



APPLICATION FOR ASSISTANCE

Each applicant seeking assistance must complete this application and provide required supplemental forms/documentation.

Please answer all questions. Use "None" or "Not Applicable" where necessary. Information in this application may be subject to public review under New York State Law, except for information that is considered deniable by the Freedom of Information Law. This form is available at www.monroecountybusiness.org/application.

Please send completed application via email to EconomicDevelopment@monroecounty.gov. A **non-refundable** application fee of \$350.00 is required. Please see page 10 for additional information on costs and fees.

I. APPLICANT

A. Applicant Information

Name: USRE Rochester, LLC
 Address: 9830 Colonnade Blvd., Suite 600
 City/State/Zip: San Antonio, Texas, 78230-2239
 Tax Id No.: 85-2928995
 Contact Name: Lange Allen
 Title: Managing Director, U.S. Industrial Development
 Telephone: (210) 315-8683
 E-Mail: Lange.Allen@usrealco.com

B. Applicant's Legal Counsel

Name: Susan Saslow
 Firm: Hunton Andrews Kurth LLP
 Address: 200 Park Ave. 52nd Floor
 City/State/Zip: New York, NY 10166
 Telephone: (212) 309-1034
 Email: SSaslow@hunton.com

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

Name	%	Corporate Title
<u>New Economy Holdings, LP</u>	<u>100</u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
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II. PROJECT

A. Address of proposed project facility
90 Shepard Road
Ogden, NY 14624
 Tax Map Parcel Number: 102.04-2-37.211 & 102.04-3-2.1
 City/Town/Village: Ogden
 School District: Spencerport Central
 Current Legal Owner of Property:
Shepard Road Ogden, LLC

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

Name	%	Corporate Title
<u>See attached</u>		

B. Proposed User(s)/Tenant(s) of the Facility
 If there are multiple Users/Tenants, please attach additional pages.
 Are the user and owner related entities? Yes No
 Company Name: Amazon.com Services LLC
 Address: 410 Terry Ave. North
 City/State/Zip: Seattle, WA 98109
 Tax ID No: 82-0544687
 Contact Name: Brad Griggs
 Title: Sr. Manager
 Telephone: 646-927-6819
 Email: brgriggs@amazon.com
 % of facility to be occupied by user/tenant 100%

D. Benefits Requested (Check all that apply)

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

E. Description of project (check all that apply)

- New Construction
- Existing Facility
 - Acquisition
 - Expansion
 - Renovation/Modernization
- Acquisition of machinery/equipment
- Other (specify) _____

DESCRIPTION OF THE PROJECT AND BACKGROUND ON USER(S) OF THE FACILITY NAICS Code: _____

Please see attached

II. PROJECT (cont'd)

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

Yes No

Location:

See attached

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

Will the Project result in the abandonment of one or more plants or facilities of the Project occupant located within the state?

Yes No

If Yes to either question, explain how the Agency's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Applicant or User's competitive position in its respective industry:

Not Applicable

G. Would the project be undertaken without financial assistance from the Agency?

Yes No

Please explain why financial assistance is necessary.

See attached

H. **Project Timeline**

Proposed Date of Acquisition: 4/1/2021

Proposed Commencement Date of Construction: 4/1/2021

Anticipated Completion Date: 6/1/2022

I. **Contractor(s)**

Acquest Construction, LLC and various local subcontractors

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

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

Does the proposed project require discretionary permit, license or other type of approval by the state or local municipality?

YES - Include a copy of any SEQR documents related to this Project including Environmental Assessment Form, Final Determination, Local Municipality Negative Declaration, etc.

NO

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

Check One:

JOBSPLUS

Requirements:

- Applicant must commit to a 10% increase in full-time equivalent employment, measured on the existing impacted employee base, over a 3 year period. The required number of jobs is _____.

LEASEPLUS

Requirements:

- University and/or medical related facilities in which a 501(c)3 entity leases from a for-profit entity.
- Company must commit to a 10% increase in full-time equivalent employment, measured on the existing impacted employee base, over a 3 year period. The required number of jobs is _____.

ENHANCED JOBSPLUS

Requirements:

- A minimum \$15 million investment **AND**
- A minimum of 100 new jobs

GREEN JOBSPLUS

Requirements:

- LEED® Certification – Project must be rated as Certified, Gold, Silver or Platinum by the United States Green Building Council's Leadership in Energy and Environmental Design (LEED®) Green Building Rating System.
- Company must commit to a 10% increase in full-time equivalent employment, measured on the existing impacted employee base, over a 3 year period. The required number of jobs is _____.

SHELTER RENT

For student housing or affordable housing projects.

Local Tax Jurisdiction Sponsored PILOT

NO PROPERTY TAX ABATEMENT IS SOUGHT FOR THIS PROJECT

IV. APPLICANT PROJECT COSTS

A. Estimate the costs necessary for the construction, acquisition, rehabilitation, improvement and/or equipment of the project by the APPLICANT.

Building Construction or Renovation

- a. Materials a. \$ 11,475,000
- b. Labor b. \$ 12,375,000

Site Work

- c. Materials c. \$ 10,125,000
- d. Labor d. \$ 11,625,000
- e. Non-Manufacturing Equipment e. \$ _____
- f. Manufacturing Equipment f. \$ _____
- g. Equipment Furniture and Fixtures g. \$ _____
- h. Land and/or Building Purchase h. \$ _____
- i. Soft Costs (Legal, Architect, Engineering) i. \$ _____

- Other (specify) j. _____ j. \$ _____
- k. _____ k. \$ _____
 - l. _____ l. \$ _____
 - m. _____ m. \$ _____

Total Project Costs \$ 45,600,000
(must equal Total Sources)

B. Sources of Funds for Project Costs:

- a. Tax-Exempt Industrial Revenue Bond a. \$ _____
- b. Taxable Industrial Revenue Bond b. \$ _____
- c. Bank Financing d. \$ \$ 45,600,000
- d. Public Sources e. \$ _____

Identify each state and federal grant/credit

- _____ \$ _____
- _____ \$ _____
- _____ \$ _____
- _____ \$ _____

e. Equity \$ _____

TOTAL SOURCES \$ \$ 45,600,000
(must equal Total Project Costs)

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

- Yes No

If yes, please specify bank, underwriter, etc.

Financing has not been finalized at the time
of this application

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

Use additional sheets as necessary

Company Name Amazon.com Services LLC

A. Estimate the costs necessary for the construction, acquisition, rehabilitation, improvement, and/or equipping of the project by the user(s)/tenant(s) from 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. \$ \$ 30,000,000
- d. Manufacturing Equipment d. \$ _____
- d. Furniture and Fixtures d. \$ _____

- Other (specify): e. _____ e. \$ _____
- f. _____ f. \$ _____
 - g. _____ g. \$ _____
 - h. _____ h. \$ _____

Total Project Costs \$ \$ 30,000,000

VI. Value of Incentives

Project name: USRE Rochester, LLC

A. IDA PILOT Benefits:

Current Land Assessment	663,800	Taxes on Land	24,853
Dollar Value of New Construction & Renovation Costs	45,600,000		
Estimated New Assessed Value of Project Subject to IDA	46,263,800		

County Tax rate/\$1,000	8.08
Local Tax Rate* Tax Rate/\$1,000	5.59
School Tax Rate /\$1,000	<u>23.77</u>
Total Tax Rate	37.44

PILOT Year	% Abatement	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT Amount	Full Tax Payment w/o PILOT	Net Exemption
1	90%	37,381	25,861	109,969	173,212	1,756,969	1,558,905
2	90%	37,381	25,861	109,969	173,212	1,756,969	1,583,758
3	90%	37,381	25,861	109,969	173,212	1,756,969	1,583,758
4	90%	37,381	25,861	109,969	173,212	1,756,969	1,583,758
5	90%	37,381	25,861	109,969	173,212	1,756,969	1,583,758
6	90%	37,381	25,861	109,969	173,212	1,756,969	1,583,758
7	90%	37,381	25,861	109,969	173,212	1,756,969	1,583,758
8	80%	74,762	51,723	219,938	346,423	1,756,969	1,385,693
9	70%	112,143	77,584	329,907	519,635	1,756,969	1,212,482
10	60%	149,525	103,446	439,876	692,847	1,756,969	1,039,270
11	50%	186,906	129,307	549,845	866,058	1,756,969	866,058
12	40%	224,287	155,169	659,814	1,039,270	1,756,969	692,847
13	30%	261,668	181,030	769,783	1,212,482	1,756,969	519,635
14	20%	299,049	206,892	879,752	1,385,693	1,756,969	346,423
15	10%	336,430	232,753	989,721	1,558,905	1,756,969	173,212
Total		1,906,439	1,318,935	5,608,422	8,833,795	26,354,540	17,297,071

* Local Tax Rate for Town/City/Village

B. Sales Tax Exemption Benefit:

Estimated value of Sales Tax exemption:	<u>4,128,000</u>
Estimated duration of Sales Tax exemption:	<u>6/30/2022</u>

C. Mortgage Recording Tax Exemption Benefit:

Estimated Value of Mortgage Recording Tax exemption:	<u>\$342,000</u>
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D. Industrial Revenue Bond Benefit

IRB inducement amount, if required:	<u>\$0</u>
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E. Percentage of Project Costs financed from Public Sector sources:

Total Value of Incentives:	<u>\$21,767,071.08</u>	<u>28.79%</u>
Sources of Funds (Section IV.B.)	<u>\$75,600,000.00</u>	

** All estimates are based on current tax rates.

VI. Value of Incentives

A. IDA Benefit: Agency staff will indicate the amount of real property tax abatement, sales and mortgage recording tax benefits (the "PILOT Benefit") based on estimated Project Costs as contained herein and anticipated tax rates and assessed valuation.

** This section of this Application will be: (i) **completed by IDA Staff** based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application.

PILOT Estimate Table Worksheet

Dollar Value of New Construction and Renovation Costs	Estimated New Assessed Value of Property Subject to IDA*	County Tax Rate/1000	Local Tax Rate (Town/City/Village)/1000	School Tax Rate/1000

*Apply equalization rate to value

PILOT Year	% Payment	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
TOTAL							

*Estimates provided are based on current property tax rates and assessment values

B. Sales Tax Exemption Benefit:

Estimated value of Sales Tax exemption: \$ _____

C. Mortgage Recording Tax Exemption Benefit:

Estimated value of Mortgage Recording Tax exemption: \$ _____

D. Industrial Revenue Bond Benefit:

IRB inducement amount, if requested: \$ _____

E. Percentage of Project Costs financed from Public Sector sources: Agency staff will calculate the percentage of Project Costs financed from Public Sector sources based upon Sources of Funds for Project Costs as depicted above under Section IV.B.

VII. PROJECTED EMPLOYMENT

Complete for each Applicant or User/Tenant

Company Name: Amazon.com Services LLCApplicant: or User/Tenant:

Applicant/Tenant creating jobs must submit most recent NYS-45 or equivalent.

	Current # of jobs at proposed project location or to be relocated to project location	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be RETAINED	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be CREATED upon THREE Years after Project completion	Estimate number of residents of the Labor Market Area in which the Project is located that will fill the FTE and PTE jobs to be created upon THREE Years after Project Completion **
Full time (FTE)	0	0	100	100
Part Time (PTE)	0	0	100	100
Total	0.00	0.00	150.00	150.00

** For purposes of this question, please estimate the number of FTE and PTE jobs that will be filled, as indicated in the third column, by residents of the Labor Marker Area, in the fourth column. The Labor Marker Area includes: Monroe County, Orleans County, Genesee County, Wyoming County, Livingston County, Ontario County, Wayne County, Yates County, and Seneca County chosen at the Agency's discretion.

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VIII. LOCAL LABOR

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

Company Name Amazon.com Services LLC

Applicant: and/or User/Tenant:

All project employees of the general contractor, subcontractor, or sub to a subcontractor (contractors) working on the project must reside within the following counties in the State of New York: Monroe, Genesee, Livingston, Ontario, Orleans, Seneca, Steuben, Wayne, Wyoming or Yates. The All-Local Labor criterion will be verified based on employment, payroll and related records.

COMIDA understands that at certain times local labor may not be available within the local area. Under this condition, applicants are required to complete a waiver request of the All-Local Labor requirement 45 days in advance of commencing work. Contractors do not have to be local companies as defined herein, but must employ local people to qualify under the All-Local Labor criterion.

The foregoing terms have been read, reviewed and understood by the Applicant or User/Tenant and all appropriate personnel. Furthermore, the undersigned agrees and understands that the information contained herein must be transmitted and conveyed in a timely fashion to all applicable subcontractors, suppliers and materialman. Furthermore, the undersigned agrees to post and maintain a sign, provided by COMIDA, in a prominent, easily accessible location, identifying the project as a recipient of COMIDA assistance and the local labor requirements associated with this assistance.

Furthermore, the undersigned realizes that failure to abide by the terms herein could result in COMIDA revoking all or any portion of benefits it deems reasonable in its sole discretion for any violation hereof.

See attached signature page of Applicant

(APPLICANT COMPANY)

Signature, Title, Date

Amazon.com Services, LLC

DocuSigned by:

T COMPANY)

Holly Sullivan
C049593F2FA7404...

Authorized Representative

February 25, 2023

Signature, Title, Date

IX. FEES

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

If the sales tax benefits are required prior to closing, a non-refundable twenty-five percent (25%) of the IDA fee and Legal fees are payable at that time. This amount will be applied towards the IDA fee and Legal fee.

See attached signature page of Applicant

(APPLICANT COMPANY)

Signature, Title Date

Amazon.com Services, LLC

(TENANT COMPANY)

DocuSigned by:
Holly Sullivan Authorized Representative February 25, 2020
C049583F2FA7404...

Signature, Title Date

X. CERTIFICATION

The undersigned company officer and/or user/tenant officer each hereby certifies, on behalf of the company and/or user/tenant, respectively (each singularly and together, the "Applicant"), as follows:

- A. The information contained in this Application, including employment information, is true and correct. The Applicant is aware that any material misrepresentation made in this Application constitutes an act of fraud, resulting in revocation of COMIDA benefits.
- B. The undersigned, on behalf of the Applicant, hereby certifies that the Applicant, and all parties which have ownership of the Applicant are current and will remain current on all real property, federal, state, sales, income and withholding taxes throughout the term of any agreements made in connection with this Application.
- C. Compliance with N.Y. GML Sec. 862(1): Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:
 § 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.
- D. Compliance with Applicable Laws: The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.
- E. False and Misleading Information: The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.
- F. Recapture: Should the Applicant not expend as projected or hire as presented, the Agency may view such information/status as failing to meet the established standards of economic performance. In such events, some or all of the benefits taken by the Applicant will be subject to recapture.
- G. Pay Equity: The Applicant and/or user/tenant officer certifies on behalf of the company and/or user/tenant (the Applicant) has not been the subject of an adverse finding under the equal pay laws within the previous five years, has disclosed any pending equal pay claims against the company at time of application, and shall disclose to COMIDA any pending claims or adverse findings under the equal pay laws during the term of COMIDA financial assistance agreement.
- H. Applicant hereby releases the COMIDA ("Agency") from, agrees that the Agency shall not be liable for, and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, this Application, regardless of whether or not this Application or the Project described herein or the tax exemptions and other assistance requested herein are favorably acted upon by the Agency; (B) the Agency's acquisition, construction, renovation and/or equipping of the Project described herein; and (C) any further action taken by the Agency with respect to the Project; including, without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. Applicant hereby understands and agrees, in accordance with Section 875(3) of the New York General Municipal Law, that any New York State and local sales and use tax exemption claimed by the Applicant and approved by the Agency in connection with the Project may be subject to recapture by the Agency under such terms and conditions as will be set forth in the Agent Agreement to be entered into by and between the Agency and the Applicant. The Applicant further represents and warrants that the information contained in this Application, including without limitation, information regarding the amount of New York State and local sales and use tax exemption benefits, is true, accurate and complete.

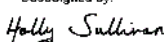
APPLICANT COMPANY

See attached signature page of Applicant

Signature, Title Date

TENANT COMPANY

Amazon.com Services, LLC

DocuSigned by:

 Authorized Representative February 25,

 Signature, Title Date

Signature Page to Section VIII. Local Labor of the COMIDA Application for Assistance

APPLICANT:

USRE ROCHESTER, LLC,
a Delaware limited liability company

By: New Economy Holdings, LP,
a Delaware limited partnership,
its sole member

By: New Economy Gen-Par, LLC,
a Delaware limited liability company,
its general partner

By: USAA Real Estate Company, LLC,
a Delaware limited liability company,
its sole member

DocuSigned by:
By:  _____
Name: DAVID A. BUCK
Title: EXECUTIVE MANAGING DIRECTOR



Signature Page to Section IX. Fees of the COMIDA Application for Assistance


APPLICANT:

USRE ROCHESTER, LLC,
a Delaware limited liability company

By: New Economy Holdings, LP,
a Delaware limited partnership,
its sole member

By: New Economy Gen-Par, LLC,
a Delaware limited liability company,
its general partner

By: USAA Real Estate Company, LLC,
a Delaware limited liability company,
its sole member

DocuSigned by:
By:  _____
Name: DAVID J. BUCK
Title: EXECUTIVE MANAGING DIRECTOR



Signature Page to Section X. Certification of the COMIDA Application for Assistance


APPLICANT:

USRE ROCHESTER, LLC,
a Delaware limited liability company

By: New Economy Holdings, LP,
a Delaware limited partnership,
its sole member

By: New Economy Gen-Par, LLC,
a Delaware limited liability company,
its general partner

By: USAA Real Estate Company, LLC,
a Delaware limited liability company,
its sole member

DocuSigned by:
By:  _____
Name: DANIEL J. BUCK
Title: EXECUTIVE MANAGING DIRECTOR



Attachment to COMIDA Application for Financial Assistance

This Attachment is provided to address certain sections/questions related to the Application for Financial Assistance as applicable to co-applicant, Amazon.com Services LLC, being the joint-applicant (Co-Applicant) with USRE Rochester, LLC. Amazon.com Services LLC, will be the tenant in the project facility to be constructed and owned by Co-Applicant, USRE Rochester, LLC. Amazon.com Services LLC is submitting as Co-Applicant for the sole purpose of seeking a sales and use tax exemption for the purchase of certain items of machinery and equipment that it will ultimately own, but that will be installed within, the project facility.

Section I. Subsection B:

100% New Economy Holdings, LP

Section II. Subsection B:

Co-Applicant's Legal Counsel (Tenant Company):

Jonathan W. Giokas, Esq.
Husch Blackwell LLP
190 Carondelet Plaza, Suite 600
St. Louis, MO 63105
314-480-1713
Email: jon.giokas@huschblackwell.com

Section II. Subsection C:

Amazon.com Services LLC is a wholly-owned subsidiary of Amazon.com, Inc., a publicly-traded company. Amazon.com, Inc. lists Amazon.com Services LLC as a "significant subsidiary" in its annual 10-K filing with the SEC.

Section II. Subsection F:

Applicant is proposing development of approximately 71 acres of land located at 90 Shepard Road, Ogden, NY (the "Site") for use as a sortation center facility for consumer products (the "Project"). The Project would allow for the Applicant and the Tenant (Amazon.com Services, LLC, which is ultimately owned by Amazon.com, Inc.) to expand their portfolio of significant development projects throughout the United States.

The Project would offer the opportunity for the Applicant to work with the Tenant and provide a significant revenue opportunity for the local economy. The Project would involve the construction of a 1-story, approximately 280,000 square foot footprint sortation distribution facility (the "Facility"). The Facility would be leased to the Tenant on a long-term basis. The Project would include the development of the Facility and all appurtenant infrastructure (site work, utilities, and roadway improvements) and associated exterior improvements (parking and loading areas, sidewalks, landscaping, and lighting) and ultimately would position any potential future tenant end-user for growth, including significant job creation, related operation of the Facility.



The Facility is part of Tenant's National network of distribution and delivery operations. The Facility would be a warehouse sortation center facility. Warehouse sortation centers power the middle mile of the Tenant's order fulfillment process and help speed up deliveries for customers. Packages are transported to sortation center facilities via tractor-trailer trucks (18-wheelers) from neighboring Amazon fulfillment centers and are sorted, picked and loaded into tractor-trailer trucks (18-wheeler) to head to more regionally based destination points or last mile delivery station locations.

Tenant's and/or Applicant's personal property investment would be at least \$30 million in material handling equipment and other personal property. Applicant anticipates the Project will launch in Q2 2022.

Applicant and Tenant are each committed to having a diverse and inclusive workplace. Specifically, Tenant is continually looking for ways to further diversify its workforce and strengthen its culture of inclusion. Tenant has ten employee-led affinity groups, reaching 40,000 employees in over 190 chapters globally. Tenant has innovative benefits offerings and hosts annual and ongoing learning experiences, including its Conversations on Race and Ethnicity (CORE) and AmazeCon (gender diversity) conferences. Tenant's focus on diversity and inclusion has been independently recognized as one of the best places to work on Human Rights Campaign's Corporate Equality Index and LinkedIn's Top Companies; recognized on the NAACP Equity, Inclusion, and Empowerment Index and the Disability Equality Index; and received the 2019 American Foundation for the Blind Helen Keller Achievement Award. Tenant recruits from diverse academic institutions, partners with organizations globally, and supports non-traditional learning pathways, like the Amazon Veteran Technical Apprenticeship, which places transitioning members of the military into technical apprenticeships at Amazon.

In addition, Applicant and Tenant each have taken significant steps to protect employees, vendors and others involving the construction and operation of their respective facilities. For example, Tenant has worked closely with health authorities to respond proactively, ensuring it can continue to serve communities while taking care of its associates and teams. It has implemented a series of preventative measures to help keep its employees, partners, and customers safe including tripling down on cleaning and sanitation, providing masks to all employees, implementing temperature checks and ensuring safe distances. Each site goes through enhanced cleaning and sanitization multiple times a day. Tenant is investing \$4 billion from April to June on COVID-19 related initiatives to get products to customers and keep employees safe. Applicant works closely with its contractors and vendors to ensure they have the proper COVID-19 policies and protocols in place.

Applicant and Tenant are seeking support for the Project that, if chosen, would enhance Tenant's ability to add a combined 200 new full-time and part-time jobs and bring new investment and tax base to Monroe County and the Town of Ogden in the State of New York.



Section II. Subsection F:

Location: Greece, New York

Section II. Subsection G:

Co-applicant and Tenant, Amazon.com Services LLC, is evaluating whether the Project improves its competitiveness and provides its customers with low prices, vast selection, and convenience, and reserves the decision to finalize the transaction at the Site subject to the following:

- Amazon.com Services LLC evaluation of alternative business case opportunities addressing its entire network, which includes, but is not limited to, costs, economic incentives, transportation efficiency, location/infrastructure, design of building type, available workforce, allocation of corporate capital and ultimately, receipt of Senior Management Approval.
- Amazon.com Services LLC operations, capacity planning, transportation, human resources, real estate and economic development teams evaluate dozens of alternate geographies for future operational locations in any given year in response to increasing customer demand, and uses highly complex algorithms to respond to customer demand and the global movement of product to rapidly deploy location alternative solutions.
- The cost benefit analysis of selecting any one particular site is weighed against the entirety of the network that the Applicant has developed and continues to improve with each location it develops throughout the United States. This approach prevents any one particular site from dictating Amazon.com Services LLC network expansion strategy. The Site will be evaluated against alternative opportunities throughout the United States that best optimize the entirety of the network.

Should the Project move forward in Monroe County and subject to receipt of all required permits and approvals, it would ultimately involve an estimated \$30M in tenant expenditures in addition to the capital budget from USRE Rochester, LLC detailed in the application. Additionally, should the Project move forward, Co-applicant and Tenant Amazon.com Services LLC would employ 100 full-time equivalent employees and 100 part-time equivalent employees in various positions at the state of the art distribution/warehouse facility in Monroe County. Wages associated with such employee positions at the facility will be competitive and provide for full benefits, including, but not limited to: medical, dental, vision, 401k, life insurance, vacation, parental leave, etc.

Section III:

Applicant has applied for a Local Tax Jurisdiction Sponsored PILOT. The requested abatement schedule consists of the following proposed schedule:

Years 1-7 90% abatement on new construction



Years 8-15 declining by 10% each year thereafter (80%, 70%, 60%, 50%, 40%, 30%, 20%, 10%)



Cost-Benefit Analysis for USRE Rochester, LLC

Prepared by COMIDA using InformAnalytics

Executive Summary

INVESTOR
USRE Rochester, LLC

TOTAL INVESTED
\$75.6 Million

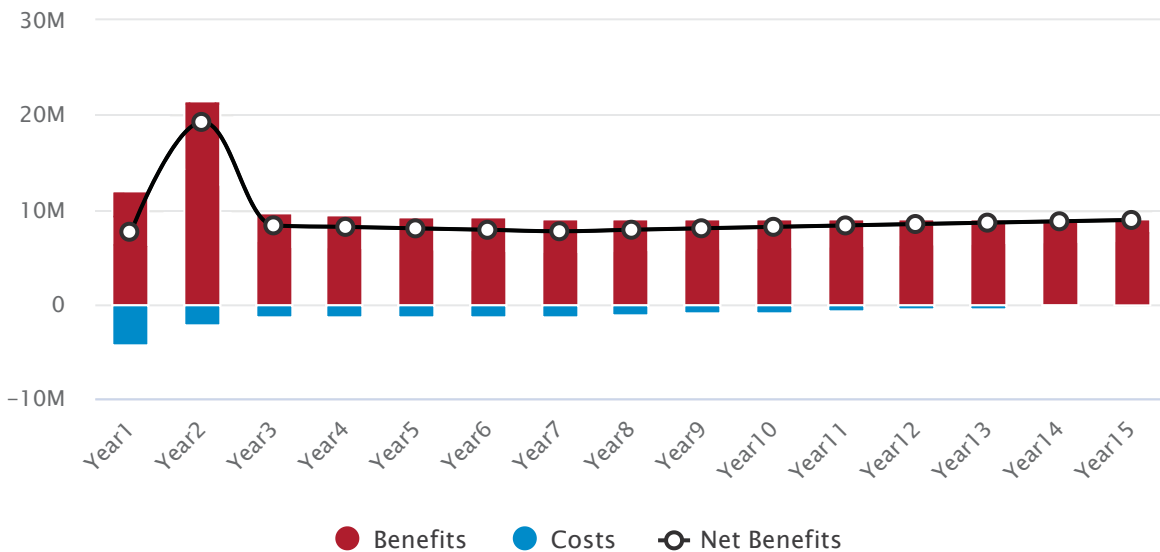
LOCATION
**90 Shepard Road,
Rochester, NY 14624**

TIMELINE
15 Years

F1 FIGURE 1

Discounted* Net Benefits for USRE Rochester, LLC by Year

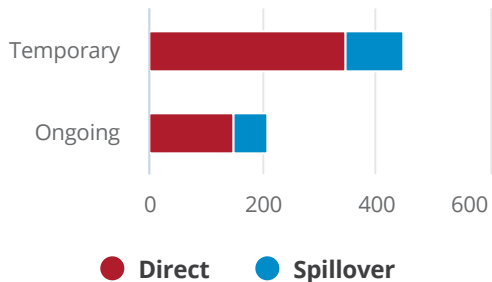
Total Net Benefits: \$133,756,000



Discounted at 2%

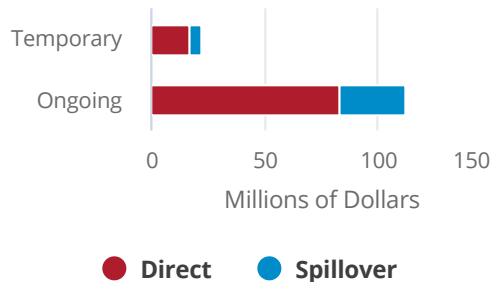
F2 FIGURE 2

Total Jobs



F3 FIGURE 3

Total Payroll



Proposed Investment

USRE Rochester, LLC proposes to invest \$75.6 million at 90 Shepard Road, Rochester, NY 14624 over 15 years. COMIDA staff summarize the proposed with the following: New 280,000 sq ft sortation center Facility

T1 TABLE 1

Proposed Investments

Description	Amount
CONSTRUCTION SPENDING	
USRE	\$45,600,000
OTHER SPENDING	
non-manufacturing equip	\$30,000,000
Total Investments	\$75,600,000
Discounted Total (2%)	\$75,153,000

May not sum to total due to rounding.

F4 FIGURE 4

Location of Investment



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

T2 TABLE 2

Estimated Costs or Incentives

COMIDA is considering the following incentive package for USRE Rochester, LLC.

Description	Nominal Value	Discounted Value*
Property Tax Exemption	\$15,428,000	\$13,855,000
Sales Tax Exemption	\$4,079,000	\$4,062,000
Mortgage Recording Tax Exemption	\$342,000	\$342,000
Total Costs	\$19,849,000	\$18,259,000

May not sum to total due to rounding.

* Discounted at 2%

T3 TABLE 3

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	\$122,223,000	\$40,085,000	\$162,307,000
To Private Individuals	\$112,577,000	\$39,592,000	\$152,169,000
Temporary Payroll	\$16,817,000	\$5,320,000	\$22,137,000
Ongoing Payroll	\$95,760,000	\$34,272,000	\$130,032,000
To the Public	\$9,646,000	\$493,000	\$10,138,000
Property Tax Revenue	\$8,245,000	N/A	\$8,245,000
Temporary Sales Tax Revenue	\$209,000	\$66,000	\$275,000
Ongoing Sales Tax Revenue	\$1,191,000	\$426,000	\$1,618,000
STATE BENEFITS	\$6,466,000	\$2,291,000	\$8,758,000
To the Public	\$6,466,000	\$2,291,000	\$8,758,000
Temporary Income Tax Revenue	\$753,000	\$255,000	\$1,008,000
Ongoing Income Tax Revenue	\$4,288,000	\$1,535,000	\$5,822,000
Temporary Sales Tax Revenue	\$213,000	\$67,000	\$280,000
Ongoing Sales Tax Revenue	\$1,213,000	\$434,000	\$1,647,000
Total Benefits to State & Region	\$128,689,000	\$42,376,000	\$171,065,000
Discounted Total Benefits (2%)	\$114,654,000	\$37,360,000	\$152,014,000

May not sum to total due to rounding.

T4 TABLE 4

Benefit to Cost Ratio

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

Description	Benefit*	Cost*	Ratio
Region	\$144,280,000	\$16,096,000	9:1
State	\$7,735,000	\$2,163,000	4:1
Grand Total	\$152,014,000	\$18,259,000	8:1

May not sum to total due to rounding.

* Discounted at 2%

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