

*Submitted to
County - 2/5/16*



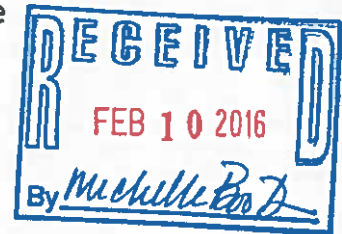
Michael P. Hein
County Executive

Ulster County Economic Development Alliance
P.O. Box 1800, 244 Fair Street
Kingston, NY 12402-1800
Tel: 845 340.3556



Ulster County Economic Development Alliance
Ellenville Million
Economic Development Fund Application

COVER SHEET



To: Ulster County Economic Development Alliance
244 Fair Street, P.O. Box 1800
Kingston, NY 12402-1800

Applicant: Masten LLC

Applicant's Street Address: 119 Canal Street

City: Ellenville State: NY Zip: 12428

Applicant's Mailing Address (if different): 548 County Route 17

City: Montgomery State: NY Zip: 12549

Telephone: 845 361 4370 Fax: 845 361 4373 E-Mail: DinoMavrosCo@gmail.com

Federal Tax ID Number: 06-175-3051

Name of person(s) authorized to speak on behalf of applicant with respect to the application:

Steven Mavros

If applicant is represented by an attorney, please complete the following:

Firm name: _____

Name of attorney: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____ E-Mail: _____

Section I. Identity of Business

A. Indicate type of business organization of Company:

a. Corporation

If so incorporated, in what country? _____

Type of Corporation: _____

Authorized to do business in New York: _____

b. Partnership

If so, indicate type of partnership: _____

Number of general partners: _____

Number of limited partners: _____

c. Limited Liability Company

If so, formed in what state? _____

NYS

Date formed: _____

8/2/2005

Authorized to do business in New York: _____

Yes

d. Sole proprietorship: _____

B. Management of Company:

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

Name and Home Address	Office Held	Other Principal Businesses
Stellios Mavrogiannis	548 County route 17 Montgomery NY 12549	NO
_____	_____	_____
_____	_____	_____
_____	_____	_____

C. Company's Principal Bank(s) Account(s) (Please specify uses for each):

Hometown Bank Hudson Valley 5142237 - Operating Account

D. Information regarding the history of the company:

Company Buys and manages Real Estate Rental homes and Properties Since 2005

E. Any current loans or outstanding debt? Yes xxx No

If yes, please explain:

Some of the properties we manage have mortgages on them - The rents pay all the mortgages -

Section II: Project Elements**A. Description of Project for which the funds are intended and the products/services to be produced:**

We want to remodel the building on 119 Canal. We need funds to complete the commercial storefront (approximately \$25,000.00 Balance) ✓

We need money to remodel the interior stores

New drop Ceilings, Bathrooms, Insulation, Removing existing Walls, Paint, New Flooring Approximately \$15,000.00 per unit \$45,000 Total

Architect Engineering Fees to remodel the upstairs into apartments Approximately \$5,000.00

We Want to remodel the apartments upstairs to create 4 1 bedroom studio apartments Approximately \$150,000.00

The total we have to spend to complete this project is \$225,000.00 We would like to get as much funding as possible thank you

B. Location of Project:

Street Address: 119 Canal Street Ellenville NY

SBL: 83.311-4-12

City: _____

Town: _____

Village: Ellenville

C. What is the business' principal industry classification code? (North American Industry Classification System – NAICS.) 531110

If more than one NAICS code applies, please provide a breakdown of the project's primary business activities: _____

Business Unit Activities	NAICS Code	% of Project Revenues	Annualized Wages Total
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- D. When is the deadline/date to make the location decision? If Loan is Given it will start ASAP 2/15/16
- E. When is the anticipated date that construction will begin? ASAP
- F. When is the anticipated construction completion date? 10/1/16
- G. When is the anticipated date that operations will commence? 4/1/16

Section III: Capital Investment Information

- A. Describe in detail, the capital investment in real and personal property (examples: construction or remodeling of facility; upgrading/replacing/purchasing of new equipment).

Storefront remodel was \$45,000.00 - Balance to Remodel Storefront \$25,000.00

Remodel 3 Commercial Storefronts Brand New Walls Floors Ceilings Bathrooms and Electric Heaters (3x \$15,000 = \$45,000)

Architect Plans for Upstairs 4 studio Apartments \$5,000.00

Build out 4 Studio Apartments from scratch including Walls Ceilings Floors kitchen and Bathrooms - \$150,000.00

Total Valued at \$225,000.00

- B. List the projected amounts (in thousands of dollars) and type of major capital investment to be made by the applicant in connection with this project (please use the following chart):

	Year <u>2016</u>	Year _____	Year _____
Land	\$ 120	\$	\$
New Construction	\$	\$	\$
Building Renovations	\$ \$225	\$	\$
Manufacturing Equipment	\$	\$	\$
R&D Equipment	\$	\$	\$
Other Equipment	\$	\$	\$
Total Capital Investment	\$ 345	\$	\$

C. What is the estimated square footage of the new or expanded facility? 6,000 Sq Ft

D. Will the business own or lease the property where the project will be located?

Own ☒ Lease ☐

E. If the business will own the property, is or will the property be encumbered by a mortgage?

Yes ☒ No ☐ There is an existing Mortgage

Section IV: Job and Wage Information

A. Number of current employees: 0 FTE

B. How many new FTE jobs will be created by this project within the first year? _____

C. How many new FTE jobs will be created by this project within three years? _____

D. What are initial average wages and benefits of the new FTE Jobs? Please fill out chart below:

Job Title	Description	Avg Wage	Avg Benefit	FT/PT?	Hours/week	Employment Location
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E. Please provide information that supports job creation projections:

Section V: Certification and Signatures

Person Completing the Application on Behalf of the Company:

Company Name: Masten, LLC - Stellos Mavrogiannis

Signature: 

Printed Name: Stellos Mavrogiannis

Title: Owner

Date: 1/28/2016

Authorized Officer of the Company:

I certify that the responses provided in this Application to the best of my knowledge are true, correct and complete.

I hereby swear, or affirm, under penalty of perjury and other potential criminal penalties that the statements made in this application are true.

Company Name: Masten, LLC

Signature: 

Printed Name: Stellos Mavrogiannis

Title: Owner

Date: 1/28/2016

Sworn to before me this

3rd of February, 2016


Notary Public

JENNIFER CUEVAS
Notary Public, State of New York
No. 01CU6221476
Qualified in Orange County
Commission Expires May 3, 2018

Proposal

Page No.

PAGE

LAKES ROAD GLASS

3 Lakes Road
MONROE, NY 10951
845 (914) 782-4474

Fax - 845-782-3948

PROPOSAL SUBMITTED TO STEVE MAURO.		PHONE 728-5527-	DATE / /
STREET		JOB NAME	
CITY, STATE AND ZIP CODE ELLENVILLE NY		JOB LOCATION	
ARCHITECT	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for:

**FURNISH & INSTALL STORE FRONT DOORS
& WINDOWS.**

PROP FOR 1' GLASS

CLEAR FINISH.

2- 70X100

2- 60X100

1- 56X100

1- 48X100

STORE FRONT ENTRANCE DOOR

63500.00

4- 40X86 W/TRANSOM

5159.37

We propose hereby to furnish material and labor — con

accordance with above specifications, f

Payment to be made as follows:

1/2 dollars (\$ **68659.37**)

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above at specifications involving extra costs will be executed only upon written order and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Note: This proposal may be
by us if not accepted within _____

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance _____

MONTGOMERY GLASS & MIRROR

The Glass Specialists
2217 Route 208
MONTGOMERY, NY 12549
(845) 457-3545

CUSTOMER'S ORDER NO Ellenville NY		PHONE 728-5527		DATE	
NAME Steve Mauro					
ADDRESS Ellenville, N.Y.					
SOLD BY	CASH	COD	CHARGE	ON ACCT	MDSE RETD.
PAID OUT					
QTY.	DESCRIPTION			PRICE	AMOUNT
	Furnish & Install Store Fronts w/ 1" Temp Glass Cl metal B.S.				
②	70X102				
②	62X102				
①	56X102				
①	48X102				
④	Storefront Doors w Transoms				
④	40X86				
	Deposit \$				
	Balance \$				
				TAX	4372 50
RECEIVED BY				TOTAL	5372 50

ALL SALES FINAL

UCEDA Board Packet

7 - Ellenville Million Update

10553

MASTEN
548 COUNTY ROUTE 17
MONTGOMERY, NY 12549

HOMETOWN BANK OF THE HUDSON VALLEY
WALDEN, NEW YORK 12580
30-7222/2219

12/7/2016

PAY TO THE ORDER OF Aistek

\$**15,000.00

Fifteen Thousand and 00/100

DOLLARS

Aistek

MEMO

Balance of Ellenville Storefront


AUTHORIZED SIGNATURE

⑈010553⑈ 1226972221⑈

5142237⑈

3#15 NN#12269 TR:23502 CB#:53
TXMSTAMP: 12-07-2016 02:31:29 PM
ACCT#:5142237
CXLUS Amt:--\$15,000.00 PstDt:12-07-16

F00
61074185

Village of Ellenville

*2 Elting Court, 2nd Floor
Ellenville, New York 12428
Phone: 845-647-7080, Fax: 845-647-7171
www.villageofellenville.com*

Masten, LLC
548 County Route 17
Montgomery, NY 12549

Re: Ellenville Million Program

Dear Mr. Mavros,

Please consider this correspondence authorization to proceed with the façade at your 119 Canal Street location upon receipt of a certificate of insurance naming the Village as additionally named insured.

The Village will reimburse you \$6,250 or 50% of material whichever is less upon approval of the work from the Building Department.

Please let me know if you have any questions.

Sincerely,


Joseph P. Stoeckeler, Jr., M.P.A.
Village Manager

**Village of Ellenville
Department of Public Safety
Building and Zoning Division**

2 Elting Court
Ellenville, New York 12428
Phone: 845-647-7080 Ext 310, Fax: 845-647-7171

January 4, 2017

Joe Stoeckeler – Village of Ellenville
Village Manager

RE: Building permit # 8576 (119 Canal Street – Masten, LLC)

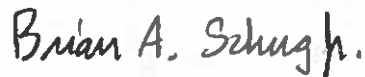
Dear Joe-

This office inspected 119 Canal Street (BP# 8576) on January 3, 2017 with regards to the installation of energy efficient insulated glass and repairs to the surrounding façade.

At this time the 1" tempered glass windows and doors with box style aluminum trim have been installed.

The building permit remains open pending completion of the repairs to the surrounding façade.

If you have any questions in this matter please do not hesitate to contact my office.



Brian A. Schug Jr.
Brian A. Schug Jr.
Village of Ellenville
Code Enforcement Officer / Building Inspector II

CC: File

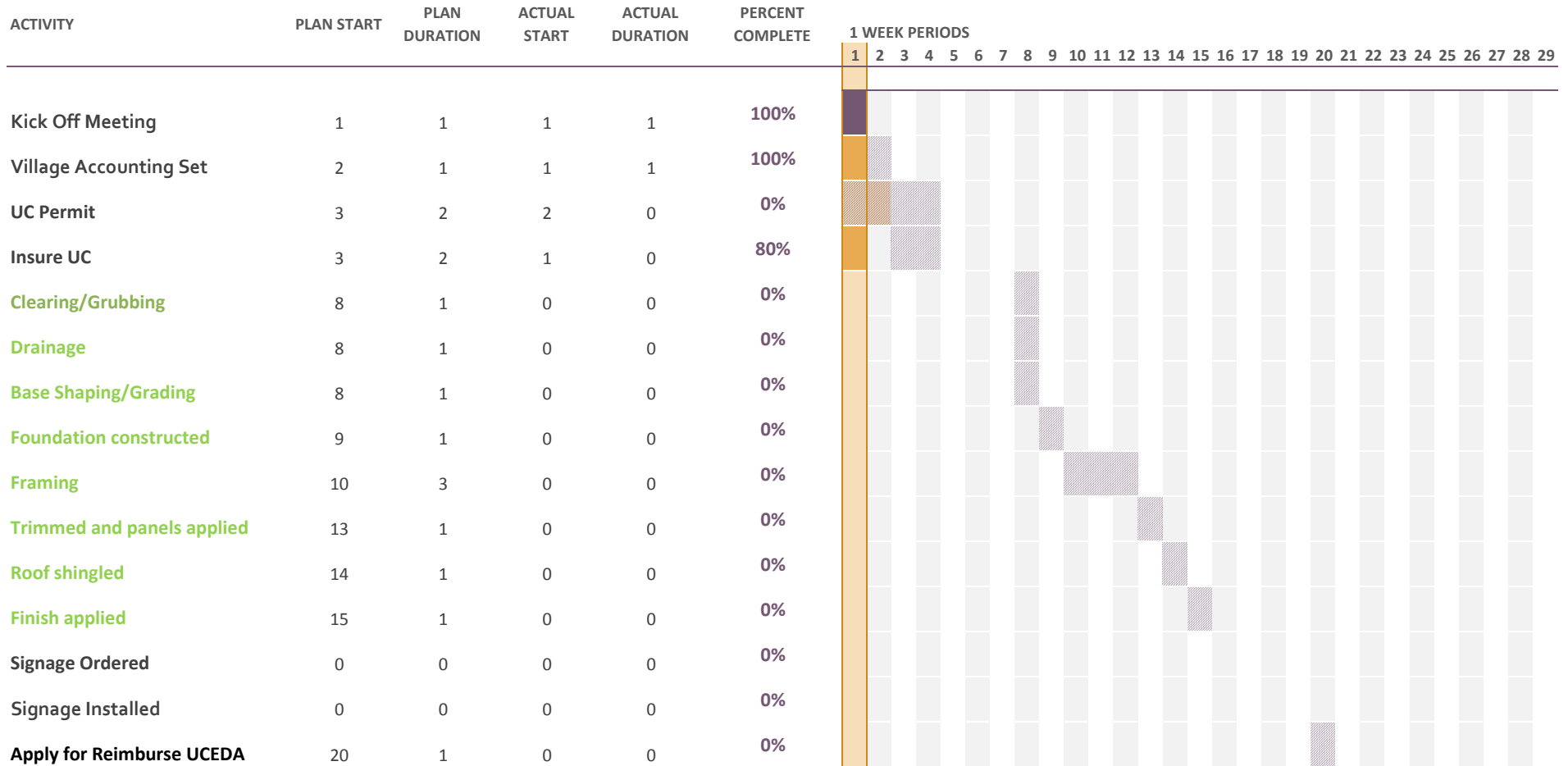
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Kiosk Project

Select a period to highlight at right. A legend describing the charting follows.

Period Highlight: 1

Plan Duration Actual Start % Complete Actual (beyond plan) % Cor



Berme Road Lot Pave Project

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Period Highlight: 1

Plan Duration Actual Start % Complete Actual (beyond plan)

ACTIVITY	PLAN START	PLAN DURATION	ACTUAL START	ACTUAL DURATION	PERCENT COMPLETE	1 WEEK PERIODS																									
						1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26
Kick Off Meeting	1	1	1	1	100%																										
Town Accounting Set	2	2	1	1	100%																										
UC Permit	3	2	1	0	80%																										
Insure UC & DOCCS	3	2	1	0	0%																										
Site Prep	10	1	0	0	0%																										
Crushed Stone Sub-base	11	2	0	0	0%																										
Ashphalt Binder	11	2	0	0	0%																										
Ashphalt Top	11	2	0	0	0%																										
Lot striped	15	2	0	0	0%																										
Parking Stops placed	15	2	0	0	0%																										
Apply for Reimburse UCEDA	18	1	0	0	0%																										

Berme Road Trailhead Project Budget

	EM Funds	Other Funds	In-Kind	Total
Materials	\$7,000	\$0	\$0	\$7,000
Signage	\$4,200	\$0	\$0	\$4,200
Labor	\$0	\$0	\$3,800	\$3,800
Crushed Stone Subbase	\$1,530	\$0	\$0	\$1,530
Asphalt Binder	\$13,607	\$0	\$0	\$13,607
Asphalt Top	\$18,569	\$0	\$0	\$18,569
Delivery of Stone/Asphalt	\$363	\$0	\$5,000	\$5,363
Paver w/screedman and operator	\$6,700	\$0	\$0	\$6,700
1 - Vibratory roller w/operator	\$3,400	\$0	\$0	\$3,400
3 - General laborers	\$4,200	\$0	\$0	\$4,200
Paver mobilization	\$0	\$0	\$0	\$0
Roller mobilization	\$0	\$0	\$0	\$0
Total	\$59,568	\$0	\$8,800	\$68,368

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D.O.C.C.S. Rail Trail Project

Select a period to highlight at right. A legend describing the charting follows.

Period Highlight: 1

Plan Duration

Actual Start

% Complete

Actual (beyond plan)

% Complete (beyond plan)

ACTIVITY	PLAN START	PLAN DURATION	ACTUAL START	ACTUAL DURATION	PERCENT COMPLETE	1 WEEK PERIODS																													
						1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Kick Off Meeting	1	1	1	1	100%	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
Town Accounting Set	2	2	1	0	0%	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
UC Permit	3	2	4	0	0%	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
DOCCS Permit	3	3	2	0	0%	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
Insure UC & DOCCS	3	2	1	0	0%	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
Layout	5	1	3	0	0%	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
Clearing/Grubbing	7	4	0	0	0%	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
Signage Ordered	5	0	0	0	0%	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
Drainage	11	3	0	0	0%	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
Base Shaping/Grading	15	5	0	0	0%	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
Base Layer Applied	20	5	0	0	0%	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
Surface Layer Applied	25	2	0	0	0%	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
Fence & Gates Installed	25	1	0	0	0%	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
Cemetery Fence Installed	25	2	0	0	0%	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
Signage installed	28	1	0	0	0%	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
UC Road Crosswalked/Signed	28	2	0	0	0%	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
Apply for Reimburse UCEDA	30	4	0	0	0%	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>

DOCCS Section of O&W Rail Trail Project Budget

	EM Funds	Other Funds	In-Kind	Total	Changes
Materials (fence, gates, signs, etc.)	\$26,200	\$0	\$0	\$26,200	
Labor	\$26,800	\$0	\$30,800	\$57,600	
Survey	\$2,000	\$0	\$0	\$2,000	
Total	\$55,000	\$0	\$30,800	\$85,800	