

APPLICATION FOR ASSISTANCE

Each applicant seeking assistance must complete this application and provide required supplemental form/documentation. A non-refundable application fee of \$350.00 must be included with this application. Make check payable to COMIDA. Please see page 10 for additional information on costs and fees.

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.growmonroe.org.

APPLICA	<u>NT</u>	II.	<u>PROJECT</u>				
Name	Magna Real Property AcquisitionCo	A.	Address of proposed project facility				
Address	55 Vanguard Parkway		55 Vanguard Parkway				
City/State/Zip	Rochester, NY 14606		Rochester, NY 14606				
Tax ID No.	83-2411888		Tax Map Parcel Number 104.43-1-32.005				
Contact Name	Chad Carta		City/Town/Village Rochester				
Title	President		School District Rochester				
Telephone	(203) 980-3216		Current Legal Owner of Property				
E-Mail	ccarta@xlionline.com	•	Magna Real Property AcquisitionCo, LLC				
Owners of 20%	6 or more of Applicant Company	В.	Proposed User(s)/Tenant(s) of the Facility				
Name % Corporate Title			If there are multiple Users/Tenants, please attach additional page Company Name XLI Manufacturing, LLC				
Chad Carta 100 President							
			Address 55 Vanguard Parkway				
			City/State/Zip Rochester, NY 14606				
			Tax ID No. 83-2389660				
Applicant's Le	gal Counsel		Contact Name Chad Carta				
Name	Christine O'Connor		Title President				
Firm	Harter Secrest & Emery, LLP		Telephone (203) 980-3216				
Address	1600 Bausch & Lomb Place		E-Mail ccarta@xlionline.com				
City/State/Zip	Rochester, NY 14604		% of facility to be occupied by company 80%				
Telephone	(585) 231-1337	C.	Owners of 20% or more of User/Tenant Company				
Fax	(585) 232-3152		Name % Corporate Titl				
Email			Chad B Carta 100 President				
		D.	Benefits Requested (Check all that apply)				
			✓ Sales Tax Exemption				
			☐ Industrial Revenue Bond Financing				
			Mortgage Recording Tax Exemption				

Description of project (check all that apply)
□ New Construction
✓ Existing Facility
□ Acquisition
⊄ Expansion
□ Renovation/Modernization
□ Acquisition of machinery/equipment
□ Other (specify)
RAL DESCRIPTION OF THE PROJECT AND BACKGROUND ON USER(S) OF THE FACILITY ned additional sheets as necessary)
Currently, the building is owned by Magna Real Property AcquisitionCo, LLC, and leased by XLI Manufacturing, LLC.
This project is the expansion of the existing facility from 32,000 square feet to 63,000 square feet. The majority of the 31,000 additional square feet will be used by XLI Manufacturing.
The expanded facility will be able to accommodate more than 80 employees compared with the approximate 45 we currently employ.
POST PROJECT:
Golf Products Wire EDM, the sister company to XLI Manufacturing, based in Spencerport, NY will be moved into the new facility. Solar Raceway, another sister company, currently without any employees, will also have an area within the addition.
This expansion will allow for growth of each of the three companies above. We would expect to hire additional employees within each of the three companies.

II.	PROJECT (cont'd)	Н.	PROJECT TIMELINE			
			Proposed Date of Acquisition			
F.	Are other facilities or related companies located within New York					
	State?		Proposed Commencement Date of Construction			
	√ △Yes □ No		11/18/2020 Anticipated Completion Date			
	Location:		05/01/2021			
	Golf Products Wire EDM, LLC is located at					
	5570 W Ridge Road, Spencerport, NY 14559	l.	Contractor(s) Building Innovation Group			
	he Project result in the removal of an industrial or manufacturing plant of roject occupant from one area of the state to another area of the state?		Building Ilmovation Group			
	□Yes ✓ No	J.	State Environmental Quality Review (SEQR) Act Compliance			
	ne Project result in the abandonment of one or more plants or facilities of roject occupant located within the state?		COMIDA, in granting assistance to the Applicant, is required to comply with the New York State Environmental Quality Review Act (SEQR). This is applicable to projects that require the state or local municipality to			
	□Yes ✓ No		issue a discretionary permit, license or other type of Approval for that project.			
closin	s to either question, explain how, notwithstanding the aforementioned g or activity reduction, the Agency's Financial Assistance is required to nt the Project from relocating out of the State, or is reasonably necessary		Does the proposed project require discretionary permit, license or other type of approval by the state or local municipality?			
to pr	eserve the Project occupant's competitive position in its respective		✓ YES – Include a copy of any SEQR documents related to this			
indus	uy :		Project including Environmental Assessment Form, Final Determination, Local Municipality Negative Declaration, etc.			
			□ NO			
	The second secon					
G.	Please confirm by checking the box, below, if there is likelihood that the Project would not be undertaken but for the Financial Assistance provided by the Agency?					
	√Z)Yes □ No					
Agen the P	Project could be undertaken without Financial Assistance provided by the cy, then provide a statement in the space provided below indicating why roject should be undertaken with the Financial Assistance to be provided Agency**:					
•	XLI's expansion is critical to the growth efforts					
	of the company and will allow for continued					
	growth over several years. Partnership with the					
	City of Rochester, RG&E and Monroe County is					
	paramount to continued success.					
	<u> </u>					
	<u> </u>					
	**To be completed with Agency assistance,					
	To be completed with Agency assistance,					

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

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١	Ono.	
		JOBSPLUS

Req	uirements:
•	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 5
	LEASEPLUS
Req	uirements:
•	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
Req	uirements:
•	A minimum \$15 million investment in new plant, machiner and equipment or renovation of existing building(s) AND
•	A minimum of 100 new jobs from new companies locating in Monroe County, or existing companies expanding operations here.
	GREEN JOBSPLUS
Req	uirements:
•	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 ______.

for student housing or affordable housing projects.

Local Tax Jurisdiction Sponsored PILOT

☐ NO PROPERTY TAX ABATEMENT IS SOUGHT FOR THIS PROJECT

☐ SHELTER RENTS

IV. APPLICANT PROJECT COSTS

A. Estimate the costs necessary for the construction, acquisition, rehabilitation, improvement and/or equipping of the project by the APPLICANT. IV. COMPLETE FOR EACH USER/TENANT THAT **Building Construction or Renovation** IS SEEKING SALES TAX EXEMPTION 892,402 MATERIALS USER(S)/TENANT(S) PROJECT COSTS 710,296 LABOR b. Use additional sheets as necessary Company Name XLI Manufacturing, LLC Site Work 305,202 MATERIALS Estimate the costs necessary for the construction, acquisition, 288,589 rehabilitation, improvement and/or equipping of the project by the LABOR d. user(s)/tenant(s) for which a sales tax exemption is requested. Non-Manufacturing Equipment Estimated Costs Eligible for Sales Tax Exemption Benefit 100,000 **Furniture and Fixtures** f. **MATERIALS** LAND and/or BUILDING Purchase LABOR Manufacturing Equipment h. Non-Manufacturing Equipment 128,750 Soft Costs (Legal, Architect, Engineering) 30,000 Furniture and Fixtures **Employ Ent** 62,000 Other (specify) Other (specify) 25,000 RG&E k. \$ I. \$_ g., \$_ 2,512,239 **Total Project Costs** 30,000 Total Sources of Funds for Project Costs: Tax-Exempt Industrial Revenue Bond A non-refundable fee of 1/2% on TOTAL(e) above is due and payable Taxable Industrial Revenue Bond upon issuance of a Sales Tax Letter to User(s)/Tenant(s) b. Tax-Exempt Civic Facility Bond 2,000,000 XLI Manufacturing, LLC d. Bank Financing User/Tenant Company **Public Sources** Identify each state and 10/20/20 President federal grant/credit , Title For Office Use Only **Total Assessment Value** 512,239 f. Equity Land Building 2,512,239 **TOTAL SOURCES** Applicant 2602-Has the applicant made any arrangements for the financing of this C. project? User/Tenant 2602-**√**2Yes ☐ No RM If so, please specify bank, underwriter, etc. Genesee Regional Bank **Denis Jeffries**

VI. Value of Incentives	VI. Value of	Incentives	
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Project name: Howitt-Paul Road, LLC

Δ	IDΔ	ΡII	OT	Ren	efits
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Current Land Assessment Taxes on Land 0

Dollar Value of New Construction & Renovation Costs
Estimated New Assessed Value of Project Subject to IDA

0

County Tax rate/\$1,000
Local Tax Rate* Tax Rate/\$1,000
School Tax Rate /\$1,000
Total Tax Rate 0.00

PILOT Year	% Payment	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT Amount	Full Tax Payment w/o PILOT	Net Exemption
1	90%	0	0	0	0	0	0
2	80%	0	0	0	0	0	0
3	70%	0	0	0	0	0	0
4	60%	0	0	0	0	0	0
5	50%	0	0	0	0	0	0
6	40%	0	0	0	0	0	0
7	30%	0	0	0	0	0	0
8	20%	0	0	0	0	0	0
9	10%	0	0	0	0	0	0
10	0%	0	0	0	0	0	0
	Total	0	0	0	0	0	0

^{*} Local Tax Rate for Town/City/Village

B. Sales Tax Exemption Benefit:

Estimated value of Sales Tax exemption: \$471,127
Estimated duration of Sales Tax exemption: 12/31/2022

C. Mortgage Recording Tax Exemption Benefit:

Estimated Value of Mortgage Recording Tax exemption: \$126,825

D. Industrial Revenue Bond Benefit

IRB inducement amount, if required: \$0

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

 Total Value of Incentives:
 \$597,951.96
 3.36%

 Sources of Funds (Section IV.B.)
 \$17,811,020.00

^{**} All estimates are based on current tax rates.

VII. PROJECTED EMPLOYMENT

Complete for each Applicant or User/Tenant

Company Name:	XLI Manufacturing, LL	.C		
Ap	oplicant: 🗆	or	User/Tenant:	
You must include a copy of	the most recent NYS-456 Qu	arterly Combine	ed Withholding, Wage R	eporting and Unemployment Insuran

nce Return OR if you have multiple locations within New York State, the Bureau of Labor - BLS 3020 - Multiple Worksite Report

	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)	46.0	46.0	25.0	25.0
Part Time (PTE)	2.0	2.0	0.0	0.0
Total	48.0	48.0	25.0	25.0

^{**} 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

	y all Applicants and renovated facilities		ants of Projects	which inclu	de the const	ruction of
Company Name	XLI Manufacturing, LLC	0				
, ,	Applicant: 🗆	or	User/Tenant:			
working on the projectivingston, Ontario,	ees of the general of ect must reside within Orleans, Seneca, W ent, payroll and relate	n the following ayne, Wyom	g counties in the	State of New	York: Monroe	e, Genesee,
condition, applicant beginning construct	ds that at certain times are required to comion. Contractors do nifty under the All-Loca	plete a waive ot have to be	er request of the a e local companies	All-Local Lab	or requiremer	nt <u>prior</u> to
appropriate personr herein must be tran- materialman. Furthe prominent, easily ac	s have been read, revolet. Furthermore, the smitted and conveyed rmore, the undersign scessible location, ideassociated with this a	undersigned d in a timely the ned agrees to entifying the p	agrees and under fashion to all app o post and mainta	erstands that licable subco ain a sign, pro	the information ontractors, supovided by COM	on contained opliers and MIDA, in a
	indersigned realizes portion of benefits					
			XLI Manufacturi	ng, LLC		
			(APPLICANT o	or USER/TEN	NANT COMPA	ANY)
			/W8.	11	President	10/20/2020
			Signature		, Title	Date

IX. FEES

1. Application Fee - Send with Completed Application

A non-refundable application fee of Three Hundred Fifty Dollars (\$350.00) shall be charged each applicant.

2. Administrative Fee - Paid at Closing

- (a) For tax-exempt IRB bond issues, the fee shall be one percent (1%) of the project amount. For projects that utilize a Payment In Lieu of Taxes (PILOT) agreement, an additional one-quarter percent (1/4%) will be added.
- (b) For lease/leaseback transactions and taxable bond issues, the fee shall be one-half percent (1/2%) of the project amount. For projects that utilize a Payment In Lieu of Taxes (PILOT) agreement, an additional one-quarter percent (1/4%) will be added.
- (c) For refunding outstanding COMIDA bond issues, the fee shall be one-quarter percent (1/4%) of the new issuance amount.
- 3. If a sales tax letter is required prior to closing, a non-refundable twenty-five percent (25%) of the Administrative Fee and Agency Counsel fee is payable at that time. This amount will be applied towards the Administrative fee and Agency Counsel Fee. The Sales Tax Letter shall only be for a three (3) month period. If the project does not have a formal closing within three (3) months of the sales tax letter being issued, and an extension is not granted, the balance of the Administrative fee and Agency Counsel fee become immediately due and payable.
- 4. Agency Counsel fee is one-third (1/3) of the Agency's Administrative fee, with a minimum fee for a lease/leaseback transaction of \$4,000.00.
- 5. Designated Bond Counsel fee is based on the complexity and amount of the transaction.

Magna Real Property Acquis	itionCo, LLC	
(APPLICANT or USER/TE	NANT COMPA	NY)
Chs. CK		
CWP. LA	President	10/20/2020
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 own a minimum of 20% 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. <u>Compliance with N.Y. GML Sec. 862(1)</u>: 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. <u>Recapture</u>: 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. Applicant hereby releases the County of Monroe Industrial Development Agency ("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

Magna Real Property AcquisitionCo, LLC

Signature President 10/20/20

Date

USER/TENANT COMPANY

XLI Manufacturing, LLC

President 10/20/20
Signature , Title Date

11/4/2020	Magna Real Property Acquisition Co Cost Benefit Analysis Inform Analytics Powered by CGR
Cost-Benefi	t Analysis for Magna Real Property Acquisition Co
	Prepared by COMIDA using InformAnalytics

Executive Summary

INVESTOR TOTAL INVESTED LOCATION TIMELINE

Magna Real Property \$2.5 Million 55 Vanguard Parkway, 10 Years

Acquisition Co Rochester, NY 14606

F1 FIGURE 1

Discounted* Net Benefits for Magna Real Property Acquisition Co by Year



Proposed Investment

Magna Real Property Acquisition Co proposes to invest \$2.5 million at 55 Vanguard Parkway, Rochester, NY 14606 over 10 years. COMIDA staff summarize the proposed with the following: 31,000 st ft expansion in the City of Rochester



TABLE 1

Proposed Investments

Description	Amount
CONSTRUCTION SPENDING	
31,000 sq ft expansion	\$2,196,000
OTHER SPENDING	
FFE landlord	\$100,000
FFE Tenant	\$30,000
Soft costs	\$129,000
Employ Ent	\$62,000
RG&E	\$25,000
Total Investments	\$2,542,000
Discounted Total (2%)	\$2,542,000

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 10 years, with future returns discounted at a 2% rate.



TABLE 2

Estimated Costs or Incentives

COMIDA is considering the following incentive package for Magna Real Property Acquisition Co.

Description	Nominal Value	Discounted Value*
Property Tax Exemption	\$449,000	\$426,000
Sales Tax Exemption	\$106,000	\$106,000
Mortage Recording Tax Exemption	\$15,000	\$15,000
Total Costs	\$570,000	\$548,000

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	\$10,279,000	\$13,717,000	\$23,996,000
To Private Individuals	\$9,610,000	\$13,549,000	\$23,159,000
Temporary Payroll	\$810,000	\$256,000	\$1,066,000
Ongoing Payroll	\$8,800,000	\$13,293,000	\$22,093,000
To the Public	\$669,000	\$169,000	\$837,000
Property Tax Revenue	\$549,000	N/A	\$549,000
Temporary Sales Tax Revenue	\$10,000	\$3,000	\$13,000
Ongoing Sales Tax Revenue	\$109,000	\$165,000	\$275,000
STATE BENEFITS	\$552,000	\$831,000	\$1,383,000
To the Public	\$552,000	\$831,000	\$1,383,000
Temporary Income Tax Revenue	\$36,000	\$12,000	\$49,000
Ongoing Income Tax Revenue	\$394,000	\$647,000	\$1,041,000
Temporary Sales Tax Revenue	\$10,000	\$3,000	\$14,000
Ongoing Sales Tax Revenue	\$111,000	\$168,000	\$280,000
Total Benefits to State & Region	\$10,831,000	\$14,549,000	\$25,379,000
Discounted Total Benefits (2%)	\$9,943,000	\$13,202,000	\$23,145,000

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	\$21,887,000	\$489,000	45:1
State	\$1,259,000	\$59,000	22:1
Grand Total	\$23,145,000	\$548,000	42:1

May not sum to total due to rounding.

CGR has exercised reasonable professional care and diligence in the 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.

^{*} Discounted at 2%