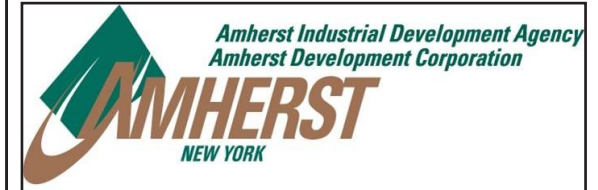


PROJECT PROFILE: CENTENE EXPANSION

\$4,519,982

August 16, 2019



ELIGIBILITY

- Back Office Facility Eligible Under NYS Law

COMPANY INCENTIVES (EST.)

- Property Tax = \$13,700
- **Mortgage Tax = \$64,404**
- Sales Tax = \$213,520

PROJECT BENEFITS (EST.)

- Property Taxes = \$5,361
- Income Taxes = \$71,101,041
- Sales Taxes = \$46,775,806

EMPLOYMENT

- 70 New Full-time Jobs Created
- 1413 Full-Time & 7 Part-Time Jobs Retained
- Salary of Positions Range from \$50,000 - \$96,000 Annually Plus Benefits

PROJECT SCHEDULE

- June 2019 Renovation Begins
- August 2019 Investment Expected To Be Complete

Project Address:

400/480/490 Crosspoint Parkway
Williamsville, New York 14221
(Williamsville Central School District)

Investment:

Acquisition: \$1,550,000
Construction: \$2,440,321
Soft/Other Costs: \$529,751

Company Description:

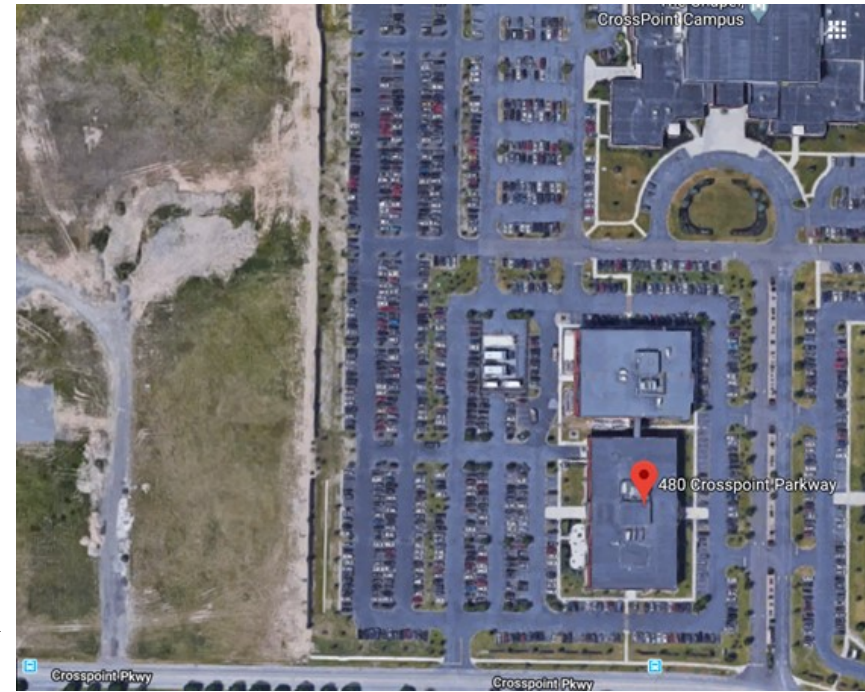
The Uniland Partnership of Delaware, L.P., an affiliate of Uniland Development Company, engages in real estate development, construction, leasing, and management of industrial and commercial properties throughout the Western New York Region. Centene Corporation, which owns Fidelis Care, provides health insurance.

Project Description:

Centene's office and data center two building complex at 480 and 490 Crosspoint requires additional parking to continue to grow. The company is evaluating a potential move of a department to 105 Crosspoint that would open up additional space for 70 new hires.

Centene, with a nation-wide footprint, has various options where to locate its operations. The benefits from the Agency would help induce Centene to pursue the expansion in Amherst. AIDA participation in the project is necessary to solidify the Amherst location and increase the feasibility of the project.

The revised project includes combining the mortgages of 480 and 490 Crosspoint with 400 Crosspoint in the amount of \$35,260,000.



PROJECT PROFILE:

CENTENE EXPANSION

\$4,519,982

AIDA COMPANY HISTORY:

2010 - \$15,269,154 investment to construct a 90,000 SF building that would retain 463 jobs and create 100.

2013 - \$16,491,866 expansion which resulted in the construction of a 87,737 SF building that would retain 645 jobs and create 385.

MATERIAL TERMS:

1. Achievement of total 1,476 full-time equivalent jobs at the project location two years after project completion, and retention of such jobs for duration of the PILOT.
2. Investment of not less than \$3,841,985 at the project location as noted in the application.
3. Compliance with the Agency's Local Labor Policy in connection with the construction of the Project