



COUNTY OF MONROE
COMIDA
INDUSTRIAL DEVELOPMENT AGENCY

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 12 for additional information on costs and fees.

I. APPLICANT

A. Applicant Information

Name: 20 Main Street FFTH, LLC
Address: 1 Circle Street
City/State/Zip: Rochester, New York 14607
Tax Id No.: [REDACTED]
Contact Name: Rufus Judson
Title: Manager
Telephone: [REDACTED]
E-Mail: [REDACTED]

B. Applicant's Legal Counsel

Name: Ryan A. Lown, Esq.
Firm: Phillips Lytle LLP
Address: 100 South Clinton Avenue, Suite 2900
City/State/Zip: Rochester, New York 14604
Telephone: [REDACTED]
Email: [REDACTED]

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

Name	%	Corporate Title
24 Cambridge Street Partners, LLC (Rufus Judson / William Tehan)	100	Sole Member

D. Is the business applying for assistance certified as an MWBE or service-disabled veterans' agency? ☐ Yes ☒ No

II. PROJECT

A. Address of proposed project facility

Address: 20 North Main Street

Tax Map Parcel Number: 228.12-1-21.1 and 228.12-1-11.1

City/Town/Village: Honeoye Falls

School District: Honeoye Falls Lima

Zip: 14472

Current Legal Owner of Property:

The Village of Honeoye Falls

B. Benefits Requested (Check all that apply)

☒ Sales Tax Exemption

☒ Mortgage Recording Tax Exemption

☒ Real Property Tax Abatement

☐ Industrial Revenue Bond Financing

C. Description of project (check all that apply)

☒ New Construction

☐ Existing Facility

☐ Acquisition

☐ Expansion

☐ Renovation/Modernization

☐ Acquisition of machinery/equipment

☐ Other (specify) _____

D. 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: The Frederick Ferris Thompson Hospital

Address: 601 Elmwood Avenue

City/State/Zip: Rochester, New York 14642

Tax ID No: 16-0743024

Contact Name: Kurt Koczent, RN, FACHE

Title: Executive Vice President and Chief Operating Officer

Telephone: ()

Email: k

% of facility to be occupied by user/tenant 100

E. Owners of User/Tenant Company (must total 100%)

If an LLC, LP or similar, all members/partners must be listed

Name	%	Corporate Title
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_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

F. Project Timeline

Proposed Date of Acquisition: October 2026

Proposed Commencement Date of Construction: October 2026

Anticipated Completion Date: September 2027

G. Contractor(s)

Pike Construction Services, Inc.

II.PROJECT (cont'd)

H. DESCRIPTION OF THE PROJECT AND BACKGROUND ON USER(S) OF THE FACILITY

NAICS Code: 621493

The Applicant proposes to demolish the existing structure at 20 North Main Street and construct an approximately 10,000 square-foot medical office building to be leased to and operated by The Frederick Ferris Thompson Hospital. The facility will provide both primary care and urgent care services, including walk-in urgent care seven days per week.

The Project addresses a demonstrated gap in the availability of convenient medical services in the Village of Honeoye Falls and the surrounding southern Monroe County community. The Village of Honeoye Falls does not presently have a dedicated urgent care center offering extended hours, with walk-in treatment and on-site diagnostic services. Village residents and those in the surrounding rural communities who require prompt medical treatment must therefore seek care outside of the Village. The nearest urgent care facilities are generally located approximately 8 to 12 miles away from the Village in locations such as Henrietta, Victor, Pittsford, Fairport, or Farmington.

By providing locally available primary care and urgent care services, the Project will improve access to timely care, reduce travel burdens for Village residents and residents of nearby rural communities, and provide an appropriate alternative to hospital emergency departments for conditions that require same-day attention but are not medical emergencies. The central location will make these services accessible within the community and will support the Village's continued economic vitality by redeveloping an existing site, creating permanent health care employment, and increasing daily activity in the Village's commercial center. The requested financial assistance is necessary to offset increased construction and property tax rates and permit development of a facility capable of delivering these community health benefits.

II. PROJECT (cont'd)

- I. **Would the project be undertaken without financial assistance from the Agency?** ☐ Yes ☒ No

Please explain why financial assistance is necessary.

Due to increasing construction costs and property tax rates, the project would not be financially feasible without the requested financial assistance.

- J. **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 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:

- K. **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:

☐ **JOBSPUS**

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 ¹_____.

☐ **ENHANCED JOBSPUS**

Requirements:

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

☐ **GREEN JOBSPUS**

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.

☐ **Housing**

☐ **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. \$ 1,718,336
b. Labor b. \$ 1,145,557

Site Work

- c. Materials c. \$ _____
d. Labor d. \$ _____
e. Non-Manufacturing Equipment e. \$ _____
f. Manufacturing Equipment f. \$ _____
g. Equipment Furniture and Fixtures g. \$ _____
h. Land and/or Building Purchase h. \$ 345,000
i. Soft Costs (Legal, Architect, Engineering) i. \$ 163,558
Other (specify) j. Contingency j. \$ 28,639
k. Financing Costs k. \$ 174,097
l. _____ l. \$ _____
m. _____ m. \$ _____

Total Project Costs \$ 3,575,187
(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 c. \$ 3,575,187
d. TOTAL Public Sources d. \$ _____

Identify below each state and federal grant/credit totaling the amount for d.)

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

- e. Equity e. \$ _____

TOTAL SOURCES \$ 3,575,187
(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.

Reviewing proposals from KeyBank,
First Internet Bank, JP Morgan Chase, Baird
Public Finance, Northwest Bank and IRECC

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 _____

- 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. Manufacturing Equipment d. \$ _____
e. Furniture and Fixtures e. \$ _____
Other (specify): f. _____ f. \$ _____

g. _____ g. \$ _____

h. _____ h. \$ _____

i. _____ i. \$ _____

Total Project Costs \$ _____

Value of Incentives
20 Main Street FFTH, LLC

A. IDA PILOT Benefits:	
Current Assessment	\$231,000
Value of New Construction & Renovation Costs	\$1,718,336
Estimated New Assessed Value Subject to IDA	\$1,949,336
Current Taxes	\$8,776
Current Taxes Escalator	2%
PILOT Terms - Years	14
County Tax rate/\$1,000	10.01000
Local Tax Rate* Tax Rate/\$1,000	1.55000
School Tax Rate /\$1,000	26.43000
Total Tax Rate	37.99000
B. Sales Tax Exemption Benefit:	
Estimated value of Sales Tax exemption:	\$137,467
Estimated duration of ST exemption:	12/31/2027
C. Mortgage Recording Tax Exemption (MRTE) Benefit:	
Estimated Value of MRTE:	\$26,814
D. Industrial Revenue Bond Benefit	
IRB inducement amount:	\$0
E. Percentage of Project Costs financed from Public Sector sources:	
Total Value of Incentives:	\$752,265
Project Construction Costs:	\$61,672,746
	1.22%

PILOT Schedule							
PILOT Year	% Abatement	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT Amount	Full Tax Payment w/o PILOT***	Net Exemption**
	Total	\$119,832	\$18,555	\$316,400	\$454,788	\$1,042,772	\$587,984
1	90%	\$1,720	\$266	\$4,542	\$6,528	\$65,280	\$58,752
2	80%	\$3,509	\$543	\$9,265	\$13,317	\$66,585	\$53,268
3	70%	\$5,369	\$831	\$14,175	\$20,375	\$67,917	\$47,542
4	60%	\$7,301	\$1,131	\$19,278	\$27,710	\$69,275	\$41,565
5	50%	\$9,309	\$1,441	\$24,580	\$35,330	\$70,661	\$35,330
6	50%	\$9,495	\$1,470	\$25,071	\$36,037	\$72,074	\$36,037
7	50%	\$9,685	\$1,500	\$25,573	\$36,758	\$73,515	\$36,758
8	50%	\$9,879	\$1,530	\$26,084	\$37,493	\$74,986	\$37,493
9	50%	\$10,077	\$1,560	\$26,606	\$38,243	\$76,485	\$38,243
10	50%	\$10,278	\$1,592	\$27,138	\$39,008	\$78,015	\$39,008
11	50%	\$10,484	\$1,623	\$27,681	\$39,788	\$79,575	\$39,788
12	50%	\$10,693	\$1,656	\$28,234	\$40,583	\$81,167	\$40,583
13	50%	\$10,907	\$1,689	\$28,799	\$41,395	\$82,790	\$41,395
14	50%	\$11,125	\$1,723	\$29,375	\$42,223	\$84,446	\$42,223

VII. PROJECTED EMPLOYMENT

Complete for each Applicant or User/Tenant

Company Name: 20 Main Street FFTH, LLC

Applicant: ☒ 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	26	26
Part Time (PTE)	0	0	0	0
Total	0	0	26	26

** 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 20 Main Street FFTH, LLC

Applicant: ☒ **and/or User/Tenant:** ☐

The County of Monroe Industrial Development Agency (IDA) was established for the purpose of creating employment opportunities for, and to promote the general prosperity and economic welfare of the residents of Monroe County. The IDA offers economic incentives and benefits to qualified applicants who wish to locate or expand their businesses or facilities in Monroe County. When the IDA approves a project, it enters into agreements to extend these incentives and benefits to the applicant.

Construction jobs are vital to the overall employment opportunities and economic growth in Monroe County. The IDA believes that companies benefiting from its incentive programs should employ local laborers, mechanics, craft persons, journey workers, equipment operators, truck drivers and apprentices ("construction workers"), during the construction phase of projects.

25

100% Local Labor

Applicants receiving IDA benefits **must** ensure that the it and/or its contractor/developer hire **100% of its construction workers from the local labor market.**

25

Local Labor Market

For the purpose of this policy, the local labor market is defined as construction workers residing in the following counties in New York State: Monroe, Genesee, Livingston, Orleans, Ontario, Seneca, Steuben, Wayne, Wyoming and Yates.

25

Bid Processing

Local participation in qualified projects receiving IDA economic incentives and benefits is vital to the economic growth of Monroe County. As such, all applicants/contractors/developers of a qualified project with a minimum \$5,000,000 investment must place any and all invitations to bid in the Builders Exchange of Rochester Plan Room (<https://robex.com/planroom/>) two weeks before the bids are due.

25

Monitoring

A third-party auditing firm ("Project Monitor") will be engaged to monitor construction work commencing on the date benefits are granted by resolution of the IDA Board.

Once approved for IDA benefits, all applicants will be required to provide to the Project Monitor and the Exemption Processor (as hereinafter defined) the following information:

1. Contact information for the applicant's representative who will be responsible and accountable for providing information about the bidding and awarding of construction contracts relative to the applicant's project; and
2. Description of the nature of construction jobs created by the project, including in as much detail as possible, the number, type and duration of construction positions.

All Monroe County IDA projects are subject to local monitoring by the IDA and the Project Monitor. Proof of residency or copy of drivers' license shall be checked by the Project Monitor during the Project Monitor's periodic inspection of the project.

The Project Monitor shall issue a report to the IDA staff immediately when an applicant or applicant's contractor is not in compliance with this labor policy. IDA staff shall advise the IDA Board of non-compliance by email or at the next scheduled meeting. If a violation of policy has occurred, the Project Monitor shall notify the applicant and contractor of such non-compliance and give applicant a warning of violation and 72 hours in which to correct such violation. Upon evidence of continued non-compliance or additional violations, the IDA and/or the Project Monitor shall notify the applicant that the project is in violation of the Monroe County IDA Labor Policy and is subject to IDA Board action which may result in the revocation, termination and/or recapture of any or all benefits conferred by the IDA.

RJ

Signage

The applicant/contractor/developer of an IDA approved project shall be required to maintain a sign, provided by the Project Monitor, on the project site at all times during construction. This sign shall be located in an area that is accessible to onsite workers and visitors, which should be clear and legible.

AJ

Exemption Process

In some instances, use of 100% local labor may not be possible for any of the following reasons:

- Warranty issues related to installation of specialized equipment whereby the manufacturer requires installation by only approved installers (a copy of the equipment warranty confirming the use of specific installers must be provided). The granting of an exemption for the use of non-local labor on warranty related grounds is expressly conditioned on either (i) said non-local sub-contractors being enrolled in a New York State certified apprenticeship program (proof of such enrollment shall be provided to the IDA upon request) or (ii) the hiring of an apprentice/apprentices or local construction laborer(s) to assist in the installation.
- Specialized construction is required and no local contractors or local construction workers have the required skills, certifications or training to perform the work (proof of communication with local contractors, or details of the specialized construction must be provided);
- Significant cost differentials in bids whereby use of local labor significantly increases the cost of the project. Three (3) bids are required and a cost differential of 25% is deemed significant. Where there is a significant cost differential, that if the local labor contractor agrees to reduce the bid to the average of the two bids, no waiver will be granted. However, if the average is still 25% or more, a waiver will be granted (copies of all bids/proposals received, including pricing, must be provided to confirm cost differential).
- No local labor available for the project (if local bids were solicited with no response, please provide a copy of the bid, explain how it was advertised, and list who the bids were requested from).

The request to secure an exemption for the use of non-local labor must be received from the applicant on the exemption form provided by the IDA or the 3rd party exemption monitor (the "Exemption Processor") and received by the Exemption Process forty-five (45) days in advance of work commencing. The request will be reviewed by the Exemption Processor and forwarded to the IDA, at which time the IDA's Executive Director shall have the authority to approve or disapprove the exemption. The Exemption Processor shall report each authorized exemption to the Board of Directors at its monthly meeting.

The applicant has read the Labor Policy and agrees to adhere to it without changes and shall require its construction manager, general contractor and sub-contractors who are not exempt to acknowledge the same.

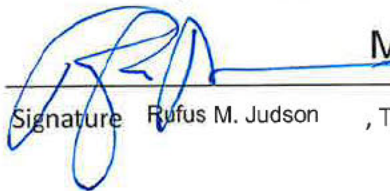
The foregoing terms have been read, reviewed and understood by the Applicant or User/Tenant and all appropriate personnel. Furthermore, the undersigned agrees and understands that the information contained herein must be transmitted and conveyed in a timely fashion to all applicable subcontractors, suppliers 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.

20 Main Street FFTH, LLC

By: 24 Cambridge Street Partners LLC, its sole member
(APPLICANT COMPANY)

(TENANT COMPANY)

 **Manager** 06/18/26
Signature Rufus M. Judson, Title Date

Signature, Title Date

IX. FEES

Transaction Type	Fees
Real Property Tax Abatement (PILOT Agreement) including Sales Tax Exemption* and/or partial Mortgage Recording Tax Exemption.	Application Fee: Non-refundable \$350.00 IDA Fee: 0.75% of the total project cost Legal Fee: 33% of the IDA fee. Minimum fee of \$4,000.
Sales Tax Exemption* and/or partial Mortgage Recording Tax Exemption	Application Fee: Non-refundable \$350.00 IDA Fee: 0.50% of the total project cost Legal Fee: 33% of the IDA fee. Minimum fee of \$4,000 if transaction includes mortgage recording tax exemption. Minimum fee of \$750 if transaction is sales tax exemption only.
Small Business Sales Tax Exemption (Non-retail projects with total project costs under \$500,000)	Application Fee: Non-refundable \$350.00 IDA Fee: Flat fee of \$750 (\$500 for certified M/WBE or certified service disabled Veterans) Legal Fee: Flat fee of \$750
Bond: Taxable or Tax-Exempt Including any/all of the following: 1. PILOT Agreement 2. Sales Tax Exemption 3. Partial Mortgage Recording Tax Exemption	Application Fee: Non-refundable \$350.00 IDA Fee: 1.25% of the total project cost Legal Fee: 33% of the 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 \$350.00 IDA Fee: 1.00% of the total project cost Legal Fee: 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.

20 Main Street FFTH, LLC

By: 24 Cambridge Street Partners LLC, its sole member
(APPLICANT COMPANY)

(TENANT COMPANY)

 **Manager** 06/18/26
Signature Rufus M. Judson, Title Date

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. Absence of Conflicts of Interest – The Applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officers or employees of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as herein described: _____
- D. 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.
- E. 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.
- F. 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.
- G. 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.
- H. 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.
- I. 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

20 Main Street FFTH, LLC

By: 24 Cambridge Street Partners LLC, its sole member

Manager

06/18/26

Signature: Rufus M. Judson, Title

Date

TENANT COMPANY

06/18/26

Signature

, Title

Date

Rev 1/2026 13



County of Monroe Industrial Development Agency

MRB Cost Benefit Calculator

Date: October 20, 2026
 Project Title: 20 Main Street FFTH, LLC
 Project Location: 20 North Main St, Honeyoe Falls, NY 14472



Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

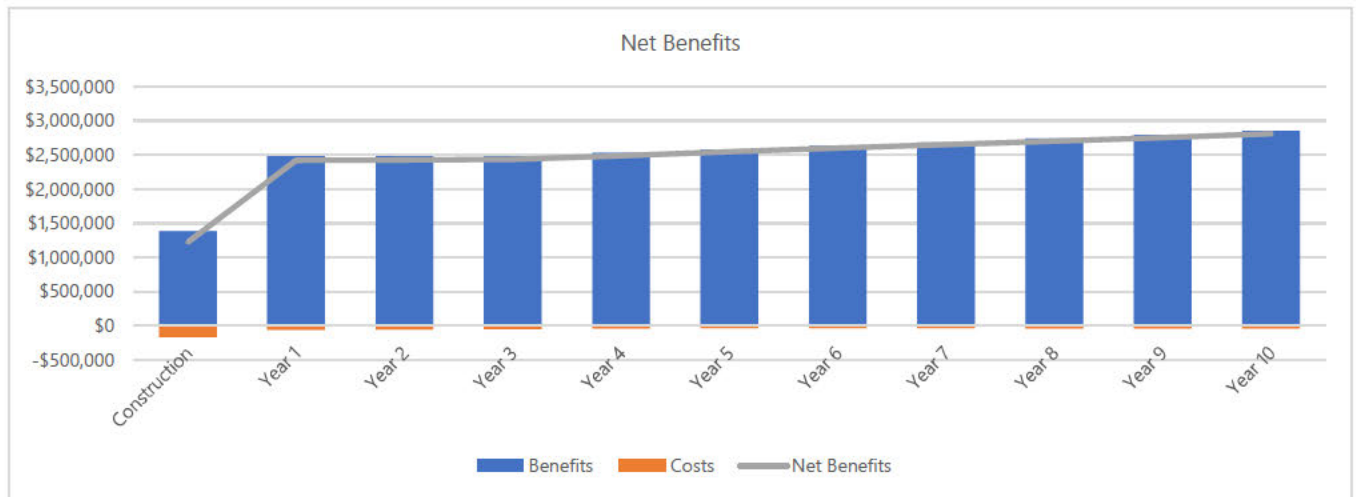
Project Total Investment

\$3,575,197

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	18	4	22
Earnings	\$1,102,241	\$209,141	\$1,311,382
Local Spend	\$2,860,158	\$711,947	\$3,572,105

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	26	5	31
Earnings	\$30,454,289	\$5,654,466	\$36,108,755

Figure 1

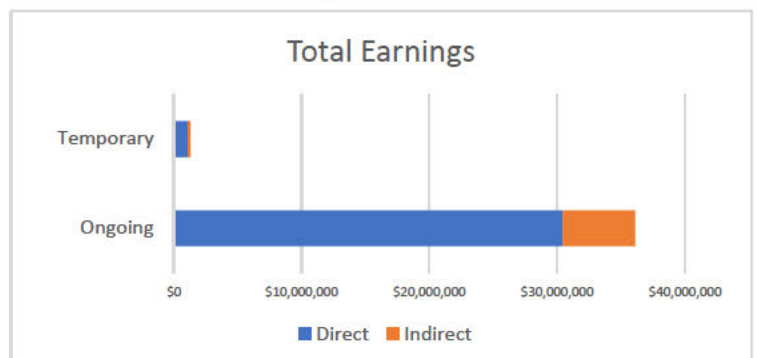


Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2



Figure 3



Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$587,984	\$511,997
Sales Tax Exemption	\$137,467	\$137,467
Local Sales Tax Exemption	\$68,734	\$68,734
State Sales Tax Exemption	\$68,734	\$68,734
Mortgage Recording Tax Exemption	\$26,814	\$26,814
Local Mortgage Recording Tax Exemption	\$8,938	\$8,938
State Mortgage Recording Tax Exemption	\$17,876	\$17,876
Total Costs	\$752,265	\$676,278

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$38,136,865	\$32,963,741
To Private Individuals	\$37,420,136	\$32,353,271
Temporary Payroll	\$1,311,382	\$1,311,382
Ongoing Payroll	\$36,108,755	\$31,041,889
Other Payments to Private Individuals	\$0	\$0
To the Public	\$716,729	\$610,470
Increase in Property Tax Revenue	\$454,788	\$383,998
Temporary Jobs - Sales Tax Revenue	\$9,180	\$9,180
Ongoing Jobs - Sales Tax Revenue	\$252,761	\$217,293
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$1,945,847	\$1,682,370
To the Public	\$1,945,847	\$1,682,370
Temporary Income Tax Revenue	\$59,012	\$59,012
Ongoing Income Tax Revenue	\$1,624,894	\$1,396,885
Temporary Jobs - Sales Tax Revenue	\$9,180	\$9,180
Ongoing Jobs - Sales Tax Revenue	\$252,761	\$217,293
Total Benefits to State & Region	\$40,082,712	\$34,646,111

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$32,963,741	\$589,668	56:1
State	\$1,682,370	\$86,610	19:1
Grand Total	\$34,646,111	\$676,278	51:1

*Discounted at 2%

Additional Comments from IDA

This is a good project.

Does the IDA believe that the project can be accomplished in a timely fashion?

Yes

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

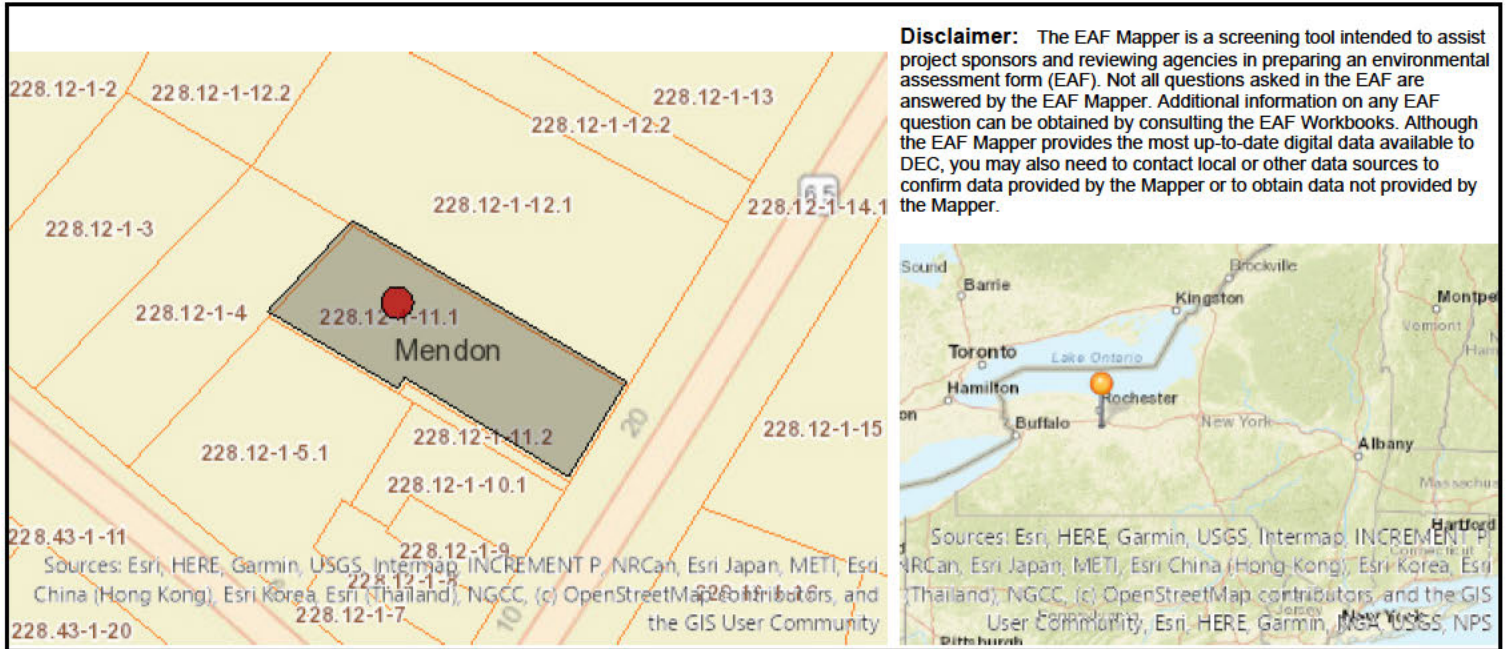
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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 you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: 20 North Main Street			
Project Location (describe, and attach a location map): 20 North Main Street			
Brief Description of Proposed Action: Redevelopment of the former Critics Restaurant site into a new 9,840 SF professional and medical office core and shell building with associated parking, access drives, landscaping, and utility improvements.			
Name of Applicant or Sponsor: Pike Construction Services - Mike Flannery		Telephone: 585-330-3205 E-Mail: Flannm@pikecs.com	
Address: One Circle Street			
City/PO: Rochester		State: NY	Zip Code: 14607
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.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Mendon and Village of Honeoye Falls Municipal Boards, NYSDOT permitting for right-of-way improvements.		NO ☐	YES ☐
3. a. Total acreage of the site of the proposed action?		1.52 acres	
b. Total acreage to be physically disturbed?		0.82 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.52 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: ☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☐	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify:	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:	☐	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☐	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☐	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☐	☒	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☒	
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	YES	
	☐	☒	
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: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ 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 ☒	YES ☐
16. Is the project site located in the 100-year or 500-year flood plain?	NO ☒	YES ☐
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? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: municipal storm sewer system	NO ☐ YES ☐ 	YES ☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: sub-grade chambers to control the release of storm water off-site.	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:	NO ☒	YES ☐
21. Is the project located within, or within ½ mile of, a disadvantaged community? If No, could impacts from the project affect a disadvantaged community? If Yes to either question in 21, answer the following question. a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):	NO ☒ YES ☒ 	YES ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Bryan White, PLS</u> Date: <u>07/22/2026</u> Signature: _____ Title: <u>Principal</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	No
Part 1 / Question 21 [Disadvantaged Community]	No

APPROVED

Resolution of the Village of Honeoye Falls Zoning Board of Appeals

At the Zoning Board of Appeals meeting held on August 3, 2026, the following resolution was adopted by the Board:

Major Site Plan Approval

WHEREAS, Pike Construction Group (the "Applicant") submitted a Site Plan application for the construction of an approximately 9,800 square foot commercial building at 20 N. Main Street in the Village of Honeoye Falls (Tax Parcel 228.12-1-11.1) (the "Project"); and

WHEREAS, the Zoning Board of Appeals (ZBA) reviewed the plan against the criteria in the applicable Village Code Section and NYS Village Law § 7-725-a, and held a public hearing on the same; and

WHEREAS, a SEQR Negative Declaration was issued on August 3, 2026; and

WHEREAS, the appropriate state, county, and local agencies were consulted and given the opportunity for feedback; and

WHEREAS, the application was accepted as complete, with any required application materials not presented being deemed waived by the Board;

NOW, THEREFORE, BE IT RESOLVED, that the Site Plan application for the Project last revised on July 23, 2026, is hereby **APPROVED** subject to the following conditions:

- Subject to the Applicant complying with and/or responding to all outstanding comments previously provided by the Village of Honeoye Falls' consulting engineer; and
- Subject to an appropriate easement from the Town of Mendon for ingress, egress, and parking.

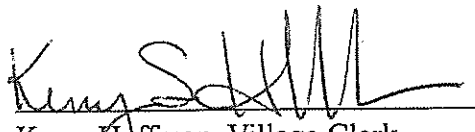
Moved by: Chairman Hoose

Seconded by: Scott Wild

Ayes: 4

Nays: 0

Date: August 3, 2026


Kerry Hoffman, Village Clerk

8/6/26
Date

RECEIVED

BY: KH 8/6/26

APPROVED

Resolution of the Village of Honeoye Falls Zoning Board of Appeals

At the Zoning Board of Appeals meeting held on August 3, 2026, the following resolution was adopted by the Board:

SEQR Negative Declaration Resolution (Unlisted Action)

WHEREAS, the Village Zoning Board of Appeals (the "Board") has reviewed the application for by Pike Construction Group (the "Applicant") for a variance and site plan review relating to an approximately 9,800 square foot commercial building to be constructed at 20 N. Main Street in the Village of Honeoye Falls (the "Project"); and

WHEREAS, the Project is classified as an Unlisted Action under 6 NYCRR Part 617 (SEQR); and

WHEREAS, the Board has considered Part 1 of the Short Environmental Assessment Form, submitted by the Applicant, and has considered, discussed, and completed Part 2 of the Short Environmental Assessment Form, and carefully considered all potential environmental impacts and engaged in deliberation about the same;

NOW, THEREFORE, BE IT RESOLVED, that the Board determines that the Project (1) is an unlisted action, (2) will be considered as an uncoordinated review, and (3) will not result in any significant adverse environmental impacts and, therefore, issues a SEQR Negative Declaration; and authorizes the Chair or the Code Enforcement Officer the completed Part 2 of the Short Environmental Assessment Form, and to file this resolution with the Village Clerk within five (5) days.

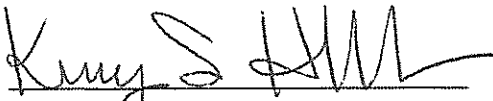
Moved by: Chairman Hoose

Seconded by: Mark Donahue

Ayes: 4

Nays: 0

Date: August 3, 2026


Kerry Hoffman, Village Clerk

8/6/26
Date

RECEIVED
BY: KH 8/6/26

Project: 20. N. Main StDate: 8/3/20

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing:		
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

Project: 20 N. Main StDate: 8/3/26

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
☒	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<u>Village of Honeye Falls</u>	<u>8/3/26</u>
Name of Lead Agency	Date
<u>Brian Hoase</u>	<u>Zoning Board Chairperson</u>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<u>Bu</u>	<u>[Signature]</u>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

APPROVED

Resolution of the Village of Honeoye Falls Zoning Board of Appeals

At the Zoning Board of Appeals meeting held on August 3, 2026, the following resolution was adopted by the Board:

Area Variance Approval

WHEREAS, Pike Construction Group (the "Applicant") applied for an area variance from the Village Code Section 190-23, requesting a front yard setback of 17 feet, where a maximum of five feet is required by code, for the property at 20 N. Main Street in the Village of Honeoye Falls (Tax Parcel 228.12-1-11.1); and

WHEREAS, the Zoning Board of Appeals (ZBA) held a public hearing on August 3, 2026 and applied the statutory 5-factor balancing test under NYS Village Law § 7-712-b as well as the applicable Village code, finding that the benefit to the applicant outweighs any detriment to the health, safety, and welfare of the neighborhood; and

NOW, THEREFORE, BE IT RESOLVED, that the area variance is hereby granted.

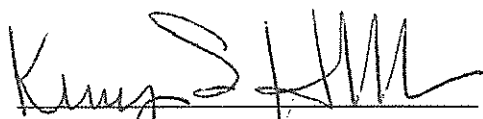
Moved by: Mark Donahue

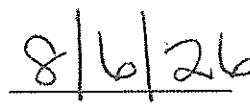
Seconded by: Chairman Hoose

Ayes: 4

Nays: 0

Date: August 3, 2026


Kerry Hoffman, Village Clerk


Date

RECEIVED

BY:  8/6/26