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:	764 IDS LLC
Address:	1890 S. Winton Rd
City/State/Zip:	Rochester NY 14618
Tax Id No.:	
Contact Name:	Kevin Wilmot
Title:	Director of Finance
Telephone:	[redacted]
E-Mail:	[redacted]

B. Applicant's Legal Counsel

Name:	John Selbach
Firm:	Whiteford, Taylor and Preston LLP
Address:	Two James Center,1021 E. Cary St., Suite 2001
City/State/Zip:	Richmond VA 23219
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
Josh Palmer	25%	Partner
Amy Catalano	25%	Partner
Evan Gallina	15%	Partner
Rob Gallina	15%	Partner
James Van Thof	6.67%	CEO
James Pickren	6.67%	Partner
John Selbach	6.67	Partner

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

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II. PROJECT

A. Address of proposed project facility

Address: 764 Ridge Rd

Tax Map Parcel Number: 079.17-1-8.1

City/Town/Village: Webster

School District: Webster

Zip: 14580

Current Legal Owner of Property:

Webster Automall LLC

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: ID Signsystems LLC

Address: 410 Atlantic Ave

City/State/Zip: Rochester NY

Tax ID No: 30-0308433

Contact Name: James Van Thof

Title: CEO

Telephone [redacted]

Email: [redacted]

% 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
James Van Thof	37.2	CEO
James Pickren	37.2	Partner
John Selbach	18.6	Partner
Josh Palmer	7%	Partner

F. Project Timeline

Proposed Date of Acquisition: 12/1/26

Proposed Commencement Date of Construction: 12/15/26

Anticipated Completion Date: 8/1/27

G. Contractor(s)

Gal-son Development, Inc

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II.PROJECT (cont'd)

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

NAICS Code: 339950

This project is an expansion of an existing 11,000 sf building on Ridge Road in Webster that is currently the home of Vital Signs, a long standing sign design, fabrication and installation company. ID Signsystems LLC (also sign design, fabrication and installation) has acquired Vital Signs and will be consolidating the two companies' operations to the Ridge Road Webster location. In order to accommodate the combination of the two sign companies, a 15,000 sf addition will be constructed off the back of the existing building. This addition will allow the company to service its existing customer base and grow the overall business in the future.

ID Signsystems is a design-build partner delivering architectural signage, wayfinding, and branded environments from concept through installation. Their customers include the University of Rochester, RIT, M&T Bank, and Rochester Regional Health. The combination of ID Signsystems and Vital Signs will bring better efficiencies and allow the new company to grow and innovate. James Van Thof, CEO, is a Rochester native who is excited to continue to service the upstate NY sign market.

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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.

New construction has become extremely cost prohibitive in recent years. Material cost, labor cost and other soft costs have all realized significantly increases making it difficult to proforma any new construction or expansion.

Without exemptions and abatements provided by COMIDA for Sales Tax, Mortgage Tax and Real Estate Taxes, this project would not be viable.

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

■Yes ☐ No

Location:

ID Signsystems will move from existing leased facility on Atlantic Ave in Roch to this new expanded building in Webster NY.

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:

ID Signs is moving from warehouse in Rochester to new Webster location which will be larger and better layout to allow for company to grow. They considered moving to Virginia but this made more sense.

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

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

Check One:

☒ JOBSPLUS

Requirements:

- Applicant must commit to a 10% increase in full-time equivalent employment, measured on the existing impacted employee base, over a 3 year period. The required number of jobs is 5.

☐ LEASEPLUS

Requirements:

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

☐ ENHANCED JOBSPLUS

Requirements:

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

☐ GREEN JOBSPLUS

Requirements:

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

☐ SHELTER RENT

For student housing or affordable housing projects.

☐ Housing

☐ Local Tax Jurisdiction Sponsored PILOT

☐ NO PROPERTY TAX ABATEMENT IS SOUGHT FOR THIS PROJECT

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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. $	748,390
b. Labor	b. $	986,393

Site Work

c. Materials	c. $	70,000
d. Labor	d. $	110,000
e. Non-Manufacturing Equipment	e. $	
f. Manufacturing Equipment	f. $	
g. Equipment Furniture and Fixtures	g. $	
h. Land and/or Building Purchase	h. $	
i. Soft Costs (Legal, Architect, Engineering)	i. $	60,000
Other (specify) j.	j. $	
k.	k. $	
l.	l. $	
m.	m. $	
Total Project Costs (must equal Total Sources)	$	1,974,784

B. Sources of Funds for Project Costs:

a. Tax-Exempt Industrial Revenue Bond	a. $	
b. Taxable Industrial Revenue Bond	b. $	
c. Bank Financing	c. $	1,481,088
d. TOTAL Public Sources	d. $	

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

_____ $_____

_____ $_____

_____ $_____

_____ $_____

e. Equity	e. $	493,696
TOTAL SOURCES (must equal Total Project Costs)	$	1,974,784

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

☑ Yes ☐ No

If yes, please specify bank, underwriter, etc.

ESL Federal Credit Union

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	$	

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Value of Incentives
764 IDS LLC

A. IDA PILOT Benefits:	
Current Assessment	$1,344,500
Value of New Construction & Renovation Costs	$2,162,890
Estimated New Assessed Value Subject to IDA	$3,507,390
Current Taxes	$60,987
Current Taxes Escalator	2%
PILOT Terms - Years	10
County Tax rate/$1,000	11.14000
Local Tax Rate* Tax Rate/$1,000	5.52000
School Tax Rate /$1,000	28.70000
Total Tax Rate	45.36000

B. Sales Tax Exemption Benefit:	
Estimated value of Sales Tax exemption:	$65,472
Estimated duration of ST exemption:	12/31/2027

C. Mortgage Recording Tax Exemption (MRTE) Benefit:	
Estimated Value of MRTE:	$11,108

D. Industrial Revenue Bond Benefit	
IRB inducement amount:	$0

E. Percentage of Project Costs financed from Public Sector sources:	
Total Value of Incentives:	$542,459
Project Construction Costs:	$1,974,784
	27.47%

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	$149,413	$74,036	$384,934	$608,383	$1,074,263	$465,879
1	90%	$2,409	$1,194	$6,207	$9,811	$98,109	$88,298
2	80%	$4,915	$2,436	$12,663	$20,014	$100,071	$80,057
3	70%	$7,520	$3,726	$19,375	$30,622	$102,072	$71,451
4	60%	$10,228	$5,068	$26,350	$41,645	$104,114	$62,468
5	50%	$13,040	$6,462	$33,596	$53,098	$106,196	$53,098
6	40%	$15,961	$7,909	$41,121	$64,992	$108,320	$43,328
7	30%	$18,994	$9,412	$48,935	$77,340	$110,486	$33,146
8	20%	$22,142	$10,971	$57,044	$90,157	$112,696	$22,539
9	10%	$25,408	$12,590	$65,458	$103,455	$114,950	$11,495
10	0%	$28,795	$14,268	$74,185	$117,249	$117,249	$0

VII. PROJECTED EMPLOYMENT

Complete for each Applicant or User/Tenant

Company Name: 764 IDS 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)	43	43	7	7
Part Time (PTE)				
Total	43	43	7	7

** 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 764 IDS 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.

KRW

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***.

KRW

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.

KRW

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.

KRW

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.

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KRV

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.

KRV

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.

764 IDS LLC			IDS LLC		
(APPLICANT COMPANY)			(TENANT COMPANY)		
Signature	Director of F, Title	10/2 Date	Signature	CEO, Title	10/28/ Date

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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.

764 IDS LLC

(APPLICANT COMPANY)

Signature , Title Date

IDS LLC

(TENANT COMPANY)

CEO 10/28/

Signature , Title Date

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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

764 IDS LLC

_____ _____ 10/2

Signature , Title Date

TENANT COMPANY

IDS LLC

_____ CEO 10/2

Signature , Title Date

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County of Monroe Industrial Development Agency
MRB Cost Benefit Calculator

MRB group
Cost-Benefit Analysis Tool powered by MRB Group

Date	November 17, 2026
Project Title	764 IDS LLC
Project Location	764 Ridge Road, Webster, NY 14580

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment

$1,974,784

Temporary (Construction)

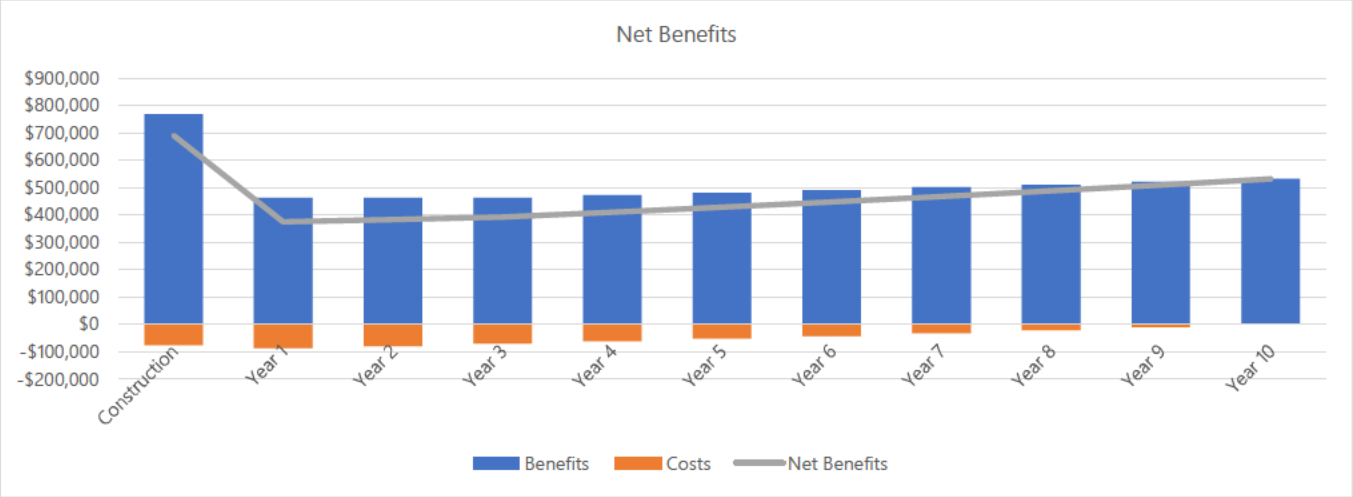
	Direct	Indirect	Total
Jobs	10	2	12
Earnings	$608,830	$115,520	$724,350
Local Spend	$1,579,827	$393,249	$1,973,076

Ongoing (Operations)

Aggregate over life of the PILOT

	Direct	Indirect	Total
Jobs	7	1	8
Earnings	$4,074,443	$546,291	$4,620,734

Figure 1



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

Figure 2

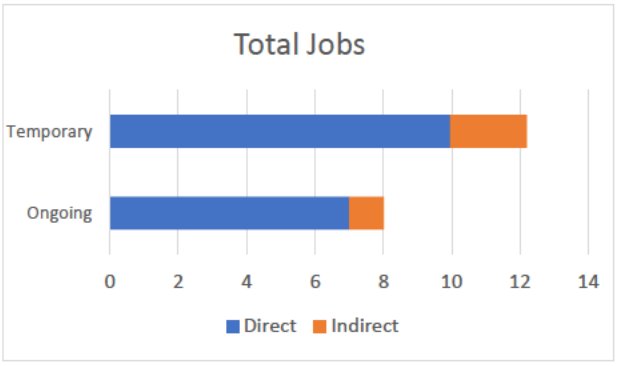
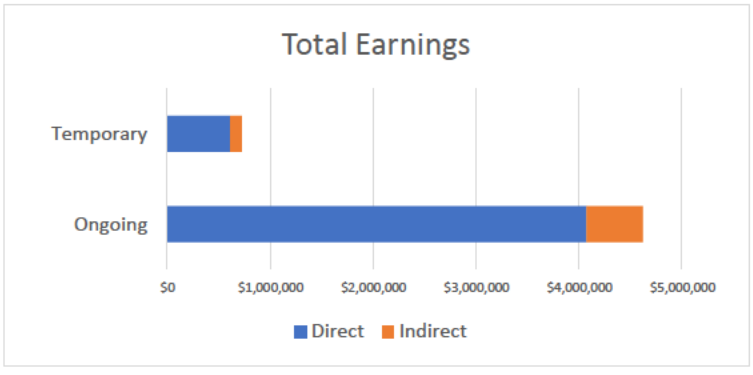


Figure 3



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Ongoing earnings are all earnings over the life of the PILOT.

Fiscal Impacts

MRB group
Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	$465,879	$432,832
Sales Tax Exemption	$65,472	$65,472
Local Sales Tax Exemption	*$32,736*	*$32,736*
State Sales Tax Exemption	*$32,736*	*$32,736*
Mortgage Recording Tax Exemption	$11,108	$11,108
Local Mortgage Recording Tax Exemption	*$3,703*	*$3,703*
State Mortgage Recording Tax Exemption	*$7,405*	*$7,405*
Total Costs	$542,459	$509,412

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	$5,990,884	$5,426,630
To Private Individuals	$5,345,085	$4,863,567
Temporary Payroll	*$724,350*	*$724,350*
Ongoing Payroll	*$4,620,734*	*$4,139,217*
Other Payments to Private Individuals	*$0*	*$0*
To the Public	$645,799	$563,062
Increase in Property Tax Revenue	*$608,383*	*$529,017*
Temporary Jobs - Sales Tax Revenue	*$5,070*	*$5,070*
Ongoing Jobs - Sales Tax Revenue	*$32,345*	*$28,975*
Other Local Municipal Revenue	*$0*	*$0*
State Benefits	$277,944	$252,906
To the Public	$277,944	$252,906
Temporary Income Tax Revenue	*$32,596*	*$32,596*
Ongoing Income Tax Revenue	*$207,933*	*$186,265*
Temporary Jobs - Sales Tax Revenue	*$5,070*	*$5,070*
Ongoing Jobs - Sales Tax Revenue	*$32,345*	*$28,975*
Total Benefits to State & Region	$6,268,828	$5,679,535

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	$5,426,630	$469,271	12:1
State	$252,906	$40,141	6:1
Grand Total	$5,679,535	$509,412	11:1

*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

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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 which 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:
Vital Signs Building Addition

Project Location (describe, and attach a location map):
764 Ridge Rd, Webster, NY 14580

Brief Description of Proposed Action:
Webster Auto Mall LLC wishes to construct a 15,000 square foot (SF) building addition located north of the existing building. The current parcel is used for producing interior and exterior signage products that are displayed in the Upstate NY Area. The proposed building addition will be used during the production process. Raw materials will be delivered at the new building addition. The finished product will be sent out through the existing building. The current parcel is located in the Commercial Outdoor Storage District (CO).

Name of Applicant or Sponsor:	Telephone: 585.654.6650
Webster Auto Mall LLC	E-Mail: Evan@gallinadev.com

Address:
764 Ridge Rd, Webster, NY 14580

City/PO:	State:	Zip Code:
Rochester	New York	14580

	NO	YES
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.	☑	☐
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:	☐	☑

3. a. Total acreage of the site of the proposed action? 4.24 acres
   b. Total acreage to be physically disturbed? 0.53 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.53 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☑ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
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?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
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?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ _____	☐	☑

	NO	YES
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?	☑	☐
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?	☑	☐

	NO	YES
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?	☑	☐
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

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
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: Existing storm sewer and storm water drainage basin. Proposed improvements to this facility.		
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:	☑	☐
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:	☑	☐
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:	☑	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Webster Auto Mall LLC Date: 5/18/2026

Signature: Thomas Hornbeyer -MRB Group Title: As agent

PRINT FORM

TOWN OF WEBSTER PLANNING BOARD RESOLUTION
VITAL SIGNS
SEQR – UNLISTED ACTION
10/06/2026

MOTION FOR AN UNLISTED ACTION

The Town of Webster Planning Board considered the request by representing agent, Thomas Fitzgerals for Applicant Vital Signs to construct a 15,000 square foot, one-story building addition to an existing 11,000 square foot building located at 764 Ridge Road on a 4.21 acre parcel having SBL # 079.17-1-8.1 in a CO Commercial Outdoor Storage District under Sections 269-5 and 350-20 of the Code of the Town of Webster.

The Planning Board determined that the proposed action is an Unlisted Action under Part 617: State Environmental Quality Review (SEQR).

The Planning Board determined that the action is subject to a single agency review pursuant to Part 617.6(b)(1) of SEQR and that it is the most appropriate agency for making the determination of significance. The Planning Board therefore designates itself lead agency for the proposed action.

The Planning Board has given consideration to the criteria for determining significance as set forth in Section 617.7(c)(1) of SEQR, and has

1. considered the information contained in the Short Environmental Assessment Form Part 1,
2. considered public comments directed to the Planning Board during the Public Hearing on September 1 and October 6, 2026.

NOW, THEREFORE, BE IT RESOLVED that the TOWN OF WEBSTER PLANNING BOARD hereby determines that the proposed action will not have a significant adverse effect on the environment for the reasons set forth in the attached Notice of Determination of Non-Significance; be it further,

RESOLVED that the TOWN OF WEBSTER PLANNING BOARD is authorized to take all actions reasonable and necessary to file the Negative Declaration and discharge the TOWN OF WEBSTER PLANNING BOARD'S responsibility as lead agency for this action, be it further,

RESOLVED that the TOWN OF WEBSTER PLANNING BOARD, based on the information and analysis above, the referenced supporting documentation, and discussions of the action by the TOWN OF WEBSTER PLANNING BOARD as documented by the Minutes for this meeting, that the proposed action WILL NOT result in any significant environmental impacts, be it further,

RESOLVED that the TOWN OF WEBSTER PLANNING BOARD, therefore makes a DETERMINATION OF NON-SIGNIFICANCE, be it further,

RESOLVED, that the TOWN OF WEBSTER PLANNING BOARD, based on the above reasons issues a NEGATIVE DECLARATION as evidence of its determination.

TOWN OF WEBSTER PLANNING BOARD RESOLUTION
VITAL SIGNS
SEQR – UNLISTED ACTION
10/06/2026

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

The Planning Board has reasonably concluded the following results from the proposed action, when compared against the criteria in Section 617.7(c):

1. The proposed action will not have a substantial adverse change in air quality since it does not include a regulated emission source.
2. The proposed action will not have a substantial adverse change in ground or surface water quality or quantity since the proposed action does not include on site wells or septic systems.
3. The proposal action will not have an impact on the drinking water supply since it will not be served by public water. The action will not substantially increase the use of public water beyond existing amounts.
4. The proposed action will not have an impact on the sewerage or treatment system since will not connect the sewer system. The action with not substantially increase sanitary wastewater beyond existing amounts.
5. The proposed action will not have a substantial adverse change in potential for erosion, flooding, leaching or drainage problems. Development will conform to NYSDEC for storm water management and control.
6. The proposed action will not have a substantial adverse change in existing solid waste production since the action does not contain processes that will significantly increase the amount of solid waste already generated by the facility.
7. The proposed action will not have a substantial adverse change in existing noise, odor or light since the action is being developed in accordance with Town of Webster standards. A temporary increase in noise levels consistent with normal construction activities is anticipated when during construction.
8. The proposed action will not have a substantial adverse change, or cumulative change in traffic since the proposed action will not generate additional traffic.
9. The proposed action will not have a substantial adverse impact on the criteria listed under Section 617(c)(1)(ii) of SEQR because no habitats or threatened or endanger species were identified on or contiguous to the proposed site.
10. The proposed action is not located in an area designated as a Critical Environmental Area by the Town of Webster or New York State pursuant to subdivision 617.14(g) of SEQR.
11. The proposed action is not in material conflict with the Town of Webster 2008 Comprehensive Plan.
12. The proposed action will not create an impairment of the criteria listed under Section 617(c)(1)(v) of SEQR since the action is not located in or adjacent to the listed resources and is in character with the surrounding community.
13. The action will not result in a major change in the type or use of energy; no energy use.
14. The action will not create a hazard to human health since the dock will not produce hazardous waste.
15. The action will not create a substantial change in use of the land since the action is consistent with zoning for the land, the existing community character, and the Town of Webster 2008 Comprehensive Plan and with the Town of Webster Local Waterfront Revitalization Program (July 9,1998).
16. The action will not attract a large number of people for more than a few days when compared to taking no action since the action involves an addition to an existing building and does not create areas that will attract a large number of people.
17. The action will not create a cumulative impact on the environment as listed under 617(c)(1)(x), (xi), and (xii) of SEQR.