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: Jay's Acquisitions II LLC
Address: 550 Latona Road Building E
City/State/Zip: Rochester, NY 14618
Tax Id No.: [redacted]
Contact Name: Angelo Ingrassia
Title: Manager
Telephone: [redacted]
E-Mail: [redacted]

B. Applicant's Legal Counsel

Name: TBD
Firm:
Address:
City/State/Zip:
Telephone:
Email:

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

Name	%	Corporate Title
MCODE LLC	99 %	Member
MERI L.P.	1 %	Member
	%	
	%	
	%	
	%	
	%	
	%	
	%	
	%	
	%	

II. PROJECT

A. Address of proposed project facility

Address: 20-30 East Avenue

Tax Map Parcel Number: 121.24-2-50, 106.80-2-3

City/Town/Village: City of Rochester

School District: Rochester City SD

Zip: 14604

Current Legal Owner of Property:

Jay's Acquisitions II LLC

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 (SEE ATTACHMENT)

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

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

Company Name: Colgate Rochester Crozer Divinity School

Address: 320 N. Goodman Street, Suite 207

City/State/Zip: Rochester, NY 14607

Tax ID No: _____

Contact Name: Paula B. Blue

Title: Vice President

Telephone: [redacted]

Email: _____

% of facility to be occupied by user/tenant apprx. 30%

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

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

Name	%	Corporate Title
N/A	%	
	%	
	%	
	%	

F. Project Timeline

Proposed Date of Acquisition: Oct 25 2022

Proposed Commencement Date of Construction: July 2023

Anticipated Completion Date: 18 Months after

G. Contractor(s)

TBD

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II. PROJECT (cont'd)

H. Would the project be undertaken without financial assistance from the Agency? ☐Yes ☑ No

Please explain why financial assistance is necessary.

The project involves the planning, design, reconstruction and renovation of an existing building (otherwise known as the "Triangle Building") into: (A) 1 commercial space that will provide below-market-rate commercial rent for use by Cogate Rochester Crozer Divinity School ("CRCDS") and (B) 36 residential units that will be marketed to students of the Eastman School of Music (the "School"). This financial assistance is necessary for the following reasons:
1) the PILOT will ensure that commercial rents remain affordable to assist with the continued operation of CRCDS; and
2) the PILOT makes the operating budget predictable, thereby ensuring continued affordability for the students of the School

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

☐Yes ☑ No

Location:

_____

_____

Will the Project result in the removal of an industrial or manufacturing plant of the Project occupant from one area of the state to another area of the state? ☐Yes ☑ No

Will the Project result in the abandonment of one or more plants or facilities of the Project occupant located within the state?
☐Yes ☑ No

If Yes to either question, explain how 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:

_____

_____

_____

_____

J. State Environmental Quality Review (SEQR) Act Compliance

COMIDA, in granting assistance to the Applicant, is required to comply with the New York State Environmental Quality Review Act (SEQR).

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

II.PROJECT (cont'd)

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

NAICS Code: 531110

Jay's Acquisitions II LLC is proposing the redevelopment and renovation of a building formally occupied by NYS Department of Health (vacated in January 2023) and commonly known as the "Triangle Building". The Triangle Building will be rehabilitated into a student-friendly, mixed-use asset that provides new affordable opportunities for both the residential and commercial downtown tenants. This project has received a $3,000,000 award through the Restore NY program, a substantial investment that makes this project feasible.

The project will involve the planning, design, reconstruction and renovation of the existing building into a multi-tenanted mixed-use facility with ground-floor commercial space (basement and 1st floor of the building) and new residential space above (floors 2-5). The commercial space will be occupied by Colgate Rochester Crozer Divinity School at below-market-rate (approx. $1.50/sq. ft.) to assist with the continued operation and success of CRCDS (approximately 10,700 sq. ft.).

The new residential space will contain approximately 36 residential apartments, comprising approximately 35,000 total square feet including shared common areas. The residential space will be comprised of approximately eight (8) studio apartments (approximately 3,700 sq. ft.), twenty (20) one bedroom apartments (approximately 11,000 sq. ft.), and eight (8) two bedroom apartments (approximately 6,000 sq. ft.). The rents for the aforementioned residential units will range from $785-$1,100/mo.

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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 1_____.

☐ 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

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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. $	2,885,575
b. Labor	b. $	2,885,575

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. $	3,455,751
Other (specify) j. Arch./Eng.	j. $	450,000
k. Contingency	k. $	1,154,230
l. Other	l. $	1,851,521
m.	m. $	
Total Project Costs (must equal Total Sources)	$	9,226,901

B. Sources of Funds for Project Costs:

a. Tax-Exempt Industrial Revenue Bond	a. $	
b. Taxable Industrial Revenue Bond	b. $	
c. Bank Financing	c. $	4,326,050
d. Public Sources	d. $	
Identify each state and federal grant/credit		
Restore NY	$	3,000,000
	$	
	$	
	$	
e. Equity	$	1,900,851
TOTAL SOURCES (must equal Total Project Costs)	$	9,226,901

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

☑ Yes ☐ No

If yes, please specify bank, underwriter, etc.

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 _____

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

Estimated Costs Eligible for Sales Tax Exemption Benefit

a. Materials	a. $	
b. Labor	b. $	
c. Non-Manufacturing Equipment	c. $	
d. Manufacturing Equipment	d. $	
e. Furniture and Fixtures	e. $	
Other (specify): f.	f. $	
g.	g. $	
h.	h. $	
i.	i. $	
Total Project Costs	$	

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Value of Incentives
Jay's Acquisitions II, LLC - PILOT

A. IDA PILOT Benefits:	
Current Assessment	$565,500
Value of New Construction & Renovation Costs	$865,672
Estimated New Assessed Value Subject to IDA	$1,431,172
Current Taxes	$25,086
Current Taxes Escalator	2%
PILOT Terms - Years	14
County Tax rate/$1,000	8.29000
Local Tax Rate* Tax Rate/$1,000	0.00000
School Tax Rate /$1,000	36.07000
Total Tax Rate	44.36000
B. Sales Tax Exemption Benefit:	
Estimated value of Sales Tax exemption:	$69,253
Estimated duration of ST exemption:	12/31/2024
C. Mortgage Recording Tax Exemption (MRTE) Benefit:	
Estimated Value of MRTE:	$9,733
D. Industrial Revenue Bond Benefit	
IRB inducement amount:	$0
E. Percentage of Project Costs financed from Public Sector sources:	
Total Value of Incentives:	$261,338
Project Construction Costs:	$2,768,070
	9.44%

PILOT Schedule

PILOT Year	% Abatement	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT Amount	Full Tax Payment w/o PILOT***	Net Exemption**
	Total	$44,502	$0	$193,629	$238,130	$420,483	$182,352
1	90%	$718	$0	$3,122	$3,840	$38,401	$34,561
2	80%	$1,464	$0	$6,370	$7,834	$39,169	$31,335
3	70%	$2,240	$0	$9,746	$11,986	$39,953	$27,967
4	60%	$3,046	$0	$13,254	$16,301	$40,752	$24,451
5	50%	$3,884	$0	$16,899	$20,783	$41,567	$20,783
6	40%	$4,754	$0	$20,685	$25,439	$42,398	$16,959
7	30%	$5,657	$0	$24,615	$30,272	$43,246	$12,974
8	20%	$6,595	$0	$28,694	$35,289	$44,111	$8,822
9	10%	$7,567	$0	$32,926	$40,494	$44,993	$4,499
10	0%	$8,576	$0	$37,317	$45,893	$45,893	$0

Residential Portion

VI. Value of Incentives

Project name: Jay's Acquisitions II LLC

A. IDA PILOT Benefits:

Current Assessment	1,319,500
Dollar Value of New Construction & Renovation Costs	2,019,902
Estimated New Assessed Value of Project Subject to IDA	3,339,402

County Tax rate/$1,000	8.29
Local Tax Rate* Tax Rate/$1,000	
School Tax Rate /$1,000	36.07
Total Tax Rate	44.36

PILOT Year	Gross Rent	Utilities	Net rent before vac	PILOT %	Total Before Benefit	Total PILOT Payment After
1	620,927	14,400	606,527	10%	148,135.87	60,652.70
2	633,346	14,832	618,514	10%	151,098.59	61,851.35
3	646,012	15,277	630,735	10%	154,120.56	63,073.55
4	658,933	15,735	643,197	10%	157,202.97	64,319.74
5	672,111	16,207	655,904	10%	160,347.03	65,590.40
6	685,554	16,694	668,860	10%	163,553.97	66,886.00
7	699,265	17,194	682,070	10%	166,825.05	68,207.03
8	713,250	17,710	695,540	10%	170,161.55	69,553.98
9	727,515	18,241	709,273	10%	173,564.78	70,927.35
10	742,065	18,789	723,277	10%	177,036.08	72,327.65
11	756,907	19,352	737,554	10%	180,576.80	73,755.42
12	772,045	19,933	752,112	10%	184,188.34	75,211.17
13	787,486	20,531	766,955	10%	187,872.11	76,695.46
14	803,235	21,147	782,088	10%	191,629.55	78,208.84
					2,366,313.27	967,260.64

B. Sales Tax Exemption Benefit:

Estimated value of Sales Tax exemption for faculty construction: $161,592

Estimated duration of Sales Tax exemption: 12/31/2024

C. Mortgage Recording Tax Exemption Benefit:

Estimated Value of Mortgage Recording Tax exemption: $22,711

D. Industrial Revenue Bond Benefit

IRB inducement amount, if required:

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

Total Value of Incentives:	1,583,356	13.64%
Sources of Funds (Section IV.B.)	11,611,849	

** All estimates are based on current tax rates.

VII. PROJECTED EMPLOYMENT

Complete for each Applicant or User/Tenant

Company Name: Colgate Rochester Crozer Divinity School

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)	17	**17**	1	1
Part Time (PTE)	1	**1**	0	0
Total	18	18	1	1

** 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 Jay's Acquisitions II LLC

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.

Initial

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.***

Initial

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.

Initial

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.

Initial

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.

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Initial

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.

Initial

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.

Jay's Acquisitions II LLC

(APPLICANT COMPANY)

Manager 06/22/23

Signature , Title Date

(TENANT COMPANY)

Signature , Title Date

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IX. FEES

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

Jay's Acquisitions II LLC

(APPLICANT COMPANY)

Manager 6/22/23

Signature , Title Date

(TENANT COMPANY)

Signature , Title Date

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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. Compliance with Applicable Laws: The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.

E. False and Misleading Information: The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.

F. Recapture: Should the Applicant not expend as projected or hire as presented, the Agency may view such information/status as failing to meet the established standards of economic performance. In such events, some or all of the benefits taken by the Applicant will be subject to recapture.

G. 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 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**
Jay's Acquisitions II LLC	
Manager 06/22/23	
Signature , Title Date	Signature , Title Date

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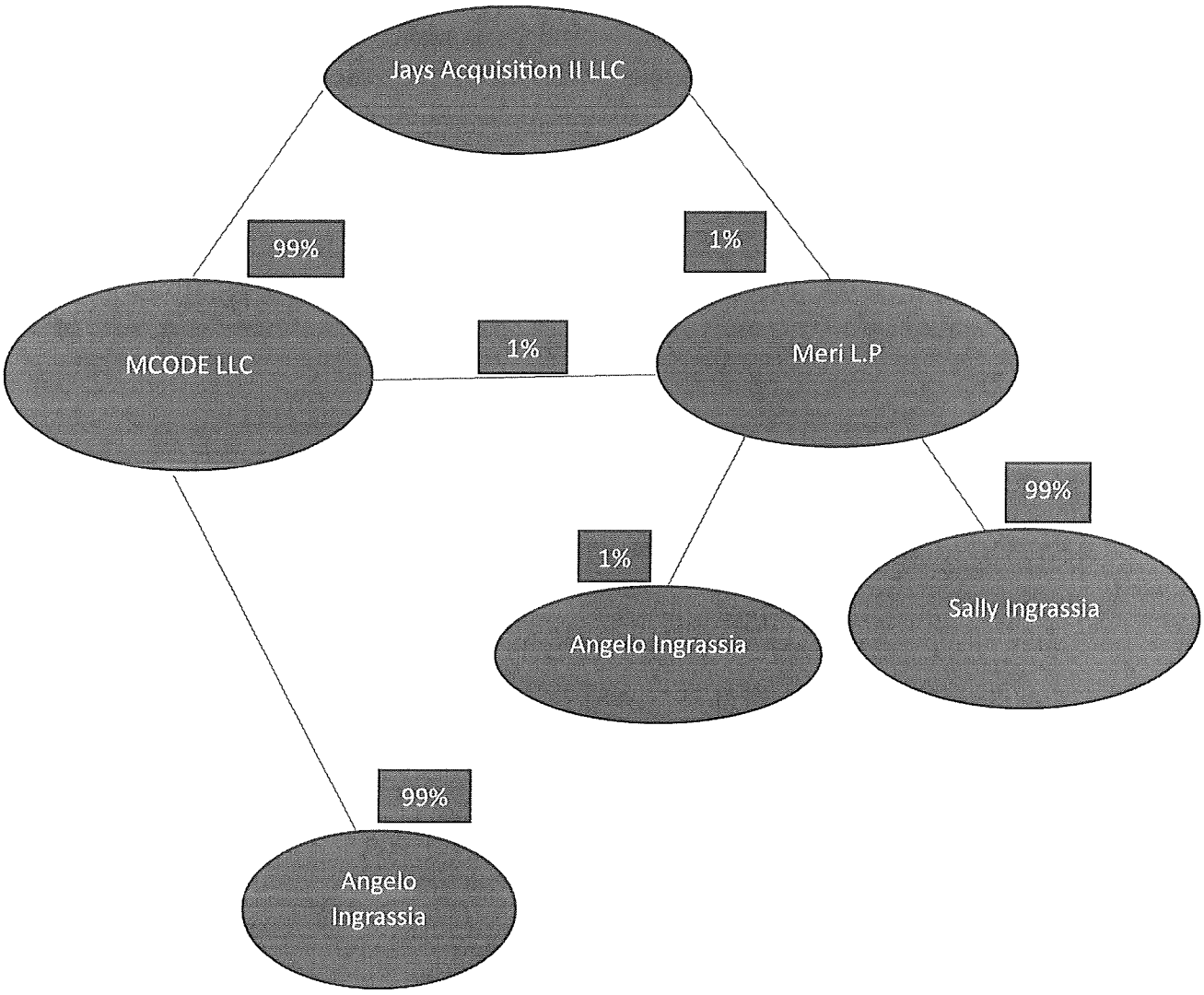

Jays Acquisition II LLC
99%
1%
MCODE LLC
1%
Meri L.P
99%
1%
Angelo Ingrassia
Sally Ingrassia
99%
Angelo
Ingrassia

Monroe County Industrial Development Agency
MRB Cost Benefit Calculator

MRB group
Cost-Benefit Analysis Tool powered by MRB Group

Date	July 18, 2023
Project Title	Jay's Acquisitions II, LLC - PILOT
Project Location	20-30 East Ave, Rochester, NY 14604

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment

$2,768,070

Temporary (Construction)

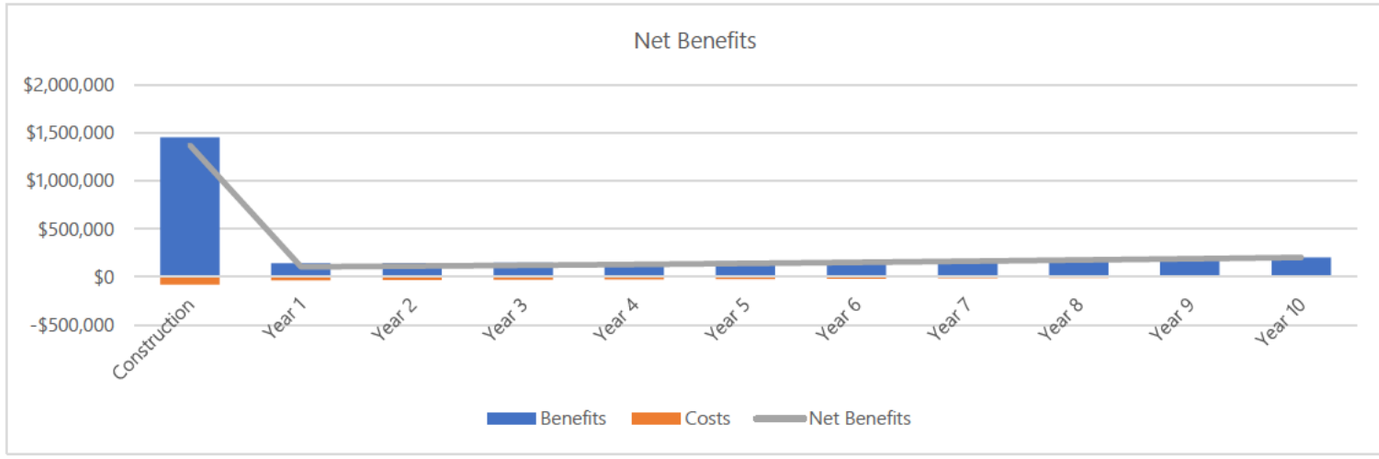
	Direct	Indirect	Total
Jobs	9	8	17
Earnings	$927,012	$443,570	$1,370,582
Local Spend	$2,214,456	$1,317,961	$3,532,417

Ongoing (Operations)

Aggregate over life of the PILOT

	Direct	Indirect	Total
Jobs	1	1	2
Earnings	$924,725	$1,035,782	$1,960,508

Figure 1



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

Figure 2

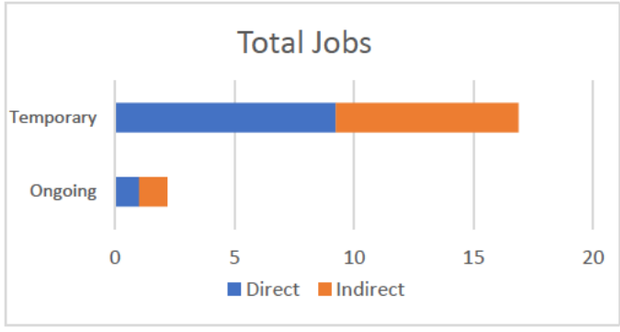
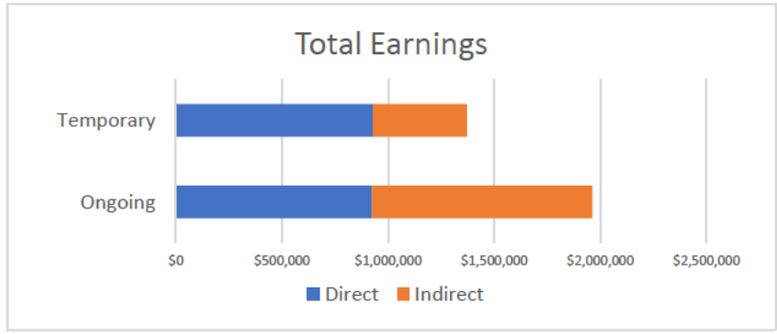


Figure 3



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

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Fiscal Impacts

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Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	$182,352	$169,417
Sales Tax Exemption	$69,253	$69,253
Local Sales Tax Exemption	*$34,627*	*$34,627*
State Sales Tax Exemption	*$34,627*	*$34,627*
Mortgage Recording Tax Exemption	$9,733	$9,733
Local Mortgage Recording Tax Exemption	*$3,244*	*$3,244*
State Mortgage Recording Tax Exemption	*$6,489*	*$6,489*
Total Costs	**$261,338**	**$248,403**

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	**$3,785,474**	**$3,435,037**
To Private Individuals	$3,331,090	$3,055,987
Temporary Payroll	*$1,370,582*	*$1,370,582*
Ongoing Payroll	*$1,960,508*	*$1,685,404*
Other Payments to Private Individuals	*$0*	*$0*
To the Public	$454,384	$379,050
Increase in Property Tax Revenue	*$431,066*	*$357,658*
Temporary Jobs - Sales Tax Revenue	*$9,594*	*$9,594*
Ongoing Jobs - Sales Tax Revenue	*$13,724*	*$11,798*
Other Local Municipal Revenue	*$0*	*$0*
State Benefits	**$173,217**	**$158,911**
To the Public	$173,217	$158,911
Temporary Income Tax Revenue	*$61,676*	*$61,676*
Ongoing Income Tax Revenue	*$88,223*	*$75,843*
Temporary Jobs - Sales Tax Revenue	*$9,594*	*$9,594*
Ongoing Jobs - Sales Tax Revenue	*$13,724*	*$11,798*
Total Benefits to State & Region	**$3,958,690**	**$3,593,948**

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	$3,435,037	$207,288	17:1
State	$158,911	$41,115	4:1
Grand Total	**$3,593,948**	**$248,403**	**14:1**

*Discounted at 2%

Additional Comments from IDA

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

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Monroe County Industrial Development Agency
MRB Cost Benefit Calculator

MRB group
Cost-Benefit Analysis Tool powered by MRB Group

Date	July 18, 2023
Project Title	Jay's Acquisitions II LLC - Shelter Rents
Project Location	20-30 East Ave, Rochester, NY 14604

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment

$6,458,830

Temporary (Construction)

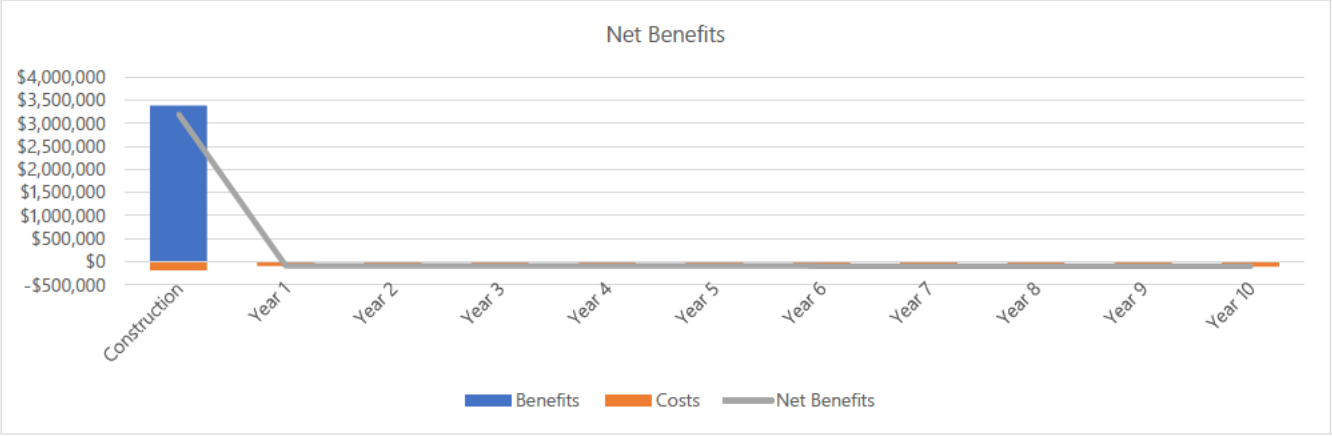
	Direct	Indirect	Total
Jobs	22	18	39
Earnings	$2,163,029	$1,034,996	$3,198,025
Local Spend	$5,167,064	$3,075,242	$8,242,306

Ongoing (Operations)

Aggregate over life of the PILOT

	Direct	Indirect	Total
Jobs	0	0	0
Earnings	$0	$0	$0

Figure 1



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

Figure 2

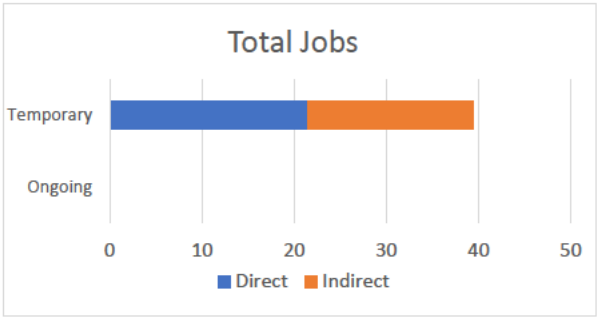
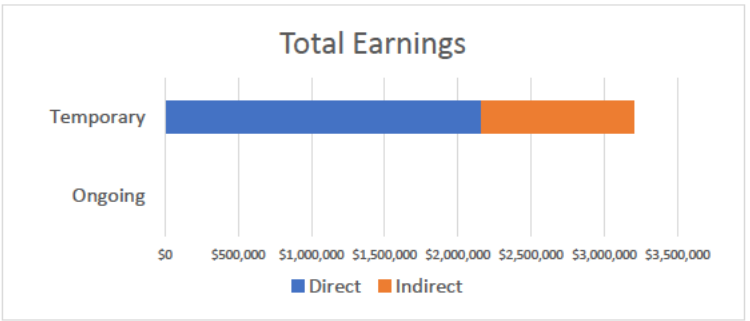


Figure 3



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

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Fiscal Impacts

MRB group
Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	$1,399,053	$1,202,060
Sales Tax Exemption	$161,592	$161,592
Local Sales Tax Exemption	*$80,796*	*$80,796*
State Sales Tax Exemption	*$80,796*	*$80,796*
Mortgage Recording Tax Exemption	$22,711	$22,711
Local Mortgage Recording Tax Exemption	*$7,570*	*$7,570*
State Mortgage Recording Tax Exemption	*$15,141*	*$15,141*
Total Costs	**$1,583,356**	**$1,386,363**

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	**$3,357,471**	**$3,334,148**
To Private Individuals	$3,198,025	$3,198,025
Temporary Payroll	*$3,198,025*	*$3,198,025*
Ongoing Payroll	*$0*	*$0*
Other Payments to Private Individuals	*$0*	*$0*
To the Public	$159,446	$136,123
Increase in Property Tax Revenue	*$137,060*	*$113,737*
Temporary Jobs - Sales Tax Revenue	*$22,386*	*$22,386*
Ongoing Jobs - Sales Tax Revenue	*$0*	*$0*
Other Local Municipal Revenue	*$0*	*$0*
State Benefits	**$166,297**	**$166,297**
To the Public	$166,297	$166,297
Temporary Income Tax Revenue	*$143,911*	*$143,911*
Ongoing Income Tax Revenue	*$0*	*$0*
Temporary Jobs - Sales Tax Revenue	*$22,386*	*$22,386*
Ongoing Jobs - Sales Tax Revenue	*$0*	*$0*
Total Benefits to State & Region	**$3,523,768**	**$3,500,446**

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	$3,334,148	$1,290,426	3:1
State	$166,297	$95,937	2:1
Grand Total	**$3,500,446**	**$1,386,363**	**3:1**

*Discounted at 2%

Additional Comments from IDA

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

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