COUNTY OF MONROE
COMIDA
INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR ASSISTANCE

Each applicant seeking assistance must complete this application and provide required supplemental forms/documentation.

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.monroecountybusiness.org/application.

Please send completed application via email to EconomicDevelopment@monroecounty.gov. A **non-refundable** application fee of $350.00 is required. Please see page 12 for additional information on costs and fees.

I. APPLICANT

A. Applicant Information

Name: BTC Block 20 Partnership, L.P.
Address: 100 Corporate Parkway, Suite 500
City/State/Zip: Amherst, NY 14226
Tax Id No.: [redacted]
Contact Name: David Tytka
Title: Sr. Market Research Manager
Telephone: [redacted]
E-Mail: [redacted]

B. Applicant's Legal Counsel

Name: Susan Hassinger Esq.
Firm: Uniland Development Co.
Address: 100 Corporate Parkway, Suite 500
City/State/Zip: Amherst, NY 14226
Telephone: [redacted]
Email: [redacted]

C. Owners of Applicant Company (must total 100%). If an LLC, LP or similar, all members/partners must be listed

Name	%	Corporate Title
Univest II Corporation	90%	
Sole Limited Partner	10%	

D. Is the business applying for assistance certified as an MWBE or service-disabled veterans' agency? ☐Yes ■No

II. PROJECT

A. Address of proposed project facility

Address: 600 WillowBrook Office Park

Tax Map Parcel Number: 193.02-1-21.11

City/Town/Village: Town of Perinton

School District: Victor Central School District

Zip: 14450

Current Legal Owner of Property:

BTC Block 20 Partnership, L.P.

B. Benefits Requested (Check all that apply)

- ■ Sales Tax Exemption
- ■ Mortgage Recording Tax Exemption
- ■ Real Property Tax Abatement
- ☐ Industrial Revenue Bond Financing

C. Description of project (check all that apply)

- ☐ New Construction
- ■ Existing Facility
  - ☐ Acquisition
  - ☐ Expansion
- ■ Renovation/Modernization
- ☐ Acquisition of machinery/equipment
- ☐ Other (specify) ____________________

D. Proposed User(s)/Tenant(s) of the Facility

If there are multiple Users/Tenants, please attach additional pages.

Are the user and owner related entities? ☐Yes ☐No

Company Name: Bonadio & Co., LLP

Address: 171 Sully's Trail

City/State/Zip: Pittsford, NY 14534

Tax ID No: 16-1131146

Contact Name: Rose Matthews

Title: Director, Finance & Accounting

Telephone: (585) 249-2853

Email: rmatters@bonadio.com

% of facility to be occupied by user/tenant 100%

E. Owners of User/Tenant Company (must total 100%)

If an LLC, LP or similar, all members/partners must be listed

Name	%	Corporate Title
See Attached		

F. Project Timeline

Proposed Date of Acquisition: N/A

Proposed Commencement Date of Construction: 11/1/26

Anticipated Completion Date: 11/1/27

G. Contractor(s)

TBD

MONROE COUNTY ECONOMIC DEVELOPMENT
CityPlace, 50 West Main Street, Suite 1150, Rochester, NY 14614
Phone: 585-753-2000 | Fax: 585-753-2028 | www.monroecountybusiness.org

II. PROJECT (cont'd)

H. DESCRIPTION OF THE PROJECT AND BACKGROUND ON USER(S) OF THE FACILITY

NAICS Code: 541211

The proposed project consists of the renovation, modernization, and equipping of an existing 100,000 square foot office building that will be occupied by The Bonadio Group to support its ongoing professional services operations. The office building has been vacant for several years after Windstream, a telecommunications and network services company, relocated its employees to the city of Rochester.

The project includes interior renovations, technology and infrastructure improvements, and the acquisition and installation of furniture, fixtures, and equipment necessary to support current and future business needs.

The investment will modernize the facility, improve operational efficiency, and create a collaborative work environment that supports the organization's long-term business strategy. The project is intended to enhance employee productivity, accommodate evolving technology requirements, and provide a flexible workspace that supports continued growth.

The Bonadio Group is an established professional services firm providing accounting, tax, advisory, and consulting services to businesses, nonprofit organizations, governmental entities, and individuals throughout the Greater Rochester region and beyond. The organization has maintained a significant presence in Monroe County and is committed to continuing its investment in the local community.

The project will support the retention of existing employment within Monroe County while positioning the organization for future growth. In addition to preserving high-quality professional jobs, the investment is expected to generate economic activity through the use of local contractors, suppliers, and service providers during construction and ongoing operations. The renovated facility will strengthen the organization's ability to attract and retain talent, meet the evolving needs of its clients, and remain competitive within the regional marketplace.

MONROE COUNTY ECONOMIC DEVELOPMENT
CityPlace, 50 West Main Street, Suite 1150, Rochester, NY 14614
Phone: 585-753-2000 | Fax: 585-753-2028 | www.monroecountybusiness.org

II. PROJECT (cont'd)

I. Would the project be undertaken without financial assistance from the Agency? ☐Yes ■ No

Please explain why financial assistance is necessary.

The project would not be undertaken in its current scope, timing, or location without assistance from the Agency. The IDA benefits are a significant factor in offsetting the costs associated with the office lease and tenant improvements, making the project financially viable. The assistance helps support the company's investment in the community, facilitates the expansion of its operations, and enables the creation and retention of jobs that might otherwise be delayed, reduced, or located elswhere. Accordingly, the Agency's assistance is an important inducement for proceeding with the project as proposed.

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

■Yes ☐ No

Location:

Albany, Buffalo, East Aurora, New York City,

Syracuse, and Utica

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 the Agency's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Applicant or User's competitive position in its respective industry:

The Bonadio Group will be relocating from

171 Sully's Trail, Pittsford NY. The relocation

will allow The Bonadio Group to retain and

attract in-demand talent to its firm.

K. 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).

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

MONROE COUNTY ECONOMIC DEVELOPMENT
CityPlace, 50 West Main Street, Suite 1150, Rochester, NY 14614
Phone: 585-753-2000 | Fax: 585-753-2028 | www.monroecountybusiness.org

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

Check One:

☐ JOBSPLUS

Requirements:

- Applicant 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 34_________.

☐ 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 **AND**
- A minimum of 100 new jobs

☐ 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 RENT

For student housing or affordable housing projects.

☐ Housing

☒ Local Tax Jurisdiction Sponsored PILOT

☐ NO PROPERTY TAX ABATEMENT IS SOUGHT FOR THIS PROJECT

MONROE COUNTY ECONOMIC DEVELOPMENT
CityPlace, 50 West Main Street, Suite 1150, Rochester, NY 14614
Phone: 585-753-2000 | Fax: 585-753-2028 | www.monroecountybusiness.org

IV. APPLICANT PROJECT COSTS

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

Building Construction or Renovation

a. Materials	a.	$ 5,937,119
b. Labor	b.	$ 5,023,890

Site Work

c. Materials	c.	$
d. Labor	d.	$
e. Non-Manufacturing Equipment	e.	$
f. Manufacturing Equipment	f.	$
g. Equipment Furniture and Fixtures	g.	$
h. Land and/or Building Purchase	h.	$
i. Soft Costs (Legal, Architect, Engineering)	i.	$
Other (specify) j.	j.	$
k.	k.	$
l.	l.	$
m.	m.	$

Total Project Costs **(must equal Total Sources)** $ 10,961,009

B. Sources of Funds for Project Costs:

a. Tax-Exempt Industrial Revenue Bond	a.	$
b. Taxable Industrial Revenue Bond	b.	$
c. Bank Financing	c.	$ 6,361,009
d. TOTAL Public Sources	d.	$

Identify below each state and federal grant/credit totaling the amount for d.)

	$
	$
	$
	$

e. Equity	e.	$ 4,600,000

TOTAL SOURCES **(must equal Total Project Costs)** $ 10,961,009

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

☐ Yes ☒ No

If yes, please specify bank, underwriter, etc.

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

Use additional sheets as necessary

Company Name Bonadio & Co., LLP

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.	$ 1,000,000
b. Labor	b.	$ 400,000
c. Non-Manufacturing Equipment	c.	$
d. Manufacturing Equipment	d.	$
e. Furniture and Fixtures	e.	$ 3,300,000
Other (specify): f.	f.	$
g.	g.	$
h.	h.	$
i.	i.	$

Total Project Costs $ 4,700,000

MONROE COUNTY ECONOMIC DEVELOPMENT
CityPlace, 50 West Main Street, Suite 1150, Rochester, NY 14614
Phone: 585-753-2000 | Fax: 585-753-2028 | www.monroecountybusiness.org

VI. Value of Incentives
Project name: BTC Block 20 Partnership L.P

A. IDA PILOT Benefits:

		Current Taxes	148,129
Current Assessment *	4,389,000		
Dollar Value of New Construction & Renovation Costs	2,968,559		
Estimated New Assessed Value Subject to IDA	7,357,559		
Current Taxes Escalator	2%		

County Tax rate/$1,000	9.29
Local Tax Rate Tax Rate/$1,000**	2.57
School Tax Rate /$1,000	21.89
Total Tax Rate	33.75

PILOT Year	% Abatement	% Escalator	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT Amount	Full Tax Payment w/o PILOT	Net
1	100%	0%	40,774	11,280	96,075	148,129	248,318	100,189
2	100%	0%	40,774	11,280	96,075	148,129	253,284	105,155
3	100%	0%	40,774	11,280	96,075	148,129	258,350	110,221
4	100%	0%	40,774	11,280	96,075	148,129	263,517	115,388
5	100%	0%	40,774	11,280	96,075	148,129	268,787	120,658
6	100%	2%	41,589	11,505	97,997	151,091	274,163	123,071
7	100%	2%	42,421	11,735	99,957	154,113	279,646	125,533
8	100%	2%	43,269	11,970	101,956	157,195	285,239	128,043
9	100%	2%	44,135	12,210	103,995	160,339	290,944	130,604
10	100%	2%	45,018	12,454	106,075	163,546	296,763	133,216
11	100%	2%	45,918	12,703	108,196	166,817	302,698	135,881
12	100%	2%	46,836	12,957	110,360	170,153	308,752	138,598
13	100%	2%	47,773	13,216	112,567	173,556	314,927	141,370
14	100%	2%	48,728	13,480	114,819	177,028	321,225	144,198
15	100%	2%	49,703	13,750	117,115	180,568	327,650	147,082
16	100%	2%	50,697	14,025	119,457	184,179	334,203	150,023
17	100%	2%	51,711	14,305	121,847	187,863	340,887	153,024
18	100%	2%	52,745	14,592	124,284	191,620	347,705	156,084
19	100%	2%	53,800	14,883	126,769	195,453	354,659	159,206
20	100%	2%	54,876	15,181	129,305	199,362	361,752	162,390
	Total		923,090	255,365	2,175,074	3,353,529	6,033,465	2,679,936

* Assessment based on 2026 tax bill
** Local Tax Rate for Town/City/Village

B. Sales Tax Exemption Benefit:

Estimated value of Sales Tax exemption:	$818,970.00	Landlord	$474,970.00
Estimated duration of Sales Tax exemption:	12/31/2027	Tenant	$344,000.00
			$818,970.00

C. Mortgage Recording Tax Exemption Benefit:
Estimated Value of Mortgage Recording Tax exemption: $47,708

D. Industrial Revenue Bond Benefit
IRB inducement amount, if required: $0

E. Percentage of Project Costs financed from Public Sector sources:

Total Value of Incentives:	$3,546,613.51	22.65%
Sources of Funds (Section IV.	$15,661,009.00	

VII. PROJECTED EMPLOYMENT

Complete for each Applicant or User/Tenant

Company Name: Bonadio & Co., LLP

Applicant: ☐ **or** **User/Tenant:** ☒

Applicant/Tenant creating jobs must submit most recent NYS-45 or equivalent.

	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)	319	319	32	32
Part Time (PTE)	40	40	4	4
Total	339	339	34	34

** 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.

[*Remainder of this Page Intentionally Left Blank*]

MONROE COUNTY ECONOMIC DEVELOPMENT
CityPlace, 50 West Main Street, Suite 1150, Rochester, NY 14614
Phone: 585-753-2000 | Fax: 585-753-2028 | www.monroecountybusiness.org

Salary and Fringe Benefits for Jobs to be Retained and/or Created*:

Category of Jobs to be Retained and Created	Average Annual Salary or Range of Salary	Average Annual Fringe Benefits or Range of Fringe Benefits (stated as a percentage)
Management	$149,476.58	30
Professional	$67,772.14	20
Administrative	$56,850.28	20
Production	N/A	N/A
Independent Contractor	N/A	N/A
Other	N/A	N/A

Estimated Annual Salary of **NEW** jobs

AVERAGE	$106,000
HIGH	$150,000
LOW	$62,000

*** This information constitutes a "trade secret" and/or "information obtained from a commercial enterprise and which if disclosed would cause substantial injury to the competitive position of the subject enterprise", and, is thereby exempt from disclosure pursuant to New York Freedom of Information Law.**

[*The Remainder of this Page Intentionally Left Blank*]

MONROE COUNTY ECONOMIC DEVELOPMENT
CityPlace, 50 West Main Street, Suite 1150, Rochester, NY 14614
Phone: 585-753-2000 | Fax: 585-753-2028 | www.monroecountybusiness.org

VIII. LOCAL LABOR

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

Company Name BTC Block 20 Partnership, L.P. / Bonadio & Co., LLP

Applicant: ■ **and/or User/Tenant:** ■

The County of Monroe Industrial Development Agency (IDA) was established for the purpose of creating employment opportunities for, and to promote the general prosperity and economic welfare of the residents of Monroe County. The IDA offers economic incentives and benefits to qualified applicants who wish to locate or expand their businesses or facilities in Monroe County. When the IDA approves a project, it enters into agreements to extend these incentives and benefits to the applicant.

Construction jobs are vital to the overall employment opportunities and economic growth in Monroe County. The IDA believes that companies benefiting from its incentive programs should employ local laborers, mechanics, craft persons, journey workers, equipment operators, truck drivers and apprentices ("construction workers"), during the construction phase of projects.

MJM / MP **100% Local Labor**
Applicants receiving IDA benefits ***must*** ensure that the it and/or its contractor/developer hire ***100% of its construction workers from the local labor market***.

MJM / MP **Local Labor Market**
For the purpose of this policy, the local labor market is defined as construction workers residing in the following counties in New York State: Monroe, Genesee, Livingston, Orleans, Ontario, Seneca, Steuben, Wayne, Wyoming and Yates.

MJM / MP **Bid Processing**
Local participation in qualified projects receiving IDA economic incentives and benefits is vital to the economic growth of Monroe County. As such, all applicants/contractors/developers of a qualified project with a minimum $5,000,000 investment must place any and all invitations to bid in the Builders Exchange of Rochester Plan Room (https://robex.com/planroom/) two weeks before the bids are due.

MJM / MP **Monitoring**
A third-party auditing firm ("Project Monitor") will be engaged to monitor construction work commencing on the date benefits are granted by resolution of the IDA Board.

Once approved for IDA benefits, all applicants will be required to provide to the Project Monitor and the Exemption Processor (as hereinafter defined) the following information:

1. Contact information for the applicant's representative who will be responsible and accountable for providing information about the bidding and awarding of construction contracts relative to the applicant's project; and

2. Description of the nature of construction jobs created by the project, including in as much detail as possible, the number, type and duration of construction positions.

All Monroe County IDA projects are subject to local monitoring by the IDA and the Project Monitor. Proof of residency or copy of drivers' license shall be checked by the Project Monitor during the Project Monitor's periodic inspection of the project.

The Project Monitor shall issue a report to the IDA staff immediately when an applicant or applicant's contractor is not in compliance with this labor policy. IDA staff shall advise the IDA Board of non-compliance by email or at the next scheduled meeting. If a violation of policy has occurred, the Project Monitor shall notify the applicant and contractor of such non-compliance and give applicant a warning of violation and 72 hours in which to correct such violation. Upon evidence of continued non-compliance or additional violations, the IDA and/or the Project Monitor shall notify the applicant that the project is in violation of the Monroe County IDA Labor Policy and is subject to IDA Board action which may result in the revocation, termination and/or recapture of any or all benefits conferred by the IDA.

MONROE COUNTY ECONOMIC DEVELOPMENT
CityPlace, 50 West Main Street, Suite 1150, Rochester, NY 14614
Phone: 585-753-2000 | Fax: 585-753-2028 | www.monroecountybusiness.org

MJM /MP
____ **Signage**

The applicant/contractor/developer of an IDA approved project shall be required to maintain a sign, provided by the Project Monitor, on the project site at all times during construction. This sign shall be located in an area that is accessible to onsite workers and visitors, which should be clear and legible.

MJM /MP
____ **Exemption Process**

In some instances, use of 100% local labor may not be possible for any of the following reasons:

- Warranty issues related to installation of specialized equipment whereby the manufacturer requires installation by only approved installers (a copy of the equipment warranty confirming the use of specific installers must be provided). The granting of an exemption for the use of non-local labor on warranty related grounds is expressly conditioned on either (i) said non-local sub-contractors being enrolled in a New York State certified apprenticeship program (proof of such enrollment shall be provided to the IDA upon request) or (ii) the hiring of an apprentice/apprentices or local construction laborer(s) to assist in the installation.

- Specialized construction is required and no local contractors or local construction workers have the required skills, certifications or training to perform the work (proof of communication with local contractors, or details of the specialized construction must be provided);

- Significant cost differentials in bids whereby use of local labor significantly increases the cost of the project. Three (3) bids are required and a cost differential of 25% is deemed significant. Where there is a significant cost differential, that if the local labor contractor agrees to reduce the bid to the average of the two bids, no waiver will be granted. However, if the average is still 25% or more, a waiver will be granted (copies of all bids/proposals received, including pricing, must be provided to confirm cost differential).

- No local labor available for the project (if local bids were solicited with no response, please provide a copy of the bid, explain how it was advertised, and list who the bids were requested from).

The request to secure an exemption ***for the use of non-local labor must be received from the applicant on the exemption form provided by the IDA or the 3rd party exemption monitor (the "Exemption Processor") and received by the Exemption Process forty-five (45) days in advance of work commencing***. The request will be reviewed by the Exemption Processor and forwarded to the IDA, at which time the IDA's Executive Director shall have the authority to approve or disapprove the exemption. The Exemption Processor shall report each authorized exemption to the Board of Directors at its monthly meeting.

The applicant has read the Labor Policy and agrees to adhere to it without changes and shall require its construction manager, general contractor and sub-contractors who are not exempt to acknowledge the same.

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.

BTC Block 20 Partnership, L.P. By: Univest II Corporation, General Partner			Bonadio & Co., LLP		
(APPLICANT COMPANY)			(TENANT COMPANY)		
Michael J. Nolan	President	7/22/26	Michael Parrinello — Digitally signed by Michael Parrinello Date: 2026.07.22 12:53:32 -04'00'	CFO	7/22/26
Signature	, Title	Date	Signature	, Title	Date

MONROE COUNTY ECONOMIC DEVELOPMENT
CityPlace, 50 West Main Street, Suite 1150, Rochester, NY 14614
Phone: 585-753-2000 | Fax: 585-753-2028 | www.monroecountybusiness.org

IX. FEES

Transaction Type	Fees
Real Property Tax Abatement (PILOT Agreement) including Sales Tax Exemption* and/or partial Mortgage Recording Tax Exemption.	**Application Fee:** Non-refundable $350.00 **IDA Fee:** 0.75% of the total project cost **Legal Fee:** 33% of the IDA fee. Minimum fee of $4,000.
Sales Tax Exemption* and/or partial Mortgage Recording Tax Exemption	**Application Fee:** Non-refundable $350.00 **IDA Fee:** 0.50% of the total project cost **Legal Fee:** 33% of the IDA fee. Minimum fee of $4,000 if transaction includes mortgage recording tax exemption. Minimum fee of $750 if transaction is sales tax exemption only.
Small Business Sales Tax Exemption (Non-retail projects with total project costs under $500,000)	**Application Fee:** Non-refundable $350.00 **IDA Fee:** Flat fee of $750 ($500 for certified M/WBE or certified service disabled Veterans) **Legal Fee:** Flat fee of $750
Bond: Taxable or Tax-Exempt Including any/all of the following: 1. PILOT Agreement 2. Sales Tax Exemption 3. Partial Mortgage Recording Tax Exemption	**Application Fee:** Non-refundable $350.00 **IDA Fee:** 1.25% of the total project cost **Legal Fee:** 33% of the IDA fee. Designated Bond Counsel fee is based on the complexity and amount of the transaction.
Bond: Taxable or Tax-Exempt	**Application Fee:** Non-refundable $350.00 **IDA Fee:** 1.00% of the total project cost **Legal Fee:** 33% of the IDA fee. Designated Bond Counsel fee is based on the complexity and amount of the transaction.

*If the sales tax benefits are required prior to closing, a non-refundable twenty-five percent (25%) of the IDA fee and Legal fees are payable at that time. This amount will be applied towards the IDA fee and Legal fee.

BTC Block 20 Partnership, L.P. By: Univest II Corporation, General Partner			Bonadio & Co., LLP		
(APPLICANT COMPANY)			(TENANT COMPANY)		
Michael J. Grater	President	7/22/26	Michael Parrinello (Digitally signed by Michael Parrinello Date: 2026.07.22 12:54:28 -04'00')	CFO	7/22/26
Signature	, Title	Date	Signature	, Title	Date

MONROE COUNTY ECONOMIC DEVELOPMENT
CityPlace, 50 West Main Street, Suite 1150, Rochester, NY 14614
Phone: 585-753-2000 | Fax: 585-753-2028 | www.monroecountybusiness.org

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 have ownership 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. Absence of Conflicts of Interest – The Applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officers or employees of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as herein described: ____________________

D. 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.

E. 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.

F. 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.

G. 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.

H. Pay Equity: The Applicant and/or user/tenant officer certifies on behalf of the company and/or user/tenant (the Applicant) has not been the subject of an adverse finding under the equal pay laws within the previous five years, has disclosed any pending equal pay claims against the company at time of application, and shall disclose to COMIDA any pending claims or adverse findings under the equal pay laws during the term of COMIDA financial assistance agreement.

I. Applicant hereby releases the COMIDA ("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			TENANT COMPANY		
BTC Block 20 Partnership, L.P. By: Univest II Corporation, General Partner			Bonadio & Co., LLP		
Michael M. Nolan	President	7/22/26	Michael Parrinello (Digitally signed by Michael Parrinello Date: 2026.07.22 12:56:10 -04'00')	CFO	7/22/26
Signature	, Title	Date	Signature	, Title	Date

MONROE COUNTY ECONOMIC DEVELOPMENT
CityPlace, 50 West Main Street, Suite 1150, Rochester, NY 14614
Phone: 585-753-2000 | Fax: 585-753-2028 | www.monroecountybusiness.org

THE BONADIO GROUP

CPAs, Consultants & More

600 WillowBrook, Fairport, New York
WillowBrook Office Park

County of Monroe Industrial Development Agency

MRB Cost Benefit Calculator

Cost-Benefit Analysis Tool powered by MRB Group

Date	August, 18th 2026
Project Title	BTC Block 20 Partnership L.P.
Project Location	600 Willowbrook Office Park, Perinton, NY 14450

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment

$15,661,009

Temporary (Construction)

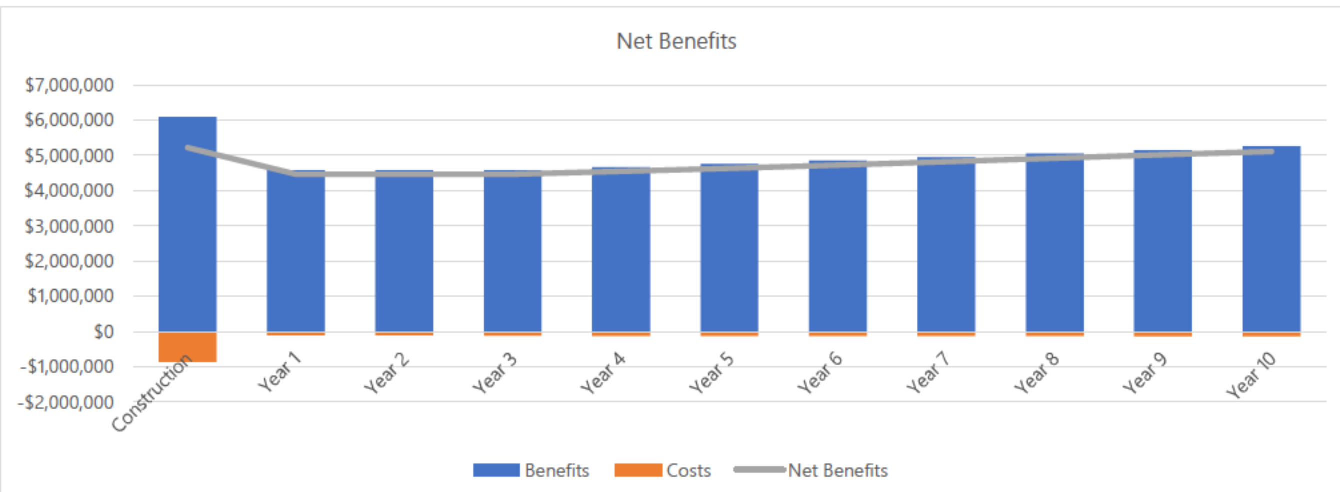
	Direct	Indirect	Total
Jobs	79	18	97
Earnings	$4,828,323	$916,132	$5,744,455
Local Spend	$12,528,807	$3,118,657	$15,647,464

Ongoing (Operations)

Aggregate over life of the PILOT

	Direct	Indirect	Total
Jobs	34	8	42
Earnings	$84,377,974	$16,669,502	$101,047,476

Figure 1



Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2

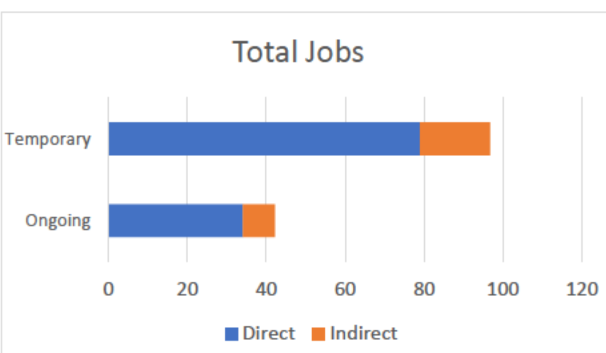
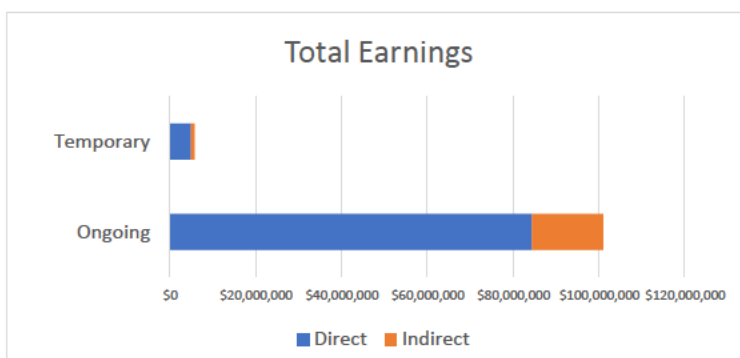


Figure 3



Ongoing earnings are all earnings over the life of the PILOT.

Fiscal Impacts

MRB group
Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	$2,679,936	$2,158,302
Sales Tax Exemption	$818,970	$818,970
Local Sales Tax Exemption	*$409,485*	*$409,485*
State Sales Tax Exemption	*$409,485*	*$409,485*
Mortgage Recording Tax Exemption	$47,708	$47,708
Local Mortgage Recording Tax Exemption	*$15,903*	*$15,903*
State Mortgage Recording Tax Exemption	*$31,805*	*$31,805*
Total Costs	$3,546,614	$3,024,980

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	$107,293,865	$87,748,822
To Private Individuals	$106,791,931	$87,331,318
Temporary Payroll	*$5,744,455*	*$5,744,455*
Ongoing Payroll	*$101,047,476*	*$81,586,863*
Other Payments to Private Individuals	*$0*	*$0*
To the Public	$501,934	$417,504
Increase in Property Tax Revenue	*($245,610)*	*($193,815)*
Temporary Jobs - Sales Tax Revenue	*$40,211*	*$40,211*
Ongoing Jobs - Sales Tax Revenue	*$707,332*	*$571,108*
Other Local Municipal Revenue	*$0*	*$0*
State Benefits	$5,553,180	$4,541,229
To the Public	$5,553,180	$4,541,229
Temporary Income Tax Revenue	*$258,500*	*$258,500*
Ongoing Income Tax Revenue	*$4,547,136*	*$3,671,409*
Temporary Jobs - Sales Tax Revenue	*$40,211*	*$40,211*
Ongoing Jobs - Sales Tax Revenue	*$707,332*	*$571,108*
Total Benefits to State & Region	$112,847,045	$92,290,051

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	$87,748,822	$2,583,690	34:1
State	$4,541,229	$441,290	10:1
Grand Total	$92,290,051	$3,024,980	31:1

*Discounted at 2%

Additional Comments from IDA

This is a good project.

Does the IDA believe that the project can be accomplished in a timely fashion? Yes