



County of Monroe Industrial Development Agency

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.

I. APPLICANT

A. Name Howitt-Paul Road, LLC
 Address 758 South Avenue
 City/State/Zip Rochester, NY 14618
 Tax ID No. 26-4702177
 Contact Name D. Scott Doescher
 Title CFO
 Telephone (585) 473-8410
 E-Mail midlandmgmtcfo@gmail.com

B. Owners of 20% or more of Applicant Company

Name	%	Corporate Title
<u>Lauren Howitt-Vallone</u>	<u>33.33</u>	<u>Member</u>
<u>Rachel Howitt-Desain</u>	<u>33.33</u>	<u>Member</u>
<u>Wendy Howitt</u>	<u>33.34</u>	<u>Member</u>

C. Applicant's Legal Counsel

Name Gerard G. Antetomaso
 Firm Evans Fox LLP
 Address 100 Meridian Centre Blvd.
 City/State/Zip Rochester, NY 14618
 Telephone (585) 787-7000
 Fax (585) 787-7007
 Email _____

II. PROJECT

A. Address of proposed project facility
751 Paul Road
Rochester, NY 14624
 Tax Map Parcel Number 146.10-3-2
 City/Town/Village Chili
 School District Gates Chili Central School District
 Current Legal Owner of Property
Howitt-Paul Road, LLC

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)

Greenwood Phase III is located at 751 Paul Road, Rochester, NY 14624 in Chili. Phase III will complement Phases I and II with another component geared toward Senior living. The Town has identified Senior Housing as a need, see enclosed letter from Town Supervisor and market study. Phase III will have 8 units marked for Senior living on the first floor that are fully handicapped accessible. In addition, since all floors will be accessible by elevator we anticipate additional tenants in the Senior category. Phase III will also contain commercial/retail space with the goal to attract tenants that will benefit Seniors such as dentists, optometrists, beauty salons, and casual eateries. Phase I and II is currently full with a handful of applicants on a wait list. Phase II has 78 units of which 70 are only rented to age 55 or over.

Phase III will consist of 3 buildings. All 3 Buildings will be market rate rents. There are plans for sidewalk continuity with the adjacent Wegmans plaza which will also connect to the newly constructed community center. Current employee levels are expected to increase by 2 full time employees.

Buildings 1 and 2 will be identical. These buildings will have 3 floors plus a basement with an elevator that stops at all floors. The basements will consist of storage units for the residents and commercial/retail occupants. The basement will also have gathering rooms, restrooms, laundromat with large capacity washer and dryer, and dog washes. The first floor will have approximately 9 commercial/retail spaces. No tenants have been secured yet and each space can be configured to meet the tenant requirements. The spaces will range from 1,700 square feet to 2,400 square feet and are configured to be subdivided for smaller tenants. Rent for this space will be approximately \$21.50 sq/foot per year.

Floors 2 and 3 will consist of 17 Type B apartments per floor for a total of 34 residential units per building. Each floor will consist of 6-1 bedroom apartments ranging from 693 sq. ft. to 901 sq. ft. per unit and 11-2 bedroom apartments ranging from 1,028 sq. ft. to 1,430 sq. ft. Rents will be about \$1.55 per square foot for 1 bedroom and \$1.30 for 2 bedroom.

Building 3 will have 24 total units on 3 floors plus a basement with an elevator that stops at all floors. The basement will contain storage units for all residents, a meeting room, laundromat with large capacity washer and dryer, and a dog wash. Building 3 will have 8 Type A units on the first floor for senior living (55 and over) that are fully handicapped accessible with one unit having a pull in shower. First floor will have 5-1 bedroom units ranging from 716 sq. ft. to 884 sq. ft. and 3-2 bedroom units ranging from 1,038 sq. ft. to 1,057 sq. ft. Floors 2 and 3 will each have 8 Type B units. Each floor will have 4-1 bedroom units ranging from 716 sq. ft. to 884 sq. ft. and 4-2 bedroom units ranging from 1,038 sq. ft. to 1,134 sq. ft. Rents will be about \$1.55 per square foot for 1 bedroom and \$1.30 for 2 bedroom.

II. PROJECT (cont'd)

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

Yes No

Location:

Will the Project result in the removal of an industrial or manufacturing plant of the Project occupant from one area of the state to another area of the state?

Yes No

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

Yes No

If Yes to either question, explain how, 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**:

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**:

Budget has increased substantially due to rise
in material and labor costs due to COVID
outbreak. Sales Tax and Mortgage Exemptions
would help offset these unplanned costs and
procure materials that are in short supply.

**To be completed with Agency assistance.

H. PROJECT TIMELINE

Proposed Date of Acquisition

06/01/2012

Proposed Commencement Date of Construction

11/01/2020

Anticipated Completion Date

12/31/2022

I. Contractor(s)

Midlakes Development and Construction LTD.

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

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 _____.

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. \$ 4,000,000
- b. LABOR b. \$ 7,936,860

Site Work

- c. MATERIALS c. \$ 884,087
 - d. LABOR d. \$ 1,092,933
 - e. Non-Manufacturing Equipment e. \$ 716,000
 - f. Furniture and Fixtures f. \$ 289,000
 - g. LAND and/or BUILDING Purchase g. \$ 1,043,140
 - h. Manufacturing Equipment h. \$ _____
 - i. Soft Costs (Legal, Architect, Engineering) i. \$ 1,849,000
 - Other (specify) j. _____ j. \$ _____
 - k. _____ k. \$ _____
 - l. _____ l. \$ _____
 - m. _____ m. \$ _____
- Total Project Costs** \$ 17,811,020

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. \$ 16,910,000
- e. Public Sources e. \$ _____

Identify each state and federal grant/credit

_____ \$ _____
 _____ \$ _____
 _____ \$ _____
 _____ \$ _____

- f. Equity f. \$ 900,000
- TOTAL SOURCES** \$ 17,810,000

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

Yes No

If so, please specify bank, underwriter, etc.

Canandaigua National Bank and Trust

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 1/2% 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-	20 044 A
User/Tenant 2602-	
RM	

VI. Value of Incentives

Project name: Howitt-Paul Road, LLC

A. IDA PILOT Benefits:

Current Land Assessment Taxes on Land 0
Dollar Value of New Construction & Renovation Costs
Estimated New Assessed Value of Project Subject to IDA 0

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

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

* Local Tax Rate for Town/City/Village

B. Sales Tax Exemption Benefit:

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

C. Mortgage Recording Tax Exemption Benefit:

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

D. Industrial Revenue Bond Benefit

IRB inducement amount, if required: \$0

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

Total Value of Incentives: \$597,951.96 3.36%
 Sources of Funds (Section IV.B.) \$17,811,020.00

** All estimates are based on current tax rates.

VII. PROJECTED EMPLOYMENT

Complete for each Applicant or User/Tenant

Howitt-Paul Road, LLC

Company Name: _____

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)	3.0	3.0	2.0	2.0
Part Time (PTE)				
Total	3.0	3.0	2.0	2.0

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

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VIII. LOCAL LABOR

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

Company Name Howitt-Paul Road, LLC
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.

Howitt Paul Rd, LLC
(APPLICANT or USER/TENANT COMPANY)

Jack W. Howitt, Mgr 10/16/20
Signature, Title Date

X. CERTIFICATION

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

- A. The information contained in this Application, including employment information, is true and correct. The Applicant is aware that any material misrepresentation made in this Application constitutes an act of fraud, resulting in revocation of COMIDA benefits.
- B. The undersigned, on behalf of the Applicant, hereby certifies that the Applicant, and all parties which own a minimum of 20% of the Applicant are current and will remain current on all real property, federal, state, sales, income and withholding taxes throughout the term of any agreements made in connection with this Application.
- C. 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

Hawitt-Paul Rd, LLC

James W. Horvath, Manager 10/16/20
Signature, Title Date

USER/TENANT COMPANY

Signature, Title Date

Cost-Benefit Analysis for Howitt-Paul Road, LLC

Prepared by COMIDA using InformAnalytics

Executive Summary

INVESTOR

Howitt-Paul Road, LLC

TOTAL INVESTED

\$17.8 Million

LOCATION

**751 Paul Road,
Rochester, NY 14624**

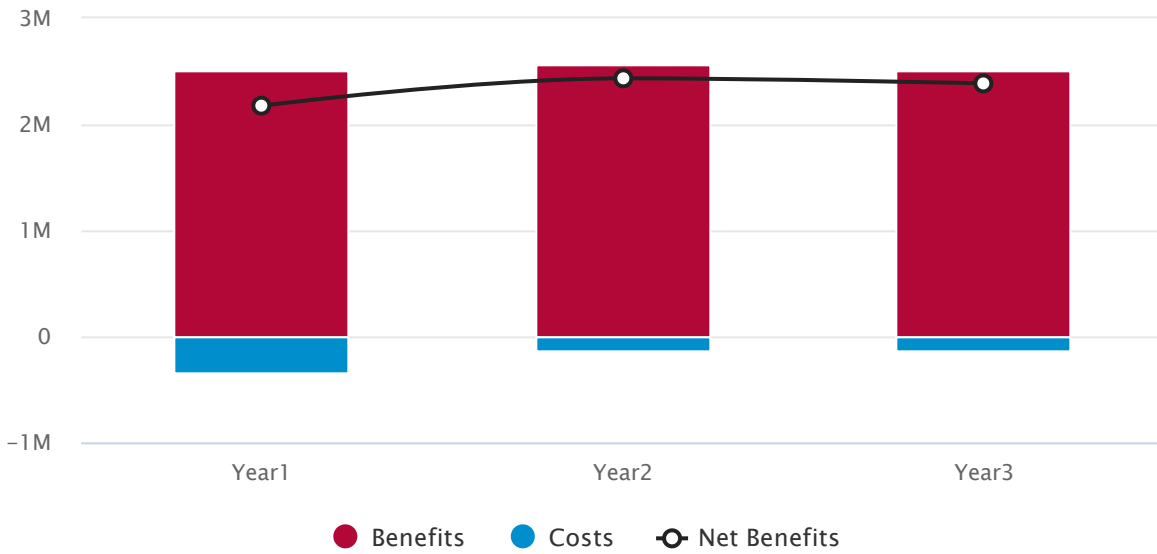
TIMELINE

3 Years

F1 FIGURE 1

Discounted* Net Benefits for Howitt-Paul Road, LLC by Year

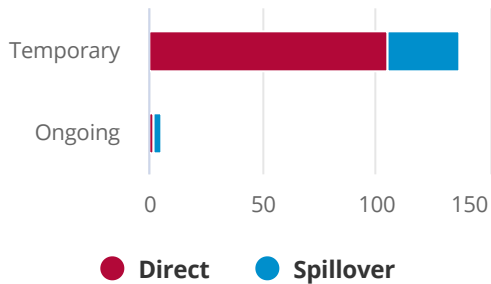
Total Net Benefits: \$6,995,000



Discounted at 2%

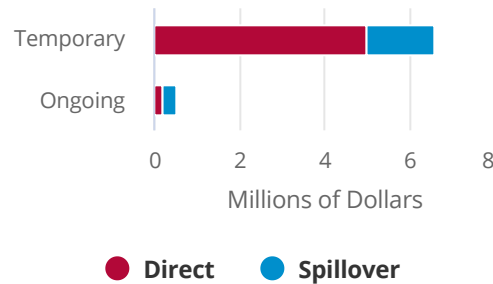
F2 FIGURE 2

Total Jobs



F3 FIGURE 3

Total Payroll



Proposed Investment

Howitt-Paul Road, LLC proposes to invest \$17.8 million at 751 Paul Road, Rochester, NY 14624 over 3 years. COMIDA staff summarize the proposed with the following: Phase 3 Apartments, senior living facility

T1 TABLE 1

Proposed Investments

Description	Amount
CONSTRUCTION SPENDING	
Phase 3 Apartments	\$13,914,000
OTHER SPENDING	
Non manufacturing equip	\$716,000
FF&E	\$289,000
Land	\$1,043,000
soft costs	\$1,849,000
Total Investments	\$17,811,000
Discounted Total (2%)	\$17,540,000

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

T2 TABLE 2

Estimated Costs or Incentives

COMIDA is considering the following incentive package for Howitt-Paul Road, LLC.

Description	Nominal Value	Discounted Value*
Sales Tax Exemption	\$466,000	\$458,000
Mortgage Recording Tax Exemption	\$127,000	\$127,000
Total Costs	\$593,000	\$585,000

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	\$5,357,000	\$1,957,000	\$7,314,000
To Private Individuals	\$5,291,000	\$1,933,000	\$7,224,000
Temporary Payroll	\$5,131,000	\$1,623,000	\$6,755,000
Ongoing Payroll	\$160,000	\$309,000	\$469,000
To the Public	\$66,000	\$24,000	\$90,000
Temporary Sales Tax Revenue	\$64,000	\$20,000	\$84,000
Ongoing Sales Tax Revenue	\$2,000	\$4,000	\$6,000
STATE BENEFITS	\$303,000	\$117,000	\$419,000
To the Public	\$303,000	\$117,000	\$419,000
Temporary Income Tax Revenue	\$230,000	\$78,000	\$308,000
Ongoing Income Tax Revenue	\$6,000	\$15,000	\$20,000
Temporary Sales Tax Revenue	\$65,000	\$21,000	\$86,000
Ongoing Sales Tax Revenue	\$2,000	\$4,000	\$6,000
Total Benefits to State & Region	\$5,660,000	\$2,074,000	\$7,733,000
Discounted Total Benefits (2%)	\$5,549,000	\$2,032,000	\$7,581,000

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	\$7,170,000	\$312,000	23:1
State	\$411,000	\$273,000	2:1
Grand Total	\$7,581,000	\$585,000	13:1

May not sum to total due to rounding.

* Discounted at 2%

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