



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: English Road Houses, Inc.
 Address: 401 Wilshire Blvd, 11th Floor
 City/State/Zip: Santa Monica, CA 90401
 Tax Id No.: 13-3019243
 Contact Name: Jeremy Bronfman
 Title: Managing Partner & CEO
 Telephone: (424) 222-8258
 E-Mail: jeremy@lincolnavenue.com

B. Applicant's Legal Counsel

Name: Eleor Cohen
 Firm: Cohen Liuzzo PLLC
 Address: 88 Pine Street, 14th Floor
 City/State/Zip: New York, NY 10005
 Telephone: (646) 722-1421
 Email: ecohen@cohenliuzzo.com

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

Name	%	Corporate Title
<u>Jeremy Bronfman</u>	<u>37.90</u>	<u>Manager</u>
<u>Eli Bronfman</u>	<u>25.26</u>	<u>Vice President</u>
<u>Matthew Bronfman</u>	<u>20.00</u>	<u>Vice President</u>
<u>Jonathan A. Gruskin</u>	<u>16.84</u>	<u>Vice President</u>
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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: 1 Affinity Lane

Tax Map Parcel Number: 059.11-1-16.1

City/Town/Village: Rochester

School District: Greece Central, 262801

Zip: 14616

Current Legal Owner of Property:

English Road Houses, Inc.

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: N/A

Address: N/A

City/State/Zip: N/A

Tax ID No: N/A

Contact Name: N/A

Title: N/A

Telephone: N/A

Email: N/A

% of facility to be occupied by user/tenant N/A

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

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

Name	%	Corporate Title
<u>N/A</u>	<u> </u>	<u> </u>
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F. Project Timeline

Proposed Date of Acquisition: N/A

Proposed Commencement Date of Construction: 9/1/2027

Anticipated Completion Date: 9/1/2029

G. Contractor(s)

Legacy Construction Services, LLC

II.PROJECT (cont'd)

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

NAICS Code: 531110

Lincoln Avenue Communities (“LAC”) is a mission-driven, family owned and operated owner, developer, and investor in affordable housing nationwide. The key principal in the transaction is Jeremy Bronfman. Jeremy Bronfman is the CEO and Founder of LAC. LAC’s mission is to provide families and seniors with high-quality, sustainable, and affordable homes across the United States. LAC’s diverse and experienced team focuses on creating and implementing a range of innovative solutions to support their residents and communities. In the 10 years since its inception, Lincoln Avenue has become one of the fastest growing Affordable Developers in the United States. LAC currently owns and operates over 30,000 units in 25 states.

Orchard Place is a 550-unit multifamily community located at 1 Affinity Lane in Rochester, New York 14616. Built in 1976, the property consists of 43 two- and three-story townhome and garden-style buildings. Site amenities include 741 off-street parking spaces, on-site management with 24/7 emergency maintenance, a community center, pavilion, and fitness/walking trail.

The property last completed a LIHTC rehab in 2007 and participates statutorily in the New York State Division of Homes and Community Renewal’s Mitchell-Lama Program. Income restrictions include 548 units at 60% AMI per the LIHTC LURA recorded in January 2007.

The planned rehabilitation will comprehensively address and enhance Orchard Place’s building systems, common areas, residential units, and exterior components. Within the units, improvements will include new energy-efficient appliances, vinyl plank flooring, low-flow plumbing fixtures, and updated kitchen cabinetry and countertops. Property-wide upgrades will include repairs and repainting of the exterior façade, sealing and restriping of parking areas, enhancements to community amenities, the addition of site security cameras, and installation of a gated entry with controlled access. The rehabilitation scope will also incorporate significant ADA accessibility improvements throughout the property. All repairs identified in the Integrated Physical Needs Assessment (IPNA) will be addressed through a rehabilitation program totaling \$41.25 million in hard costs (~\$75,000 per unit).

As part of the proposed rehabilitation, LAC is proposing to exit the Mitchell-Lama Program, which provides a Shelter Rent PILOT, in favor of a COMIDA Shelter Rent PILOT because the project will naturally sunset from the Mitchell-Lama program in 2038 and LAC is committed to extending the term of affordability past then. However, the proposed rehabilitation cannot proceed without a Pilot Agreement. Based on the project’s underwriting and projected operating performance, the full real property tax burden following a Mitchell-Lama exit would create a structural operating deficit and materially reduce available net operating income. As a result, equity investors and both construction and permanent lenders will require a Pilot Agreement as a condition to closing. Without a Pilot, the rehabilitation scope cannot be financed and the deal is not economically viable.

The property serves low-income families within the Town of Greece and Rochester MSA with a diverse unit mix: 192 one-bedroom, 219 two-bedroom, 111 three-bedroom, 21 four-bedroom, and 7 five-bedroom units. This represents roughly 1,620 residents. The community is particularly impactful given its proximity (0.16 miles) to Greece Community Early Learning Center, a public pre-K and elementary school, and Athena High School, which is rated 6/10 by GreatSchools.org. The proposed rehab will allow the property to improve units, common areas, and central buildings systems to continue to provide a quality home for the residents.

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 without a PILOT and mortgage and sales tax exemption from the Agency. The property currently receives a shelter rent PILOT under the Mitchell-Lama program; however, those affordability restrictions — and the associated shelter rent PILOT — will statutorily sunset in 2038.

The proposed rehabilitation is structured as a long-term affordable housing preservation transaction supported by the 4% LIHTC program and Section 8 Project-Based Voucher assistance. Upon completion, all 550 units will maintain long-term affordability restrictions and restricted to households earning at or below 60% of Area Median Income, consistent with COMIDA's affordable housing standards. This transaction preserves existing affordability and extends it well beyond the 2038 Mitchell-Lama sunset while addressing critical capital needs.

Because rents will remain restricted, project net operating income is insufficient to support the permanent debt required to fund the rehabilitation. A long-term PILOT is therefore a critical and commonly used component of the financial structures of affordable housing preservation transactions and is required by the project's equity investor and lenders.

Without a PILOT and mortgage and sales tax exemption from the Agency, the project would face a material financing gap and would not be financially feasible. The PILOT enables the project to complete necessary improvements while preserving and extending long-term affordability and ensuring the property's financial and physical sustainability.

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

Yes No

Location:

N/A

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:

N/A

- 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

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 _____.

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

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. \$ 24,639,101
- b. Labor b. \$ 17,919,346

Site Work

- c. Materials c. \$ 2,142,531
- d. Labor d. \$ 1,558,204
- e. Non-Manufacturing Equipment e. \$ 2,191,224
- f. Manufacturing Equipment f. \$ 0
- g. Equipment Furniture and Fixtures g. \$ 243,469
- h. Land and/or Building Purchase h. \$ 0
- i. Soft Costs (Legal, Architect, Engineering) i. \$ 2,559,400
- Other (specify) j. Closing Costs j. \$ 80,000
- k. Financing Costs k. \$ 2,453,877
- l. Reserves & Escrows l. \$ 2,949,426
- m. Developer Fee m. \$ 7,601,629

Total Project Costs (must equal Total Sources) \$ 64,338,208

B. Sources of Funds for Project Costs:

- a. Tax-Exempt Industrial Revenue Bond a. \$ _____
- b. Taxable Industrial Revenue Bond b. \$ _____
- c. Bank Financing c. \$ _____
- d. TOTAL Public Sources d. \$ _____

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

_____ \$ _____
HCR MPP Loan \$ 42,075,000
Deferred Developer Fee \$ 5,520,505
 _____ \$ _____

- e. Equity e. \$ 16,742,702
- TOTAL SOURCES (must equal Total Project Costs) \$ 64,338,208**

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

Yes No

If yes, please specify bank, underwriter, etc.

HCR - SLIHC & MPP
Bank Lender TBD

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 English Road Houses, Inc.

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. \$ 26,781,631
- b. Labor b. \$ 0
- c. Non-Manufacturing Equipment c. \$ 2,191,224
- d. Manufacturing Equipment d. \$ 0
- e. Furniture and Fixtures e. \$ 243,469
- Other (specify): f. _____ f. \$ 0
- g. _____ g. \$ 0
- h. _____ h. \$ 0
- i. _____ i. \$ 0

Total Project Costs \$ 29,216,324

VI. Value of Incentives

Project name: English Road Houses, Inc.

A. IDA PILOT Benefits:

Current Assessment	19,598,500
Dollar Value of New Construction & Renovation Costs	2,142,531
Estimated New Assessed Value of Project Subject to IDA	21,741,031

County Tax rate/\$1,000	8.26
Local Tax Rate* Tax Rate/\$	5.93
School Tax Rate /\$1,000	25.37
Total Tax Rate	39.56

PILOT Year	Gross Rent	Utilities	Net rent before vac	PILOT %	Total Before Benefit	Total PILOT Payment After	Prop tax w/ project
1	7,630,860	381,245	7,249,615	10%	860,075.19	724,961.50	775316.7
2	7,783,477	392,682	7,390,795	10%	877,276.69	739,079.49	
3	7,939,147	404,463	7,534,684	10%	894,822.22	753,468.39	
4	8,097,930	416,597	7,681,333	10%	912,718.67	768,133.30	
5	8,259,888	429,095	7,830,794	10%	930,973.04	783,079.37	
6	8,425,086	441,967	7,983,119	10%	949,592.50	798,311.86	
7	8,593,588	455,226	8,138,361	10%	968,584.35	813,836.13	
8	8,765,460	468,883	8,296,576	10%	987,956.04	829,657.63	
9	8,940,769	482,950	8,457,819	10%	1,007,715.16	845,781.89	
10	9,119,584	497,438	8,622,146	10%	1,027,869.46	862,214.58	
11	9,301,976	512,361	8,789,614	10%	1,048,426.85	878,961.44	
12	9,488,015	527,732	8,960,283	10%	1,069,395.39	896,028.30	
13	9,677,776	543,564	9,134,211	10%	1,090,783.30	913,421.14	
14	9,871,331	559,871	9,311,460	10%	1,112,598.96	931,146.00	
					13,738,787.83	11,538,081.00	

B. Sales Tax Exemption Benefit:

Estimated value of Sales Tax exemption for faculty construction: \$2,337,306

Estimated duration of Sales Tax exemption: 12/31/2028

C. Mortgage Recording Tax Exemption Benefit:

Estimated Value of Mortgage Recording Tax exemption: 315,562

D. Industrial Revenue Bond Benefit

IRB inducement amount, if required:

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

Total Value of Incentives:	4,853,575	7.54%
Sources of Funds (Section IV.B.)	64,338,208	

** All estimates are based on current tax rates.

VII. PROJECTED EMPLOYMENT

Complete for each Applicant or User/Tenant

Company Name: English Road Houses, Inc.

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)	14	14	2	2
Part Time (PTE)	2	2	0	0
Total	15	15	2	2

** 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:

Company Name English Road Houses, Inc.

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.

Agree

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.**

Agree

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.

Agree

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.

Agree

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.

Agree

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.

Agree

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.

English Road Houses, Inc.

(APPLICANT COMPANY)

N/A

(TENANT COMPANY)

Manager 3/5/26

Signature

, Title

Date

Signature

, Title

Date

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.

English Road Houses, Inc.

(APPLICANT COMPANY)



Manager 3/5/26

Signature, Title Date

N/A

(TENANT COMPANY)

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 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

English Road Houses, Inc.

 **Manager** 3/5/26
 Signature, Title Date

TENANT COMPANY

N/A

 Signature, Title Date

County of Monroe Industrial Development Agency

MRB Cost Benefit Calculator



Date: April 21, 2026
 Project Title: English Road Houses, Inc.
 Project Location: 1 Affinity Lane, Rochester 14616

Economic Impacts

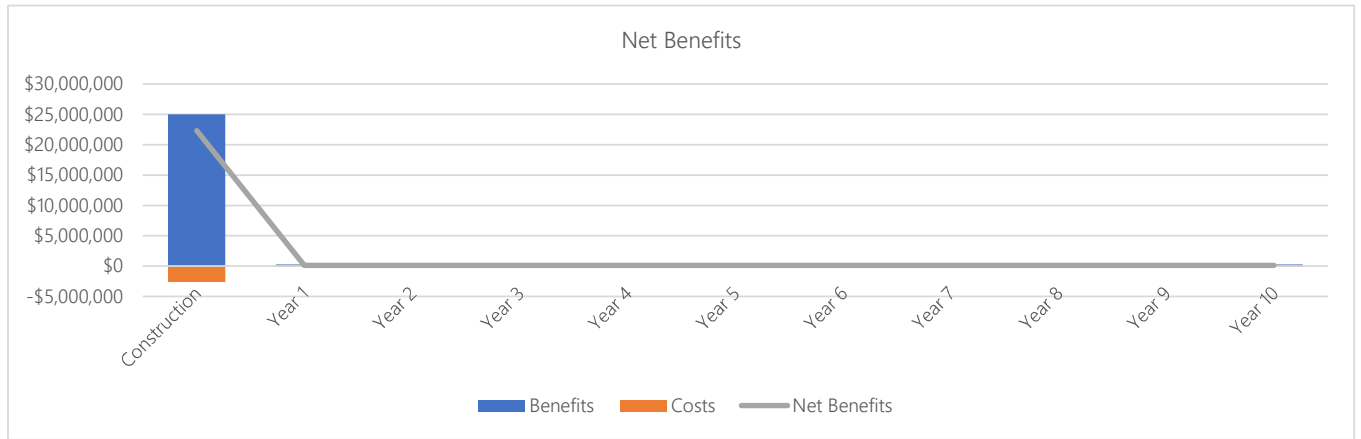
Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
 \$64,338,208

		Temporary (Construction)		
		Direct	Indirect	Total
Jobs		324	73	397
Earnings		\$19,835,610	\$3,763,633	\$23,599,243
Local Spend		\$51,470,566	\$12,811,997	\$64,282,563

		Ongoing (Operations)		
		Direct	Indirect	Total
Jobs		2	1	3
Earnings		\$2,507,732	\$1,232,324	\$3,740,056

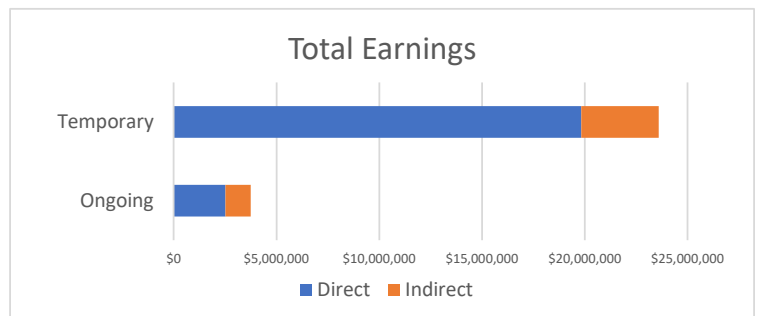
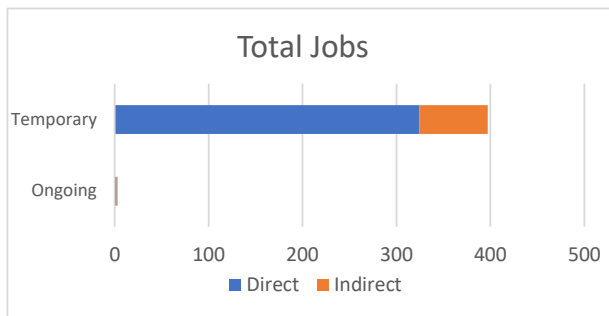
Figure 1



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

Figure 2

Figure 3



Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$2,200,707	\$1,889,191
Sales Tax Exemption	\$2,337,306	\$2,337,306
Local Sales Tax Exemption	\$1,168,653	\$1,168,653
State Sales Tax Exemption	\$1,168,653	\$1,168,653
Mortgage Recording Tax Exemption	\$315,562	\$315,562
Local Mortgage Recording Tax Exemption	\$105,187	\$105,187
State Mortgage Recording Tax Exemption	\$210,375	\$210,375
Total Costs	\$4,853,575	\$4,542,059

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$26,683,894	\$26,276,347
To Private Individuals	\$27,339,298	\$26,814,485
Temporary Payroll	\$23,599,243	\$23,599,243
Ongoing Payroll	\$3,740,056	\$3,215,242
Other Payments to Private Individuals	\$0	\$0
To the Public	(\$655,404)	(\$538,138)
Increase in Property Tax Revenue	(\$846,779)	(\$725,839)
Temporary Jobs - Sales Tax Revenue	\$165,195	\$165,195
Ongoing Jobs - Sales Tax Revenue	\$26,180	\$22,507
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$1,421,644	\$1,394,353
To the Public	\$1,421,644	\$1,394,353
Temporary Income Tax Revenue	\$1,061,966	\$1,061,966
Ongoing Income Tax Revenue	\$168,303	\$144,686
Temporary Jobs - Sales Tax Revenue	\$165,195	\$165,195
Ongoing Jobs - Sales Tax Revenue	\$26,180	\$22,507
Total Benefits to State & Region	\$28,105,538	\$27,670,701

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$26,276,347	\$3,163,032	8:1
State	\$1,394,353	\$1,379,028	1:1
Grand Total	\$27,670,701	\$4,542,059	6:1

*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