

# IMAGINE MONROE

POWERED BY COMIDA

## 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 125 Howell Street LLC  
Address 100 Savannah Street  
City/State/Zip Rochester, NY 14607  
Tax ID No. 83-3354274  
Contact Name Don Lasher  
Title Managing Member  
Telephone 585.546.6459  
E-Mail Don@capstonered.com

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

Name	%	Corporate Title
<u>Don Lasher</u>	<u>100</u>	<u>Managing Member</u>

#### C. Applicant's Legal Counsel

Name Ryan Lown, Partner  
Firm PhillipsLytle LLP  
Address 28 East Main Street  
City/State/Zip Rochester, New York 14614  
Telephone 585.238.2056  
Fax \_\_\_\_\_  
Email rlown@phillipslytle.com

### II. PROJECT

A. Address of proposed project facility  
125 Howell Street  
\_\_\_\_\_  
Tax Map Parcel Number 121.41-2-31  
City/Town/Village Rochester, NY 14607  
School District City of Rochester  
Current Legal Owner of Property  
City of Rochester

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

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

Company Name 125 Howell Street LLC  
Address 100 Savannah Street  
City/State/Zip Rochester, New York 14607  
Tax ID No. 83-3354274  
Contact Name Don Lasher  
Title Managing Member  
Telephone 585.546.6459  
E-Mail Don@capstonered.com

% 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)

The City of Rochester issued a Request for Proposals for Inner Loop East Site #6 - 125 Howell Street on June 6th 2018. The proposed project site is located within the former right-of-way of the eastern section of the Inner Loop highway, on the eastern edge of the central business district and within a distressed census tract. The site is generally bounded by a privately held property to the south, Savannah Street to the west, Howell Street to the north, and Jordan Alley to the east. The site is within easy walking distance of the East End, East and Alexander, Park Avenue and Monroe Avenue neighborhoods. Attractive amenities in the area include the Stong National Museum, the Eastman Theater, and the Metro Center YMCA.

Inner Loop East Parcel 6 is approximately .0132 acres and currently does not have vehicular access. The proposed project would provide vehicular access from an existing curb cut from the adjacent privately held property and would include the construction of five (5), four-story townhomes. The narrow width of the site requires vertical construction with garages located at grade level. An easement from the adjacent owner will be required to access the site. This narrow design requires floor plans that are relatively unique and that make smaller unit sizes inefficient and cost prohibitive. Therefore the proposed townhomes are all two bedroom, two bathroom, market rate, rental units. The proposed units average 1750 sf each and rents average \$1.35 psf. The first floor will include a garage beneath each unit for off-street parking with terraces over the garages of the end units only. Landscaped areas have been provided adjacent to each front stoop to help "soften" the entrances and to create a more residential feel. The building will be constructed using high quality materials such as composite metal panels, brick, wood siding and composite trim. Large windows facing Howell Street will provide stunning views of the City skyline as well as natural light and fresh air ventilation. Mechanical equipment will be placed on the roof and screened to limit visibility.

The proposed project will largely fill the currently vacant site and will not significantly increase demands on existing drainage, parking or utilities. We have explored the option of affordable housing at the site but due to the size and unique configuration of the parcel we believe that this is the highest and best use of the property. The site constraints make this a difficult project that is not economically feasible without the sales and property tax abatements. The development will be financed with equity and traditional financing and we propose to begin construction in the summer of 2019. r

**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\*\*:

Due to the size of the parcel, its irregular shape and the lack of ingress/egress the project

would not move forward without the requested incentives

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\*\*To be completed with Agency assistance.

**H. PROJECT TIMELINE**

Proposed Date of Acquisition  
August 2019

Proposed Commencement Date of Construction  
June 2019

Anticipated Completion Date  
October 2020

**I. Contractor(s)**

Capstone Construction Services LLC

**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. \$ 732,684.
- b. LABOR b. \$ 488,454.

**Site Work**

- c. MATERIALS c. \$ 34,000.
  - d. LABOR d. \$ 26,030.
  - e. Non-Manufacturing Equipment e. \$ \_\_\_\_\_
  - f. Furniture and Fixtures f. \$ 0
  - g. LAND and/or BUILDING Purchase g. \$ 65,000.
  - h. Manufacturing Equipment h. \$ 0
  - i. Soft Costs (Legal, Architect, Engineering) i. \$ 73,926.
  - Other (specify) j. \_\_\_\_\_ j. \$ \_\_\_\_\_
  - k. \_\_\_\_\_ k. \$ \_\_\_\_\_
  - l. \_\_\_\_\_ l. \$ \_\_\_\_\_
  - m. \_\_\_\_\_ m. \$ \_\_\_\_\_
- Total Project Costs** \$ 1,420,094.

**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. \$ 1,120,625.
- e. Public Sources e. \$ \_\_\_\_\_

Identify each state and federal grant/credit

- \_\_\_\_\_ \$ \_\_\_\_\_
- \_\_\_\_\_ \$ \_\_\_\_\_
- \_\_\_\_\_ \$ \_\_\_\_\_
- \_\_\_\_\_ \$ \_\_\_\_\_

- f. Equity \$ 294,470
- TOTAL SOURCES** \$ 1,420,094.

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

\_\_\_\_\_

\_\_\_\_\_

**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	\$ <u>63,000</u>
Land \$ <u>63,000</u>	Building
Applicant 2602-	<u>19-015A</u>
User/Tenant 2602-	
RM	

**VI. Value of Incentives**

Project name: 125 Howell Street LLC

**A. IDA PILOT Benefits:**

Current Land Assessment	63,000	Taxes on Land	3,044
Dollar Value of New Construction & Renovation Costs	1,281,168		
Estimated New Assessed Value of Project Subject to IDA	1,344,168		

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

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%	1,419	0	5,076	6,495	67,994	58,455
2	80%	2,839	0	10,151	12,990	67,994	51,960
3	70%	4,258	0	15,227	19,485	67,994	45,465
4	60%	5,678	0	20,302	25,980	67,994	38,970
5	50%	7,097	0	25,378	32,475	67,994	32,475
6	40%	8,517	0	30,453	38,970	67,994	25,980
7	30%	9,936	0	35,529	45,465	67,994	19,485
8	20%	11,356	0	40,605	51,960	67,994	12,990
9	10%	12,775	0	45,680	58,455	67,994	6,495
10	0%	14,194	0	50,756	64,950	67,994	0
<b>Total</b>		<b>78,069</b>	<b>0</b>	<b>279,157</b>	<b>357,226</b>	<b>679,944</b>	<b>292,276</b>

\* Local Tax Rate for Town/City/Village

**B. Sales Tax Exemption Benefit:**

Estimated value of Sales Tax exemption for facility construction:	61,335
Estimated Sales Tax exemption for fixtures and equipment:	0
Estimated duration of Sales Tax exemption:	12/31/2020

**C. Mortgage Recording Tax Exemption Benefit:**

Estimated Value of Mortgage Recording Tax exemption:	\$8,405
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**D. Industrial Revenue Bond Benefit**

IRB inducement amount, if required:	\$0
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**E. Percentage of Project Costs financed form Public Sector sources:**

Total Value of Incentives:	\$362,015.30	25.49%
Sources of Funds (Section IV.B.)	\$1,420,094.00	

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

**VII. PROJECTED EMPLOYMENT**

Complete for each Applicant or User/Tenant

Company Name: 125 Howell Street LLC

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)				
Part Time (PTE)		0		
Total	0.0	0	1	1

\*\* For purposes of this question, please estimate the number of FTE and PTE jobs that will be filled, as indicated in the third column, by residents of the Labor 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.

*(Remainder of this Page Intentionally Left Blank)*

**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 125 Howell Street 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.

125 Howell Street LLC

(APPLICANT or USER/TENANT COMPANY)

Devin Member 1/30/19  
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**

125 Howell Street LLC

<u>[Signature]</u>	Member	1/30/19
Signature	, Title	Date

**USER/TENANT COMPANY**

_____		
Signature	, Title	Date