Sheehan Dinneen Inc	Mark an X in the box if directly appointed by the IDA: <input type="checkbox"/>	Employer identification or social security number	
Street address 208 Sissonville Road	Telephone number (315) 265-8427	Primary operator or agent? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
City Potsdam	State NY	ZIP code 13676	
Name of project POTSDAM HOTEL (4001-13-07)		Purpose of project (see instructions) SERVICES	
Street address of project site 167-169 MARKET STREET			
City POTSDAM		State NY	ZIP code 13676
Description of goods and services intended to be exempted from New York State and local sales and use taxes All materials, equipment, goods, services and supplies relative to construction and equipping of a 97-room structure located at 167-169 Market Street, Potsdam NY			

Date project operator or agent appointed (mm/dd/yy) 11/11/13	Date project operator or agent status ends (mm/dd/yy) 06/30/14	Mark an X in the box if this is an extension to an original project: <input type="checkbox"/>	
Estimated value of goods and services that will be exempt from New York State and local sales and use tax: Not to exceed \$5,937,500 Total project	Estimated value of New York State and local sales and use tax exemption provided: Not to exceed \$475,000 Total project		
Certification: I certify that the above statements are true, complete, and correct, and that no material information has been omitted. I make these statements with the knowledge that willfully providing false or fraudulent information with this document may constitute a felony or other crime under New York State Law, punishable by a substantial fine and possible jail sentence. I also understand that the Tax Department is authorized to investigate the validity of any information entered on this document.			
Print name of officer or employee signing on behalf of the IDA PATRICK J KELLY		Print title CHIEF EXECUTIVE OFFICER	
Signature		Date 01/06/2014	Telephone number (315) 379-9806

Instructions

Filing requirements

An IDA must file this form within 30 days of the date the IDA appoints any project operator or other person as agent of the IDA, for purposes of extending any sales and compensating use tax exemptions.

The IDA must file a separate form for each person it appoints as agent, whether directly or indirectly, and regardless of whether the person is the primary project operator or agent. If the IDA authorizes a project operator or agent to appoint other persons as agent of the IDA, the operator or agent making such an appointment must advise the IDA that it has done so, so that the IDA can file a form within 30 days of the date of the new agent's appointment. The IDA should not file this form for a person hired to work on an IDA project if that person is not appointed as agent of the IDA. The IDA need not file this form if the IDA does not extend any sales or use tax exemption benefits for the project.

If an IDA modifies a project, such as by extending it beyond its original completion date, or by increasing or decreasing the amount of sales and use tax exemption benefits authorized for the project, the IDA must, within 30 days of the change, file a new form with the new information.

If an IDA amends, revokes, or cancels the appointment of an agent, or if an agent's appointment becomes invalid for any reason, the IDA must, within 30 days, send a letter to the address below for filing this form, indicating that the appointment has been amended, revoked, or cancelled, or is no longer valid, and the effective date of the change. It should attach to the letter a copy of the form it originally filed. The IDA need not send a letter for a form that is not valid merely because the "Completion date of project" has passed.

Purpose of project

For Purpose of project, enter one of the following:

- Services
- Agriculture, forestry, fishing
- Finance, insurance, real estate
- Transportation, communication, electric, gas, sanitary services
- Construction
- Wholesale trade
- Retail trade
- Manufacturing
- Other (specify)

Mailing instructions

Mail completed form to:

**NYS TAX DEPARTMENT
IDA UNIT
WA HARRIMAN CAMPUS
ALBANY NY 12227**

Privacy notification

The Commissioner of Taxation and Finance may collect and maintain personal information pursuant to the New York State Tax Law, including but not limited to, sections 5-a, 171, 171-a, 287, 308, 429, 475, 505, 697, 1096, 1142, and 1415 of that Law; and may require disclosure of social security numbers pursuant to 42 USC 405(c)(2)(C)(i).

This information will be used to determine and administer tax liabilities and, when authorized by law, for certain tax offset and exchange of tax information programs as well as for any other lawful purpose.

Information concerning quarterly wages paid to employees is provided to certain state agencies for purposes of fraud prevention, support enforcement, evaluation of the effectiveness of certain employment and training programs and other purposes authorized by law.

Failure to provide the required information may subject you to civil or criminal penalties, or both, under the Tax Law.

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Need help?

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St. Lawrence County Industrial Development Agency

Ernest J. LaBaff Industrial Building ~ 19 Commerce Lane, Suite 1 ~ Canton, New York 13617
Phone: (315) 379-9806 / TDD: 711 ~ Fax: (315) 386-2573 ~ www.slcida.com

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R. Joseph Weekes, Jr.

Weekes Agency

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CHIEF EXECUTIVE OFFICER

Patrick J. Kelly
St. Lawrence County
Industrial Development Agency

*

CHIEF FINANCIAL OFFICER

Thomas A. Plastino
St. Lawrence County
Industrial Development Agency

April 17, 2014

New York State Tax Department
IDA Unit
W.A. Harriman Campus
Albany, New York 12227

Re: AMENDMENT TO: IDA Appointment of Project Operator or Agent
POTSDAM HOTEL (PROJECT #4001-13-07)

Dear Sir or Madam:

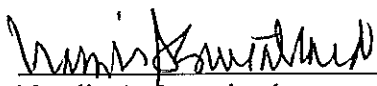
The St. Lawrence County Industrial Development Agency is filing an amended Form ST-60 relative to the above-cited project.

The amended form extends the agent status from June 30, 2014 to October 31, 2014. A copy of the original filing is also enclosed.

Please feel free to contact this office if you have any questions or concerns.

Sincerely,

ST. LAWRENCE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

By: 
Natalie A. Sweatland

Enclosures: 2

CC: Potsdam Hotel Associates (14830-382E2nd)
tsawyer@visions-hotels.com
File



IDA Appointment of Project Operator or Agent For Sales Tax Purposes

ST-60

(4/13)

The industrial development agency or authority (IDA) must submit this form within 30 days of the appointment of a project operator or agent, whether appointed directly by the IDA or indirectly by the operator or another agent.

For IDA use only

Name of IDA ST LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY		IDA project number (use OSC numbering system for projects after 1998) 4001-13-07	
Street address 19 COMMERCE LANE, SUITE 1		Telephone number (315) 379-9806	
City CANTON		State NY	ZIP code 13617
Name of IDA project operator or agent POTSDAM HOTEL ASSOCIATES	Mark an X in the box if directly appointed by the IDA: <input checked="" type="checkbox"/>	Employer identification or social security number	
Street address 382 EAST SECOND STREET Eff 7/21/15: 11751 E. Corning Road		Telephone number (607) 962-9868	Primary operator or agent? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
City CORNING		State NY	ZIP code 14830
Name of project POTSDAM HOTEL (4001-13-07)		Purpose of project (see instructions) SERVICES	
Street address of project site 167-169 MARKET STREET			
City POTSDAM		State NY	ZIP code 13676
Description of goods and services intended to be exempted from New York State and local sales and use taxes All materials, equipment, goods, services and supplies relative to construction and equipping of a 97-room structure located at 167-169 Market Street, Potsdam NY			

Date project operator or agent appointed (mm/dd/yy)	Date project operator or agent status ends (mm/dd/yy)	10/31/14	Mark an X in the box if this is an extension to an original project: <input checked="" type="checkbox"/>
Estimated value of goods and services that will be exempt from New York State and local sales and use tax: Not to exceed \$5,937,500 Total project	Estimated value of New York State and local sales and use tax exemption provided: Not to exceed \$475,000		

Certification: I certify that the above statements are true, complete, and correct, and that no material information has been omitted. I make these statements with the knowledge that willfully providing false or fraudulent information with this document may constitute a felony or other crime under New York State Law, punishable by a substantial fine and possible jail sentence. I also understand that the Tax Department is authorized to investigate the validity of any information entered on this document.

Print name of officer or employee signing on behalf of the IDA PATRICK .	Print title CHIEF EXECUTIVE OFFICER
Signature	Date 04/14/2014
	Telephone number (315) 379-9806

Instructions

Filing requirements

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Purpose of project

For Purpose of project, enter one of the following:

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- Finance, insurance, real estate
- Transportation, communication, electric, gas, sanitary services
- Construction
- Wholesale trade
- Retail trade
- Manufacturing
- Other (specify)

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IDA UNIT
WA HARRIMAN CAMPUS
ALBANY NY 12227**

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This information will be used to determine and administer tax liabilities and, when authorized by law, for certain tax offset and exchange of tax information programs as well as for any other lawful purpose.

Information concerning quarterly wages paid to employees is provided to certain state agencies for purposes of fraud prevention, support enforcement, evaluation of the effectiveness of certain employment and training programs and other purposes authorized by law.

Failure to provide the required information may subject you to civil or criminal penalties, or both, under the Tax Law.

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IDA Appointment of Project Operator or Agent For Sales Tax Purposes

ST-60

(4/13)

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For IDA use only

Name of IDA ST LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY		IDA project number (use OSC number system for projects after 1990) 4001-13-07	
Street address 19 COMMERCE LANE, SUITE 1		Telephone number (315) 379-9806	
City CANTON	State NY	ZIP code 13617	
Name of IDA project operator or agent POTSDAM HOTEL ASSOCIATES, LLC		Mark an X in the box if directly appointed by the IDA: <input checked="" type="checkbox"/>	Employer identification or social security number
Street address 382 EAST SECOND STREET		Telephone number (607) 962-9868	Primary operator or agent? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
City CORNING	State NY	ZIP code 14830	
Name of project POTSDAM HOTEL (4001-13-07)		Purpose of project (see instructions) SERVICES	
Street address of project site 167-169 MARKET STREET		State NY	ZIP code 13676
City POTSDAM			
Description of goods and services intended to be exempted from New York State and local sales and use taxes All materials, equipment, goods, services and supplies relative to construction and equipping of a 97-room structure located at 167-169 Market Street, Potsdam NY			

Date project operator or agent appointed (mm/dd/yy) 10/24/13	Date project operator or agent status ends (mm/dd/yy) 06/30/14	Mark an X in the box if this is an extension to an original project: <input type="checkbox"/>
Estimated value of goods and services that will be exempt from New York State and local sales and use tax: Not to exceed \$5,937,500 Total project		Estimated value of New York State and local sales and use tax exemption provided: Not to exceed \$475,000

Certification: I certify that the above statements are true, complete, and correct, and that no material information has been omitted. I make these statements with the knowledge that willfully providing false or fraudulent information with this document may constitute a felony or other crime under New York State Law, punishable by a substantial fine and possible jail sentence. I also understand that the Tax Department is authorized to investigate the validity of any information entered on this document.

Print name of officer or employee acting on behalf of the IDA PATRI	Print title CHIEF EXECUTIVE OFFICER
Signature	Date 10/24/2013
	Telephone number (315) 379-9806

Instructions

Filing requirements

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Purpose of project

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- Agriculture, forestry, fishing
- Finance, insurance, real estate
- Transportation, communication, electric, gas, sanitary services
- Construction
- Wholesale trade
- Retail trade
- Manufacturing
- Other (specify)

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IDA UNIT
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ALBANY NY 12227**

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(for persons with hearing and speech disabilities using a TTY): (518) 485-5082

AGREEMENT TO AMEND
AGENCY COMPLIANCE AGREEMENT

This amendment (the "Amendment") dated April 14, 2014 is made by the St. Lawrence County Industrial Development Agency ("SLCIDA") and Potsdam Hotel Associates, LLC ("Company"), parties to an Agency Compliance Agreement ("Agreement") dated.

The purpose of this Amendment is to (i) extend the project termination date and (ii) incorporate recently-released requirements of the New York State Department of Taxation and Finance. To that end, the Agreement shall be amended as follows:

(i) Extend the project termination date.

Section 2.16 of the Agreement is deleted in its entirety and replaced with the following Section 2.16

Section 2.16 Expiration. The agency created by this Agency Compliance Agreement is limited to the Facility and will expire on October 31, 2014. Company may apply in writing to extend this agency authority by showing good cause.

(ii) Incorporate recently-enacted requirements of the New York State Department of Taxation and Finance. Potsdam Hotel Associates, LLC was provided a Sales Tax Exemption Letter pursuant to New York State Department of Taxation and Finance Technical Memorandum TSB-M-87(7)S, *Tax Status of IDA Projects*, which instructed agents to provide suppliers with a copy of a letter from the IDA written on IDA letterhead authorizing the agent to make qualifying project-related purchases. A new exempt purchase form (Form ST-123) supersedes this advice, and agents, beginning June 1, 2014, are now required to utilize Form ST-123 to make purchases exempt from state and local sales tax.

Section 2.5 of the Agreement is amended by the addition of Section 2.5(a), which shall read:

Section 2.5(a) Agreement to Utilize ST-123. Beginning on June 1, 2014, and pursuant to New York State Department of Taxation and Finance Technical Memorandum TSB-M-14(1.1)S, all agents of the SLCIDA must utilize Form ST-123 (IDA Agent or Project Operator Exempt Purchase Certificate) when making tax-exempt purchases in furtherance of SLCIDA Projects. The Company further hereby acknowledges and agrees that as of June 1, 2014, the Company and all sub-agents thereof shall provide Form ST-123 to vendors and suppliers to make qualifying Project-related purchases. Contractors or subcontractors that are not agents of the SLCIDA should continue to present suppliers with Form ST-120.1, *Contractors Exempt Purchase Certificate*, when making purchases that are exempt from sales tax under sections 1115(a)(15) and 1115(a)(16) of the Tax Law.

Except as set forth in this Amendment, the Agreement is hereby reaffirmed and ratified as written, and shall continue in full force and effect in accordance with its terms and the terms of this Amendment. If there is conflict between this Amendment and the Agreement or any other Amendment, the terms of this Amendment shall prevail.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the day and year first above written.

For:
ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

By: _____
Patrick J. Kelly
Chief Executive Officer

For:
Potsdam Hotel Associates, LLC

By: _____
Name: L
Title: Managing Member

**AGREEMENT TO AMEND
AGENCY COMPLIANCE AGREEMENT**

This amendment (the "Amendment") dated September 25, 2014 is made by the St. Lawrence County Industrial Development Agency ("SLCIDA") and Potsdam Hotel Associates, LLC ("Company"), parties to an Agency Compliance Agreement ("Agreement") dated.

The purpose of this Amendment is to extend the project termination date from October 31, 2014 to December 31, 2014. To that end, Section 2.16 of the Agreement shall be amended as follows:

Section 2.16 Expiration. The agency created by this Agency Compliance Agreement is limited to the Facility and will expire on ~~October 31, 2014~~ December 31, 2014. Company may apply in writing to extend this agency authority by showing good cause.

Except as set forth in this Amendment, the Agreement is hereby reaffirmed and ratified as written, and shall continue in full force and effect in accordance with its terms and the terms of this Amendment. If there is conflict between this Amendment and the Agreement or any other Amendment, the terms of this Amendment shall prevail.

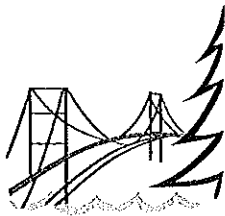
IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the day and year first above written.

For:
ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

By:
Patrick J. Kelly
Chief Executive Officer

For:
Potsdam Hotel Associates, LLC

By:
Name:
Title: *Managing Member*



St. Lawrence County Industrial Development Agency

Ernest J. LaBaff Industrial Building ~ 19 Commerce Lane, Suite 1 ~ Canton, New York 13617
Phone: (315) 379-9806 / TDD: 711 ~ Fax: (315) 386-2573 ~ www.slcida.com

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Brian W. Staples
Brian Staples, CPA

*

VICE CHAIRMAN

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St. Lawrence County
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Weekes Agency

*

CHIEF EXECUTIVE OFFICER

Patrick J. Kelly
St. Lawrence County
Industrial Development Agency

*

CHIEF FINANCIAL OFFICER

Thomas A. Plastino
St. Lawrence County
Industrial Development Agency

September 30, 2014

New York State Tax Department
IDA Unit
W.A. Harriman Campus
Albany, New York 12227

Re: AMENDMENT TO: IDA Appointment of Project Operator or Agent
POTSDAM HOTEL (PROJECT #4001-13-07)

Dear Sir or Madam:

The St. Lawrence County Industrial Development Agency is filing an amended Form ST-60 relative to the above-cited project.

The amended form extends the agent status from October 31, 2014 to December 31, 2014. A copy of the original filing is also enclosed.

Please feel free to contact this office if you have any questions or concerns.

Sincerely,

ST. LAWRENCE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

By: 
Natalie A. Sweatland

Enclosures: 2

CC: Potsdam Hotel Associates (14830-382E2nd)
tsawyer@visions-hotels.com
File



IDA Appointment of Project Operator or Agent For Sales Tax Purposes

ST-60

(4/13)

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For IDA use only

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Street address 19 COMMERCE LANE, SUITE 1		Telephone number (315) 379-9806	
City CANTON		State NY	ZIP code 13617
Name of IDA project operator or agent POTSDAM HOTEL ASSOCIATES	Mark an X in the box if directly appointed by the IDA: <input checked="" type="checkbox"/>	Employer identification number	
Street address 382 EAST SECOND STREET Eff 7/21/15: 11751 E. Corning Road		Telephone number (607) 962-9868	Primary operator or agent? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
City CORNING		State NY	ZIP code 14830
Name of project POTSDAM HOTEL (4001-13-07)		Purpose of project (see instructions) SERVICES	
Street address of project site 167-169 MARKET STREET			
City POTSDAM		State NY	ZIP code 13676
Description of goods and services intended to be exempted from New York State and local sales and use taxes All materials, equipment, goods, services and supplies relative to construction and equipping of a 97-room structure located at 167-169 Market Street, Potsdam NY			
Date project operator or agent appointed (mm/dd/yy) 10/24/13	Date project operator or agent status ends (mm/dd/yy) 12/31/14	Mark an X in the box if this is an extension to an original project: <input checked="" type="checkbox"/>	
Estimated value of goods and services that will be exempt from New York State and local sales and use tax: Not to exceed \$5,937,500 Total project		Estimated value of New York State and local sales and use tax exemption provided: Not to exceed \$475,000	
Certification: I certify that the above statements are true, complete, and correct, and that no material information has been omitted. I make these statements with the knowledge that willfully providing false or fraudulent information with this document may constitute a felony or other crime under New York State Law, punishable by a substantial fine and possible jail sentence. I also understand that the Tax Department is authorized to investigate the validity of any information entered on this document.			
Print name of officer or employee signing on behalf of the IDA PATRICK J KEL		Print title CHIEF EXECUTIVE OFFICER	
Signature		Date 09/30/2014	Telephone number (315) 379-9806

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Purpose of project

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ALBANY NY 12227**

Privacy notification

The Commissioner of Taxation and Finance may collect and maintain personal information pursuant to the New York State Tax Law, including but not limited to, sections 5-a, 171, 171-a, 287, 308, 429, 475, 505, 697, 1096, 1142, and 1415 of that Law; and may require disclosure of social security numbers pursuant to 42 USC 405(c)(2)(C)(i).

This information will be used to determine and administer tax liabilities and, when authorized by law, for certain tax offset and exchange of tax information programs as well as for any other lawful purpose.

Information concerning quarterly wages paid to employees is provided to certain state agencies for purposes of fraud prevention, support enforcement, evaluation of the effectiveness of certain employment and training programs and other purposes authorized by law.

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AGREEMENT TO AMEND
AGENCY COMPLIANCE AGREEMENT

This amendment (the "Amendment") dated March 30, 2015 is made by the St. Lawrence County Industrial Development Agency ("SLCIDA") and Potsdam Hotel Associates, LLC ("Company"), parties to an Agency Compliance Agreement ("Agreement") dated.

The purpose of this Amendment is to extend the project termination date from December 31, 2014 to June 30, 2015. To that end, Section 2.16 of the Agreement shall be amended as follows:

Section 2.16 Expiration. The agency created by this Agency Compliance Agreement is limited to the Facility and will expire on ~~October 31, 2014~~ ~~December 31, 2014~~ June 30, 2015. Company may apply in writing to extend this agency authority by showing good cause.

Except as set forth in this Amendment, the Agreement is hereby reaffirmed and ratified as written, and shall continue in full force and effect in accordance with its terms and the terms of this Amendment. If there is conflict between this Amendment and the Agreement or any other Amendment, the terms of this Amendment shall prevail.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the day and year first above written.

For:
ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

By: _____
Patrick J. Kelly
Chief Executive Officer

For:
Potsdam Hotel Associates, LLC

By: _____
Title: Managing Member



ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Ernest J. LaBaff Industrial Building ~ 19 Commerce Lane, Suite 1 ~ Canton, New York 13617
Phone: (315) 379-9806 / TDD: 711 ~ Fax: (315) 386-2573 ~ www.SLCIDA.com

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March 31, 2015

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CHIEF EXECUTIVE OFFICER

Patrick J. Kelly

St. Lawrence County
Industrial Development Agency

*

CHIEF FINANCIAL OFFICER

Thomas A. Plastino

St. Lawrence County
Industrial Development Agency

New York State Tax Department
IDA Unit
W.A. Harriman Campus
Albany, New York 12227

Re: **AMENDMENT TO: IDA Appointment of Project Operator or Agent
POTSDAM HOTEL (PROJECT #4001-13-07)**

Dear Sir or Madam:

The St. Lawrence County Industrial Development Agency is filing an amended Form ST-60 relative to the above-cited project.

The amended form extends the agent status to June 30, 2015. A copy of the original filings are also enclosed.

Please feel free to contact this office if you have any questions or concerns.

Sincerely,

ST. LAWRENCE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

By: _____

Natalie A. Sweatland

Enclosures:

CC: Potsdam Hotel Associates (14830-382E2nd)
tsawyer@visions-hotels.com
File

We are an equal opportunity provider and employer. To file a complaint of discrimination, write:

USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington DC 20250-9410, or call 800-795-3272 (voice) or 202-720-6382 (TDD)



IDA Appointment of Project Operator or Agent For Sales Tax Purposes

ST-60

(4/13)

The industrial development agency or authority (IDA) must submit this form within 30 days of the appointment of a project operator or agent, whether appointed directly by the IDA or indirectly by the operator or another agent.

For IDA use only

Name of IDA ST LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY		IDA project number (use OSC numbering system for projects after 1998) 4001-13-07	
Street address 19 COMMERCE LANE, SUITE 1		Telephone number (315) 379-9806	
City CANTON		State NY	ZIP code 13617
Name of IDA project operator or agent POTSDAM HOTEL ASSOCIATES	Mark an X in the box if directly appointed by the IDA: <input checked="" type="checkbox"/>	Employer identification or social security number	
Street address 382 EAST SECOND STREET Eff 7/21/15: 11751 E. Corning Road		Telephone number (607) 962-9868	Primary operator or agent? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
City CORNING		State NY	ZIP code 14830
Name of project POTSDAM HOTEL (4001-13-07)		Purpose of project (see instructions) SERVICES	
Street address of project site 167-169 MARKET STREET			
City POTSDAM		State NY	ZIP code 13676
Description of goods and services intended to be exempted from New York State and local sales and use taxes All materials, equipment, goods, services and supplies relative to construction and equipping of a 97-room structure located at 167-169 Market Street, Potsdam NY			

Date project operator or agent appointed (mm/dd/yy) 10/24/13	Date project operator or agent status ends (mm/dd/yy) 06/30/15	Mark an X in the box if this is an extension to an original project: <input checked="" type="checkbox"/>
Estimated value of goods and services that will be exempt from New York State and local sales and use tax: Not to exceed \$5,937,500 Total project	Estimated value of New York State and local sales and use tax exemption provided: Not to exceed \$475,000	

Certification: I certify that the above statements are true, complete, and correct, and that no material information has been omitted. I make these statements with the knowledge that willfully providing false or fraudulent information with this document may constitute a felony or other crime under New York State Law, punishable by a substantial fine and possible jail sentence. I also understand that the Tax Department is authorized to investigate the validity of any information entered on this document.

Print name of officer or employee signing on behalf of the IDA PATRICK J	Print title CHIEF EXECUTIVE OFFICER
Signature	Date 03/30/2015
	Telephone number (315) 379-9806

Instructions

Filing requirements

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Purpose of project

For Purpose of project, enter one of the following:

- Services
- Agriculture, forestry, fishing
- Finance, insurance, real estate
- Transportation, communication, electric, gas, sanitary services
- Construction
- Wholesale trade
- Retail trade
- Manufacturing
- Other (specify)

Mailing instructions

Mail completed form to:

**NYS TAX DEPARTMENT
IDA UNIT
W A HARRIMAN CAMPUS
ALBANY NY 12227**

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This information will be used to determine and administer tax liabilities and, when authorized by law, for certain tax offset and exchange of tax information programs as well as for any other lawful purpose.

Information concerning quarterly wages paid to employees is provided to certain state agencies for purposes of fraud prevention, support enforcement, evaluation of the effectiveness of certain employment and training programs and other purposes authorized by law.

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IDA Appointment of Project Operator or Agent For Sales Tax Purposes

ST-60

(4/13)

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For IDA use only

Name of IDA ST LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY		IDA project number (use OSC number system for projects after 1998) 4001-13-07	
Street address 19 COMMERCE LANE, SUITE 1		Telephone number (315) 379-9806	
City CANTON		State NY	ZIP code 13617
Name of IDA project operator or agent POTSDAM HOTEL ASSOCIATES	Mark an X in the box if directly appointed by the IDA: <input checked="" type="checkbox"/>	Employer Identification or social security number	
Street address 382 EAST SECOND STREET	Telephone number (607) 962-9868	Primary operator or agent? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
City CORNING	State NY	ZIP code 14830	
Name of project POTSDAM HOTEL (4001-13-07)	Purpose of project (see instructions) SERVICES		
Street address of project site 167-169 MARKET STREET	State NY		ZIP code 13676
City POTSDAM	Description of goods and services intended to be exempted from New York State and local sales and use taxes All materials, equipment, goods, services and supplies relative to construction and equipping of a 97-room structure located at 167-169 Market Street, Potsdam NY		

Date project operator or agent appointed (mm/dd/yy) 10/24/13	Date project operator or agent status ends (mm/dd/yy) 12/31/14	Mark an X in the box if this is an extension to an original project: <input checked="" type="checkbox"/>	
Estimated value of goods and services that will be exempt from New York State and local sales and use tax: Not to exceed \$5,937,500 Total project	Estimated value of New York State and local sales and use tax exemption provided: Not to exceed \$475,000		
Certification: I certify that the above statements are true, complete, and correct, and that no material information has been omitted. I make these statements with the knowledge that willfully providing false or fraudulent information with this document may constitute a felony or other crime under New York State Law, punishable by a substantial fine and possible jail sentence. I also understand that the Tax Department is authorized to investigate the validity of any information entered on this document.			
Print name of officer or employee signing on behalf of the IDA PATRICK J KEL		Print title CHIEF EXECUTIVE OFFICER	
Signature		Date 09/30/2014	Telephone number (315) 379-9806

Instructions

Filing requirements

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Purpose of project

For Purpose of project, enter one of the following:

- Services
- Agriculture, forestry, fishing
- Finance, insurance, real estate
- Transportation, communication, electric, gas, sanitary services
- Construction
- Wholesale trade
- Retail trade
- Manufacturing
- Other (specify)

Mailing instructions

Mail completed form to:

NYS TAX DEPARTMENT
IDA UNIT
WA HARRIMAN CAMPUS
ALBANY NY 12227

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IDA Appointment of Project Operator or Agent For Sales Tax Purposes

ST-60

(4/13)

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For IDA use only

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Street address 19 COMMERCE LANE, SUITE 1		Telephone number (315) 379-9808	
City CANTON		State NY	ZIP code 13617
Name of IDA project operator or agent POTSDAM HOTEL ASSOCIATES		Mark an X in the box if directly appointed by the IDA: <input checked="" type="checkbox"/>	
Street address 382 EAST SECOND STREET		Telephone number (607) 982-9888	Primary operator or agent? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
City CORNING		State NY	ZIP code 14830
Name of project POTSDAM HOTEL (4001-13-07)		Purpose of project (see instructions) SERVICES	
Street address of project site 167-169 MARKET STREET			
City POTSDAM		State NY	ZIP code 13676
Description of goods and services intended to be exempted from New York State and local sales and use taxes All materials, equipment, goods, services and supplies relative to construction and equipping of a 97-room structure located at 167-169 Market Street, Potsdam NY			

Date project operator or agent appointed (mm/dd/yy)	Date project operator or agent status ends (mm/dd/yy)	10/31/14	Mark an X in the box if this is an extension to an original project: <input checked="" type="checkbox"/>
Estimated value of goods and services that will be exempt from New York State and local sales and use tax: Not to exceed \$5,937,500 Total project		Estimated value of New York State and local sales and use tax exemption provided: Not to exceed \$475,000	
<p>Certification: I certify that the above statements are true, complete, and correct, and that no material information has been omitted. I make these statements with the knowledge that willfully providing false or fraudulent information with this document may constitute a felony or other crime under New York State Law, punishable by a substantial fine and possible jail sentence. I also understand that the Tax Department is authorized to investigate the validity of any information entered on this document.</p>			
Print name of officer or employee signing on behalf of the IDA PATRICK TRIPLETT		Print title CHIEF EXECUTIVE OFFICER	
Signature		Date 04/14/2014	Telephone number (315) 379-9808

Instructions

Filing requirements

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Purpose of project

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- Services
- Agriculture, forestry, fishing
- Finance, insurance, real estate
- Transportation, communication, electric, gas, sanitary services
- Construction
- Wholesale trade
- Retail trade
- Manufacturing
- Other (specify)

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ALBANY NY 12227**

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IDA Appointment of Project Operator or Agent For Sales Tax Purposes

ST-60

(4/13)

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Street address 19 COMMERCE LANE, SUITE 1		Telephone number (316) 379-9808	
City CANTON		State NY	ZIP code 13617
Name of IDA project operator or agent POTSDAM HOTEL ASSOCIATES, LLC		Mark an X in the box if directly appointed by the IDA: <input checked="" type="checkbox"/> Employer identification number	
Street address 382 EAST SECOND STREET		Telephone number (607) 962-0060	
City CORNING		Primary operator or agent? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Name of project POTSDAM HOTEL (4001-13-07)		Purpose of project (see instructions) SERVICES	
Street address of project site 167-169 MARKET STREET		State NY	
City POTSDAM		ZIP code 13676	
Description of goods and services intended to be exempted from New York State and local sales and use taxes All materials, equipment, goods, services and supplies relative to construction and equipping of a 97-room structure located at 167-169 Market Street, Potsdam NY			

Date project operator or agent appointed (mm/dd/yy) 10/24/13	Date project operator or agent status ends (mm/dd/yy) 06/30/14	Mark an X in the box if this is an extension to an original project: <input type="checkbox"/>
Estimated value of goods and services that will be exempt from New York State and local sales and use tax: Not to exceed \$0,937,600 Total project	Estimated value of New York State and local sales and use tax exemption provided: Not to exceed \$476,000	
Certification: I certify that the above statements are true, complete, and correct, and that no material information has been omitted. I make these statements with the knowledge that willfully providing false or fraudulent information with this document may constitute a felony or other crime under New York State Law, punishable by a substantial fine and possible jail sentence. I also understand that the Tax Department is authorized to investigate the validity of any information entered on this document.		
Print name of officer or employee signing on behalf of the IDA PATRICK IKELIN		Print title CHIEF EXECUTIVE OFFICER
Signature		Date 10/24/2013
		Telephone number (316) 379-9808

Instructions

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- Agriculture, forestry, fishing
- Finance, insurance, real estate
- Transportation, communication, electric, gas, sanitary services
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- Retail trade
- Manufacturing
- Other (specify)

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