



MONROE COUNTY INDUSTRIAL DEVELOPMENT CORPORATION  
 CityPlace \* 50 West Main Street \* Suite 8100 \* Rochester, NY 14614-1218  
 Phone: (585)753-2000 \* Fax: (585)753-2002  
 monroecounty.gov

## GreatRate / GreatRebate Program Application

### Company Data

Name: Empire Medicinals, Inc. d/b/a Leep Foods  
 Address (Non-Residential): 125 Tech Park Dr STE 2104  
 City/Town: Rochester State: NY Zip Code: 14623  
 Company Contact: Scott Valpey Title: CFO  
 E-mail Address: lvalpey@empiremedicinals.com  
 Phone: (585) 429-0852 Website: www.leepfoods.com  
 Description of Business: Controlled Environment Agricultural Mushroom Farm and Food Co.  
 Type of Business: Sole Proprietorship  Partnership  Corporation  LLC  Other   
 Tax ID# 473378376

### Ownership

Name	<u>Christopher K Carter</u>	Percentage	<u>60</u>
Name	<u>Xinmin Zheng</u>	Percentage	<u>35</u>
Name	<u>F Scott Valpey</u>	Percentage	<u>05</u>

EMPLOYMENT - As of Date: 04/19

	Total Monroe County	Total New York State
Full-Time Employees (At least 30 hours/week; does not include seasonal or temporary employees)	2	2
Part-Time Employees	1	1
Full-Time Equivalent Employees (FTEs) Total calculated as Full-time plus (Part-time/2)	2	2

- Program is not available to retail, professional service firms or not-for-profit businesses
- Program requires a minimum of \$50,000 purchase of qualified equipment
- All equipment purchased must be used exclusively in Monroe County

If you are applying for the GreatRate program (financed purchase); complete pages 2, 3, 5 and 6  
 If you are applying for the GreatRebate program (cash purchase); complete pages 2, 4 and 5

Revised 4/14  
 For office use only: 2602-0 \_\_\_\_\_

# GreatRate / GreatRebate Program Application

**a. Equipment Information:**

(Attach additional pages if required)

Equipment to be purchased: See additional page

Equipment Make: \_\_\_\_\_ Equipment Model: \_\_\_\_\_  
Serial Number: \_\_\_\_\_ Cost: \$ \_\_\_\_\_

**b. Company projection for new full-time jobs within one year of Application Date** 4

**c. Is the equipment to be purchased subject to sales tax ?** Yes  No

If yes, your company MAY be eligible to receive a sales tax exemption through the County of Monroe Industrial Development Agency (COMIDA) EquiPlus Program. Project must meet a minimum of 2:1 benefit to incentive ratio as determined by COMIDA Analyze Program.

The EquiPlus program is available to applicants of either the GreatRate or GreatRebate Program. If your company would like to apply, there is a fee of 1/2% of the total cost of equipment (regardless of subsidy amount) plus a \$750 legal fee (COMIDA Attorney). The request will be reviewed at the monthly COMIDA meeting held the third Tuesday of each month unless otherwise specified. Equipment purchases cannot be paid for until approved by the COMIDA board. All equipment must be purchased in connection with a Monroe County facility and/or project. EquiPlus cannot be used for passenger or personal vehicles.

Would you like to include the EquiPlus program as part of your GreatRate/GreatRebate application? Yes  No

**d. Will the equipment purchase be made from a local vendor ?**

A local vendor is defined as a business located within the following nine (9) county region: Monroe, Genesee, Livingston, Ontario, Orleans, Seneca, Wayne, Wyoming, Yates

Yes  No

If yes, please state the vendor information below:  
(Attach additional pages if required)

Vendor Name: \_\_\_\_\_  
Vendor Address: \_\_\_\_\_  
Vendor Phone #     /     /     ext.     Vendor website: \_\_\_\_\_

# GreatRebate Program Application

## GreatRebate Job Creation Requirement Worksheet

A. Number of full-time equivalent (FTE) employees in Monroe County (from page 1):	B.	<u>2.5</u> <del>2.0</del>
B. Item A x 10% (round up to whole number)	B.	_____
C. Minimum of two FTE	C.	<u>2</u>
D. Item B <u>OR</u> C whichever is less	D.	_____
E. Subsidy Target (A+D)	E.	<u>4.5</u>

Average Salary of Existing Employee(s):	\$ <u>35,000</u>	
Expected Salaries of New Employee(s):		
High <u>\$65,000</u>	Avg <u>\$ 45,000</u>	Low <u>\$ 30,000</u>

### GreatRebate Terms and Conditions

The GreatRebate Program provides businesses with a rebate on equipment purchased with cash of at least \$50,000 provided the company meets its subsidy target as detailed below. If the equipment purchase is made from a local vendor, the rebate will be \$5,000; otherwise it will be \$4,000 (see definition of local vendor on page 2).

#### GreatRebate Job Creation Terms:

- The purchase of equipment must result in the creation of two (2) full-time equivalent jobs **OR** an increase of 10% in the employee base (as reported on page 1), whichever is less.
- Job creation must occur in Monroe County within 12 months of the equipment purchase. The company will receive the GreatRebate at the end of the 12 month period. The 12 month period begins from the date that MCIDC staff received proof of purchase, proof of payment in full for the equipment and inspects to assure delivery of equipment. If the subsidy target goal is not attained at the end of the 12 month period, the rebate will not be paid. However, if the company has not met the subsidy target at the end of year one (1) but maintained jobs, the company will be eligible to receive the rebate in year two (2) if they have met the subsidy target.

#### GreatRebate Additional Terms:

- The applicant must provide satisfactory proof of purchase for all equipment purchased.
- If the company relocates outside Monroe County during the initial one year period the GreatRebate will not be paid. Additionally, if the company relocates outside Monroe County within two years after receipt of the GreatRebate, the rebate must be paid back in full.

# GreatRate / GreatRebate Program Application

## Company Certification

The undersigned company officer hereby certifies, on behalf of the company, as follows:

- A. The information contained in this application, including employment information, is true and correct. The company is aware that any material misrepresentation made in the application constitutes an act of fraud, resulting in termination of participation in the GreatRate/GreatRebate program and any other MCIDC sponsored program and repayment by the company of interest subsidy/rebate granted by the GreatRate/GreatRebate program.
- B. The company is aware that it may receive two concurrent interest subsidies under the GreatRate program and two concurrent rebates under the GreatRebate program. The company is further aware that an additional condition of eligibility for re-applying to either program is retention of employment at the subsidy target required in the previous approval letter.
- C. If using the GreatRebate program, neither financing nor leasing has been used to acquire the equipment.
- D. Company agrees to complete the required job survey. If the survey is not received within 30 days from the survey date, the subsidy/rebate will not be paid. In addition to the survey, for the GreatRate program, MCIDC must also receive an annual certification from the participating lender.
- E. The company will maintain its primary offices and business operations at a non-residential address in Monroe County.
- F. If the company files for protection under any chapter of the Bankruptcy Code, makes an assignment for the benefits of creditors or has any similar financing difficulty or default under any other loan agreement, the GreatRate/GreatRebate will not be paid.
- G. Equipment is generally defined as manufacturing equipment, data handling equipment, information systems (including computers, peripheral equipment and software). All equipment purchased must be housed in a Monroe County facility.
- H. All jobs created in relation to the GreatRate/GreatRebate program must be created within Monroe County.
- I. If a company has received a GreatRate and relocates outside Monroe County during the subsidy period or within two (2) years after the final payment, any subsidy payment received by the company must be paid back in full.
- J. If a company has received payment for a GreatRebate and relocates outside Monroe County within two (2) years after receipt of the rebate, the rebate must be paid back in full.
- K. The undersigned, on behalf of the company, certifies that the company and all officers which own a minimum of 20% are current and will remain current throughout the term of this agreement on all real property, federal, state, sales, income and withholding taxes.
- L. Company understands qualification for participation in the GreatRate/GreatRebate program will be determined by MCIDC at its sole discretion.

IN WITNESS WHEREOF, the undersigned has executed this company's certificate as of this date:

Date: May 1, 2019

Company Name: Empire medicinals, Inc. d/b/a Leep Foods

Name & Title (please print): F. Scott Valpey CFO

Signature:  5-1-19

*Empire Medicals  
 Able Leap Foods  
 Equipment list*

Item	Vendor	Champion	Cost
Racks to max out 1st greenhouse with 3 rows	Rakuten	Luke	\$4,800
Dump Truck 1st Payment			\$1,200
Dump Truck 2nd Payment			\$2,760
Dump Truck 3rd Payment			\$2,760
Dump Truck 4th Payment			\$2,760
Dump Truck 5th Payment + 6th Payment			\$5,520
Electrician	Carmen	Rob	\$10,000
Door Opening		Rob	\$3,000
AC units (6 tons) + Installation		Bill	\$12,000
New Humidification System	Carl	Carl, Luke	\$2,000
Substrate Storage 25,000 lb capacity & Material Handling		George	\$9,800
Colonization Racks:	Rakuten	Luke	\$2,500
Fruiting Space Racks:	Rakuten	Luke	\$4,800
Colonization House: 20' by 24' by 12' can they do 6mm black?	Farmltek.com	George	\$2,000
Blue Oyster Hoop House + Labor / Misc: 26' by 30' no rollup sides, no ground	Farmltek.com	George	\$3,546
Refrigerated Cooler		George	\$10,000
Additional Drum / hour mixer	Online Vendor	Rob & George	\$4,840
Additional Boiler 160k BTU + Plumber		Rob & Carl	\$4,398
Additional ACs for colonization	Online Vendor		\$1,000
Wrapper	Online Vendor		\$300
Subtotal			\$89,984