

Cohoes RFP Offer

Our main objective is getting the land with the warehouse space. We are more than happy to take the whole thing but if it comes down to only getting partial we prefer the land parcel with the warehouse space. Our offer for the land and warehouse is \$ [redacted]. Our offer for the houses is [redacted] each. Thus the total offer for all three parcels is [redacted]. Once again we would like all three parcels but here is the breakdown if that is not possible.



EXHIBIT A: INITIAL DISCLOSURE FORM

This form must be signed and returned with response

1. Exceptions to the RFQ (Please check one of the following)

This Response does not take exception to any requirement of the RFQ, including but not limited to any of the terms of any contracts that are a part of this RFQ

This Response does take exception to requirements of the RFQ or terms of any contracts contemplated thereby. The specific exceptions are listed in a separate attachment.

2. State Debarment List

Is the Respondent on the State of New York's Debarment List?

Yes
 No

3. Occupational Safety and Health Law Violations

Has the Respondent or any firm, corporation, partnership or association in which it has an interest (1) been cited for three (3) or more willful or serious violations of any occupational safety and health act or of any standard, order or regulation promulgated pursuant to such act, during the three -year period preceding the Response (provided such violations were cited in accordance with the provisions of any state occupational safety and health act or the Occupational Safety and Health Act of 1970, and not abated within the time fixed by the citation and such citation has not been set aside following appeal to the appropriate agency or court having jurisdiction) or (2) received one or more criminal convictions related to the injury or death of any employee in the three -year period preceding the Response ?

Yes (If "yes," attach a sheet fully describing each matter).
 No

4. Arbitration/Litigation

Has either the Respondent or any of its principals (regardless of place of employment) been involved for the most recent ten (10) years in any resolved or pending arbitration or litigation?

Yes (If "yes," attach a sheet fully describing each such matter).
 No



Has the Respondent or any of its principals (regardless of the place of employment) ever been the subject of any criminal proceedings?

Yes If "yes," attach a sheet fully describing each such matter.
 No

6. Ethics and Offenses in Public Projects or Contracts

Has the Respondent or any of its principals (regardless of the place of employment) ever been found to have violated any state or local ethics law, regulation, ordinance, code, policy or standard or to have committed any other offense arising out of the submission of Responses or bids or the performance of work on public works projects or contracts?

Yes If "yes," attach a sheet fully describing each such matter.
 No

NOTE:

THIS DOCUMENT, IN ORDER TO BE CONSIDERED A VALID RESPONSE MUST BE SIGNED BY A PRINCIPAL OFFICER OR OWNER OF THE BUSINESS ENTITY THAT IS SUBMITTING THE RESPONSE. SUCH SIGNATURE CONSTITUTES THE RESPONDENT'S REPRESENTATIONS THAT IT HAS READ, UNDERSTOOD AND FULLY ACCEPTED EACH AND EVERY PROVISION OF EACH DOCUMENT COMPRISING THE RFQ, UNLESS AN EXCEPTION IS DESCRIBED ABOVE.

Firm Name: DAVENPORT BAKING Address: 637 3RD AVE 12189

Signed By: SCOTT DAVENPORT Title: PRESIDENT

Date: 4/29/24 Telephone #: (503)860-9364

standard or to have committed any other offense arising out of the submission of Responses or
* The signatory must be an authorized representative of the Respondent with full power and authority to execute this Disclosure Form.


Signature



EXHIBIT B: LEGAL STATUS FORM
This form must be signed and returned with the Proposal

EXHIBIT B: LEGAL STATUS FORM

This form must be signed and returned with the Proposal

Cohoes Industrial Development Agency
 IDA-Owned Property Development
 Request for Proposals



Please fully complete the applicable section below, attached a separate sheet if you need add and sign this form. This form must be signed and returned with the Proposal.

For purposes of this disclosure, "permanent place of business" means an office continuously occupied and used by the Respondent's regular employees regularly in attendance to carry on the Respondent's business in the Respondent's own name. An office maintained, occupied at Respondent only for the duration of a contract will not be considered a permanent place of business. An

Please Check One:

Sole Proprietorship: <input type="checkbox"/>	Limited Liability Company: <input type="checkbox"/>	Corporation: <input checked="" type="checkbox"/>	Partnership: <input type="checkbox"/>
---	---	--	---------------------------------------

If a Sole Proprietorship

Respondent's Full Legal Name:

Does the Respondent have a "permanent place of business" in New York, as defined above?
 Yes No

If yes, please provide full street address (Not a P.O. Box) of that "permanent place of business:
 Street Address:

City:	State:	ZIP Code:
-------	--------	-----------

Mailing Address (if different from Street Address):

City:	State:	ZIP Code:
-------	--------	-----------

Owner's Full Legal Name:

Number of years engaged in business under "Sole Proprietor" or Trade Name:

If a Corporation

Respondent's Full Legal Name: SCOTT JEREMY DAVEPORT

Does the Respondent have a "permanent place of business" in New York, as defined above?
 Yes No

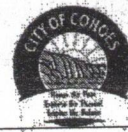
If yes, please provide full street address (Not a P.O. Box) of that "permanent place of business:
 Respondent's Full Legal Name: SCOTT JEREMY DAVEPORT

Street Address: 637 3RD AVE

City: <u>WATERLIET</u>	State: <u>NY</u>	ZIP Code: <u>12189</u>
------------------------	------------------	------------------------

Mailing Address (if different from Street Address):

Cohoes Industrial Development Agency
 IDA-Owned Property Development
 Request for Proposals



Owner's Full Legal Name: SCOTT ~~AND~~ JEREMY DAVENPORT

Number of years engaged in business: 6

Name of Current Officers: 2

Chief Executive Officer: CINDY DAVENPORT

President: SCOTT DAVENPORT

CFO/Treasurer: SCOTT DAVENPORT

Secretary: CINDY DAVENPORT

If a Limited Liability Company

Respondent's Full Legal Name:

Does the Respondent have a "permanent place of business" in New York, as defined above?
 Yes No

If yes, please provide full street address (Not a P.O. Box) of that "permanent place of business":

Street Address:

City: State: ZIP Code:

Mailing Address (if different from Street Address):

City: State: ZIP Code:

Owner's Full Legal Name:

Number of years engaged in business:

Number of Current Manager(s) or Member(s):

If a Partnership

Respondent's Full Legal Name:

Does the Respondent have a "permanent place of business" in New York, as defined above?
 Yes No

If yes, please provide full street address (Not a P.O. Box) of that "permanent place of business":

Street Address:

City: State: Zip Code:

Mailing Address (if different from Street Address):

Cohoes Industrial Development Agency
IDA-Owned Property Development



Request for Proposals

Number of years engaged in business:

6

Names of Current Partner(s):

SCOTT DAVENPORT

CYNTHIA DAVENPORT

Firm Name: DAVENPORT BAKERY Address: 637 3RD AVE 12189

Signed By: SCOTT DAVENPORT Title: PRESIDENT

Date: 4/29/24 Telephone #: (503) 960 9364

* The signatory must be an authorized representative of the Respondent with full power and authority to execute this Disclosure Form.

A handwritten signature in black ink, appearing to be "Scott Davenport", written over a horizontal line.

Signature

The signatory must be an authorized representative of the Respondent with full power and authority to execute this Disclosure Form.



EXHIBIT C: NON-COLLUSION BIDDING CERTIFICATE
This form must be signed and returned with proposal

The undersigned Respondent acknowledges and agrees that the attached response and offer submitted by Respondent is submitted in connection with the Proposal provided to the CIDA. By submission of this Proposal, each Respondent and each person signing on behalf of any Respondent certifies, and in the case of a joint bid, each party thereto certifies as to its own organization, under penalty of perjury, that to the best of knowledge and belief:

The prices set forth within this Proposal have been arrived at independently without collusion, consultation, communication or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other Respondent or with any competitor;

Unless otherwise required by law, the prices which have been quoted in this proposal have not been knowingly disclosed by the Respondent and will not knowingly be disclosed by the Respondent prior to opening, directly or indirectly, to any other Respondent or to any competitor; and

No attempt has been made or will be made by the Respondent to induce any other person, partnership or corporation to submit or not to submit, a Proposal for the purpose of restricting competition.

In compliance with this invitation for bids, and subject to the conditions thereof, the undersigned offers and agrees that the CIDA may rely upon both the within representations and the indemnifications set forth within the hold harmless agreement attached hereto as **Exhibit D**

FIRM NAME DAVENPORT BAKING INC.
ADDRESS 637 3RD AVE WATERVLIET NY 12189
SIGNED BY Scott Davenport TITLE PRESIDENT
DATE 4/29/24 TELEPHONE # (503) 860 9361

Subscribed and sworn to before me this 29th day of April, 2024

Erika Marie Barrett
ERIKA MARIE BARRETT
Notary Public, State of New York
Qualified in Schenectady County
Reg. No. 01BA6373560
My Commission Expires 6/1/26

Notary Public

EXHIBIT D: BIDDER HOLD HARMLESS AGREEMENT

Cohoes Industrial Development Agency
IDA-Owned Property Development
Request for Proposals



This form must be signed and returned with proposal

Scott Davenport ("Bidder") hereby agrees that it will indemnify and save harmless the CIDA from and against all losses from claims, demands, payments, suits, actions, recoveries and judgments of every nature and description brought or recovered against the CIDA by reason of any omission or act of the Bidder, its agents, employees, subcontractors in connection with that certain NON-COLLUSION BIDDING CERTIFICATE submitted herewith, to the extent permissible by law. This indemnification shall include all costs and disbursements incurred by the in defending any suit, including attorneys' fees. Furthermore, at the option of the CIDA, as the case may be, the Bidder shall provide defense for and defend all claims, demands and causes of action referred to above, and bear all other costs and expenses related thereto.

FIRM NAME DAVENPORT BAKED INC.
ADDRESS 637 3RD AVE WATERVILLE
SIGNED BY Scott Davenport TITLE PRESIDENT
DATE 4/29/24 TELEPHONE # 503 860 9364

Subscribed and sworn to before me this 29th day of April, 2024

Erika Barrett
Notary Public

ERIKA MARIE BARRETT
Notary Public, State of New York
Qualified in Schenectady County
Reg. No. 01BA6373560
Commission Expires 6/1/26

Notary Public

Schuyler Bakery

Expansion Memorandum

1st April, 2024

Prepared by:
Scott Davenport



DISCLAIMER

This material is for informational purposes only, and is being furnished on a confidential basis to a limited number of attendees. This presentation is not an offer to sell, nor a solicitation of an offer to buy any security of any company associated with Upstate Bakeries. Offers to sell or solicitations to invest in any company shall be made only by means of a confidential offering memorandum and in accordance with applicable securities laws. Investors should review the confidential offering memorandum (including, without limitation, the information therein as to investment strategy, conflicts and risks) prior to making an investment decision.

This material has been prepared from original sources and data believed to be reliable. However, no representations are made as to the accuracy or completeness thereof. An investment in a company involves a high degree of risk and is suitable only for sophisticated investors. Past performance is not a guarantee, nor necessarily indicative of future results.

EXECUTIVE SUMMARY

Davenport Baking Inc

Davenport Baking Inc is an S Corp formed in 2018 to acquire Schuyler Bakery with the mission to continue to service the need for quality Baked goods in the capital district.

Scott Davenport

Scott Davenport has been building businesses in upstate New York for a Decade. He has experience working with Jack Spaeth and the City of Utica, Suzanne Vary at the Ontario County Economic Development Center as well as currently working with Ray Gillen at Metroplex. We worked with what was the AI Tech fund, now the Advance Albany County Alliance on our acquisition of Schuyler Bakery back in 2018. We have been in talks with Kevin Catalano and he has expressed interest in working with us on this project as well.

Scott has an MBA from the University of Utah and is the current owner of Mountain Rise Organics, Futia's Famous Dough, Davenport Baking, Davenport Real Estate and Upstate Bakeries. He built a 17,000 sq ft commercial manufacturing plant in Rotterdam which is currently in use for the manufacturer of Bread, Rolls, Frozen dough and Granola.

Cyndy Davenport has her history in movie theater and restaurant management. With 2 decades of management history she runs the day to day of the current Schuyler Bakery and will help oversee the new additions. Cyndy owns 50% of Davenport Baking. The goal being to reduce cost and increase quality for the economies of scale for the other companies while still preserving the heritage and history customers new and loved for generations.

History of the Bakery

Schuyler Bakery –The history of Schuyler Bakery is a bit murky especially coming from a family out of state. Most is hearsay and stories from local customers and what was told to us from the former owners. But as far as we can tell there has been a bakery on this spot since at least 1928. Story goes that the bakery was run there until 1954 when it was purchased by Steven and Tony Halayko and his family. The Halayko family renamed it Schuyler Bakery and ran it as sort of a Polish Bakery selling doughnuts, cookies, breads and all manner of baked goods. They specialized in specialties like Paska and Paczki for the holidays not found in many other places. Schuyler Bakery continues this tradition as one of the only places to buy many of the traditional items for holidays not found almost anywhere else in the capital district. After years of running the bakery Steven and Tony Halayko handed down the bakery to their two sons Jay and Billy Halayko. Jay ran the front while Billy did all the baking. This went on for years until Jay and Billy decided they were too old and needed to sell the bakery in order to retire. After much searching Jay and Billy finally found a family they thought would be able to carry the touch and continue with the family tradition selling the bakery in 2018 to Scott and Cyndy Davenport.

Golden Krust Bakery – Golden Krust Bakery is also a Polish Bakery and well known in the Capital District. Opening almost 80 yrs ago in Cohoes NY it was one of the oldest businesses in the area. We had heard that Schuyler Bakery owners the Halaykos and the owners of Golden Krust were cousins or somehow closely related. After years of serving the area with cookies, cakes, doughnuts and other baked goods, the bakery burned down in 2006. With almost every grocery store opening up its own bakery department it has been a struggle for many of these family owned small bakeries to survive and unfortunately most are disappearing.

BUSINESS EXPANSION

Planned Expansion. – Schuyler Bakery would like to expand their footprint by taking over the property formerly owned by Golden Krust Bakery. The expansion would include all 3 parcels. The houses and the warehouse formerly owned by Golden Krust. The expansion would go as follows

To start we would fix up the two houses to as close to their original aesthetic as possible. Ideally once the two houses are restored we would like to use them for optional housing for bakery staff but if this is not possible we would just rent them out or sell them to use as cash flow for the Bakery. All renovations to the houses will be done by a licensed contractor.

We would use the existing warehouse that is on the property as a distribution point and commercial bakery. From this main bakery we would supply our existing bakery in Watervliet, the new bakery we will build on this site and any other satellite bakeries we open in the future. We would immediately move some of our distribution and manufacturing into the current warehouse. Fixing it up as we go while moving in equipment and freezers.

This will add 4 new renters to the Cohoes area as well as at least 4 full time employees involved in the making and distributing of the bakery items from the warehouse..

We will immediately begin building a 1,000 sq ft retail outlet with a covered area in front with seating. This will be used for those who wish to sit and eat at the new cafe/bakery. This could also have an apartment above for rent to employees or others who may want to live in the area. This building will be for the new Schuyler Bakery with an added cafe for residents to get a quick bite. This addition will add an additional 2 full time employees as well as up to 4 part time employees. Schuyler will sell all of their baked goods as well as selling bagel sandwiches in a small cafe-like setting attached to the bakery. If at all possible Schuyler would like to source the bagels from the new Golden Krust Bakery in Latham adding to the nostalgia of the area.

Lastly down the road we would like to build a 20,000 sq ft warehouse on the lot where there is empty land. We would like to move our other businesses Upstate bakeries, Futia's Famous Dough and Mountain Rise Organics into this building so we can have all the business in one place. These businesses are currently in Rotterdam in a rented 17,000 sq ft space. This would bring in another 6-10 full time employees. Start of this would not be for 2-4 years from acquisition.

We would start turning the warehouse into a commercial bakery immediately. Our goal for completion of the 2 house renovations as well as the building of the new cafe/bakery would be 6 months to a year. We would use all our current contractors as well as licensed electricians and HVAC guys we currently use for work on our 17,000 sq ft manufacturing space in Rotterdam.

Description of Benefits to the city of Cohoes

Land Sale Price: Sales from land

New housing units: 5

Full Time Employees: 6

Part Time Employees: 4

Sales Tax: From all Cafe Sales

Property Tax: All Tax from 3 parcels

Cafe : New Eatery in town with indoor/outdoor seating

Bakery: Local Bakery with outlet for local residents

New Schuyler Bakery

