



BABYLON INDUSTRIAL DEVELOPMENT AGENCY

Thomas E. Dolan
Chief Executive Officer

FORM APPLICATION FOR FINANCIAL ASSISTANCE

DATE: February 12, 2025

APPLICATION OF: Chartwell Pharmaceuticals Amityville LLC
Company Name of Beneficial User of Proposed Project
(Not Realty or Special Purpose Entity (SPE) created for liability)

CURRENT ADDRESS: 225 Dixon Avenue, 10 Edlson Street, 369 Bayview Avenue

ADDRESS OF PROPERTY TO RECEIVE BENEFITS: SEE ATTACHMENT #1 WITH ADDRESSES, DISTRICT, SECTION, BLOCK & LOT

See attachment #1
Tax Map # District _____ **Section** _____ **Block** _____ **Lot (s)** _____

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Part I: User (Applicant) & Owner Data (if different)**I. User Data (Applicant):****A. User:** Chartwell Pharmaceuticals Amityville LLC**Address:** 225 Dixon Avenue, 10 Edison Street, 369 Bayview AvenueAmityville, New York 11701**Federal Employer ID #:** [REDACTED]**Website:** Chartwellpharma.com**NAICS Code:** 325410

(The North American Industry Classification System (NAICS) is the standard used by Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy. www.census.gov/eos/www/naics/)

Name of User Officer Certifying Application: [REDACTED]**Title of Officer:** Vice President & General Manager - Amityville**Phone Number:** [REDACTED]**E-mail:** [REDACTED]**B. Business Type:**Sole Proprietorship Partnership Privately Held Public Corporation

Listed on _____

State of Incorporation/Formation: New York State**C. Nature of Business:**

(e.g., "manufacturer of _____ for _____ industry"; "distributor of _____")

Manufacturer of prescription drug products for the pharmaceutical industry**D. User Counsel:****Firm Name:** Forchelli, Deegan, Terrano LLP**Address:** 333 Earle Ovington Blvd, Suite 1010Unlondale, NY 11553**Individual Attorney:** John P. Gordon**Phone Number:** 516-248-1700**E-mail:** JGordon@ForchelliLaw.com

E. Principal Stockholders, Members or Partners, if any, of the User (5% or more equity):

Name	Percent Owned
Jack Goldenberg	100%
_____	_____
_____	_____

F. Has the User, or any subsidiary or affiliate of the User, or any stockholder, partner, member, officer, director or other entity with which any of these individuals is or has been associated with:

- i. ever filed for bankruptcy, been adjudicated bankrupt or placed in receivership or otherwise been or presently is the subject of any bankruptcy or similar proceeding? (if yes, please explain)

NO

- ii. been convicted of a felony, or misdemeanor, or criminal offense (other than a motor vehicle violation)? (if yes, please explain)

NO

G. If any of the above persons (see "E", above) or a group of them, owns more than 50% interest in the User, list all other organizations which are related to the User by virtue of such persons having more than a 50% interest in such organizations.

SEE ATTACHMENT #2 DETAILING RELATED ENTITIES

H. Is the User related to any other organization by reason of more than a 50% ownership? If so, indicate name of related organization and relationship:

SEE ATTACHMENT #2 DETAILING RELATED ENTITIES

I. List parent corporation, sister corporations and subsidiaries:

SEE ATTACHMENT #2 DETAILING RELATED ENTITIES

J. Has the User (or any related corporation or person) been involved in or benefited by any prior industrial development financing in the municipality in which this project is located, whether by this agency or another issuer? (Municipality herein means city, town or village, or if the project is not in an incorporated city, town or village, the unincorporated areas of the county in which it is located.) If so, explain in full:

NO

K. List major bank references of the User:

US Bank

2. Owner Data

**** (for co-applicants for assistance or where a landlord/tenant relationship will exist between the owner and the user) ****

A. Owner (together with the User, the "Applicant"): Chartwell Realty Amityville LLC

Address: 225 Dixon Avenue, 10 Edison Street, 369 Bayview Avenue

Amityville, New York 11701

Federal Employer ID #: [REDACTED] Website: N/A

NAICS Code: 32540

Name of Owner Officer Certifying Application: [REDACTED]

Title of Officer: Vice President & General Manager - Amityville

Phone Number: [REDACTED] E-mail: [REDACTED]

B. Business Type:

Sole Proprietorship Partnership Privately Held

Public Corporation Listed on _____

State of Incorporation/Formation: New York State

C. Nature of Business:

(e.g., "manufacturer of _____ for _____ industry"; "distributor of _____"; or "real estate holding company")

Real Estate Holding Company

D. Are the User and the Owner Related Entities? Yes No

i. If yes, the remainder of the questions in this Part I, Section 2 (with the exception of "F" below) need not be answered if answered for the Owner.

ii. If no, please complete all questions below.

E. Owner's Counsel:

Firm Name: _____

Address: _____

Individual Attorney: _____

Phone Number: _____ E-mail: _____

F. Principal Stockholders or Partners, if any (5% or more equity):

Name	Percent Owned
Jack Goldenberg	100%
_____	_____
_____	_____

G. Has the Owner, or any subsidiary or affiliate of the Owner, or any stockholder, partner, officer, director or other entity with which any of these individuals is or has been associated with:

i. ever filed for bankruptcy, been adjudicated bankrupt or placed in receivership or otherwise been or presently is the subject of any bankruptcy or similar proceeding? (if yes, please explain)

ii. been convicted of a felony or criminal offense (other than a motor vehicle violation)? (if yes, please explain)

H. If any of the above persons (see "F", above) or a group of them, owns more than 50% interest in the Owner, list all other organizations which are related to the Owner by virtue of such persons having more than a 50% interest in such organizations.

I. Is the Owner related to any other organization by reason of more than a 50% ownership? If so, indicate name of related organization and relationship:

J. List parent corporation, sister corporations and subsidiaries:

K. Has the Owner (or any related corporation or person) been involved in or benefited by any prior industrial development financing in the municipality in which this project is located, whether by this agency or another issuer? (Municipality herein means city, town or village, or if the project is not in an incorporated city, town or village, the unincorporated areas of the county in which it is located.) If so, explain in full:

L. List major bank references of the Owner:

Part II – Operation at Current Location

1. **Current Location Address:** 225 Dixon Avenue, 10 Edison Street, 369 Bayview Avenue

2. **Owned or Leased:** OWNED

3. **Describe your present location (acreage, square footage, number of buildings, number of floors, etc.):**

SEE ATTACHMENT #1 WITH ADDRESSES, SECTION, BLOCK, LOT, SQUARE FOOTAGE ACREAGE AND

NUMBER OF FLOORS

4. **Type of operation (manufacturing, wholesale, distribution, retail, etc.) and products and/or services:**

Manufacturer of prescription drug products for the pharmaceutical industry

5. **Are other facilities or related companies of the Applicant located within the State?**

Yes No

A. **If yes, list the Address:** SEE ATTACHMENT #2 DETAILING RELATED ENTITIES

6. **If yes to above ("5"), will the completion of the project result in the removal of such facility or facilities from one area of the state to another OR in the abandonment of such facility or facilities located within the State? Yes No**

A. **If no, explain how current facilities will be utilized:** Continued manufacturing of prescription

drug products for the pharmaceutical industry

B. **If yes, please indicate whether the project is reasonably necessary for the Applicant to maintain its competitive position in its industry or remain in the State and explain in full:**

7. Has the Applicant actively considered sites in another state? Yes No

A. If yes, please list states considered and explain: Tennessee, Georgia and Texas

Locations outside of NYS have lower costs of doing business related to taxes, utilities and labor.

8. Is the requested financial assistance reasonably necessary to prevent the Applicant from moving out of New York State? Yes No

A. Please explain: Locations outside NYS have lower costs of doing business related to taxes, utilities

and labor

9. Number of full-time employees at current location and average salary: _____

FTE - 42 Average Salary \$100.3K

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Part III – Project Data

1. Project Type:

A. What type of transaction are you seeking?: (Check one)

- Straight Lease Taxable Bonds Tax-Exempt Bonds
 Equipment Only Straight Lease

B. Type of benefit(s) the Applicant is seeking: (Check all that apply)

- Sales Tax Exemption Mortgage Recording Tax Exemption
 Real Property Tax Abatement:

2. Location of project:

A. Street Address: 26 Edison Street, 369 Bayview Avenue (see attachment with district, section, block & lot)

See attachment #1

B. Tax Map: District _____ Section _____ Block _____ Lot(s) _____

C. Municipal Jurisdiction:

- i. Village: Amityville
 ii. School District: Copiague Union Free School District
 iii. Library: Copiague Memorial Public Library

D. Acreage: SEE ATTACHMENT #2

3. Project Components (check all appropriate categories):

- | | | |
|--|---|--|
| A. Construction of a new building | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| i. Square footage: _____ | | |
| B. Renovations of an existing building | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| i. Square footage: <u>25,500</u> | | |
| C. Demolition of an existing building | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| i. Square footage: _____ | | |
| D. Land to be cleared or disturbed | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| i. Square footage/acreage: _____ | | |
| E. Construction of addition to an existing building | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| i. Square footage of addition: _____ | | |
| ii. Total square footage upon completion: _____ | | |
| F. Acquisition of an existing building | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| i. Square footage of existing building: <u>127,500</u> | | |

G. Installation of machinery and/or Equipment Yes No

i. List principal items or categories of equipment to be acquired: HVAC, filling/

packaging, equipment, autoclave, boiler, serialization & crimping machine

4. Current Use at Proposed Location:

A. Does the Applicant currently hold fee title to the proposed location?

i. If no, please list the present owner of the site: _____

B. Present use of the proposed location: Manufacturing of prescription drug products for the pharmaceutical

Industry

C. Is the proposed location currently subject to an IDA transaction (whether through this Agency or another?) Yes No

i. If yes, explain: _____

D. Is there a purchase contract for the site? (if yes, attach): Yes No

E. Is there an existing or proposed lease for the site? (if yes, attach): Yes No

5. Proposed Use:

A. Describe the specific operations of the Applicant or other users to be conducted at the project site: Manufacturing of prescription drug products for the pharmaceutical Industry

B. Proposed product lines and market demands: Liquids, semi-solids & sterile drug products

C. If any space is to be leased to third parties, indicate the tenant(s), total square footage of the project to be leased to each tenant, and the proposed use by each tenant:

N/A

D. Need/purpose for project (e.g., why is it necessary, effect on Applicant's business):

The current facility is over 35 years old and in order to sustain good manufacturing practices and increasing FDA
compliance requirements, this project is necessary. Also, the addition of a new manufacturing room will host a
new filling machine which will enable us to manufacture new dosage forms including injectables.

E. Will any portion of the project be used for the making of retail sales to customers who personally visit the project location? Yes No

i. If yes, what percentage of the project location will be utilized in connection with the sale of retail goods and/or services to customers who personally visit the project location? _____

6. Project Work:

A. Has construction work on this project begun? If yes, complete the following:

- i. Site Clearance:** Yes No % Complete _____
- ii. Foundation:** Yes No % Complete _____
- iii. Footings:** Yes No % Complete _____
- iv. Steel:** Yes No % Complete _____
- v. Masonry:** Yes No % Complete _____
- vi. Other:** _____

B. What is the current zoning? Industrial

C. Will the project meet zoning requirements at the proposed location?

Yes No

D. If a variance or change of zoning is required, please provide the details/status of the variance or change of zone request:

N/A

E. Have site plans been submitted to the appropriate planning department? Yes No

7. Project Completion Schedule:

A. What is the proposed commencement date for the acquisition and the construction/renovation/equipping of the project?

i. **Acquisition:** N/A (already acquired)

ii. **Construction/Renovation/Equipping:** The project start date will be in Q1 2025.

B. Provide an accurate estimate of the time schedule to complete the project and when the first use of the project is expected to occur: Renovation is estimated to initiate in the first quarter of 2025

and be completed in the first quarter of 2026, at which time the project will be ready for use.

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Part IV -- Project Costs and Financing

1. Project Costs:

A. Give an accurate estimate of cost necessary for the acquisition, construction, renovation, improvement and/or equipping of the project location:

<u>Description</u>	<u>Amount</u>
Land and/or building acquisition	\$ <u>15,000,000.00</u>
Building(s) demolition/construction	\$ _____
Building renovation	\$ <u>5,035,000.00</u>
Site Work	\$ _____
Machinery and Equipment	\$ <u>1,000,000.00</u>
Legal Fees	\$ <u>35,000.00</u>
Architectural/Engineering Fees	\$ <u>300,000.00</u>
Financial Charges	\$ _____
Other (Specify)	\$ _____
Total	\$ <u>21,370,000.00</u>

2. Method of Financing:

	<u>Amount</u>	<u>Term</u>
A. Tax-exempt bond financing:	\$ _____	_____ years
B. Taxable bond financing:	\$ _____	_____ years
C. Conventional Mortgage:	\$ _____	_____ years
D. SBA (504) or other governmental financing:	\$ _____	_____ years
E. Public Sources (include sum of all State and federal grants and tax credits):	\$ _____	
F. Other loans:	\$ _____	_____ years
G. Owner/User equity contribution:	\$ <u>21,370,000.00</u>	_____ years

Total Project Costs \$ 21,370,000.00

i. What percentage of the project costs will be financed from public sector sources?

N/A

3. **Project Financing: (***)Complete only if Bond Financing is being utilized(***)**

A. Have any of the above costs been paid or incurred (including contracts of sale or purchase orders) as of the date of this application? Yes No

i. If yes, provide detail on a separate sheet.

B. Are costs of working capital, moving expenses, work in progress, or stock in trade included in the proposed uses of bond proceeds? Give details:

C. Will any of the funds borrowed through Agency Bonds be used to repay or refinance an existing mortgage or outstanding loan? Give details:

D. Has the Applicant made any arrangements for the marketing or the purchase of the bond or bonds? If so, indicate with whom:

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Part V – Project Benefits

1. Mortgage Recording Tax Benefit:

A. Mortgage Amount for exemption (include sum total of construction/permanent/bridge financing):

\$ N/A

B. Estimated Mortgage Recording Tax Exemption (product of Mortgage Amount and current Mortgage Recording Tax Rate):

\$ N/A

2. Sales and Use Tax Benefit:

A. Gross amount of costs for goods and services that are subject to State and local Sales and Use Tax (such amount to benefit from the Agency's exemption):

\$ N/A

B. Estimated State and local Sales and Use Tax exemption (product of current State and Local Sales and Use Tax Rate and figure above):

\$ N/A

C. If your project has a landlord/tenant (owner/user) arrangement, please provide a breakdown of the number in "B" above:

i. Owner: \$ N/A

ii. User: \$ N/A

3. Real Property Tax Benefit:

A. Identify and describe if the project will utilize a real property tax exemption benefit other than the Agency's PILOT benefit:

N/A

B. Agency PILOT Benefit:

i. Term of PILOT requested: 12 Years

ii. Upon acceptance of this application, the Agency staff will create a PILOT schedule and indicate the estimated amount of PILOT Benefit based on anticipated tax rates and assessed valuation and attached such information to Exhibit A hereto. At such time, the Applicant will certify that it accepts the proposed PILOT schedule and requests such benefit to be granted by the Agency.

**** This application will not be deemed complete and final until Exhibit A hereto has been completed and executed.****

Part VI – Employment Data

1. List the Applicant’s and each users present employment, and estimates of (i) employment at the proposed project location at the end of year one and year two following project completion and (ii) the number of residents of the Labor Market Area* (“LMA”) that would fill the full-time and part-time jobs at the end of year second year following completion:

	<u>Present</u>	<u>First Year</u>	<u>Second Year</u>	<u>Residents of LMA</u>
Full-Time	42	43	44	34
Part-Time**				

* The Labor Market Area includes the Town of Babylon, Nassau and Suffolk Counties.

Full-Time Employee shall mean, with respect to an Annual Period, an individual on the payroll of, receiving customary benefits from, and directly employed during such Annual Period by, any Company Group Entity (and excluding any individuals employed by temporary employment or similar agencies) and each of whom works within the Town for any Company Group Entity during such Annual Period on a “full-time basis” (i.e., working at least a 35-hour week, subject to customary vacation, holiday and sick leave).

****Agency converts Part-time staff to Full-Time Equivalent Employee** as follows, with respect to an Annual Period, two (2) individuals on the payroll of, receiving customary benefits from, and directly employed during such Annual Period by, any Company Group Entity (and excluding any individuals employed by temporary employment or similar agencies) and each of whom works within the Town for any Company Group Entity during such Annual Period on a “part-time basis” (i.e., working at least a 20-hour week, subject to customary vacation, holiday and sick leave).

2. Salary and Fringe Benefits:

Category of Jobs to be Retained and Created	Number of Employees	Average Salary or Range of Salary	Average Fringe Benefits or Range of Fringe Benefits
Management	7	196,142.86	25%
Professional	9	119,793.33	25%
Administrative	3	87,033.33	25%
Production	10	52,000.00	25%
Supervisor	2	87,900.00	25%
Laborer	11	73,392.73	25%
Other	0		

Note: The Agency reserves the right to visit the facility to confirm that job creation numbers are being met.

3. Annualized salary range of jobs to be created in the first two years (see question #1).

FROM \$ 100.3K TO \$ 100.5K

4. List the number of *Construction jobs (if applicable) to be created by the Applicants Project.

	<u>First Year</u>	<u>Second Year</u>	<u>Third Year</u>
* Full-Time	<u>7</u>	<u>2</u>	<u>N/A</u>
** Part-Time	<u> </u>	<u> </u>	<u> </u>

*Construction jobs are defined as full-time equivalents (FTE), or 2,080-hour units of labor (one construction period job equates to one full-time job for 1 year).

**A part-time or temporary job may be considered one job by other models, but would constitute only a fraction of a job. For example, if a laborer or craftsman worked only 3 months on a construction or renovation project (assuming no overtime), that would be considered one-quarter of a job.

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Part VII – Representations, Certifications and Indemnification

1. Is the Applicant in any litigation which would have a material adverse effect on the Applicant's financial condition? (if yes, furnish details on a separate sheet)

Yes No

2. Has the Applicant or any of the management of the Applicant, the anticipated users or any of their affiliates, or any other concern with which such management has been connected, been cited for a violation of federal, state or local laws or regulations with respect to:

a. Labor practices,
(with respect to workers and/or their working conditions and/or their wages, including but not limited to pending or threatened labor strikes, hand billing, consumer boycotts, mass demonstrations or other similar incidents; unfair labor practices complaints; incurred, or potentially incurred, liability including withdrawal liability with respect to an employee benefit plan, including a pension plan; any complaints, claims, proceedings or litigation arising from alleged discrimination in the hiring, firing, promoting, compensating or general treatment of employees. Please consider "discrimination" to include sexual harassment.)

Yes No (If yes, furnish details on a separate sheet)

b. hazardous wastes, environmental pollution,

Yes No (If yes, furnish details on a separate sheet)

c. other operating practices

Yes No (If yes, furnish details on a separate sheet)

3. Is there a likelihood that the Applicant would not proceed with this project without the Agency's assistance? (If yes, please explain why; if no, please explain why the Agency should grant the benefits requested)

Yes No

Applicant would be reluctant to continue to invest in a high cost geographical area when lower cost municipalities

are an option

4. If the Applicant is unable to obtain financial assistance from the Agency for the project, what would be the impact on the Applicant and on the municipality?

Applicant would seek less costly opportunities which would risk the loss of the business in this municipality.

5. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if financial assistance is provided for the proposed project:

§ 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

Initial (TW)

6. The Applicant understands and agrees that in accordance with Section 858-b(2) of the General Municipal Law, 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 and with the administrative entity of the service delivery area created pursuant to the Job Training Partnership Act (PL 97-300) in which the project is located (collectively, the "Referral Agencies"). The Applicant also agrees, that it will, except as otherwise provided by collective bargaining contracts or agreements to which they are parties, first consider for such new employment opportunities persons eligible to participate in federal job training partnership programs who shall be referred by the Referral Agencies

Initial (TW)

7. The Applicant confirms and acknowledges that the owner, occupant, or operator receiving financial assistance for the proposed project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.

Initial (TW)

8. The Applicant confirms and acknowledges 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 exemption claimed by reason of the Agency's involvement the Project.

Initial (TW)

9. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.

Initial (TW)

10. In accordance with Section 862(1) of the New York General Municipal Law the Applicant understands and agrees that projects which result in the removal of an industrial or manufacturing plant of the project occupant from one area of the State to another area of the State or in the abandonment of one or more plants or facilities of the project occupant within the State is ineligible for financial assistance from the Agency, unless otherwise approved by the Agency as reasonably necessary to preserve the competitive position of the project in its respective industry or to discourage the project occupant from removing such other plant or facility to a location outside the State.

Initial TM

11. The Applicant represents and warrants that to the Applicant's knowledge neither it nor any of its affiliates, nor any of their respective partners, members, shareholders or other equity owners, and none of their respective employees, officers, directors, representatives or agents is, nor will they become a person or entity with who United States persons or entities are restricted from doing business under regulations of the Office of Foreign Asset Control (OFAC) of the Department of the Treasury (including those named on OFAC's Specially Designated and Blocked Persons List or under any statute, executive order including the September 24, 2001, Executive Order Block Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit, or Support Terrorism, or other governmental action and is not and will not assign or otherwise transfer this Agreement to, contract with or otherwise engage in any dealings or transactions or be otherwise associated with such persons or entities.

Initial TM

Initial after receipt and acceptance of Schedule A and Schedule B

12. The Applicant confirms and hereby acknowledges it has received the Agency's fee schedule attached hereto as Schedule A and agrees to pay such fees, together with any expenses incurred by the Agency, including those of Transaction Counsel, with respect to the Facility. The Applicant agrees to pay such expenses and further agrees to indemnify the Agency, its members, directors, employees and agents and hold the Agency and such persons harmless against claims for losses, damage or injury or any expenses or damages incurred as a result of action taken by or on behalf of the Agency in good faith with respect to the project.

Initial TM

13. The Applicant hereby agrees to comply with Section 875 of the General Municipal Law. The Company further agrees that the financial assistance granted to the project by the Agency is subject to recapture pursuant to Section 875 of the Act and the Agency's Recapture Policy, attached hereto as Schedule B.

Initial TM

Part VIII – Submission of Materials

Please send under separate cover all information directly to Agency Counsel:

William F. Dudine, Partner
Katten Muchin Rosenman LLP
50 Rockefeller Plaza
New York, NY 10020-1605

1. Financial statements for the last two fiscal years (unless included in the Applicant's annual report).
2. Applicant's annual reports (or 10-K's if publicly held) for the two most recent fiscal years.
3. Quarterly reports (form 10-Q's) and current reports (form 8-K's) since the most recent annual report, if any.
4. In addition, please attach the financial information described in items A, B, and C of any expected guarantor of the proposed bond issue.
5. Completed Long Environmental Assessment Form.
6. Most recent quarterly filing of NYS Department of Labor Form 45, as well as the most recent fourth quarter filing. Please **remove or redact any employee Social Security numbers** and note the full-time equivalency for part-time employees.

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Part IX – Certification

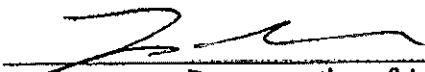
Property Owner (if different from Applicant)

Thomas Morelli _____ (name of representative of owner submitting application) deposes and says that he or she is the VP & GM (title) of Chartwell Realty Amityville LLC, the corporation (company name) named in the attached application; that he or she has read the foregoing application and knows the contents thereof; and that the same is true to his or her knowledge.

Deponent further says that s/he is duly authorized to make this certification on behalf of the entity named in the attached Application (the "Applicant") and to bind the Applicant. The grounds of deponent's belief relative to all matters in said Application which are not stated upon his/her personal knowledge are investigations which deponent has caused to be made concerning the subject matter this Application, as well as information acquired by deponent in the course of his/her duties in connection with said Applicant and from the books and papers of the Applicant.

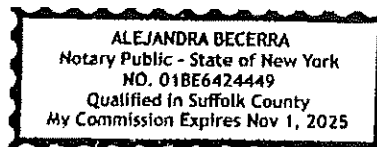
As representative of the Applicant, deponent acknowledges and agrees that Applicant shall be and is responsible for all costs incurred by the Town of Babylon Industrial Development Agency (hereinafter referred to as the "Agency") in connection with this Application, the attendant negotiations and all matters relating to the provision of financial assistance to which this Application relates, whether or not ever carried to successful conclusion. If, for any reason whatsoever, the Applicant fails to conclude or consummate necessary negotiations or fails to act 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 Applicant is unable to find buyers willing to purchase the total bond issue required, then upon presentation of invoice, Applicant shall pay to the Agency, its agents or assigns, all actual costs incurred with respect to the application, up to that date and time, including fees to bond or transaction counsel for the Agency and fees of general counsel for the Agency. Upon successful conclusion and sale of the transaction contemplated herein, the Applicant shall pay to the Agency an administrative fee set by the Agency in accordance with its fee schedule in effect on the date of the foregoing application, and all other appropriate fees, which amounts are payable at closing.

State of New York
County of Suffolk



Representative of Applicant
02/13/2025

Sworn to me before this 13
Day of ~~January~~ February, 2025
Alejandra Becerra
(seal)



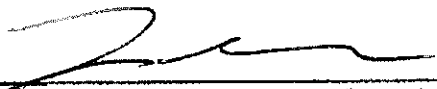
Part IX – Certification

Thomas Morelli _____ (name of representative of company submitting application) deposes and says that he or she is the VP & GM (title) of Chartwell Pharmaceuticals Amityville LLC the corporation (company name) named in the attached application; that he or she has read the foregoing application and knows the contents thereof; and that the same is true to his or her knowledge.

Deponent further says that s/he is duly authorized to make this certification on behalf of the entity named in the attached Application (the "Applicant") and to bind the Applicant. The grounds of deponent's belief relative to all matters in said Application which are not stated upon his/her personal knowledge are investigations which deponent has caused to be made concerning the subject matter this Application, as well as information acquired by deponent in the course of his/her duties in connection with said Applicant and from the books and papers of the Applicant.

As representative of the Applicant, deponent acknowledges and agrees that Applicant shall be and is responsible for all costs incurred by the Town of Babylon Industrial Development Agency (hereinafter referred to as the "Agency") in connection with this Application, the attendant negotiations and all matters relating to the provision of financial assistance to which this Application relates, whether or not ever carried to successful conclusion. If, for any reason whatsoever, the Applicant fails to conclude or consummate necessary negotiations or fails to act 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 Applicant is unable to find buyers willing to purchase the total bond issue required, then upon presentation of invoice, Applicant shall pay to the Agency, its agents or assigns, all actual costs incurred with respect to the application, up to that date and time, including fees to bond or transaction counsel for the Agency and fees of general counsel for the Agency. Upon successful conclusion and sale of the transaction contemplated herein, the Applicant shall pay to the Agency an administrative fee set by the Agency in accordance with its fee schedule in effect on the date of the foregoing application, and all other appropriate fees, which amounts are payable at closing.

state of New York
county of Suffolk



Representative of Applicant
02/13/2025

Sworn to me before this 13
Day of ~~January~~ February 20 25
Alejandra Becerra
(seal)

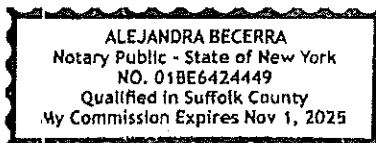


EXHIBIT A

Proposed PILOT Schedule

Upon acceptance of the Application and completion of the Cost Benefit Analysis, the Agency will attach the proposed PILOT Schedule, together with the estimates of net exemptions based on estimated tax rates and assessment values to this Exhibit.

SCHEDULE A

Agency's Fee Schedule

Schedule A

Fee Policy

1. Application Fee:
 - a. Projects under \$10,000,000.00 - \$2,500.00
 - b. Projects \$10,000,000.00 and over - \$5,000.00
2. Straight Lease Transaction:
 - a. 1.25% of hard costs plus 1% of savings which shall include the PILOT, estimated sales and mortgage recording tax savings
 - b. Campus: All newly acquired building shall be subject to a 1.25% of acquisition fee. In addition existing buildings shall be charged .75% of fair market value as set by the Assessor for that tax year, plus 1.25% of other hard costs including equipment purchases and construction costs. Plus 1% of savings which shall include the PILOT, estimated sales and mortgage recording tax savings for the entire campus.
 - c. Leases and Renewal: A list of six (6) recent deals similar in size will be created. The average fee of that list shall be divided by the average square footage of that list. The average per square foot calculation shall be multiplied by the building's square footage and shall be added to 1.25% of other hard costs including equipment purchases and construction costs and 1% of savings which shall include the PILOT, estimated sales and mortgage recording tax savings.
 - d. Equipment or Capital Investment: For projects solely involving equipment investment and availing the sales tax break, the fee will be 1% of the cost of the equipment purchase or construction costs plus 1% of savings.
 - e. Industrial Construction: IDA will collect a fee equivalent to 1.25% of acquisition and hard costs at the time of construction financing. When the tenant begins to occupy the space the tenant fee shall be 1% of savings which shall include the PILOT and estimated sales tax savings plus \$0.35 per square foot of the leasable area.
3. Bond Schedule:
 - 1% first \$10,000,000.00
 - ¾ of 1% between \$10mm-\$25mm
 - ½ of 1% between \$25mm-\$35mm
 - ¼ of 1% over \$35mm
4. Publication:
 - a. The applicant is responsible for the cost of any publication. The amount will be invoiced at the time of closing.
5. Independent Study:
 - a. The applicant is responsible for the cost of any independent third-party studies commissioned by the Agency in relation to the project. The amount will be invoiced at the time of closing.
6. Administrative:
 - a. Amendments to the lease, sales tax extensions, PILOT schedule changes - \$5,000.00
 - b. Termination of lease, mortgage modifications - \$2,500.00

7. Annual Compliance:
 - a. Projects \$10,000,000.00 and over must pay an annual compliance fee of \$1,000.00 for the duration of the PILOT
8. Legal
 - a. Applicants are responsible for all legal fees at closing, which include both local and project counsel.
9. Non-Contingency
 - a. All fees associated with this policy are not contingent upon any outcomes or external conditions.

SCHEDULE B

Agency's Recapture Policy

Short Environmental Assessment Form

Part 1 - Project Information

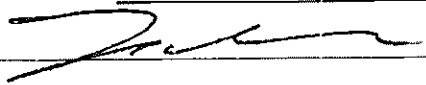
Instructions for Completing

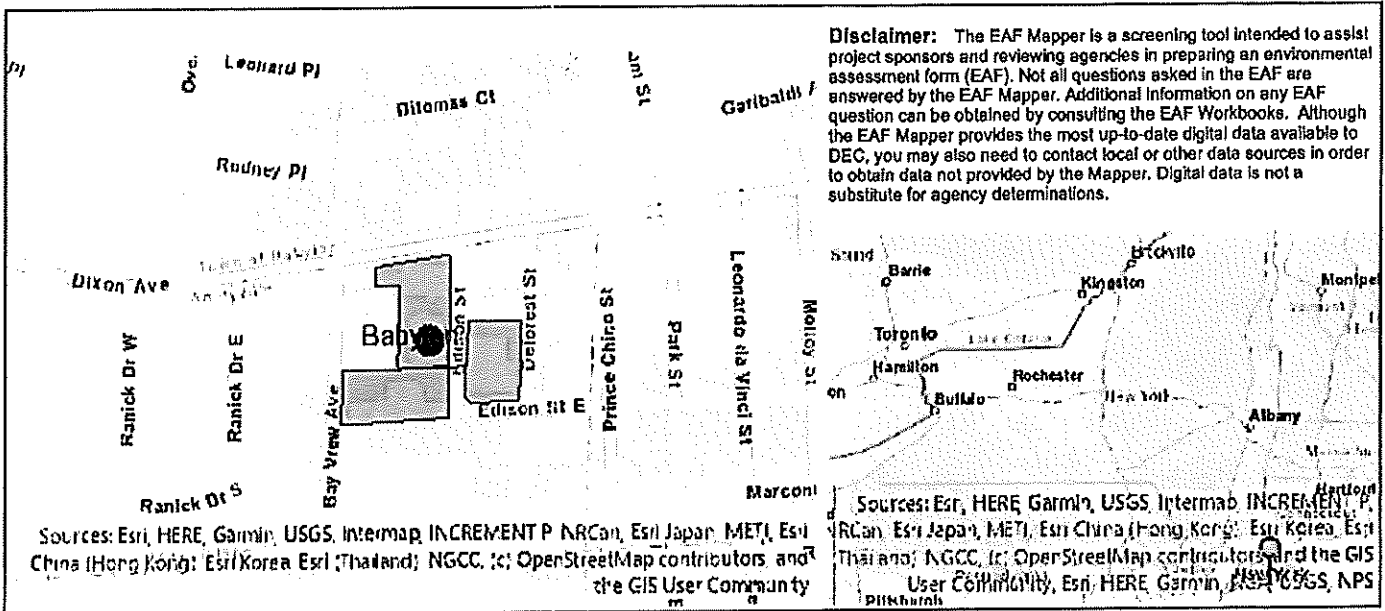
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Chartwell Pharmaceuticals Amityville LLC			
Name of Action or Project: Chartwell Pharmaceuticals Amityville LLC			
Project Location (describe, and attach a location map): 369 Bayview Avenue / 26 Edison Street / 10 Edison Street			
Brief Description of Proposed Action: Full upgrade of all HVAC units for the sterile plant, update systems to current standards, build a new room for an additional filling line for injectable pharmaceutical products. Purchase a new boiler to replace outdated system. Purchase new crimping machine.			
Name of Applicant or Sponsor: Thomas Morelli		Telephone: [REDACTED]	E-Mail:
Address: 219 Dixon Avenue			
City/PO: Amityville	State: NY	Zip Code: 11776	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Amityville Building Department		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 5.023 acres			
b. Total acreage to be physically disturbed? _____ n/a acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 5.023 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EAF Mapper marked "yes" but site has not been subject to hazardous waste remediation. Applicant assumes this is due to the parcel in the vicinity of the project (33 Dixon Avenue, Site Code 152037)		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>THOMAS MORELLI</u> Date: <u>02/13/2025</u>		
Signature: <u></u> Title: <u>VP & GM</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

Attachment #1

District/Section/Block/Lot	Address	Acreage	Comments	# of Buildings	Total Sq Ft
District: 0101 Section: 004.00 Block 02.00 Lot: 016.002	225 Dixon	2.047	Includes 219 Dixon and 26 Edison	3	54,500
District: 0101 Section: 004.00 Block 02.00 Lot: 015.001	10 Edison	1.347		1	35,000
District: 0101 Section: 004.00 Block 02.00 Lot: 020.001	369 Bayview	1.829		1	38,000
TOTAL				5,223	127,500

Address	Sq. Ft.	# of Buildings	# of Floors
219 Dixon	8,000	1	2
10 Edison	35,000	1	1
225 Dixon	21,000	1	1
26 Edison	25,500	1	2
369 Bayview	38,000	1	2

Attachment #2 - Related Entities

Related Entities Name	DQS ID#	Entity Type	Date First Filing	County
CHARTWELL BRANDED, LLC	5352307	DOMESTIC LIMITED LIABILITY COMPANY	8/20/2018	Rockland
CHARTWELL CARMEL ASSETS, LLC	6403877	DOMESTIC LIMITED LIABILITY COMPANY	2/14/2022	Rockland
CHARTWELL CARMEL REALTY, LLC	6403889	DOMESTIC LIMITED LIABILITY COMPANY	2/14/2022	Rockland
CHARTWELL EAST WINDSOR REALTY, LLC	6432986	DOMESTIC LIMITED LIABILITY COMPANY	10/26/2018	Rockland
CHARTWELL GOVERNMENTAL & SPECIALTY RX LLC	4570180	DOMESTIC LIMITED LIABILITY COMPANY	4/30/2014	Kings
CHARTWELL HEMLOCK LAND LLC	7188136	DOMESTIC LIMITED LIABILITY COMPANY	12/4/2023	Rockland
CHARTWELL HEMLOCK PROPERTY LLC	6992509	DOMESTIC LIMITED LIABILITY COMPANY	8/1/2023	Rockland
CHARTWELL HEMLOCK REALTY LLC	6628966	DOMESTIC LIMITED LIABILITY COMPANY	5/9/2023	Rockland
CHARTWELL INJECTABLES, LLC	6403878	DOMESTIC LIMITED LIABILITY COMPANY	2/14/2022	Rockland
CHARTWELL LABS, LLC	5145076	DOMESTIC LIMITED LIABILITY COMPANY	6/30/2017	Rockland
CHARTWELL LIFE MOLECULES, LLC	6548556	DOMESTIC LIMITED LIABILITY COMPANY	6/8/2019	Rockland
CHARTWELL LIFE SCIENCE LLC	4434984	DOMESTIC LIMITED LIABILITY COMPANY	7/23/2013	Kings
CHARTWELL MOLECULAR HOLDINGS, LLC	5274592	DOMESTIC LIMITED LIABILITY COMPANY	1/26/2018	Rockland
CHARTWELL MOLECULES, LLC	8038226	DOMESTIC LIMITED LIABILITY COMPANY	11/15/2016	Rockland
CHARTWELL NUTRA LLC	5821021	DOMESTIC LIMITED LIABILITY COMPANY	9/13/2019	Rockland
CHARTWELL NUTRITIONALS, LLC	5021319	DOMESTIC LIMITED LIABILITY COMPANY	10/11/2016	Rockland
CHARTWELL ORANGEBURG REALTY LLC	8704095	DOMESTIC LIMITED LIABILITY COMPANY	1/20/2023	Rockland
CHARTWELL PHARMA SCIENCE LLC	5884526	DOMESTIC LIMITED LIABILITY COMPANY	11/24/2020	Rockland
CHARTWELL PHARMACEUTICALS AMITYVILLE LLC	7085418	DOMESTIC LIMITED LIABILITY COMPANY	9/21/2023	Rockland
CHARTWELL PHARMACEUTICALS CARMEL, LLC	6403873	DOMESTIC LIMITED LIABILITY COMPANY	2/14/2022	Rockland
CHARTWELL PHARMACEUTICALS CONGERS, LLC	6403876	DOMESTIC LIMITED LIABILITY COMPANY	2/14/2022	Rockland
CHARTWELL PHARMACEUTICALS LLC	3941621	FOREIGN LIMITED LIABILITY COMPANY	4/26/2010	Rockland
CHARTWELL PHARMACEUTICALS WEST CALDWELL LLC	7196132	DOMESTIC LIMITED LIABILITY COMPANY	12/4/2023	Rockland
CHARTWELL PHARMACEUTICS, LLC	6984522	DOMESTIC LIMITED LIABILITY COMPANY	11/24/2020	Rockland
CHARTWELL PHARMACOVIGILANCE, LLC	6529319	DOMESTIC LIMITED LIABILITY COMPANY	4/8/2019	Rockland
CHARTWELL POMONA REALTY, LLC	5159369	DOMESTIC LIMITED LIABILITY COMPANY	8/22/2017	Rockland
CHARTWELL REALTY AMITYVILLE LLC	7009905	DOMESTIC LIMITED LIABILITY COMPANY	8/22/2023	Rockland
CHARTWELL REALTY WEST CALDWELL, LLC	6878090	DOMESTIC LIMITED LIABILITY COMPANY	12/27/2022	Rockland
CHARTWELL REALTY, LLC	3931190	FOREIGN LIMITED LIABILITY COMPANY	3/31/2010	Rockland
CHARTWELL RX SCIENCES, LLC	5088529	DOMESTIC LIMITED LIABILITY COMPANY	2/16/2017	Rockland
CHARTWELL RX, LLC	4478563	DOMESTIC LIMITED LIABILITY COMPANY	10/23/2013	Kings
CHARTWELL SCHEDULED MOLECULES, LLC	6403882	DOMESTIC LIMITED LIABILITY COMPANY	2/14/2022	Rockland
CHARTWELL SCHEDULED SUBSTANCES LLC	6372526	DOMESTIC LIMITED LIABILITY COMPANY	1/11/2022	Rockland
CHARTWELL SCHEDULED, LLC	5879972	DOMESTIC LIMITED LIABILITY COMPANY	1/2/2020	Rockland
CHARTWELL STAR RX, LLC	5539042	DOMESTIC LIMITED LIABILITY COMPANY	4/23/2019	Rockland
CHARTWELL TETRA, LLC	5028900	DOMESTIC LIMITED LIABILITY COMPANY	10/21/2016	Rockland
CHARTWELL THERAPEUTICS LICENSING LLC	4482503	DOMESTIC LIMITED LIABILITY COMPANY	11/5/2013	Kings
CHARTWELL TRANSDERMALS, LLC	6432985	DOMESTIC LIMITED LIABILITY COMPANY	10/26/2018	Rockland
CHARTWELL WELLS REALTY LLC	5759786	DOMESTIC LIMITED LIABILITY COMPANY	6/2/2020	Rockland
STARFIRE SYSTEMS, INC.	3831857	FOREIGN BUSINESS CORPORATION	7/9/2009	Saratoga