

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 <u>EconomicDevelopment@monroecounty.gov</u>. A **non-refundable** application fee of \$350.00 is required. Please see page 10 for additional information on costs and fees.

I. APPLICANT

Applicant Infor	mation	B.	Applicant's Le	egal Counsel	
Name:	Genesis Vision		Name:	TBD	
Address:	1260 Lyell Avenue		Firm:		
City/State/Zip:	Rochester NY 14606		Address:		
Tax ld No.:	20-3252152		City/State/Zip:		
Contact Name:	Patrick Ho		Telephone:		
Title:	President		Email:		
Telephone:	585-254-0022				
E-Mail:	patrick.ho@rochesteroptical.com				
350	plicant Company (must total 100%). If an L Name		similar, all memb	Corporate Title	
Owners of App		LC, LP or :			
350				Corporate Title	overela -
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II. PROJECT

A. Address of proposed project facility 920 Emerson Street	B. Proposed User(s)/Tenant(s) of the Facility If there are multiple Users/Tenants, please attach additional pages				
	Rochester NY 14606				
	Tax Map Parcel Number: 105.39-2-4.001	Are the user and owner related entities? Yes No Company Name:			
	City/Town/Village: Rochester	Address:			
	School District: Rochester	City/State/Zip:			
		Tax ID No:			
	Current Legal Owner of Property:	Contact Name:			
	His Land VI, LLC	Title:			
		Telephone:			
C.	Owners of User/Tenant Company (must total 100%)	Email:			
	If an LLC, LP or similar, all members/partners must be listed	% of facility to be occupied by user/tenant			
	Name % Corporate Title				
		D. Benefits Requested (Check all that apply)			
		✓ Sales Tax Exemption			
		✓ Mortgage Recording Tax Exemption			
_		Real Property Tax Abatement			
_		Industrial Revenue Bond Financing			
E. De	escription of project (check all that apply)				
] Ne	ew Construction				
✓ E	xisting Facility				
	Acquisition				
	Expansion				
	Renovation/Modernization				
√ A	cquisition of machinery/equipment				
	ther (specify)				
		,*,			

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

NAICS Code: 333314

Genesis Vision dba Rochester Optical Manufacturing Company (ROMCO) encompasses three segments, optical lens fabrication at 1260 Lyell, optical retail store at 1240 Lyell and optical frame manufacturing and lens warehouse in 880 Emerson. ROMCO was found in 1932. Current ownership started in 1991 with about ten employees. Company has grown steadily until COVID hit. Then in the midst of COVID in June 2021, the 1260 Lyell facility suffered a major flood caused by a broken water main. The whole building, about 23,000SF, was completely flooded with highest watermark reached over 18 inches. Business was shut down for almost a week. Between COVID and flood, some employees left and some were temporary sent home allowing temporary operation relocation and remediation The facility resume operations with limited operating equipment and work outsourced. Business suffered loss of revenue and customers. Since the flood management came to a decision the business has to be relocated to a new facility in order to resume the growth trajectory. This project involves the renovation of an existing building 920 Emerson with new electrical and HVAC infrastructure to facilitate the removal of the lens lab at 1260 Lyell. Our plan also include upgrading to accompose the project also include acquiring accomposite to the project also include acquiring the beaut 52.2 million new againment with labout technologies to facilitate future growth in groups, and amplement



II. PROJECT (cont'd)

F. Are other facilities or related companies located within New York State?	H.	Project Timeline Proposed Date of Acquisition:
√Yes □No		Proposed Commencement Date of Construction: 1/2022
Location: 1240 Lyell Avenue Retail Location.		Anticipated Completion Date: 5/2022
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? ✓ YesNo	l.	Contractor(s) We are the general contractor
Will the Project result in the abandonment of one or more plants or facilities of the Project occupant located within the state? Yes VNo 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: Current location suffered flood damage resulting in difficulties for the business to operate and to sustain past growth rates and to restore employment level therefore relocation to nearby location is necessary. G. Would the project be undertaken without financial assistance from the Agency? Yes No Please explain why financial assistance is necessary. The company has achieved annual revenue of about \$18 company suffered at one point over 60% reduction of revenue and re-gaining lost customers. The total project assets and earning capability of the revenue base. Howe at best based on operations data since the flood. We we with my management team and the strategic positions the commit to this huge investment using a combination of sincrease the success rate for the rebuilding of the busine and supports would be needed.	8 millio venue, of abo ever, v ere in a nat we	The company is still in the process of rebuilding but \$4.5 million is rather substantial comparing to the vithout this investment the company would languish a chicken and egg scenario. It is my confident level have earned through past years that I decided to ntial personal equity and banks support. In order to



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. **Local Tax Jurisdiction Sponsored PILOT** NO PROPERTY TAX ABATEMENT IS SOUGHT FOR THIS PROJECT



III.

IV. APPLICANT PROJECT COSTS

A.	rel	Estimate the costs necessary for the construction, acquisition, rehabilitation, improvement and/or equipment of the project by the APPLICANT.					
	В	Illding Construction or Renovation					
	a.	Materials	a.	\$ 200,000			
	а,	Materials	a.	\$			

h	Labor	Labor b.					
		٠.	\$ 300,000				
Sit	e Work						
C.	Materials	\$					
d.	Labor	d.	\$				
e.	Non-Manufactu	e.	\$ 600,000				
f.	Manufacturing	f.	\$				
g.	Furniture and F	g.	\$ 200,000				
h.	Land and/or Bu	llding Purchase	h.	\$			
í.	Soft Costs (Leg	al, Architect, Engineering)	i.	\$ 50,000			
Oth	ner (specify)	j	j.	\$			
		k	k.	\$			
		L	I.	\$			
		m	m,	\$			
	tal Project Cost ust equal Total		\$_1,350,000				

B.	Sources	of	Funds	for	Project	Costs:

a.	Tax-Exempt Industrial Revenue Bond	a,	\$
b.	Taxable Industrial Revenue Bond	b.	\$
c.	Bank Financing	d.	\$ 1,000,000
d.	Public Sources	e.	\$
	Identify each state and federal grant/cre	dit	
			\$
			\$
			\$
			\$
e.	Equity		\$ 350,000

e. Equity

TOTAL SOURCES
(must equal Total Project Costs)

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

\$ 1,350,000

Yes	No		
If yes, please Key Bank	specify bank, underw	riter, elc.	
	-		

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

Use additional sheets as necessary

	Со	mpany Name				
A.	Estimate the costs necessary for the construction, acquisition, rehabilitation, improvement, and/or equipping of the project by the user(s)/tenant(s) fro which a sales tax exemption is requested.					
	Es	timated Costs Elig	gible for Sales Tax E	хеп	nption Benefit	
	a.	Materials		a.	\$	
	b.	Labor		b.	s	
	c.	Non-Manufactur	ing Equipment	C.	\$	
	d.	Manufacturing E	quipment	d.	\$	
	d.	Furniture and Fig	xtures	d.	\$	
		Other (specify):	e	e.	\$	
			f	f.	s	
			g	g.	\$	
			h	h.	\$	
	To	tal Project Costs	1		s \$ 0	



VI. Valu Project	ue of Incentiv name:	es		Genesis Vis	sion			
A. IDA F	PILOT Benefits	s:						
	Land Assessr				Taxes on L	and	0	
			Renovation Costs					
Estimat	ed New Asses	ssed Value of Pr	oject Subject to IDA		0			
	County Tax I Local Tax Ra School Tax R	te* Tax Rate/\$1	1,000					
	Total Tax Ra		-	0.00				
PILOT	%	County PILOT	Local PILOT	School PILOT	Total PILOT	Full Tax Paymen		
Year	Abatement	Amount	Amount	Amount	Amount	w/o PIL		tion
						, -		
1	. 90%)	0	0	0	0	0	0
2	80%	,)	0	0	0	0	0	0
3			0	0	0	0	0	0
4			0	0	0	0	0	0
5			0	0	0	0	0	0
6			0	0	0	0	0	0
7			0	0	0	0	0	0
8			0	0	0	0	0	0
9 10			0 0	0	0 0	0 0	0	0
10	Total		0	0	0	0	0	0
	Total		U	O	O	U	O	U
* Local	Tax Rate for T	own/City/Village	e					
B. Sales	s Tax Exemption	on Benefit:						
		alue of Sales Tax	exemption:		80,	000		
		uration of Sales	•		6/30/2			
			·					
C. Mort	tgage Recordi	ng Tax Exemptio	on Benefit:					
	Estimated Va	alue of Mortgage	e Recording Tax exem	nption:	<u></u> \$7,	500		
D. Indu		e Bond Benefit				40		
	IRB inducem	ent amount, if r	equired:			\$0		
E. Perce	entage of Proje	ect Costs finance	ed from Public Sector	sources:				

Total Value of Incentives:

\$87,500.00

\$1,350,000.00

6.48%

Sources of Funds (Section IV.B.)

** All estimates are based on current tax rates.

VII. PROJECTED EMPLOYMENT

(PTE)

Total

Complete for each Applicant or User/Tenant

6

63.00

Company Name: Genesis Vision Inc.					
			User/Tenant:		
Applicant/Tenant	creating jobs must submit mos	st recent NY	S-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)	60	60	10	10
Pad Time				

63.00

2

11.00

2

11.00

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^{**} 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, Yales County, and Seneca County chosen at the Agency's discretion.

VIII. LOCAL LABOR

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

Company Name Genesis	Name Genesis Vision Inc.	
Company	Applicant: 🗸 and/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, Steuben, 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 45 days in advance of commencing work. 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.

Genesis Vison Inc.							
	(APPLICANT	COMPANY)		et and the	(TENANT COMPANY)		
X	ulusp	Preside	nt 11/23/2	0>			
Signa	ture	, Title	Date	Signature	, Title	Date	



IX. FEES

Transaction Type	Fees
Lease/Leaseback including any/all of the following:	Application Fee; Non-refundable \$350.00
1. PILOT Agreement	IDA Fee: 0.75% of the total project cost
2. Sales and Tax Exemption	Legal Fee: 0.33% of the IDA fee. Minimum fee of \$4,000.
3. Mortgage Tax Exemption	
Sales Tax Exemption* and/or	Application Fee: Non-refundable \$350.00
Mortgage Recording Tax Exemption	IDA Fee: 0.50% of the total project cost
	Legal Fee: 0.33% of the IDA fee, Minimum fee of \$750
Bond: Taxable or Tax-Exempt with Lease/Leaseback	Application fee; Non-refundable \$350
Including any/all of the following:	IDA Fee: 1.25% of the total project cost
PILOT Agreement	Legal Fee: 0.33% of IDA fee
2. Sales Tax Exemption	Designated Bond Counsel fee is based on the complexity and amount
3. Mortgage Tax Exemption	of the transaction
Bond: Taxable or Tax-Exempt	Application fee: Non-refundable \$350
· ·	IDA Fee: 1.00% of the total project cost
	Legal fee: 0.33% 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.

Genesis Vis	ion inc.				
(APPLICA	NT COMPANY)			(TENANT COMPANY)	
lemito	Presiden	it 11/23/2	02/		
Signature	, Title	Date	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. 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. <u>Compliance with Applicable Laws:</u> 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. <u>False and Misleading Information:</u> 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. 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.
- H. 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 altorneys' 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 COME Genesis V			TENANT COM	PANY	
Junisto	President	11/23/2021			
Signature	. Title	Date	Signature	, Title	Date



Genesis Vision dba Rochester Optical Manufacturing Company (ROMCO) encompasses three segments, optical lens fabrication at 1260 Lyell, optical retail store at 1240 Lyell and optical frame manufacturing and lens warehouse in 880 Emerson. ROMCO was found in 1932. Current ownership started in 1991 with about ten employees. Company has grown steadily until COVID hit. Then in the midst of COVID in June 2021, the 1260 Lyell facility suffered a major flood caused by a broken water main. The whole building, about 23,000SF, was completely flooded with highest watermark reached over 18 inches. Business was shut down for almost a week. Between COVID and flood, some employees left and some were temporary sent home allowing temporary operation relocation and remediation The facility resume operations with limited operating equipment and work outsourced. Business suffered loss of revenue and customers. Since the flood management came to a decision the business has to be relocated to a new facility in order to resume the growth trajectory. This project involves the renovation of an existing building 920 Emerson with new electrical and HVAC infrastructure to facilitate the removal of the lens lab at 1260 Lyell. Our plan also include upgrading to accommodate high technology equipment and to bring high paying jobs to this area. The project also include acquiring about \$3.2 million new equipment with latest technologies to facilitate future growth in revenue and employment. Infrastructure build out amounts to about \$900,000. Together with renovations, new furniture and fixtures and employee training total project cost is estimated to reach about \$4.5 million. Management has also decided to incorporate the extensive use of clean, green and renewable energy into this project. Major investment include the use of high efficiency heat pump HVAC, installation of electric vehicle chargers and deployment of battery electric vehicles. This project would include purchasing Four Ford F-150 electric trucks to replace the diesel truck and gasoline vehicles. Total electrical vehicle purchases is estimated to be about \$200,000.

Cost-Benefit Analysis for Genesis Vision

Prepared by COMIDA using InformAnalytics

Executive Summary

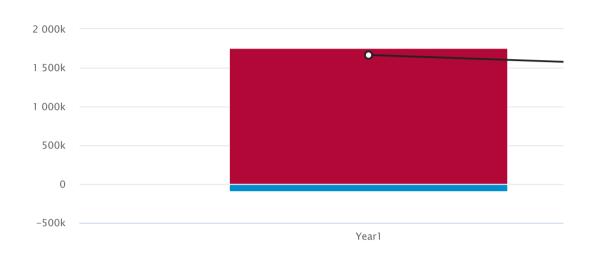
Total Net Benefits: \$3,066,000

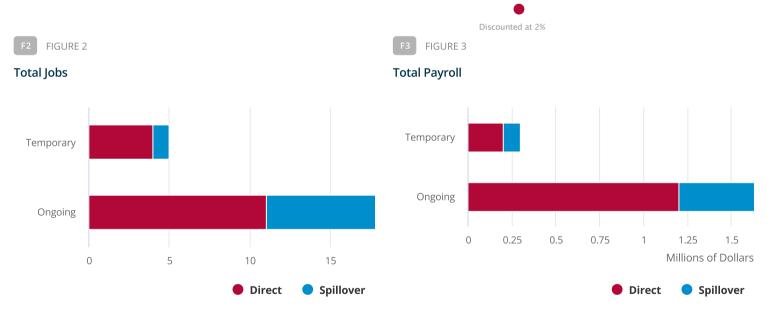
INVESTOR TOTAL JOBS TOTAL INVESTED LOCATION TIMELINE

Genesis Vision 25 Ongoing; \$1.4 Million 920 Enerson Street, rochester, NY 14606

F1 FIGURE 1

Discounted* Net Benefits for Genesis Vision by Year





Proposed Investment

Genesis Vision proposes to invest \$1.4 million at 920 Enerson Street, rochester, NY 14606 over 2 years. COMIDA staff summarize the proposed with the following: Relocation to a new facility

T1 TABLE 1

Proposed Investments

Description	Amount
CONSTRUCTION SPENDING	
ST	\$500,000
OTHER SPENDING	
Non manufacturing equip	\$600,000
FF&E	\$200,000
Soft Costs	\$50,000
Total Investments	\$1,350,000
Discounted Total (2%)	\$1,350,000

F4 FIGURE 4

Location of Investment



May not sum to total due to rounding.

Cost-Benefit Analysis

A cost-benefit analysis of this proposed investment was conducted using InformAnalytics, an economic impact model developed by CGR. The report estimates the impact that a potential project will have on the local economy based on information provided by COMIDA. The report calculates the costs and benefits for specified local taxing districts over the first 2 years, with future returns discounted at a 2% rate.



TABLE 2

Estimated Costs or Incentives

COMIDA is considering the following incentive package for Genesis Vision.

Description	Nominal Value	Discounted Value*
Sales Tax Exemption	\$80,000	\$80,000
Mortgage Recording Tax Exemption	\$8,000	\$8,000
Total Costs	\$88,000	\$88,000

May not sum to total due to rounding.

^{*} Discounted at 2%

State & Regional Impact (Life of Project)

The following table estimates the total benefits from the project over its lifetime.

Description	Direct	Spillover	Total
REGIONAL BENEFITS	\$1,443,000	\$1,530,000	\$2,973,000
To Private Individuals	\$1,394,000	\$1,511,000	\$2,906,000
Temporary Payroll	\$184,000	\$58,000	\$243,000
Ongoing Payroll	\$1,210,000	\$1,453,000	\$2,663,000
To the Public	\$49,000	\$19,000	\$68,000
Temporary Sales Tax Revenue	\$2,000	\$726	\$3,000
Ongoing Sales Tax Revenue	\$15,000	\$18,000	\$33,000
Purchases Sales Tax Revenue	\$31,000	N/A	\$31,000
TATE BENEFITS	\$116,000	\$92,000	\$208,000
To the Public	\$116,000	\$92,000	\$208,000
Temporary Income Tax Revenue	\$8,000	\$3,000	\$11,000
Ongoing Income Tax Revenue	\$58,000	\$70,000	\$128,000
Temporary Sales Tax Revenue	\$2,000	\$739	\$3,000
Ongoing Sales Tax Revenue	\$15,000	\$18,000	\$34,000
Purchases Sales Tax Revenue	\$32,000	N/A	\$32,000
otal Benefits to State & Region	\$1,559,000	\$1,622,000	\$3,181,000
Discounted Total Benefits (2%)	\$1,546,000	\$1,607,000	\$3,153,000

May not sum to total due to rounding.



Benefit to Cost Ratio

The following benefit to cost ratios were calculated using the discounted totals.

Description	Benefit*	Cost*	Ratio
Region	\$2,947,000	\$45,000	66:1
State	\$207,000	\$43,000	5:1
Grand Total	\$3,153,000	\$88,000	36:1

May not sum to total due to rounding.

* Discounted at 2%

CGR has exercised reasonable professional care and diligence in the production and design of the InformAnalytics™ tool. However, the data used is provided by users. InformAnalytics does not independently verify, validate or audit the data supplied by users. CGR makes no representations or warranties with respect to the accuracy of the data supplied by users.