



APPLICATION FOR ASSISTANCE

Each applicant seeking assistance must complete this application and provide required supplemental form/documentation. A non-refundable application fee of \$350.00 must be included with this application. Make check payable to COMIDA. Please see page 10 for additional information on costs and fees.

Please answer all questions. Use "None" or "Not Applicable" where necessary. Information in this application may be subject to public review under New York State Law, except for information that is considered deniable by the Freedom of Information Law. This form is available at www.growmonroe.org.

I. APPLICANT

A. Name 10 Franklin Street, LLC
Address 10 Franklin Street
City/State/Zip Rochester, NY 14604
Tax ID No. 83-1850013
Contact Name Stephanie Green
Title Managing Partner
Telephone 585-683-0804
E-Mail stephaniesheak@gmail.com

B. Owners of 20% or more of Applicant Company
Table with columns: Name, %, Corporate Title
Stephanie Green 50 Managing partner
Todd Green 50 President

C. Applicant's Legal Counsel
Name Tom Blank, Esq
Firm Tom Blank
Address 13 Tobey Brook
City/State/Zip Pittsford, NY 14534
Telephone 585-419-4070
Fax 585-419-4010
Email tblanklaw@gmail.com

II. PROJECT

A. Address of proposed project facility
10 Franklin Street
Rochester, NY 14604
Tax Map Parcel Number 106.80-2-37
City/Town/Village Rochester, NY
School District Rochester261400
Current Legal Owner of Property
10 Franklin Street, LLC

B. Proposed User(s)/Tenant(s) of the Facility
If there are multiple Users/Tenants, please attach additional pages.
Company Name The Vault
Address 10 Franklin Street
City/State/Zip Rochester, Ny 14604
Tax ID No. 83-3917973
Contact Name Stephanie Green
Title Founder
Telephone 585-683-0804
E-Mail Stephaniesheak@gmail.com
% of facility to be occupied by company 30%

C. Owners of 20% or more of User/Tenant Company
Table with columns: Name, %, Corporate Title
Stephanie Green 100 President

- D. Benefits Requested (Check all that apply)
[X] Sales Tax Exemption
[] Industrial Revenue Bond Financing
[X] Mortgage Recording Tax Exemption
[] Real Property Tax Abatement

E. Description of project (check all that apply)

New Construction

Existing Facility

Acquisition

Expansion

Renovation/Modernization

Acquisition of machinery/equipment

Other (specify) _____

GENERAL DESCRIPTION OF THE PROJECT AND BACKGROUND ON USER(S) OF THE FACILITY
(Attached additional sheets as necessary)

See Narrative Attached

10 Franklin Street is a two story building originally constructed as a bank headquarters in the 1930's for Monroe Savings Bank. In the 1980s or 1990s it became the local headquarters for M&T Bank. At some point in the late 1990s, the building was donated by M&T to the Salvation Army. The Salvation Army used the building as their offices until they vacated the building in about 2007. Around 2009, the first floor was leased to a retail company called Villa. Villa has occupied the first floor to this day and has 1 year left on their lease. The Salvation Army sold the building in or about 2014. There is 9100 square feet on each floor as well as an additional 9100 square feet in the basement. There is also parking for approximately 8 cars.

After extensive discussions with a prospective tenant affiliated with a large local employer, 10 Franklin Street, LLC (we) purchased the two story building in October 2018. The investment made sense to us based on the tenant's significant interest. Late in January 2019, we were notified by this tenant that they had changed their mind. As a result, we have had to reanalyze possible uses of the building. We have found that, unfortunately, commercial office space and/or bank space is not in demand in downtown Rochester. Additionally, the configuration of the building between two other buildings resulted in limitations to residential development due to code restrictions for window placement. We have two choices. One, sell the building for a loss, having overpaid. Or, two, try to make a go of the building by converting the second floor to residential. (3 unique larger apartments) and the basement into another business. We have chosen the latter.

We have compiled plans to convert the second floor to three large, market rate units including one 2200 sq ft 3 bedroom unit, one 1900 sq ft 2 bedroom unit and one 3000 sq ft 2 bd +den unit. This configuration meets code requirements and also addresses the need for larger units to appeal to families downtown. We have plans to open a boutique fitness studio in the basement, having recognized the need for services for the current downtown residents and work force. We believe this will significantly contribute to the continued residential and business growth in the area.

The second floor and basement of the bank building have been essentially untouched since the 1960s and has been vacant for at least 10 years. There is significant deferred maintenance some of which includes asbestos abatement, HVAC and infrastructure replacement and repairs, roof replacement, electrical, window repairs and more. This conversion of a commercial space to residential will be much more costly than our intended commercial use when we purchased the building.

As a result of significant deferred maintenance and residential conversion, project estimates are high. In order to make this project viable we need assistance wherever we can get it. We have spoken with the city about the CUE tax abatement program and help with the asbestos remediation. Assistance with mortgage and sales tax exemption, etc, will enable us to complete this project as planned and help us contribute to the exciting transformation occurring downtown Rochester.

II. PROJECT (cont'd)

F. Are other facilities or related companies located within New York State?

Yes No

Location:

Will the Project 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?

Yes No

Will the Project result in the abandonment of one or more plants or facilities of the Project occupant located within the state?

Yes No

If Yes to either question, explain how, notwithstanding the aforementioned closing or activity reduction, the Agency's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry**:

G. Please confirm by checking the box, below, if there is likelihood that the Project would not be undertaken but for the Financial Assistance provided by the Agency?

Yes No

If the Project could be undertaken without Financial Assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be undertaken with the Financial Assistance to be provided by the Agency**:

Without financial assistance, the project could
not move forward in the scope of the plan
presented.

**To be completed with Agency assistance.

H. PROJECT TIMELINE

Proposed Date of Acquisition

Real estate acquired October 2018

Proposed Commencement Date of Construction

July 2019

Anticipated Completion Date

November 2019

I. Contractor(s)

J. State Environmental Quality Review (SEQR) Act Compliance

COMIDA, in granting assistance to the Applicant, is required to comply with the New York State Environmental Quality Review Act (SEQR). This is applicable to projects that require the state or local municipality to issue a discretionary permit, license or other type of Approval for that project.

Does the proposed project require discretionary permit, license or other type of approval by the state or local municipality?

YES – Include a copy of any SEQR documents related to this Project including Environmental Assessment Form, Final Determination, Local Municipality Negative Declaration, etc.

NO

III. PROPERTY TAX ABATEMENT/PAYMENT IN LIEU OF TAX AGREEMENT (PILOT)

Check One:

JOBSPLUS

Requirements:

- Company must commit to a 10% increase in full-time equivalent employment, measured on the existing impacted employee base, over a 3 year period. The required number of jobs is _____.

LEASEPLUS

Requirements:

- University and/or medical related facilities in which a 501(c)3 entity leases from a for-profit entity.
- Company must commit to a 10% increase in full-time equivalent employment, measured on the existing impacted employee base, over a 3 year period. The required number of jobs is _____.

ENHANCED JOBSPLUS

Requirements:

- A minimum \$15 million investment in new plant, machinery and equipment or renovation of existing building(s) **AND**
- A minimum of 100 new jobs from new companies locating in Monroe County, or existing companies expanding operations here.

GREEN JOBSPLUS

Requirements:

- LEED® Certification – Project must be rated as Certified, Gold, Silver or Platinum by the United States Green Building Council's Leadership in Energy and Environmental Design (LEED®) Green Building Rating System.
- Company must commit to a 10% increase in full-time equivalent employment, measured on the existing impacted employee base, over a 3 year period. The required number of jobs is _____.

SHELTER RENTS

for student housing or affordable housing projects.

Local Tax Jurisdiction Sponsored PILOT

NO PROPERTY TAX ABATEMENT IS SOUGHT FOR THIS PROJECT

IV. APPLICANT PROJECT COSTS

A. Estimate the costs necessary for the construction, acquisition, rehabilitation, improvement and/or equipping of the project by the APPLICANT.

Building Construction or Renovation

- a. MATERIALS a. \$ 561,000
- b. LABOR b. \$ 572,000

Site Work

- c. MATERIALS c. \$ _____
- d. LABOR d. \$ _____
- e. Non-Manufacturing Equipment e. \$ _____
- f. Furniture and Fixtures f. \$ 245,000
- g. LAND and/or BUILDING Purchase g. \$ _____
- h. Manufacturing Equipment h. \$ _____
- i. Soft Costs (Legal, Architect, Engineering) i. \$ _____
- Other (specify) j. _____ j. \$ _____
- k. _____ k. \$ _____
- l. _____ l. \$ _____
- m. _____ m. \$ _____

Total Project Costs \$ 1,378,000

B. Sources of Funds for Project Costs:

- a. Tax-Exempt Industrial Revenue Bond a. \$ _____
- b. Taxable Industrial Revenue Bond b. \$ _____
- c. Tax-Exempt Civic Facility Bond c. \$ _____
- d. Bank Financing d. \$ 1,100,000
- e. Public Sources e. \$ _____

Identify each state and federal grant/credit

- _____ \$ _____
- _____ \$ _____
- _____ \$ _____
- _____ \$ _____

f. Equity \$ 278,000

TOTAL SOURCES \$ 1,378,000

C. Has the applicant made any arrangements for the financing of this project?

Yes No

If so, please specify bank, underwriter, etc.

IV. COMPLETE FOR EACH USER/TENANT THAT IS SEEKING SALES TAX EXEMPTION USER(S)/TENANT(S) PROJECT COSTS

Use additional sheets as necessary

Company Name The Vault, Rochester, LLC

A. Estimate the costs necessary for the construction, acquisition, rehabilitation, improvement and/or equipping of the project by the user(s)/tenant(s) for which a sales tax exemption is requested.

Estimated Costs Eligible for Sales Tax Exemption Benefit

- a. MATERIALS a. \$ _____
- b. LABOR b. \$ _____
- c. Non-Manufacturing Equipment c. \$ _____
- d. Furniture and Fixtures d. \$ 228,500
- Other (specify) e. _____ e. \$ _____
- f. _____ f. \$ _____
- g. _____ g. \$ _____
- h. _____ h. \$ _____

Total \$ 228,500

A non-refundable fee of 1/2% on TOTAL(e) above is due and payable upon Issuance of a Sales Tax Letter to User(s)/Tenant(s)

The Vault Rochester, LLC
User/Tenant Company

[Signature] FOUNDER 5/17/19
Signature Title Date

For Office Use Only	
Total Assessment Value	\$ <u>390,000</u>
Land	Building
Applicant 2602-	<u>19-024 A</u>
User/Tenant 2602-	<u>19-025 A</u>
RM	

VI. Value of Incentives

A. **IDA PILOT Benefit:** Agency staff will indicate the amount of PILOT, sales and mortgage recording tax benefits (the "PILOT Benefit") based on estimated Project Costs as contained herein and anticipated tax rates and assessed valuation, including the annual PILOT Benefit abatement amount for each year of the PILOT Benefit year and the sum total of PILOT Benefit abatement amount for the term of the PILOT as depicted below.

** This section of this Application will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application.

PILOT Estimate Table Worksheet

Dollar Value of New Construction and Renovation Costs	Estimated New Assessed Value of Property Subject to IDA*	County Tax Rate/1000	Local Tax Rate (Town/City/Village)/1000	School Tax Rate/1000

*Apply equalization rate to value

PILOT Year	% Payment	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
TOTAL							

*Estimates provided are based on current property tax rates and assessment values

B. **Sales Tax Exemption Benefit:**

Estimated value of Sales Tax exemption for facility construction: \$ _____

Estimated Sales Tax exemption for fixtures and equipment: \$ _____

Estimated duration of Sales Tax exemption: _____

C. **Mortgage Recording Tax Exemption Benefit:**

Estimated value of Mortgage Recording Tax exemption: \$ _____

D. **Industrial Revenue Bond Benefit:**

IRB inducement amount, if requested: \$ _____

E. **Percentage of Project Costs financed from Public Sector sources:** Agency staff will calculate the percentage of Project Costs financed from Public Sector sources based upon Sources of Funds for Project Costs as depicted above under Section IV.B.

VII. PROJECTED EMPLOYMENT

Complete for each Applicant or User/Tenant The Vault Rochester, LLC

Company Name: _____

Applicant: **or** **User/Tenant:**

You must include a copy of the most recent NYS-456 Quarterly Combined Withholding, Wage Reporting and Unemployment Insurance Return OR if you have multiple locations within New York State, the Bureau of Labor – BLS 3020 – Multiple Worksite Report

	Current # of jobs at proposed project location or to be relocated to project location	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be RETAINED	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be CREATED upon THREE Years after Project completion	Estimate number of residents of the Labor Market Area in which the Project is located that will fill the FTE and PTE jobs to be created upon THREE Years after Project Completion **
Full time (FTE)	0		4	4
Part Time (PTE)	0		8	8
Total	0.0	0.0	0.0	0.0

** For purposes of this question, please estimate the number of FTE and PTE jobs that will be filled, as indicated in the third column, by residents of the Labor Marker Area, in the fourth column. The Labor Marker Area includes: Monroe County, Orleans County, Genesee County, Wyoming County, Livingston County, Ontario County, Wayne County, Yates County, and Seneca County chosen at the Agency's discretion.

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VIII. LOCAL LABOR

To be completed by all Applicants and Users/Tenants of Projects which include the construction of new, expanded or renovated facilities:

The Vault Rochester, LLC

Company Name _____

Applicant: or User/Tenant:

All project employees of the general contractor, subcontractor, or sub to a subcontractor (contractors) working on the project must reside within the following counties in the State of New York: Monroe, Genesee, Livingston, Ontario, Orleans, Seneca, Wayne, Wyoming or Yates. The All-Local Labor criterion will be verified based on employment, payroll and related records.

COMIDA understands that at certain times local labor may not be available within the local area. Under this condition, applicants are required to complete a waiver request of the All-Local Labor requirement prior to beginning construction. Contractors do not have to be local companies as defined herein, but must employ local people to qualify under the All-Local Labor criterion.

The foregoing terms have been read, reviewed and understood by the Applicant or User/Tenant and all appropriate personnel. Furthermore, the undersigned agrees and understands that the information contained herein must be transmitted and conveyed in a timely fashion to all applicable subcontractors, suppliers and materialman. Furthermore, the undersigned agrees to post and maintain a sign, provided by COMIDA, in a prominent, easily accessible location, identifying the project as a recipient of COMIDA assistance and the local labor requirements associated with this assistance.

Furthermore, the undersigned realizes that failure to abide by the terms herein could result in COMIDA revoking all or any portion of benefits it deems reasonable in its sole discretion for any violation hereof.

The Vault + Rochester, LLC
(APPLICANT or USER/TENANT COMPANY)

ASD Founder 5/17/19
Signature , Title Date

X. CERTIFICATION

The undersigned company officer and/or user/tenant officer each hereby certifies, on behalf of the company and/or user/tenant, respectively (each singularly and together, the "Applicant"), as follows:

- A. The information contained in this Application, including employment information, is true and correct. The Applicant is aware that any material misrepresentation made in this Application constitutes an act of fraud, resulting in revocation of COMIDA benefits.
- B. The undersigned, on behalf of the Applicant, hereby certifies that the Applicant, and all parties which own a minimum of 20% of the Applicant are current and will remain current on all real property, federal, state, sales, income and withholding taxes throughout the term of any agreements made in connection with this Application.
- C. Compliance with N.Y. GML Sec. 862(1): 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.
- D. Compliance with Applicable Laws: 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.
- E. False and Misleading Information: 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.
- F. Recapture: Should the Applicant not expend as projected or hire as presented, the Agency may view such information/status as failing to meet the established standards of economic performance. In such events, some or all of the benefits taken by the Applicant will be subject to recapture.
- G. Applicant hereby releases the County of Monroe Industrial Development Agency ("Agency") from, agrees that the Agency shall not be liable for, and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, this Application, regardless of whether or not this Application or the Project described herein or the tax exemptions and other assistance requested herein are favorably acted upon by the Agency; (B) the Agency's acquisition, construction, renovation and/or equipping of the Project described herein; and (C) any further action taken by the Agency with respect to the Project; including, without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. Applicant hereby understands and agrees, in accordance with Section 875(3) of the New York General Municipal Law, that any New York State and local sales and use tax exemption claimed by the Applicant and approved by the Agency in connection with the Project may be subject to recapture by the Agency under such terms and conditions as will be set forth in the Agent Agreement to be entered into by and between the Agency and the Applicant. The Applicant further represents and warrants that the information contained in this

Application, including without limitation, information regarding the amount of New York State and local sales and use tax exemption benefits, is true, accurate and complete.

APPLICANT COMPANY

10 Franklin St., LLC

StS Managing Partner 5/17/19
Signature , Title Date

USER/TENANT COMPANY

The Vault Rochester, LLC

StS founder 5/17/19
Signature , Title Date