

Motion By: Lisa Bolzner  
Seconded By: Jay Popli

**RESOLUTION**  
(Monro, Inc.)

A regular meeting of the County of Monroe Industrial Development Agency d/b/a Imagine Monroe Powered By COMIDA (the "Agency"), was held at the Rush Town Hall, 5977 East Henrietta Road, Rush, New York 14543, on February 19, 2019.

After the meeting had been duly called to order, the Chair announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to a certain Project more particularly described below.

RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY D/B/A IMAGINE MONROE POWERED BY COMIDA (i) ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON FEBRUARY 14, 2019, WITH RESPECT TO THE MONRO, INC. (THE "COMPANY") PROJECT (THE "PROJECT"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA (AS DEFINED BELOW); (iii) APPOINTING THE COMPANY AS AGENT OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, RENOVATION AND EQUIPPING OF THE PROJECT, (B) IF NECESSARY, A MORTGAGE RECORDING TAX EXEMPTION AND (C) A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A PAYMENT-IN-LIEU-OF-TAX AGREEMENT ("PILOT AGREEMENT"); AND (v) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF AN AGENT, FINANCIAL ASSISTANCE AND PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, PILOT AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

WHEREAS, by Title I of Article 18-A of the General Municipal Law of the State of New York, as amended and Chapter 55 of the Laws of 1972 of the State of New York (collectively, the "Act"), the Agency was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, **MONRO, INC.** or its wholly-owned subsidiary, **MONRO SERVICE CORPORATION**, or an entity formed or to be formed (collectively, the "Company"), submitted an application, attached hereto as **Exhibit A**, to the County of Monroe Industrial Development Agency d/b/a Imagine Monroe Powered By COMIDA (the "Agency") requesting the Agency to assist with a certain project (the "Project") consisting of: (A) the acquisition by the Agency of a leasehold interest in an approximately 12-acre parcel of land located at 200 Holleder Parkway in the City of Rochester, New York (the "Land") together with the existing approximately 170,000± square foot building thereon (the "Existing Improvements"); (B) (i) the expansion of the Existing

Improvements through the construction of new office space into the current warehouse and distribution center space and (ii) the renovation of the Existing Improvements (the "Improvements"); and (C) the acquisition and installation therein, thereon or thereabout of various machinery, equipment and personal property including, but not limited to, furniture, fixtures and enhanced technology (collectively, the "Equipment" and, together with the Land, the Existing Improvements and the Improvements, the "Facility"); and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Facility and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, pursuant to Section 859-a of the Act, on Tuesday, February 19, 2019, at 10:00 a.m., local time, at the Ebenezer Watts Conference Room, 49 S. Fitzhugh Street, Rochester, New York 14614, the Agency held a public hearing with respect to the Project and the proposed Financial Assistance being contemplated by the Agency (the "Public Hearing"), whereat interested parties were provided a reasonable opportunity, both orally and in writing, to present their views; a copy of the Notice of Public Hearing published in the *Democrat and Chronicle*, the affidavit of publication of such newspaper, and Minutes of the Public Hearing are attached hereto as **Exhibit B**; and

WHEREAS, it is contemplated that the Agency will (i) negotiate an agent agreement (the "Agent Agreement"), pursuant to which the Agency will appoint the Company as its agent for the purpose of acquiring, renovating and equipping the Project, (ii) negotiate and enter into a lease agreement (the "Lease Agreement"), leaseback agreement (the "Leaseback Agreement") and payment-in-lieu-of-tax agreement (the "PILOT Agreement") with the Company, (iii) take title to or a leasehold interest in the Land, the Improvements and personal property constituting the Facility (once the Lease Agreement, Leaseback Agreement and PILOT Agreement have been negotiated), and (iv) provide financial assistance (the "Financial Assistance") to the Company in the form of (a) a sales and use tax exemption for purchases and rentals related to the acquisition, renovation and equipping of the Facility, (b) if necessary, a mortgage recording tax exemption for financing relating to the Project and (c) a partial real property tax abatement structured through the PILOT Agreement; and

WHEREAS, the Company has agreed to indemnify the Agency against certain losses, claims, expenses, damages and liabilities which may arise in connection with the transactions contemplated by the lease of the Facility; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto at 6 N.Y.C.R.R. Part 617, as amended (collectively referred to as "SEQRA"), the Agency must satisfy the applicable requirements set forth in SEQRA, as necessary, prior to making a final determination whether to undertake the Project.

NOW, THEREFORE, BE IT RESOLVED by the County of Monroe Industrial Development Agency d/b/a Imagine Monroe Powered By COMIDA as follows:

**Section 1.** The Company has presented an application in a form acceptable to the Agency. Based upon the representations made by the Company to the Agency in the Company's

application and other correspondence submitted by the Company to the Agency, the Agency hereby finds and determines that:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Facility constitutes a "project", as such term is defined in the Act; and

(c) It is desirable and in the public interest for the Agency to appoint the Company as its agent for purposes of acquiring, renovating and equipping the Project; and

(d) The action to be taken by the Agency will induce the Company to develop the Project, thereby increasing employment opportunities in Monroe County and otherwise furthering the purposes of the Agency as set forth in the Act; and

(e) The Project will not result in the removal of a civic, commercial, industrial, or manufacturing plant of the Company or any other proposed occupant of the Project from one area of the State of New York (the "State") to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the Agency hereby finds that, based on the Company's application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries; and

(f) The Project involves a Type II Action" as said term is defined in SEQRA, and therefore no further action is required to be taken under SEQRA.

Section 2. The Agency hereby determines that the acquisition of a leasehold interest in and the renovation, equipping, repair and maintenance of the Facility by the Agency and the lease or sublease of the Facility to the Company will promote job opportunities, health, general prosperity and the economic welfare of the inhabitants of the County of Monroe and the people of the State of New York and improve their standard of living, thereby serving the public purposes of the Act and, therefore, the same is approved.

Section 3. The Agency hereby approves the cost/benefit report submitted by the Company listing the proposed cost/benefits of the Project.

Section 4. Subject to the Company executing the Agent Agreement and the delivery to the Agency of a binder, certificate or other evidence of liability insurance policy for the Project satisfactory to the Agency, the Agency hereby authorizes the Company to proceed with the acquisition, renovation and equipping of the Project and hereby appoints the Company as the true and lawful agent of the Agency to acquire, renovate, modernize and equip the Facility, and such appointment includes the following activities as they relate to the construction, erection, completion, use, repair and maintenance of the Improvements and the purchase, use, lease,

placement, installation, repair, maintenance and replacement of the Equipment, whether or not any materials or supplies described below are incorporated into or become an integral part of the Improvements or the Equipment: (i) all purchases, leases, rentals and other uses of tools, machinery and equipment in connection with acquiring, renovating, modernizing, equipping, repairing and maintaining the Facility, (ii) all purchases, rentals, uses or consumption of supplies, materials and services of every kind and description in connection with acquiring, renovating, equipping, repairing and maintaining the Facility, and (iii) all purchases, leases, rentals and uses of equipment, machinery, and other tangible personal property (including installation costs with respect thereto), installed or placed in, upon or under the Improvements, Land or the Equipment, including all repairs, maintenance and replacement of all such property. Said agents are authorized to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agents for the Agency, and in general to do all things which may be requisite or proper for completing the Facility, all with the same powers and with the same validity as the Agency could do if acting on its own behalf. As agent of the Agency, the Company is authorized to delegate such agency, in whole or in part, to agents, subagents, contractors, subcontractors, contractors and subcontractors of such agents and subagents and to such other parties as the Company chooses; provided, however, the Agent Agreement shall expire on **June 30, 2020** (unless extended for good cause by the Executive Director, Chairman or Vice Chairman of the Agency) if the Lease Agreement, Leaseback Agreement and PILOT Agreement contemplated have not been executed and delivered. The Executive Director, Chairman or Vice Chairman of the Agency are authorized and directed to execute and deliver to said agent an appropriate letter on Agency letterhead describing the authority granted under this resolution.

Section 5. Based upon the representation and warranties made by the Company in its application for financial assistance, the Agency hereby authorizes and approves (i) the Company as its agent, to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax in an amount up to **\$1,870,000**, which result in New York State and local sales and use tax exemption benefits ("sales and use tax exemption benefits") not to exceed **\$149,600**. The Agency agrees to consider any requests by the Company for increase to the amount of sales and use tax exemption benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services; (ii) a mortgage tax exemption in connection with the financing of the Facility or portions thereof and including any refinancing thereof not to exceed **\$24,750**; and (iii) real property tax abatement pursuant to the Agency's uniform tax exemption policy for a ten (10) year term under its JobsPlus program.

Section 6. Pursuant to Section 875(3) of the New York General Municipal Law, the Agency may recover or recapture from the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, any sales and use tax exemption benefits taken or purported to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, if it is determined that: (i) the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, is not entitled to the sales and use tax exemption benefits; (ii) the sales and use tax exemption benefits are in excess of the amounts authorized to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project; (iii) the sales and use tax exemption

benefits are for property or services not authorized by the Agency as part of the Project; or (iv) the sales and use tax exemption benefits are taken in cases where the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, fails to comply with a material term or condition to use property or services in the manner approved by the Agency in connection with the Project. As a condition precedent of receiving sales and use tax exemption benefits, the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, shall (i) cooperate with the Agency in its efforts to recover or recapture any sales and use tax exemption benefits, and (ii) promptly pay over any such amounts to the Agency that the Agency demands.

Section 7. The form and substance of the Lease Agreement, the Leaseback Agreement and the PILOT Agreement (each in substantially the forms presented to the Agency and which, prior to the execution and delivery thereof, may be redated) are hereby approved.

Section 8. The Executive Director, Chairman or Vice Chairman of the Agency are hereby authorized, on behalf of the Agency, to negotiate and execute (A) the Lease Agreement whereby the Company leases the Project to the Agency, (B) the related Leaseback Agreement conveying the Project back to the Company, and (C) the PILOT Agreement; provided, that, (i) the rental payments under the Leaseback Agreement include payments of all costs incurred by the Agency arising out of or related to the Project and indemnification of the Agency by the Company for actions taken by the Company and/or claims arising out of or related to the Project; and (ii) the terms of the PILOT Agreement are consistent with the Agency's Uniform Tax Exemption Policy or the procedures for deviation have been complied with.

Section 9. The Executive Director, Chairman or Vice Chairman of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver any mortgage, assignment of leases and rents, security agreement, UCC-1 Financing Statements and all documents reasonably contemplated by these resolutions or required by any lender identified by the Company (the "Lender") up to a maximum principal amount necessary to undertake the Project, acquire the Facility and/or finance or refinance equipment and other personal property and related transactional costs (hereinafter, with the Lease Agreement, Leaseback Agreement and PILOT Agreement are collectively referred to as, the "Agency Documents"); and, where appropriate, the Secretary or Assistant Secretary of the Agency is hereby authorized to affix the seal of the Agency (if any) to the Agency Documents and to attest the same, all with such changes, variations, omissions and insertions as the Executive Director, Chairman or Vice Chairman of the Agency shall approve, the execution thereof by the Executive Director, Chairman or Vice Chairman of the Agency to constitute conclusive evidence of such approval; provided in all events recourse against the Agency is limited to the Agency's interest in the Project.

Section 10. The Executive Director, Chairman or Vice Chairman of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of such Executive Director, Chairman or Vice Chairman of the Agency acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 11. This resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to vote on roll call, which resulted as follows:

	<u><i>Yea</i></u>	<u><i>Nay</i></u>	<u><i>Absent</i></u>	<u><i>Abstain</i></u>
Jay Popli	X			
Anthony Meleo	X			
Gary Collins	X			
Troy Milne			X	
Jared Lusk				X
Lisa Bolzner	X			
Ann L. Burr	X			

The Resolutions were thereupon duly adopted.

STATE OF NEW YORK )  
COUNTY OF MONROE ) ss.:

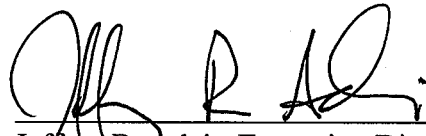
I, the undersigned Executive Director of the County of Monroe Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the County of Monroe Industrial Development Agency d/b/a Imagine Monroe Powered By COMIDA (the "Agency"), including the resolutions contained therein, held on February 19, 2019, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

That the Lease Agreement and the Leaseback Agreement contained in this transcript of proceedings are each in substantially the form presented to the Agency and approved by said meeting.

I FURTHER CERTIFY that public notice of the time and place of said meeting was duly given to the public and the news media in accordance with Sections 103 and 104 of the New York Public Officers Law (Open Meetings Law) that all members of the Agency had due notice of the meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand on this 19<sup>th</sup> day of February, 2019.

  
\_\_\_\_\_  
Jeffrey R. Adair, Executive Director

**EXHIBIT A**

**APPLICATION**

**[See Attached]**



# IMAGINE MONROE

POWERED BY COMIDA

## APPLICATION SUMMARY

**DATE:** February 19, 2019

**APPLICANT:**

Monro Inc.  
200 Holleder Parkway  
Rochester, NY 14615

**PROJECT LOCATION:**

200 Holleder Parkway  
Rochester, NY 14615

**PROJECT SUMMARY:**

Monro Inc. (Monro) provides distribution and warehousing for undercar repair and tire products to over 1,187 stores in over 28 states with over 1,000 employees. Monro, founded in 1957, continues to be headquartered in Monroe County. In 1994, the Company moved to Holleder Parkway with IDA assistance, expanding the foot print again in 2011. The current project will convert existing warehouse space to offices and reconfigure the warehouse operation. This expansion is needed to support MonroForward, a strategic initiative to grow the Company. The \$3.3 million project will impact 260 FTEs and create an additional 26 FTEs over the next 3 years. The company is seeking approval of the JobsPlus property tax abatement as well as sales tax exemption on purchases. The Benefit to Incentive is 6.8:1.

**PROJECT AMOUNT:**

\$3,300,000 Lease/Leaseback with Abatement

**JOBS: EXISTING IMPACTED:**

260 FTEs

**NEW:**

26 FTEs

**REQUIREMENT:**

26 FTEs

**REAL PROPERTY TAXES:**

**EXISTING:**

\$2,904,610 (TAXED IN FULL)

**WITH IMPROVEMENTS:**

\$3,592,304 (ABATEMENT APPLIES TO INCREASE ONLY)

**PUBLIC HEARING DATE:**

February 19, 2019

**BENEFIT TO INCENTIVE RATIO:**

6.8:1

**SEQR:**

REVIEWED AND PROCESS IS COMPLETE. Type II Action.

**ELIGIBILITY:**

NEW COMMERCIAL CONSTRUCTION WITH INCREASE TO THE TAX BASE

**APPROVED PURPOSE:**

JOB CREATION



## Board Report

Table 1: Basic Information

Project Applicant	Monro Inc.
Project Name	2019 renovation
Project Industry	Wholesale Trade
Municipality	Rochester City
School District	Rochester
Type of Transaction	Lease
Project Cost	\$3,300,000
Employment at Application (Annual FTEs)	260
Direct Employment Expected to Result from Project (Annual FTEs)	26
Direct Employment Required for PILOT (Annual FTEs)	26

Table 2: Estimated State & Regional Benefits / Estimated Project Incentives Analysis (Discounted Present Value\*)

<b>Total State and Regional Benefits</b>	<b>\$2,638,237</b>	
<b>Total Project Incentives</b>	<b>\$385,625</b>	
<b>State and Regional Benefits to Incentives Ratio</b>	<b>6.8:1</b>	
<b>Projected Employment</b>	<b>State</b>	<b>Region</b>
<b>Total Employment</b>	<b>87</b>	<b>87</b>
Direct**	26	26
Indirect***	11	11
Induced****	16	16
Temporary Construction (Direct and Indirect)	34	34

Table 3: Estimated State & Regional Benefits (Discounted Present Value\*)

<b>Total State and Regional Benefits</b>	<b>\$2,638,237</b>
Income Tax Revenue	\$1,226,977
Property Tax/PILOT Revenue	\$687,694
Sales Tax Revenue	\$698,465
IDA Fee	\$25,100

Table 4: Estimated Project Incentives (Discounted Present Value\*)

<b>Total Project Incentives</b>	<b>\$385,625</b>
Property Tax Above 485-b	\$236,025
Sales Tax	\$149,600

\* Figures over 10 years and discounted by 2%

\*\* Direct - The recipient of IDA assistance adds new jobs to the regional economy and/or retains jobs at risk of being lost to another region. Investments that result in displacing existing jobs (e.g., most retail and many service sector industries) do not fall under this definition.

\*\*\* Indirect - The recipient of IDA assistance makes purchases from regional firms, which stimulates suppliers to add jobs and payroll that are new to the regional economy or are saved from being lost to competitors outside the region.

\*\*\*\* Induced - The recipient of IDA assistance by adding to and/or retaining payroll stimulates household spending that is new to the regional economy and/or saved from being lost to competitors outside the region.

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## 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](http://www.growmonroe.org).

### I. APPLICANT

A. Name Monro, Inc.  
Address 200 Hollister Parkway  
City/State/Zip Rochester, NY 14615  
Tax ID No. 16 0838627  
Contact Name Brian J. D'Ambrosia  
Title Chief Financial Officer  
Telephone (585) 784-3356  
E-Mail brian.dambrosia@monro.com

#### B. Owners of 20% or more of Applicant Company

Name Publicly Traded (Nasdaq: MONRO) % 100 Corporate Title

#### C. Applicant's Legal Counsel

Name Maurice E. Mulholland  
Firm In-house General Counsel  
Address   
City/State/Zip   
Telephone (585) 784-3452  
Fax   
Email Maurice.mulholland@monro.com

### II. PROJECT

A. Address of proposed project facility  
200 Hollister Parkway  
Rochester, NY 14615  
Tax Map Parcel Number 090.550-0001-029.003  
City/Town/Village   
School District Rochester  
Current Legal Owner of Property  
Monro Service Corporation (wholly-owned subsidiary)

#### B. Proposed User(s)/Tenant(s) of the Facility

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

Company Name   
Address   
City/State/Zip   
Tax ID No.   
Contact Name   
Title   
Telephone   
E-Mail

% of facility to be occupied by company

#### C. Owners of 20% or more of User/Tenant Company

Name % Corporate Title

#### D. Benefits Requested (Check all that apply)

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

E. Description of project (check all that apply)

☒ New Construction

☒ Existing Facility

☐ Acquisition

☐ Expansion

☐ Renovation/Modernization

☒ Acquisition of machinery/equipment

☐ Other (specify) \_\_\_\_\_

GENERAL DESCRIPTION OF THE PROJECT AND BACKGROUND ON USER(S) OF THE FACILITY  
(Attached additional sheets as necessary)

*See attached answer sheet.*

## II. PROJECT (cont'd)

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

☒ Yes ☐ No

Location:

Retail store locations (151 as of December 2018) throughout New York State.

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, notwithstanding the aforementioned closing or activity reduction, the Agency's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry\*\*:

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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?

☒ Yes ☐ No

If the Project could be undertaken without Financial Assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be undertaken with the Financial Assistance to be provided by the Agency\*\*:

See attached answer sheet.

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\*\*To be completed with Agency assistance.

## H. PROJECT TIMELINE

Proposed Date of Acquisition

Proposed Commencement Date of Construction

January 2019

Anticipated Completion Date

August 2019 (estimated)

I. Contractor(s)

To be provided

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). This is applicable to projects that require the state or local municipality to issue a discretionary permit, license or other type of Approval for that project.

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

See response on attached answer sheet.

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

Check One:

☒ **JOBSPLUS**

Requirements:

- 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 26.

☐ **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 in new plant, machinery 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**

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 RENTS**

for student housing or affordable housing projects.

☐ **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 equipping of the project by the APPLICANT.

##### Building Construction or Renovation

- a. MATERIALS a. \$ 900,000  
b. LABOR b. \$ 900,000

##### Site Work

- c. MATERIALS c. \$ 450,000  
d. LABOR d. \$ 450,000  
e. Non-Manufacturing Equipment e. \$ 230,000  
f. Furniture and Fixtures f. \$ 240,000  
g. LAND and/or BUILDING Purchase g. \$ \_\_\_\_\_  
h. Manufacturing Equipment h. \$ \_\_\_\_\_  
i. Soft Costs (Legal, Architect, Engineering) i. \$ 80,000  
Other (specify) j. \_\_\_\_\_ j. \$ \_\_\_\_\_  
k. \_\_\_\_\_ k. \$ \_\_\_\_\_  
l. \_\_\_\_\_ l. \$ \_\_\_\_\_  
m. \_\_\_\_\_ m. \$ \_\_\_\_\_

Total Project Costs \$ 3,300,000

- B. Sources of Funds for Project Costs:

- a. Tax-Exempt Industrial Revenue Bond a. \$ \_\_\_\_\_  
b. Taxable Industrial Revenue Bond b. \$ \_\_\_\_\_  
c. Tax-Exempt Civic Facility Bond c. \$ \_\_\_\_\_  
d. Bank Financing d. \$ 3,300,000  
e. Public Sources e. \$ \_\_\_\_\_

Identify each state and federal grant/credit

\_\_\_\_\_ \$ \_\_\_\_\_  
\_\_\_\_\_ \$ \_\_\_\_\_  
\_\_\_\_\_ \$ \_\_\_\_\_  
\_\_\_\_\_ \$ \_\_\_\_\_

- f. Equity f. \$ \_\_\_\_\_  
TOTAL SOURCES \$ 3,300,000

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

☒ Yes ☐ No

If so, please specify bank, underwriter, etc.

See attached answer sheet.  
\_\_\_\_\_  
\_\_\_\_\_

#### IV. COMPLETE FOR EACH USER/TENANT THAT IS SEEKING SALES TAX EXEMPTION 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. Furniture and Fixtures d. \$ \_\_\_\_\_  
Other (specify) e. \_\_\_\_\_ e. \$ \_\_\_\_\_  
f. \_\_\_\_\_ f. \$ \_\_\_\_\_  
g. \_\_\_\_\_ g. \$ \_\_\_\_\_  
h. \_\_\_\_\_ h. \$ \_\_\_\_\_

Total \$ 0

A non-refundable fee of 1/8% on TOTAL(e) above is due and payable upon issuance of a Sales Tax Letter to User(s)/Tenant(s)

User/Tenant Company \_\_\_\_\_

Signature \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

For Office Use Only	
Total Assessment Value	
Land	Building
Applicant 2602-	
User/Tenant 2602-	
RM	

## VI. Value of Incentives

Project name: Monroe, Inc.

### A. IDA PILOT Benefits:

Current Land Assessment	6,086,000	Taxes on Land	294,076
Dollar Value of New Construction & Renovation Costs	2,700,000		
Estimated New Assessed Value of Project Subject to IDA	8,786,000		

County Tax rate/\$1,000	10.56
Local Tax Rate* Tax Rate/\$1,000	
School Tax Rate /\$1,000	37.76
Total Tax Rate	48.32

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%	9,278	0	33,176	42,454	718,615	382,086
2	80%	18,556	0	66,352	84,908	718,615	339,632
3	70%	27,834	0	99,528	127,362	718,615	297,178
4	60%	37,112	0	132,704	169,816	718,615	254,724
5	50%	46,390	0	165,880	212,270	718,615	212,270
6	40%	55,668	0	199,056	254,724	718,615	169,816
7	30%	64,946	0	232,232	297,178	718,615	127,362
8	20%	74,224	0	265,407	339,632	718,615	84,908
9	10%	83,502	0	298,583	382,086	718,615	42,454
10	0%	92,780	0	331,759	424,540	718,615	0
Total		510,291	0	1,824,676	2,334,967	7,186,150	1,910,428

\* Local Tax Rate for Town/City/Village

### B. Sales Tax Exemption Benefit:

Estimated value of Sales Tax exemption for facility construction:	108,000
Estimated Sales Tax exemption for fixtures and equipment:	41,600
Estimated duration of Sales Tax exemption:	18 months

### C. Mortgage Recording Tax Exemption Benefit:

Estimated Value of Mortgage Recording Tax exemption:	\$0
--	-----

### D. Industrial Revenue Bond Benefit

IRB inducement amount, if required:	\$0
-------------------------------------	-----

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

Total Value of Incentives:	\$2,060,027.84	62.43%
Sources of Funds (Section IV.B.)	\$3,300,000.00	

\*\* All estimates are based on current tax rates.



## VII. PROJECTED EMPLOYMENT

Complete for each Applicant or User/Tenant

Company Name: Monro, Inc. and Monro Service Corporation

Applicant: ☒ or User/Tenant: ☐

You must include a copy of the most recent NYS-456 Quarterly Combined Withholding, Wage Reporting and Unemployment Insurance 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)	255	255	26	26
Part Time (PTE)	12 *	12	-	
Total	260.0 * *	260.0	26.0	26.0

\*\* 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 Market Area, in the fourth column. The Labor Market 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.

\* Five converted full-time equivalents

\* \* Converted to full-time equivalents

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

Category of Jobs to be Retained and Created	Average Annual Salary or Range of Salary	Average Annual Fringe Benefits or Range of Fringe Benefits (stated as a percentage)
Management	\$ 264,200	10.1%
Professional	\$ 114,500	10.1%
Administrative		
Production Warehouse Distributor	\$ 35,900	10.1%
Independent Contractor		
Other	\$ 46,900	10.1%

Estimated Annual Salary of NEW jobs

AVERAGE	\$ 56,000
HIGH	\$ 125,000
LOW	\$ 35,000

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

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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 Monro, Inc.  
Applicant: ☒ 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, 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 prior to beginning construction. 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.

Monro, Inc.  
(APPLICANT or USER/TENANT COMPANY)  
Brian O'Malley CFO 12/18/14  
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.

*Monro, Inc.*

(APPLICANT or USER/TENANT COMPANY)

*Bin DM*

Signature

*CFO*

Title

*12/18/18*

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. 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. 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**

Monro, Inc.  
Bruce D. M. CEO 12/18/18  
Signature , Title Date

**USER/TENANT COMPANY**

\_\_\_\_\_  
\_\_\_\_\_  
Signature , Title Date

Monro, Inc. (EIN# 16-0838627)  
COMIDA Application for Assistance  
Answer Sheet

## II. Project

### *E. General Description of the Project and Background on User(s) of the Facility*

#### Company Background

Monro, Inc. (Nasdaq: MNRO) and its wholly-owned subsidiary, Monro Service Corporation, (collectively herein referred to as "Monro" or the "Company") currently employ 260 full time and full time equivalent employees at its headquarters and flagship distribution/warehouse located at 200 Holleder Parkway, Rochester, New York 14615 (the "Facility"). As of November 2018, the employees working from this Rochester-based Facility are paid over \$16,920,000 in annualized wages.

Monro is a chain of over 1,187 company-operated retail stores in 28 states providing automotive undercar repair and tire services, making it the largest chain of company-operated undercar care facilities in the United States. In New York, Monro operates over 151 retail stores and employs approximately 760 workers at these store locations. Further, the Company operates 12 warehouses in Maryland, Virginia, New Hampshire, Kentucky, North Carolina, South Carolina and Tennessee, in addition to the Rochester-based Facility.

As has been publically announced, the Company is currently undergoing transformational change of its 60+ year operations. The strategic initiatives driving this change impact all aspects of the Company's store-level operations, including:

1. Improving the Customer Experience;
2. Optimizing Product & Service Offerings;
3. Enhancing Customer-Centric Engagement; and
4. Accelerating Productivity & Team Engagement.

The Company refers to these strategic initiatives as **Monro.Forward**. All strategic initiatives are developed, coordinated and executed by executive management and other teammates at the Rochester-based Facility. In addition, the team at the Facility continues to coordinate the Company's industry-recognized acquisition strategy.

While focusing on Monro.Forward and continuing to execute on its acquisition strategy, the Company currently has no additional workstations available to add staff. As examples of currently spacing issues at the Facility: (1) 15 Marketing staff work together in cubicles placed in the Company's former Board Conference Room; and (2) 10 additional Finance teammates work in a trailer at the back of the Facility. The Company has 2 small (4 person) conference rooms at the front of the facility and 2 larger conference rooms at the back of the Facility – wholly insufficient meeting space for a Company of Monro's size and breadth of operations. Finally, the Company has 17 open positions, 9 of which are newly-created positions.

Monro, Inc. (EIN# 16-0838627)  
COMIDA Application for Assistance  
Answer Sheet

Because of the significant time and effort being expended on the Company's **Monro Forward** and acquisition strategies, management has made the decision not to undertake a competitive analysis of potential headquarter locations at this time. Rather, the Company will expand within its current Facility footprint to accommodate 100 new workstations and 10% job growth in the next 4 years. Given current growth projections, the Company will outgrow this additional office space before 2023, with no ability to further expand at the Facility because of parking and other constraints.

As such, the Company undertakes this 2019 expansion and enhancement of the Rochester-based Facility knowing that it must conduct a competitive analysis of potential locations for executive and other professional staff, moving upwards of 180 current jobs from the Facility (leaving distribution and some transactionally-focused office staff at the Facility) by 2023. The Company expects to begin this competitive analysis shortly after completing the 2019 project at the Facility, taking into consideration possible locations in areas where Monro has current have operations and facilities.

**Projected Investment in Real and Tangible Personal Property**

Monro continues to maintain a sizable investment in real and tangible personal property located at its Rochester-based Facility at 200 Hollender Parkway. Monro currently holds over \$9.3 million (adjusted basis for federal income tax purposes) in real property and machinery and equipment at the facility.

As part of the expansion (Phase I) and renovation (Phase II) of its Facility, Monro is projecting an increased investment of approximately \$2.7 million through construction of new office space into the current warehouse and distribution center and the renovation of certain existing space, as well as an additional investment of \$.6 million of furniture, fixtures and other equipment, including enhanced technology. As part of the \$.6 million, the Company is seeking to deploy technology in support of its new training and workforce development platform, "Monro University." Through Monro University, the Company seeks to attract and retain teammates from across the organization, including at the Facility, with robust training coursework designed to develop teammates and support career progression. Additionally, the square footage of the headquarters office space will increase approximately 13,000 square feet.

**Projected Investment in Employment**

As of November 2018, Monro currently employs 260 full time and full time equivalent employees at the Facility. Not only will these employees be retained for the next 4-5 years, but as a result of the expansion, Monro expects to hire 26 people at the Facility over the next four years, beginning with the expected start date of this project in January 2019; this is an increase in employment of 10%. Monro expects to pay over \$4.9 million in additional wages for the new employees over the same period. At the project location, Monro has hired 32 employees since December 2014, indicating proven employment growth of 14% over its most recent four year comparable period.



Monro, Inc. (EIN# 16-0838627)  
COMIDA Application for Assistance  
Answer Sheet

***G. Statement Requesting Financial Assistance to be provided by the Agency***

The project is expected to be undertaken through two separate and distinct phases. Phase I is primarily the construction of approximately 13,000 square feet on two floors. This construction will allow for the addition of 13 new offices and 90 workstations. The cost of this construction is approximately \$1.8 million. Within our existing dedicated office space, we have converted Board and conference rooms as well as utilized the rental of trailers in order to allow for additional needed workstations. The construction of additional office space under Phase I will be critical to providing the space needed in order to accommodate current and future employees with more suitable workstations.

Phase II includes the renovation of existing space to allow for the addition of ten conference rooms as well as certain enhancements to the existing lunchroom, including increasing the seating capacity from 16 to 88, as well as other building areas. The cost of the renovation is approximately \$.9 million. Through these enhancements, we believe Monro will be better able to attract and retain teammates necessary to its continued success.

Additionally, total project costs related to furniture, fixtures and other equipment, including enhanced technology, are approximately \$600,000, of which amounts will be allocated to the new construction workstations as well as renovated areas. However, without financial assistance, the scale of the renovations budgeted at \$.9 million under Phase II as well as amounts budgeted for Phase II related furniture, fixtures and other equipment, including enhanced technology, will be compromised in consideration of total monies available for the project that will need to be allocated to the more critical Phase 1 project costs.

***J. State Environmental Quality Review (SEQR) Act Compliance***

The cost of construction of approximately \$1.8 million under Phase I is primarily related to the conversion of approximately 13,000 square feet of existing warehouse space into office space. The cost of renovation of approximately \$.9 million under Phase II is primarily related to the renovation of existing office space not included in Phase I. Both Phase I and Phase II involve only the internal conversion/renovation of existing space and will not involve areas external to the existing facility.

We have attached a completed Short Environmental Assessment Form.

**IV. Applicant Project Costs**

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

It will be financed initially under the Company's revolving line of credit with a syndication of banks led by R.B.S. Citizens.

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>							
Name of Action or Project: <i>2019 Capital Renovation</i>							
Project Location (describe, and attach a location map): <i>200 Hollister Parkway Rochester NY 14615. Tax map parcel number: 090.550-0001-027 003</i>							
Brief Description of Proposed Action: <i>Description of project included on attachment to COMIDA Application for Assistance.</i>							
Name of Applicant or Sponsor: <i>Morco, Inc.</i>		Telephone: <i>(585) 784-3356</i>					
		E-Mail: <i>brun.d.lambrosia@morco.com</i>					
Address: <i>200 Hollister Parkway</i>							
City/PO: <i>Rochester</i>		State: <i>NY</i>	Zip Code: <i>14615</i>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: <i>Various permits typically required for internal office renovation.</i>			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		<i>12.7</i> acres	<i>Acreage of existing site to be unchanged or unaffected by proposed internal site renovation</i>				
b. Total acreage to be physically disturbed?		<i>0</i> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>12.7</i> acres					
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>Already connected to existing water supply existing system will be unchanged</u>	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>Already connected to existing wastewater utilities existing system will be unchanged</u>	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input type="checkbox"/> NO <input type="checkbox"/> YES			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: <u>The site is adjacent to property that was subjected to completed remediation for hazardous waste. We have received indemnity from the City for any future hazardous waste remediation</u>	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Brian D. M.</u> Date: <u>12/18/14</u> Signature: _____		

**EXHIBIT B**

**NOTICE DOCUMENTS**

**[See Attached]**

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York State General Municipal Law will be held by the County of Monroe Industrial Development Agency d/b/a Imagine Monroe Powered By COMIDA (the "Agency") on the 19<sup>th</sup> day of February, 2019 at 10:00 a.m., local time, at the Ebenezer Watts Conference Center, 49 S. Fitzhugh Street, Rochester, New York 14614, in connection with the following matter:

MONRO, INC. or its wholly-owned subsidiary, MONRO SERVICE CORPORATION, or an entity formed or to be formed (collectively, the "Company") has requested that the Agency assist with a certain Project (the "Project"), consisting of: (A) the acquisition by the Agency of a leasehold interest in an approximately 12-acre parcel of land located at 200 Holleder Parkway in the City of Rochester, New York (the "Land") together with the existing approximately 170,000± square foot building thereon (the "Existing Improvements"); (B) (i) the expansion of the Existing Improvements through the construction of new office space into the current warehouse and distribution center space and (ii) the renovation of the Existing Improvements (the "Improvements"); and (C) the acquisition and installation therein, thereon or thereabout of various machinery, equipment and personal property including, but not limited to, furniture, fixtures and enhanced technology (collectively, the "Equipment" and, together with the Land, the Existing Improvements and the Improvements, the "Facility").

The Agency will acquire a leasehold interest in the Facility and lease the Facility back to the Company. The Company will operate the Facility during the term of the lease. At the end of the lease term the Agency's leasehold interest will be terminated. The Agency contemplates that it will provide financial assistance (the "Financial Assistance") to the Company in the form of sales and use tax exemptions and a mortgage recording tax exemption, if any, consistent with the policies of the Agency, and a partial real property tax abatement.

The Agency will, at the above-stated time and place, present a copy of the Company's Application (including the Benefit/Incentive analysis) and hear all persons with views in favor of or opposed to either the location or nature of the Facility, or the proposed financial assistance being contemplated by the Agency. In addition, at, or prior to, such hearing, interested parties may submit to the Agency written materials pertaining to such matters.

Dated: February 8, 2019

COUNTY OF MONROE INDUSTRIAL  
DEVELOPMENT AGENCY D/B/A IMAGINE  
MONROE POWERED BY COMIDA

By: Jeffrey R. Adair, Executive Director

**HARRIS BEACH** PLLC  
ATTORNEYS AT LAW

99 GARNSEY ROAD  
PITTSFORD, NY 14534  
(585) 419-8800

**RACHEL C. BARANELLO**

DIRECT: (585) 419-8769  
FAX: (585) 419-8816  
RBARANELLO@HARRISBEACH.COM

February 7, 2019

Hon. Cheryl Dinolfo, County Executive  
County Office Building  
39 West Main St.  
Rochester, New York 14614  
CERTIFIED MAIL RECEIPT #:  
91 7199 9991 7039 2312 7600

Ms. Lovely Warren, Mayor  
City Hall  
30 Church Street  
Rochester, New York 14614  
CERTIFIED MAIL RECEIPT #:  
91 7199 9991 7039 2312 7617

Mr. Michael Zazzara, Assessor  
City Hall  
30 Church Street  
Rochester, New York 14614  
CERTIFIED MAIL RECEIPT #:  
91 7199 9991 7039 2312 7624

Mr. Daniel Lowengard, Interim Superintendent  
Rochester City School District  
131 West Broad Street  
Rochester, New York 14614  
CERTIFIED MAIL RECEIPT #:  
91 7199 9991 7039 2312 7631

**Re: County of Monroe Industrial Development Agency d/b/a Imagine Monroe  
Powered By COMIDA – Monro, Inc. Project  
200 Holleder Parkway in the City of Rochester, New York**

Ladies and Gentlemen:

On Tuesday, February 19, 2019 at 10:00 a.m., in the Conference Room of the Ebenezer Watts Conference Center, 49 South Fitzhugh Street, Rochester, New York 14614, the County of Monroe Industrial Development Agency d/b/a Imagine Monroe Powered By COMIDA will conduct a public hearing concerning the above-captioned project. Attached is a copy of the Notice of Public Hearing describing the project and financial assistance contemplated by the Agency.

We are providing this notice to you pursuant to Section 859-a of the General Municipal Law of the State of New York. Should you desire to discuss this matter, or if you have any questions concerning this notice, please feel free to contact me.

Very truly yours,



Rachel C. Baranello

RCB/lap  
Enclosures

cc: Imagine Monroe Powered By COMIDA

USPS Tracking® FAQs > (<https://www.usps.com/faqs/uspstracking-faqs.htm>)

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Tracking Number: 9171999991703923127600

Remove X

Expected Delivery on

FRIDAY

8 FEBRUARY  
2019 ⓘ

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Feedback.

✓ Delivered

February 8, 2019 at 12:39 pm  
Delivered, Front Desk/Reception/Mail Room  
ROCHESTER, NY 14614

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Tracking History	▾
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Track Another Package +

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Remove X

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**FRIDAY**

**8**

FEBRUARY  
2019 ⓘ

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✓ **Delivered**

February 8, 2019 at 9:32 am

Delivered, Individual Picked Up at Postal Facility  
ROCHESTER, NY 14603

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Product Information



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# USPS Tracking® FAQs > (<https://www.usps.com/faqs/uspstracking-faqs.htm>)

Track Another Package +

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**8**

FEBRUARY  
2019 ⓘ

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✓ **Delivered**

February 8, 2019 at 12:56 pm

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ROCHESTER, NY 14614

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Tracking History



Product Information



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**Track Another Package +**

**Tracking Number:** 9171999991703923127631

Remove X

**Expected Delivery on**

**FRIDAY**

**8**

FEBRUARY  
2019 ⓘ

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**✓ Delivered**

February 8, 2019 at 8:37 am  
Delivered, Left with Individual  
ROCHESTER, NY 14614

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**Product Information**



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## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York State General Municipal Law will be held by the County of Monroe Industrial Development Agency d/b/a Imagine Monroe Powered By COMIDA (the "Agency") on the 19<sup>th</sup> day of February, 2019 at 10:00 a.m., local time, at the Ebenezer Watts Conference Center, 49 S. Fitzhugh Street, Rochester, New York 14614, in connection with the following matter:

MONRO, INC. or its wholly-owned subsidiary, MONRO SERVICE CORPORATION, or an entity formed or to be formed (collectively, the "Company") has requested that the Agency assist with a certain Project (the "Project"), consisting of: (A) the acquisition by the Agency of a leasehold interest in an approximately 12-acre parcel of land located at 200 Holleder Parkway in the City of Rochester, New York (the "Land") together with the existing approximately 170,000± square foot building thereon (the "Existing Improvements"); (B) (i) the expansion of the Existing Improvements through the construction of new office space into the current warehouse and distribution center space and (ii) the renovation of the Existing Improvements (the "Improvements"); and (C) the acquisition and installation therein, thereon or thereabout of various machinery, equipment and personal property including, but not limited to, furniture, fixtures and enhanced technology (collectively, the "Equipment" and, together with the Land, the Existing Improvements and the Improvements, the "Facility").

The Agency will acquire a leasehold interest in the Facility and lease the Facility back to the Company. The Company will operate the Facility during the term of the lease. At the end of the lease term the Agency's leasehold interest will be terminated. The Agency contemplates that it will provide financial assistance (the "Financial Assistance") to the Company in the form of sales and use tax exemptions and a mortgage recording tax exemption, if any, consistent with the policies of the Agency, and a partial real property tax abatement.

The Agency will, at the above-stated time and place, present a copy of the Company's Application (including the Benefit/Incentive analysis) and hear all persons with views in favor of or opposed to either the location or nature of the Facility, or the proposed financial assistance being contemplated by the Agency. In addition, at, or prior to, such hearing, interested parties may submit to the Agency written materials pertaining to such matters.

Dated: February 8, 2019

COUNTY OF MONROE INDUSTRIAL  
DEVELOPMENT AGENCY D/B/A IMAGINE  
MONROE POWERED BY COMIDA

By: Jeffrey R. Adair, Executive Director