



BABYLON INDUSTRIAL DEVELOPMENT AGENCY

Thomas E. Dolan
Chief Executive Officer

FORM APPLICATION FOR FINANCIAL ASSISTANCE

DATE: May 6, 2026

APPLICATION OF: AmerisourceBergen Drug Corporation
Company Name of Beneficial User of Proposed Project
(Not Realty or Special Purpose Entity (SPE) created for liability)

CURRENT ADDRESS: 5500 New Horizons Boulevard
N. Amityville, New York 11701

ADDRESS OF PROPERTY
TO RECEIVE BENEFITS: 5500 New Horizons Boulevard
N. Amityville, New York 11701

Tax Map # District 0100 Section 126.01 Block 001.00 Lot (s) 004.04

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Part I: User (Applicant) & Owner Data (if different)**I. User Data (Applicant):****A. User:** AmerisourceBergen Drug Corporation (sometimes referred to as "ABDC")**Address:** One West First AvenueConshohocken, Pennsylvania 19428**Federal Employer ID #:** ██████████**Website:** https://www.amerisourcebergen.com/**NAICS Code:** 424210

(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: ██████████**Title of Officer:** Vice President, Real Estate**Phone Number:** ██████████**E-mail:** ██████████**B. Business Type:**Sole Proprietorship Partnership Privately Held Public Corporation Listed on NYSE**State of Incorporation/Formation:** Delaware**C. Nature of Business:**

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

pharmaceutical distribution**D. User Counsel:****Firm Name:** Saul Ewing LLP**Address:** 1735 Market Street, Suite 3400Philadelphia, PA 19103**Individual Attorney:** Megan Moyer, Partner**Phone Number:** 215-972-1088**E-mail:** Megan.Moyer@saul.com

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

Name	Percent Owned
AmerisourceBergen Services Corporation	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.

Cencora, Inc. and Subsidiaries

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:

Please see Attachment #1 for details.

I. List parent corporation, sister corporations and subsidiaries:

Please see Attachment #2 - Organizational Listing of the parent corporation, sister corporations, and subsidiaries of AmerisourceBergen Drug Corporation.

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:

Yes. Prior PILOT program for the same property listed on Page 1, above.

K. List major bank references of the User:

Bank of America

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"): Schuss Realty Associates, LLC

Address: 41 Royat Street

Lido Beach, New York 11561

Federal Employer ID #: [REDACTED]

Website:

NAICS Code:

Name of Owner Officer Certifying Application: [REDACTED]

Title of Officer: Managing Member

Phone Number: [REDACTED]

E-mail: [REDACTED]@m

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 investment 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: Forchelli Deegan Terrana LLP

Address: 333 Earle Ovington Boulevard, Suite 1010

Uniondale, New York 11553

Individual Attorney: Brian R. Sahn, Esq.

Phone Number: 516-812-6262 E-mail: bsahn@forchellilaw.com

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

Name	Percent Owned
<u>David Schuss</u>	<u>50%</u>
<u>Eric Schuss</u>	<u>50%</u>

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)

no

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

no

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.

not applicable

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:

not applicable

J. List parent corporation, sister corporations and subsidiaries:

not applicable

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:

Yes, the subject property is currently subject to a Town of Babylon Industrial Development project

at the same location with the same tenant as a beneficiary thereof.

L. List major bank references of the Owner:

United of Omaha Life Insurance Company

JP Morgan Chase Bank

Part II – Operation at Current Location

1. **Current Location Address:** 5500 New Horizons Boulevard, Amityville, New York 11701

2. **Owned or Leased:** owned by Schuss Realty Associates, LLC and leased to AmerisourceBergen Drug Corporation

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

The Building is 139,037 square feet on 9.55 acres.

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

pharmaceutical distribution facility with offices

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

Yes No

A. **If yes, list the Address:** AmerisourceBergen Drug Corporation has a distribution center in Newburgh, NY

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:** Both NY locations are pharmaceutical distribution

facilities serving some of the same and some different clients. Both are essential for the operation of ABDC.

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: Please see Attachment #3 for details.

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

A. Please explain: The Amityville facility is older and investment is needed to make it a viable location for
the long term.

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

101. \$83,400.00

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Part III – Project Data1. 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: 5500 New Horizons BoulevardB. Tax Map: District 0100 Section 126.01 Block 001.00 Lot(s) 004.04

C. Municipal Jurisdiction:

i. Village: N/Aii. School District: Copiagueiii. Library: CopiagueD. Acreage: 9.553. 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>139,037</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 type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| i. Square footage of existing building: _____ | | |

G. Installation of machinery and/or Equipment Yes No

i. List principal items or categories of equipment to be acquired: _____

Installation of new HVAC and mechanical equipment, windows and site work _____

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: Town of Babylon IDA

B. Present use of the proposed location: pharmaceutical distribution facility with offices

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

i. If yes, explain: Current IDA expires February 28, 2027

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: pharmaceutical distribution with offices

Attached as Attachment #4 is the Lease Agreement to be entered into between the Landlord, Schuss Realty

Associates, LLC, and Tenant, AmerisourceBergen Drug Corporation.

B. Proposed product lines and market demands: General pharmaceuticals. This information is

confidential per ABDC's agreements with its customers.

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:

none

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

The economic incentives provided by the Town of Babylon Industrial Development Agency

will enable the user ABDC to maintain its presence and jobs in the Town of Babylon.

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:

not applicable

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: Spring, 2026

ii. Construction/Renovation/Equipping: Spring, 2026

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: 6 months from commencement

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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	\$ _____
Building(s) demolition/construction	\$ _____
Building renovation	\$ 2,200,000.00
Site Work	\$ _____
Machinery and Equipment	\$ 5,210,000.00
Legal Fees	\$ _____
Architectural/Engineering Fees	\$ _____
Financial Charges	\$ _____
Other (Specify)	\$ _____
Total	\$ 7,410,000.00 (See attachment #5)

2. **Method of Financing:**

	<u>Amount</u>	<u>Term</u>
A. Tax-exempt bond financing:	\$ _____	_____ years
B. Taxable bond financing:	\$ _____	_____ years
C. Conventional Mortgage:	\$ 2,200,000.00	5 _____ 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:	\$ 5,210,000.00	_____ years
G. Owner/User equity contribution:	\$ _____	_____ years
Total Project Costs	\$ 7,410,000.00	

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

None _____

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):

\$ 2,200,000 _____

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

\$ 16,500 _____

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):

\$ 7,410,000+/- _____

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

\$ 648,375 _____

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

i. Owner: \$ 80,000+/- (see Owner's budget) _____

ii. User: \$ 419,000+/- _____

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:

none _____

B. Agency PILOT Benefit:

i. Term of PILOT requested: 12 year PILOT _____

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

- 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	96	103	104	Confidential
Part-Time**	1	1	1	Unknown/Confidential

* 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	6	120,000	Unknown at this time
Professional	0		Unknown at this time
Administrative	3	75,000	Unknown at this time
Production	80	51,000	Unknown at this time
Supervisor	6	86,000	Unknown at this time
Laborer	6	85,000	Unknown at this time
Other			

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 \$ Undetermined TO \$ Undetermined

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>0</u>	<u>0</u>	<u>0</u>
** Part-Time	<u>0</u>	<u>0</u>	<u>0</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

The incentives and tax abatements are essential to the economic feasibility of the tenant's leasing of the project building

in terms of pass through real estate tax savings and sales tax savings for the renovation work to be undertaken by owner.

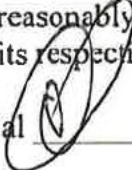
4. If the Applicant is unable to obtain financial assistance from the Agency for the project, what would be the impact on the Applicant and on the municipality?

The incentives offered under the PILOT and IDA program are essential to retain ABDC and its jobs within the Town of

Babylon; without these benefits ABDC may leave this facility for a more economical deal to support its operations.

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 

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 

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 

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 

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 

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 

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 

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 

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 

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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ADDENDUM TO PART VIII—Submission of Materials

- All of Cencora's (ABDC) quarterly reports & annual reports can be found & downloaded at the following link: <https://investor.cencora.com/financials/quarterly-results/default.aspx>
- NY Dept. of Labor form 45 – this is the quarterly employment tax filing.

Part IX – Certification

Kurosh Q. Pirouz (name of representative of company submitting application) deposes and says that he or she is the Sub Group General Counsel and Secretary (title) of AmerisourceBergen Drug Corporation, 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.

[Handwritten Signature]

Representative of Applicant

Commonwealth of Pennsylvania
County of Montgomery

Sworn to me before this 7th
Day of May, 20 26

[Handwritten Signature]
(seal) Lauren A. Lawson
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Lauren A. Lawson, Notary Public
Montgomery County
My commission expires October 14, 2026
Commission number 1425766
Member, Pennsylvania Association of Notaries

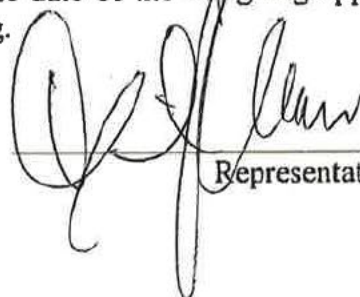
Part IX – Certification

Property Owner (if different from Applicant)

David Schuss _____ (name of representative of owner submitting application) deposes and says that he or she is the Manager _____ (title) of Schuss Realty Associates, 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.



Representative of Applicant

Sworn to me before this 7th
Day of May, 2026
Lori L. Logreira
(seal)

LORI L. LOGREIRA
Notary Public, State of New York
No. 01LO6192295
Qualified in Nassau County
My Commission Expires 08/25/2028

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.

Exhibit A

Payments in Lieu of Taxes on the Land and the Buildings:

For the period commencing on the PILOT Commencement Date (hereinafter defined) until the **Abatement Termination Date** or (ii) the date on which the Agency no longer owns the Facility Realty, the Lessee shall make payment in lieu of real estate taxes (the "**PILOT Payments**"), as follows:

Definitions

- X = the then current assessed value of Facility Realty from time to time
- PILOT Commencement Date = the Taxable Status Date of the Town immediately following the date hereof.
- Normal Tax Due = those payments for taxes and assessments, other than special ad valorem levies, special assessments and service charges against real property located in the Town of Babylon (including any existing incorporated village or any village which may be or may have been incorporated after the date hereof, within which the Project is wholly or partially located) which are or may be imposed for special improvements or special district improvements, which the Lessee would pay without exemption.
- Tax Year = the Tax Year of the Town commencing each December 1 and ending the following November 30.

Payment

Tax Year

1	50.00% Normal Tax Due on X
2	54.17% Normal Tax Due on X
3	58.33% Normal Tax Due on X
4	62.50% Normal Tax Due on X
5	66.67% Normal Tax Due on X
6	70.83% Normal Tax Due on X
7	75.00% Normal Tax Due on X
8	79.17% Normal Tax Due on X
9	83.33% Normal Tax Due on X
10	87.50% Normal Tax Due on X
11	91.67% Normal Tax Due on X
12	95.83% Normal Tax Due on X
13 and thereafter	100% Normal Tax Due on X

The tax benefits provided for in this subsection shall be deemed to commence on the PILOT Commencement Date. In no event shall the Lessee be entitled to receive real property tax benefits due to the Project under this agreement for a period longer than the period set forth in the formula immediately above. Notwithstanding the foregoing schedule, the Lessee further covenants and agrees that for any period that the Agency continues to hold title to the Facility after termination, the Lessee shall pay 100% of the Normal Tax Due on X together with any special assessment and services charges relating to the Facility whichever may be imposed for special district improvements in accordance with the provisions of this Section.


May 7, 2026

Tax Savings for property with physical address of:

5500 New Horizons Blvd
 Amityville, New York 11701
 0100 126.01 01.00 004.044

May 5, 2026

Assuming:

Assessed Value of: 112390

2025 -2026 **Tax without Exemption** 409,053

Tax Rate of: 363.2056

Rate Increment of: 2.00%

PILOT number of years 12

Abatements starting at 50%

Number of Years	Abatement %	PILOT %	Estimated Taxes To be Paid	Estimated Savings
1	50.0%	50.0%	\$ 209,050	\$ 208,150
2	45.8%	54.2%	230,899	194,650
3	41.7%	58.3%	253,538	180,500
4	37.5%	62.5%	276,991	165,700
5	33.3%	66.7%	301,322	150,200
6	29.2%	70.8%	326,474	134,100
7	25.0%	75.0%	352,512	117,250
8	20.8%	79.2%	379,503	99,600
9	16.7%	83.3%	407,347	81,350
10	12.5%	87.5%	436,242	62,200
11	8.3%	91.7%	466,130	42,250
12	4.2%	95.8%	496,947	21,600
Estimate Taxes to be paid			\$ 4,136,955	
Estimated Savings				\$ 1,457,550

[Handwritten Signature]
 May 7, 2026

SCHEDULE A

Agency's Fee Schedule

Schedule A

Fee Policy

- I. Application Fee: a non-refundable fee collected when the application is initially submitted to the Agency.
 - a. Projects under \$10,000,000.00 - \$2,500.00
 - b. Projects \$10,000,000.00 and over - \$5,000.00
- II. Straight Lease Transaction:
 - a. All projects shall pay 1.25% of hard costs plus 1% of savings which shall include the PILOT, estimated sales and mortgage recording tax savings, except if they meet the requirements in 2b-2c below.
 - 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.
- III. 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
- IV. Publication:
 - a. The applicant is responsible for the cost of any publication. The amount will be invoiced at the time of closing.
- V. 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.
- VI. Administrative:
 - a. Amendments to the lease, sales tax extensions, PILOT schedule changes - \$5,000.00
 - b. Termination of lease, mortgage modifications - \$2,500.00

Schedule A

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.


May 7, 2026

SCHEDULE B

Agency's Recapture Policy

SCHEDULE B

Recapture of Agency Benefits. It is understood and agreed by the parties to this Agreement that the Agency is entering into this Agreement in order to provide financial assistance to the Lessee for the Project and to accomplish the public purposes of the Act. In consideration therefor, the Lessee hereby agrees as follows:

(a)(i) If there shall occur a Recapture Event after the date hereof, the Lessee or the Sublessee shall pay to the Agency as a return of public benefits conferred by the Agency, the following amounts:

(A) one hundred per cent (100%) of the Benefits (as defined below) if the Recapture Event occurs within the first (4) years after the date hereof;

(B) eighty per cent (80%) of the Benefits if the Recapture Event occurs during the fifth (5th) year after the date hereof;

(C) sixty per cent (60%) of the Benefits if the Recapture Event occurs during the sixth (6th) year after the date hereof;

(D) forty per cent (40%) of the Benefits if the Recapture Event occurs during the seventh (7th) year after the date hereof; or

(E) twenty per cent (20%) of the Benefits if the Recapture Event occurs during the eighth (8th) year after the date hereof.

As used in this Section, the term "**Benefits**" shall mean, collectively:

(1) all real estate tax benefits which have accrued to the benefit of the Lessee or the Sublessee commencing from and after the "Commencement Date", and during the period of time that the Agency is the owner of the Facility, such tax benefits to be computed by subtracting the payments in lieu of taxes paid hereof from those payments which the Lessee or the Sublessee would have been required to pay during the term of this Agreement had the Town determined the amount of such real estate taxes as would be due if the Lessee had been the owner of the Facility Realty during such term; and

(2) all miscellaneous benefits derived from the Agency's participation in the straight-lease transaction contemplated by this Agreement, including, but not limited to, any exemption from any applicable state or local sales and use tax, mortgage recording tax and filing and recording fees accruing from and after the date hereof.


May 7, 2026

As used in this Section, the term **“Recapture Event”** shall mean any of the following events:

(1) The Lessee or the Sublessee shall have liquidated its operations and/or assets (absent a showing of extreme hardship);

(2) The Lessee or the Sublessee shall have ceased all or substantially all of its operations at the Facility (whether by relocation to another facility or otherwise, or whether to another facility either within or outside of the Town) through no force majeure event;

(3) The Lessee or the Sublessee shall have transferred all or substantially all of its employees within the Town to a location outside of the Town through no force majeure event;

(4) The Lessee or the Sublessee shall have subleased all or any portion of the Facility in violation of the limitations imposed hereof, without the prior written consent of the Agency;

(5) The Lessee or the Sublessee shall have sold, leased, transferred or otherwise disposed of all or substantially all of its interest in the Facility; or

(6) Base Employment Reduction Percentage shall be greater than fifteen percent (15%) due to a Relocation Reduction occurring with respect to an Annual Period.

Notwithstanding the foregoing, a Recapture Event shall not be deemed to have occurred if the Recapture Event shall have arisen as a direct, immediate result of (i) a taking or condemnation by governmental authority of all or substantially all of the Facility, or (ii) the inability at law of the Lessee to rebuild, repair, restore or replace the Facility after the occurrence of a Loss Event to substantially its condition prior to such Loss Event, which inability shall have arisen in good faith through no fault on the part of the Lessee or any Affiliate.

(b) The Lessee covenants and agrees to furnish the Agency with written notification upon any Recapture Event or disposition of the Facility or any portion thereof made within twelve (12) years of the Commencement Date, which notification shall set forth the terms of such Recapture Event and/or disposition.

(c) In the event any payment owing by the Lessee or the Sublessee under this Section shall not be paid on demand by the Lessee or the Sublessee, such payment shall bear interest from the date of such demand at the then current interest rate imposed on delinquent payments of real property taxes until the Lessee or the Sublessee shall have paid such payment in full, together with such accrued interest to the date of payment, to the Agency.

(d) The Agency, in its sole discretion, may waive all or any portion of any payment owing by the Lessee or the Sublessee under this Section.

(e) The provisions of this Section shall survive the termination of this Agreement for any reason whatsoever, notwithstanding any provision of this Agreement to the contrary.


May 7, 2026

Short Environmental Assessment Form

Part 1 - Project Information

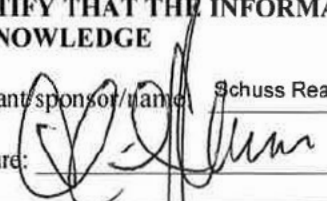
Instructions for Completing

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			
Schuss Realty Associates, LLC			
Name of Action or Project: AmerisourceBergen Drug Corporation			
Project Location (describe, and attach a location map): 5500 New Horizons Boulevard, Amityville, New York 11701			
Brief Description of Proposed Action: Execution of a Lease Agreement to lease facility to AmerisourceBergen Drug Corporation to conduct its pharmaceutical distribution business. The project includes investing money into making and modernizing improvements to the existing facility at 5500 New Horizons Boulevard, including upgrading certain building systems such as HVAC, making roof repairs and improving the overall site to make it a more viable location for the end user, AmerisourceBergen Drug Corporation, to service its pharmaceutical distribution business conducted out of this facility and to retain AmerisourceBergen Drug Corporation as a tenant and occupant going forward under a new lease agreement.			
Name of Applicant or Sponsor: Schuss Realty Associates, LLC		Telephone: [REDACTED]	
		E-Mail: [REDACTED]m	
Address: 41 Royat Street			
City/PO: Lido Beach		State: New York	Zip Code: 11561
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 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:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		9.55 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		9.55 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): suburban			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action,			
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 checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <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 type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____ _____		
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)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<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? If Yes, describe:	NO	YES
	<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? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____ _____		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Schuss Realty Associates, LLC</u> Date: <u>May 7, 2026</u>		
Signature: <u></u> Title: <u>Managing Member</u>		

ATTACHMENT #3 PAGE 9, 7A – ADDITIONAL EXISTING FACILITIES

Yes. ABDC has existing facilities in 2 other states in the Northeast and 20+ nationwide. It has considered consolidating the Amityville operations into its other facilities as well as looked for new locations in the Northeast.

ATTACHMENT #4 PAGE 11, 5A - LEASE AGREEMENT

ATTACHMENT #5 PAGE 14, 1A – Project Budget



Project: CENCORA - 5500 New Horizons
 Building Size: 800 s.f.

04/02/26

BUILDING CONSTRUCTION COSTS

ITEM	DESCRIPTION	Recommended Contractor	Budgeted Total	Comments
Division 1	Selective Demolition			
	Dumpsters	Budget	800	
	SUBTOTAL Selective Demolition		800	
Division 2	Site Work			
	Site Removals, Clearing & Grubbing	Bay Gardens	78,000	Remove sports court, tennis court, fence, trees, brush, etc. Regrade and reseed.
	Asphalt Paving	5th Ave. Paving	33,223	Repair paving at various areas. Total repairs = 7,154 s.f.
	Asphalt Sealing	5th Ave. Paving	35,496	Reseal parking lot. Need to confirm extent or resealing with David.
	Pavement Marking	5th Ave. Paving		Restripe entire lot. Add new striping for truck/trailer parking.
	PVC Fencing	Budget	1,000	Remove & replace concrete filled PVC fence post by Generator that has split.
	SUBTOTAL SITE		147,719	
Division 3 & 4	Concrete & Masonry			
	Curb & Misc. Concrete Repairs	Iron River		Repair cracked & damaged curbs. Repair cracks at loading dock concrete stairs.
	Brick Repairs	Iron River		Cracks at corner of building brick. Remove and replace.
	Brick Repairs	Iron River	139,000	Remove section of facade brick to investigate what caused it to bow outward. Repair as needed.
	Masonry Joints & Sealants	Iron River		Clean & Reseal expansion joints and penetrations that are missing sealant.
	EIFS / Stucco	Iron River		Repair cracks in EIFS / Stucco.
	SUBTOTAL MASONRY		139,000	
Division 5	Metals			
	Retaining Wall Railing	Joe Ronondi (DKM)	11,969	Remove railing, extend each verticle pipe, clean all foundation pockets and reset with non-shrink grout.
	Pipe Rails	Joe Ronondi (DKM)		Fill stair rail pockets at concrete stairs in locations where grout is low and trapping water.
	SUBTOTAL METALS		11,969	
Division 7	Thermal & Moisture Protection			
	Gutter, Downspouts & Misc.	Allied Roofing	1,450	Install missing downspouts (2 areas) at loading dock overhang.
	SUBTOTAL THERMAL & MOISTURE		1,450	
Division 8	Doors and Windows			
	Aluminum & Glass Doors	Clear Image	40,654	Remove & replace stained or seal failure insulated glass units. Remove and reseal head and sill flashing.
	SUBTOTAL DOORS & WINDOWS		40,654	
Division 9	Finishes			
	Powerwashing	Iron River	45,000	Powerwash and clean stains from exterior brick, precast walls and vinyl fence.
	Painting	Iron River		Remove all rust and prime/paint steel lintels. Extent of lintel footage needs to be determined.
	Painting	Iron River	25,000	Remove all rust and prime/paint steel plates at loading dock.
	Painting	Iron River		Prime/paint repairs at retaining wall pipe rails.
	Painting	Iron River		Remove all rust and prime/paint steel bent plates at overhead drive in door.
	Painting	Iron River	25,000	Paint all rusted rooftop gas pipe fittings and threads with Rust-Oleum 7000 paint.
	Office Carpet - Common Areas		53,460	
	Office Carpet - Private Offices		71,160	
	Office Blinds		34,045	
	SUBTOTAL FINISHES		253,665	
Division 22	Plumbing			
	Hot Water Boiler (Teledyne Laars HH 1010)	Mechanical Solutions		Manufactured in March of 2000. Investigate what area unit is servicing. Clear and repair unit as necessary.
	SUBTOTAL PLUMBING		-	
Division 23	HVAC Systems			
	HVAC Replacements over 20 years.	Mechanical Solutions	498,750	Replace RTU's exceding 20 years of age indicated in Evaluation Summary
	HVAC Repairs			

New boiler			
Duct Cleaning		185,000	
HVAC BMS	Mechanical Solutions	435,000	Tenant requested BMS System. Need engineer to evaluate and design.
Sales Tax		(45,375)	
SUBTOTAL MECHANICAL		1,073,375	

1,118,750

Division 26

Electrical			
Disconnect & Reconnect RTU's	Superior Electric	13,567	Disconnect & Reconnect RTU's being replaced. Power for BMS.
SUBTOTAL ELECTRICAL		13,567	

SUBTOTAL BLDG. CONSTRUCTION		1,682,199
CONTINGENCY @ 10%		168,220
SUBTOTAL BLDG. CONSTRUCTION		1,850,419

ITEM	General Conditions & Fee		
	General Conditions		
	Project Staffing		
	Project Management		
	General Management		
	Field Supervision		
	Telephone & Fax		
	Reproduction Costs (Blueprinting/Copying)		
	FedEx, Postage		
	Final Clean-up		
	Direct Field Labor		
	Rubbish Removal		
	Sanitary Facilities		
	Misc. Tools & Supplies		
	Testing & Inspections		
	Temporary Protection		
	GENERAL CONDITIONS 10% of Trade Costs		185,042
	Contractor Fee (5% of actual costs)		92,521
	Insurance (\$27.00/\$1,000.00 of costs)		57,456
	TOTAL CONSTRUCTION COST		2,185,437



HEATING & AIR CONDITIONING

12 Technology Drive ♦ Suite 11 ♦ East Setauket, New York 11733 ♦ Tel: 631-689-3400 ♦ Fax: 631-689-3444

MAY 8, 2026

RE: 5500 NEW HORIZONS BLVD. – AMITYVILLE
PAGE 2 OF 2

EXCLUSIONS:

- | | |
|-------------------|--|
| 1. Tax. | 8. Duct cleaning. |
| 2. Boiler. | 9. BMS controls. |
| 3. Overtime. | 10. Roofing work. |
| 4. Unit heaters. | 11. Permit and filing fees. |
| 5. Exhaust fans. | 12. Power and control wiring. |
| 6. Split systems. | 13. Structural steel and steel supports. |
| 7. Air balancing. | |

COST:

The aforementioned work shall be performed for the sum of: \$757,750.00

Price protected for thirty (30) days.

Accepted: _____ Date: _____

GUARANTEE: Upon completion of installation Mechanical Solutions shall start and test equipment in accordance with manufactures specifications and procedures. Warranty service shall be provided during regular working hours, for a period of one (1) year on all workmanship, material and new equipment provided within this agreement from the date of startup.

If you should have any questions, please do not hesitate to contact me directly.

Respectfully,

MARK POSNER, VP OF OPERATIONS



HEATING & AIR CONDITIONING

12 Technology Drive • Suite 11 • East Setauket, New York 11733 • Tel: 631-689-3400 • Fax: 631-689-3444

MAY 8, 2026

[REDACTED]
155 SCHMITT BOULEVARD
FARMINGDALE, NY 11735

ATTN: [REDACTED]

RE: 5500 NEW HORIZONS BOULEVARD – AMITYVILLE

MECHANICAL SOLUTIONS, INC. IS PLEASED TO SUBMIT THE FOLLOWING PROPOSAL FOR YOUR CONSIDERATION AND APPROVAL:

Mechanical Solutions shall supply all the necessary labor and material to complete the following scope of work at the above-referenced location. Included shall be the following:

SCOPE OF WORK:

- Perform duct cleaning: \$185,000.00
- Replace the existing Laars boiler with new: \$92,750.00
- Furnish and install one (1) new BMS control system: \$452,000.00

Prices protected for thirty (30) days.

EXCLUSIONS:

1. Tax.
2. Overtime.
3. Boiler wiring.
4. Repairs to the existing equipment.

Accepted: _____ Date: _____

GUARANTEE: Upon completion of installation Mechanical Solutions shall start and test equipment in accordance with manufactures specifications and procedures. Warranty service shall be provided during regular working hours, for a period of one (1) year on all workmanship, material and new equipment provided within this agreement from the date of startup.

If you should have any questions, please do not hesitate to contact me directly.

Respectfully,

MARK POSNER, VP OF OPERATIONS

ABCD'S BUDGET

CapEx Investment	Est. Cost	Est. Sales Tax @ 8.75%	Total Est. Cost	Timing
Carousel - goods to people replacement	2,300,000	200,000	2,500,000	Year 2026 & 2027
Generator - replacement	1,700,000	150,000	1,850,000	Year 2026
Scanner	295,000	30,000	330,000	Year 2027
CapEx - general	260,000	20,000	280,000	Year 2026
CapEx - general	230,000	20,000	250,000	Year 2027
Total	4,785,000	419,000	5,210,000	

*** All number are rounded to the 1000s