

**Wyoming County Industrial Development
Agency Fee Policy**

Amended September 10, 2020

Section 1. Application Fee

At the time of submission of application for incentives by the Agency of any transaction there shall be a non-refundable application fee of two hundred dollars (\$200.00).

Section 2. Administrative Fee

For Project up to \$10 million an administration fee of two hundred dollars (\$200.00) will be charged each year that benefits are provided.

For projects over \$10 million an administration fee of five hundred dollars (\$500.00) will be charged each year that benefits are provided.

Section 3. Agency Fee

The Agency fees outlined below will be calculated on the basis of the “benefited total project cost.” The benefited total project cost is defined as the difference between the total project cost and those project costs that accrue no benefits to the applicant by virtue of Agency’s interest in the project. Costs that do not benefit from the Agency’s interest are generally “soft costs” such as professional fees, permits, and assessments.

If a project is eligible for a PILOT the benefited amount is the total project cost. Agency’s fee will be calculated on the total project cost as per the submitted Certified Application for IDA Assistance.

If the project is eligible for sales tax only the benefited amount is the total cost that sales tax would apply without IDA assistance. Agency’s fee will be calculated on sales taxable costs as per the submitted Certified Application for IDA Assistance.

If the project is eligible for an exemption from the mortgage tax, the Agency’s fee will be calculated on either the higher of the mortgage recorded amount or the total project cost.

INCENTIVE	FEES
<p>Sale/Leaseback or Straight Lease Transaction including any/all of the following:</p> <ul style="list-style-type: none"> • PILOT • Sales Tax Exemption • Mortgage Tax Exemption 	<p>1% on all transactions</p> <p>An Annual Anticipation Fee will be charged until transaction closes as follows:</p> <ul style="list-style-type: none"> • For projects up to \$1,000,000 an annual fee of \$500 • For projects \$1 million up to \$10,000,000 an annual fee of \$1,000. • For projects over \$10,000,000 an annual fee of \$2,500 <p>Anticipation fees paid will be applied to project fee at Closing.</p>
<p>Refinance or New Mortgage Recording Tax Exemption Only</p>	<p>0.3% on transactions up to \$10MM 0.2% on transactions from \$10MM - \$25MM 0.1% on transactions over \$25MM</p>
<p>Tax Exempt Industrial Revenue Bond</p>	<p>1.25%</p>
<p>Bond Refunding</p>	<p>0.5%</p>

If the project application is withdrawn or does not close, the Applicant is responsible for any costs, including Agency Counsel Fees, incurred by the Agency on behalf of the project.

The Executive Director on a case-by-case basis shall recommend other agency actions such as conduit financing, program administration and audit fees. The Agency Board will make the final determination on these recommendations.

Section 4. Exceptions

The Agency may modify these fees on a case-by-case basis for incentive attraction projects or other reasons that impose a serious impediment to the viability of the project itself or very unique or unusual circumstances. With the exception of incentive attraction projects, any individual modification of fees shall be undertaken through Agency Board action showing cause for the record.

Section 5. WCIDA Legal Fees

Legal fees associated with the project will be calculated on a case by case basis and paid by the Applicant at closing.