COUNTY OF MONROE
COMIDA
INDUSTRIAL DEVELOPMENT AGENCY

BOARD MEETING AGENDA

November 17, 2026

12:00 p.m. CityPlace Building

A. Call Meeting to Order

B. Pledge of Allegiance

C. Approval of Minutes – October 20, 2026

D. Public Comments

E. Local Labor Monitoring Report

F. Local Labor Exemptions Report

G. Financial Report

H. Applications for Consideration
   1. TOPTICA Photonics Inc.
   2. 1600 Marketplace, LLC/TE Connectivity Corporation
   3. 1251 PVR LLC
   4. 764 IDS LLC

   Project Modifications
   1. Love Beets Production, LLC - Increase

I. Governance Committee Report

J. Executive Director Discussion Items
   - Dashboard

K. Chair Discussion Items

L. Adjourn Meeting

Next meeting: Tuesday, December 15, 2026

COUNTY OF MONROE
COMIDA
INDUSTRIAL DEVELOPMENT AGENCY

BOARD MEETING MINUTES
October 20, 2026

Time & Place: 12:00 p.m. at City Place

Board Present: T. Tolefree, L. Bolzner, B. Hickey, N. Jones, R. King

Board Absent: R. Ryerse, M. Velázquez

Also Present: A. Liss, A. Clark, R. Finnerty, R. Baranello, Esq., H. Maffucci, G. Genovese, J. Loewke

Chair Tolefree called the meeting to order at 12:05 p.m. and N. Jones led the board in the Pledge of Allegiance.

On motion by N. Jones, second by B. Hickey, all aye, minutes of the September 15, 2026 meeting were approved.

J. Loewke presented the Local Labor Monitoring report for September 2026.

J. Loewke presented the Local Labor Exemption report for September 2026.

G. Genovese presented the Financial Report for September 2026.

M. Cicero presented the Investment Report.

Executive Director Liss presented the following projects for consideration:

20 Main Street FFTH, LLC

20 Main Street FFTH, LLC proposes the construction of a 10,000 square foot medical office building in the Village of Honeoye Falls to be leased and operated by The Fredrick Ferris Thompson Hospital. The facility will provide both primary care and urgent care services, including walk-in urgent care services seven days per week. The project is considered "retail" under Section 862 of the General Municipal Law. The project qualifies as a unique facility because it will be the only urgent care facility in the Village of Honeoye Falls and the Town of Mendon. The applicant qualifies for a lease plus real property tax abatement because the tenant is a 501c(3) entity, and is also seeking a sales tax exemption and mortgage recording tax exemption. The $3.5 million project is projected to create 26 FTEs and has a benefit/incentive ratio of 51:1.

The applicant was represented by Anthony Carello, Special Counsel, Phillips Lytle and Peter Cornell, Pike. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance, and does not anticipate any local labor exemptions at this time. R. Finnerty stated that there were numerous comments at the Public Hearing held on October 15th. The livestream and written comments were distributed to the board in advance of the meeting.

EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE UNDERTAKING OF THE PROJECT, (B) A PARTIAL MORTGAGE RECORDING TAX EXEMPTION AND (C) A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A PAYMENT-IN-LIEU-OF-TAXDETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA; (iii) APPOINTING THE COMPANY AS AGENT OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAXThe board

considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (i) ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON OCTOBER 15, 2026, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY 20 MAIN STREET FFTH, LLC, OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY"); (ii) MAKING A AGREEMENT ("PILOT AGREEMENT"); AND (V) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, PILOT AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

On motion by R. King, second by B. Hickey for inducement and final resolution approving a sales tax exemption, partial mortgage recording tax exemption, and partial real property tax abatement, a roll call vote resulted as follows and the motion carried:

T. Tolefree	Yea	R. King	Yea
L. Bolzner	Yea	B. Hickey	Yea
N. Jones	Yea	R. Ryerse	Absent
M. Velázquez	Absent		

125 EMS Hotel, LLC

125 EMS Hotel LLC proposes the renovation of the Hyatt Regency Rochester, located in the City of Rochester's central business district. Proposed renovations include upgrades to guest rooms, common areas, food and beverage offerings, meeting and event spaces, and building systems. The project is considered retail under §862 of the General Municipal Law, however, it plays a significant role in supporting the Rochester Riverside Convention Center. The property is adjacent to and physically connected to the convention center, making it a convenient lodging option for convention attendees and other visitors. As a result, the project attracts a significant number of patrons from outside the economic development area. The project is seeking a custom real property tax abatement supported by the City of Rochester, sales tax exemption, and mortgage recording tax exemption. The $16 million project is projected to create 18 FTEs and has a benefit/incentive ratio of 4:1

The applicant was represented by Jay Rettberg, Regional Director of Operations. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance, and does not anticipate any local labor exemptions at this time. R. Finnerty stated there were no comments at the Public Hearing held on October 15th.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (i) ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON OCTOBER 15, 2026, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY 125 EMS HOTEL LLC, OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA; (iii) APPOINTING THE COMPANY AS AGENT OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE UNDERTAKING OF THE PROJECT; (B) A PARTIAL MORTGAGE RECORDING TAX EXEMPTION AND (C) A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A PAYMENT-IN-LIEU-OF-TAX AGREEMENT ("PILOT AGREEMENT"); AND (v) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, PILOT AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

On motion by N. Jones, second by L. Bolzner for inducement and final resolution approving a sales tax exemption, partial mortgage recording tax exemption and partial real property tax abatement, a roll call vote resulted as follows and the motion carried:

T. Tolefree	Abstain	R. King	Yea
L. Bolzner	Yea	B. Hickey	Yea
N. Jones	Yea	R. Ryerse	Absent
M. Velázquez	Absent		

FSI 5500 LLC

FSI 5500 LLC, a real estate holding company, proposes the construction of Delphi Apartments, a 300-unit apartment complex to be built on 40 acres of vacant land in the Town of Henrietta. Phase one of this project consists of the construction of five, 40-unit residential buildings containing 75 one-bedroom units and 125 two-bedroom units for a total of 200 units. Rents will range from $1,750 for a one-bedroom unit to $2,900 for a two-bedroom unit. At least 20% (40) of all units will be affordable units with rents averaging 90% AMI, based on household income size. Phase one will also consist of the construction of a clubhouse, maintenance building, and 430 parking spaces. The applicant is seeking approval of a sales tax exemption, mortgage recording tax exemption, and qualifies for the Enhanced HousingPlus real property tax abatement recommended in the housing study. The $61 million project is projected to create 5 direct FTEs and has a benefit/incentive ratio of 12:1.

The applicant was represented by Betsy Brugg, Woods Oviatt Gillman, and Lucas Amalfi. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance, and does not anticipate any local labor exemptions at this time. R. Finnerty stated that there were comments received at the Public Hearing held on October 15th and those comments have been distributed to the board in advance of the meeting.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (i) ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON OCTOBER 15, 2026, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY FSI 5500 LLC, OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA; (iii) APPOINTING THE COMPANY AS AGENT OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE UNDERTAKING OF THE PROJECT, (B) A PARTIAL MORTGAGE RECORDING TAX EXEMPTION AND (C) A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A PAYMENT-IN-LIEU-OF-TAX AGREEMENT ("PILOT AGREEMENT"); AND (V) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, PILOT AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

On motion by B. Hickey, second by L. Bolzner, for inducement and final resolution approving a sales tax exemption, partial mortgage recording tax exemption, and partial real property tax abatement, a roll call vote resulted as follows and the motion carried:

T. Tolefree	Yea	R. King	Yea
L. Bolzner	Yea	B. Hickey	Yea
N. Jones	Yea	R. Ryerse	Absent
M. Velázquez	Absent		

Mushroom Boulevard Enterprises Inc.

Mushroom Blvd Enterprises, Inc., a real estate holding company, proposes the construction of the West Sunset, a 64-unit senior residential community in the Town of Henrietta. This project consists of three, four-unit ranch style townhomes, and two 26-unit three story multifamily buildings consisting of 14 one-bedroom units, 34 two-bedroom units, and four, three-bedroom units. The 12 townhome units will provide special amenities for hearing impaired tenants. Rent will range from $1,693 for a one-bedroom unit and $2,063 for a three-bedroom unit. All units are dedicated to individuals 55 years and older and a portion of the units will be affordable to those earning 90% AMI. The applicant is seeking approval of a sales tax exemption, mortgage recording tax exemption, and qualifies for the Enhanced HousingPlus real property tax abatement recommended in the housing study. The $19 million project is projected to create 2.5 FTEs and has a benefit/incentive ratio of 18:1.

The applicant was represented by Betsy Brugg and Alex Voronin. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance, and does not anticipate any local labor exemptions at this time.
R. Finnerty stated that there were comments received at the Public Hearing held on October 15th and those comments have been distributed to the board in advance of the meeting.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (i) ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON OCTOBER 15, 2026, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY MUSHROOM BOULEVARD ENTERPRISES, LLC, OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA; (iii) APPOINTING THE COMPANY AS AGENT OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE UNDERTAKING OF THE PROJECT, (B) A PARTIAL MORTGAGE RECORDING TAX EXEMPTION AND (C) A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A PAYMENT-IN-LIEU-OF-TAX AGREEMENT ("PILOT AGREEMENT"); AND (V) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, PILOT AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

On motion by R. King, second by L. Bolzner, for inducement and final resolution approving a sales tax exemption, partial mortgage recording tax exemption, and partial real property tax abatement, a roll call vote resulted as follows and the motion carried:

T. Tolefree	Yea	R. King	Yea
L. Bolzner	Yea	B. Hickey	Yea
N. Jones	Yea	R. Ryerse	Absent
M. Velázquez	Absent		

Executive Director Liss presented the following modifications for consideration:

Delmonte Development LLC - Extension

DelMonte Development LLC is currently constructing a 114,000 sq ft hotel with 191 rooms in the City of Rochester. Originally approved in May of 2024, this new facility will be a dual brand hotel concept featuring the Element by Westin for extended stay, and AC Hotels by Marriott to accommodate business travelers. The project is now seeking an extension of the sales tax exemption through December 31, 2027 as the project experienced minor delays.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE EXTENSION OF THE SALES TAX EXEMPTION BENEFIT GRANTED TO DEL MONTE DEVELOPMENT LLC (THE "COMPANY") THROUGH DECEMBER 31, 2027; AND THE EXECUTION OF RELATED DOCUMENTS.

Cascade District LLC - Extension

Cascade District LLC is renovating a 230,000 square foot industrial building in the City of Rochester into a mixed-use development. Originally approved in April of 2025, the project includes the renovation of 32 existing loft-style apartments and the addition of 58 one- and two-bedroom apartments for a total of 90 units. Additional space is set aside for commercial tenants. The applicant is requesting an extension of the sales tax exemption through December 31, 2027 as the project is nearing completion, and the extension would provide additional time necessary to finalize construction.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE EXTENSION OF THE SALES TAX EXEMPTION BENEFIT GRANTED TO CASCADE DISTRICT LLC (THE "COMPANY") THROUGH DECEMBER 31, 2027; AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by L. Bolzner, second by B. Hickey, to approve extension of the sales tax exemption for Delmonte Development LLC and Cascade District LLC through December 31, 2027, all aye, motion carried.

Love Beets Production, LLC - Increase and Extension

Love Beets Production LLC, a food manufacturer specializing in beets and other root vegetables, is currently in the process of purchasing and installing new equipment related to the expansion of its cold storage facility. The project was approved by the board in October of 2025 for a sales tax exemption. Due to the success of the project, the applicant now has the space and ability to create a new vac-pac production line. The applicant is requesting an increase in the project costs of $1,073,000 and an extension of the sales tax exemption through December 31, 2027. The new sales tax exemption is not to exceed $107,040. The total project cost is now $2,203,000. The new cost benefit ratio is 50:1.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING (i) ADDITIONAL FINANCIAL ASSISTANCE TO LOVE BEETS PRODUCTION, LLC (THE "COMPANY") IN AMOUNTS EXCEEDING THE AMOUNTS PREVIOUSLY APPROVED BY THE AGENCY; (ii) THE EXTENSION OF THE SALES AND USE TAX EXEMPTION BENEFITS GRANTED TO THE COMPANY THROUGH DECEMBER 31, 2027; AND THE EXECUTION OF RELATED DOCUMENTS.

There were no comments at the Public Hearing held on October 19th.

On motion by R. King, second by B. Hickey, all aye, to approve an increase in the project costs and an extension of the sales tax exemption through December 31, 2027, motion carried.

PH ES 400 ROCH LLC - Assumption

Central PA Equities 35 LLC is selling the Home2 Suites by Hilton located at 400 Bellwood Drive in the Town of Greece to PH ES 400 ROCH LLC, a real estate holding company. The project was previously assumed by Central PA Equities 35 LLC from 2018 Gateway Hotel, LLC in 2021.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THEASSIGNMENT BY CENTRAL PA EQUITIES 35 LLC OF CERTAIN FINANCIAL ASSISTANCE AND DOCUMENTS IN CONNECTION WITH A CERTAIN PROJECT LOCATED AT 400 BELLWOOD DRIVE IN THE TOWN OF GREECE, NEW YORK, TO PH ES 400 ROCH LLC, OR A RELATED ENTITY FORMED OR TO BE FORMED; AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by N. Jones, second by R. King, all aye, to approve the sale of the facility and assignment of the real property tax abatement, motion carried.

N. Jones reported that the Governance Committee met on October 6th to continue discussing the proposed changes to the UTEP and how to incorporate sustainability initiatives. The Governance Committee will meet again in November in continue discussions.

Chair Tolefree reported that the Finance Committee met on October 16th and discussed guidelines for budget allocations and updates to the fee schedule. The committee also reviewed the proposed 2027 budget and recommends full board approval of the proposed budget.

G. Genovese summarized the proposed 2027 Budget. On motion by B. Hickey second by R. King, all aye, to accept the 2027 operating budget as presented, motion carried.

Executive Director Liss Introduced Anna Vulaj-Fitzsimmons, Program Director from Upstate New York APEX Accelerator to present an update and report on program results over the last few years.

On motion by B. Hickey, second by R. King, to approve funding for the Monroe County Upstate New York APEX Accelerator in an amount not to exceed $120,000 for the fiscal year 2027/2028, all aye, motion carried.

There being no further business to discuss, on motion by N. Jones, R. King, all aye, the regular meeting of the Board adjourned at 1:52 p.m.

LOEWKE BRILL
CONSULTING GROUP, INC

October 2026 Monthly C.O.M.I.D.A. Report

November 2nd, 2026

1. This report covers our site visits between **October 1st, 2026** and **October 31st, 2026**.
2. During this period Loewke Brill made **73** monthly site visits.
3. During this period Loewke Brill made **4** follow-up visits.
4. Loewke Brill checked for residence with **871** workers.
5. Of those workers, there were **6** non-compliant.
    a. 1 – No proof of residence
        i. 10/05/26 – Indus Hospitality Group, Inc – 1 from Ontario Exteriors no ID, compliant on follow up visit 10/06/26
    b. 1 – Out of Area
        i. 10/20/26 – Phillips Real Estate – 1 from Beaver Creek out of area. Worker off job site during follow up visit 10/21/26
    c. 4 – Invalid ID
        i. 10/05/26 – Shoecraft Road Apartments, LLC – 1 from Hammer EB Construction invalid ID, compliant on follow up visit 10/06/26
        ii. 10/13/26 – Orchard View, LLC – 3 from TenM provided invalid IDs (lease agreement, not sufficient), all workers asked to leave site. Workers off site during follow up visit 10/14/26
6. There were "3" new COMIDA sign(s) delivered
    1. Crazy Dog T-Shirts
    2. Pier Marsh Properties, LLC
    3. Gallina Development Corp

October 2026 COMIDA Verified Local Labor Exemption Report

Board Meeting – November 17th, 2026

The following Verified Local Labor Exemption Requests were processed in October 2026

- Erie Materials, Inc. – Sessler Wrecking – No Local Labor Available - Sessler Wrecking has been hired to perform demolition work on the Erie Materials, Inc project on Brooks Avenue in Rochester. Sessler Wrecking, a union contractor, utilizes asbestos certified demolition operators as they are demolishing a former hotel property. Unfortunately, the local halls do not have certified asbestos operators available and need to pull from outside the local area. The International Association of Operating Engineers (LOCAL 158) has provided a letter to validate this request. Altogether, only 1 out of area operator will be utilized, as they currently have 2 other local operators on the project.
- Cascade District, LLC – Bison Elevator – No Local Labor Available - Spoleta Construction has hired Bison Elevator to repair and build elevators in the Cascade District project located on Cascade Street in downtown Rochester. Spoleta reached out to several local elevator operators, and Bison Elevator was ultimately chosen. Bison, a union contractor, will be utilizing 3 total workers on the project. At this time, the hall does not have a qualified mechanic from within the defined local area and are requesting a waiver for one worker coming from Niagara County. We received a letter from Local 27 verifying this from their business manager.
- Orchard View LLC – TenM Construction – No Local Labor Available - Spoleta Construction is seeking a waiver for their wood framer, TenM Construction LLC, based out of Cicero, NY (Onondaga County), who will be framing on the project located at 2455 Latta Road in Greece. When originally chosen to perform the work, TenM was committed to using local labor for the project. During a site inspection on 09/11/26, TenM's workers were checked during a local labor check. The workers could only provide a copy of a short term lease agreement showing them all living at two residences in Monroe County. This was determined insufficient to validate local workforce. The workers were removed, and Spoleta went back to TenM to demand local workers be utilized on this project. Unfortunately, they cannot produce local workers to frame the project. Originally, Spoleta reached out to multiple local contractors in the defined local region and made an effort to find a local contractor. Only 1 local contractor provided a bid, which was 23.6% higher than TenM (COMIDA price point threshold 25%). While TenM was removed, Spoleta hired Maracle Builders to come help frame for 2 weeks, as they had a very small window in their schedule where they could assist. All of those workers were local, but due to scheduling conflict, they could only assist short term. TenM was originally committed to using local workforce, but unfortunately could not provide them. Spoleta did their diligence in reaching out to a dozen local contractors in their bidding process and made every effort to bring in local workers. Spoleta was also connected to the carpenters union, who provided them two companies to acquire bids from. One company could not provide a bid, and the others bid was significantly higher and over the 25% COMIDA threshold.

COMIDA
Statement of Financial Position

	Year To Date 10/31/2026	Year Ending 12/31/2025
	Actual	Actual
Assets		
Current Assets		
Cash and Cash Equivalents	734,124	593,478
Cash - Grant Funding	4,187,690	9,448,940
Short Term Investments	16,098,862	17,431,162
Prepaid Expenses	16,867	27,202
Other Current Assets	182,675	141,171
Total Current Assets	21,220,218	27,641,953
Long-term Assets		
Property & Equipment	10,327	12,683
Other Long-term Assets	150,041	150,041
Total Long-term Assets	160,368	162,724
Total Assets	**21,380,587**	**27,804,677**
Liabilities and Net Assets		
Liabilities		
Short-term Liabilities		
Accounts Payable	34,217	160,254
Accrued Liabilities	1,072,285	599,977
Grant Liabilities	4,187,690	9,448,940
Total Short-term Liabilities	5,294,193	10,209,171
Long Term Liabilities	227,418	227,418
Total Liabilities	5,521,611	10,436,589
Net Assets		
Net Assets	17,368,089	18,998,413
Change In Net Assets	(1,509,113)	(1,630,325)
Total Net Assets	15,858,976	17,368,089
Total Liabilities and Net Assets	**21,380,587**	**27,804,677**

Summary Statement of Activities - All Funds with Prior Year

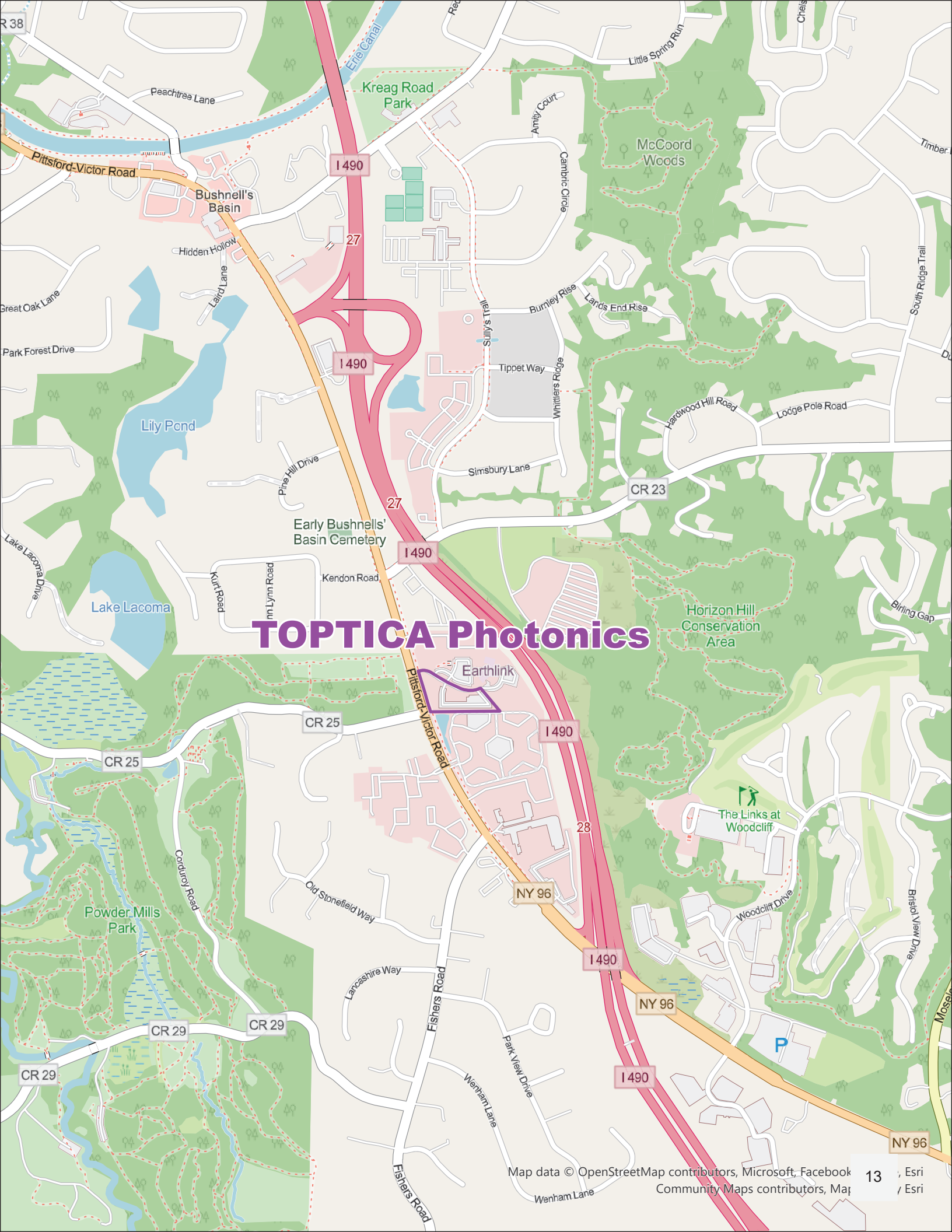
	Year To Date 10/31/2026	Year To Date 10/31/2026	Prior Year To Date 10/31/2025
	Actual	Budget	Actual
Revenue			
Fee Income	1,653,233	376,728	846,685
Interest Income	401,897	554,379	665,182
Gain on Sale of Fixed Assets	0	0	209,798
Total Revenue	2,055,130	931,107	1,721,664
Payroll	472,689	491,000	416,132
Program & Community Development	2,529,009	2,057,030	1,726,321
General & Administrative	661,254	785,950	690,849
APEX Activity, Net	(98,709)	0	(145,581)
Total Expenses	3,564,243	3,333,980	2,687,720
Change In Net Assets	(1,509,113)	(2,402,873)	(966,056)

COUNTY OF MONROE
COMIDA
INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION SUMMARY

DATE: November 17, 2026

APPLICANT:	TOPTICA Photonics Inc 1120 Pittsford Victor Road Pittsford, NY 14534
PROJECT ADDRESS:	1120 Pittsford Victor Road Pittsford, NY 14534
PROJECT SUMMARY:	TOPTICA Photonics Inc., a manufacturer of high-end, specialized laser systems, is planning to purchase the building it currently occupies in the Town of Perinton to support its strong growth trajectory. As part of this investment, TOPTICA will be purchasing a range of specialized equipment, including wavemeters, microscopes, and CNC lathes to meet increased production demand while supporting future research and development projects. The $5.2 million project is expected to create 46 new FTEs in addition to its existing 47 FTEs. The applicant is seeking approval of a sales tax exemption. The benefit/incentive ratio is 173:1.
PROJECT AMOUNT: **EXEMPTIONS:**	$5,211,011 – Sales Tax Exemption Only $416,881
JOBS: EXISTING: **NEW:**	47 FTEs 46 FTEs
PUBLIC HEARING DATE:	November 13, 2026
BENEFIT TO INCENTIVE RATIO:	173:1
ELIGIBILITY:	MANUFACTURER
APPROVED PURPOSE:	JOB CREATION


TOPTICA Photonics
Erie Canal
Kreag Road Park
Peachtree Lane
Pittsford-Victor Road
Bushnell's Basin
Hidden Hollow
Laird Lane
Great Oak Lane
Park Forest Drive
Lily Pond
Pine Hill Drive
Early Bushnells' Basin Cemetery
Lake Lacoma Drive
Lake Lacoma
Kurt Road
Kendon Road
Earthlink
Pittsford-Victor Road
CR 25
CR 29
Powder Mills Park
Corduroy Road
Old Stonefield Way
Lancashire Way
Fishers Road
Wenham Lane
Park View Drive
Little Spring Run
Amity Court
Cambric Circle
McCoord Woods
Timber
Sully's Trail
Burnley Rise
Lands End Rise
South Ridge Trail
Tippet Way
Whittiers Ridge
Hardwood Hill Road
Lodge Pole Road
Simsbury Lane
CR 23
Horizon Hill Conservation Area
Birling Gap
The Links at Woodcliff
Woodcliff Drive
Bristol View Drive
NY 96
I 490
27
28
Map data © OpenStreetMap contributors, Microsoft, Facebook, Esri Community Maps contributors, Map, Esri

County of Monroe Industrial Development Agency
MRB Cost Benefit Calculator

Cost-Benefit Analysis Tool powered by MRB Group

Date November 17, 2026
Project Title TOPTICA Photonics Inc
Project Location 1120 Pittsford Victor Road, Pittsford, NY 14534

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment

$5,211,011

Temporary (Construction)

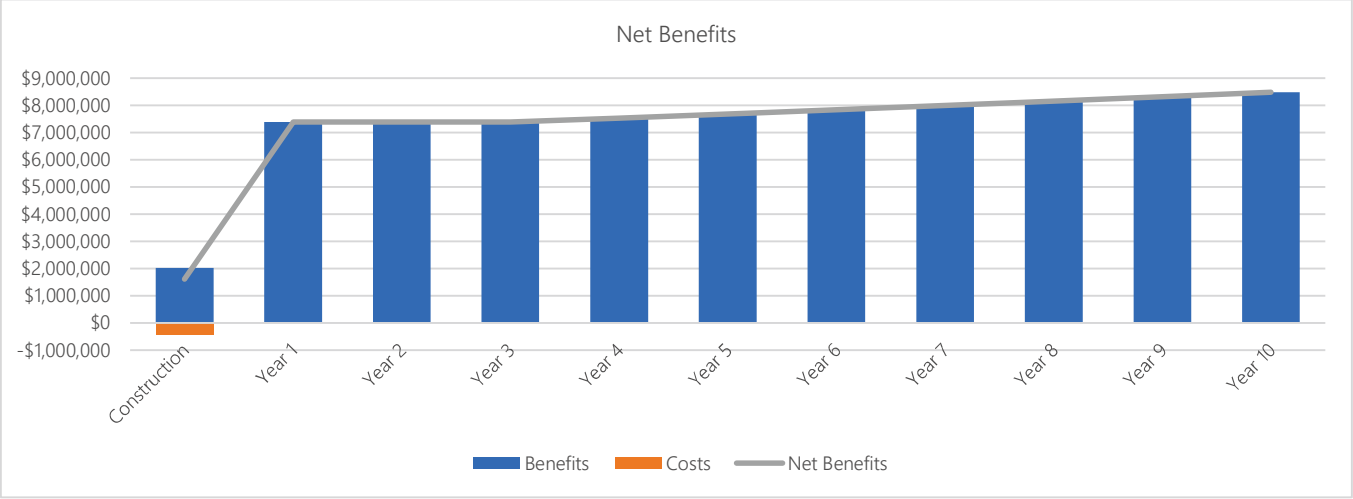
	Direct	Indirect	Total
Jobs	26	6	32
Earnings	$1,606,566	$304,832	$1,911,398
Local Spend	$4,168,809	$1,037,695	$5,206,504

Ongoing (Operations)

Aggregate over life of the PILOT

	Direct	Indirect	Total
Jobs	46	25	71
Earnings	$56,470,723	$17,314,041	$73,784,764

Figure 1



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

Figure 2

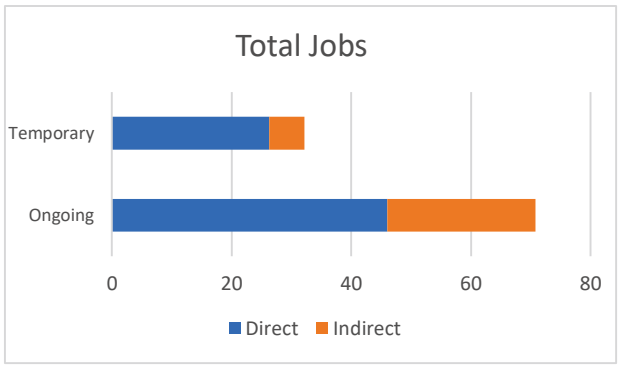
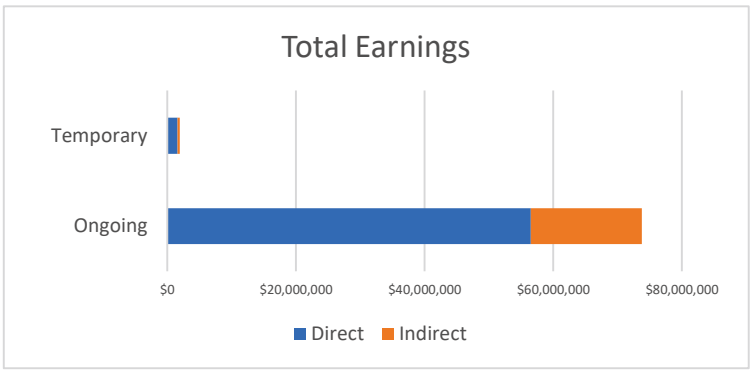


Figure 3



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

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Fiscal Impacts

MRB group
Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	$0	$0
Sales Tax Exemption	$416,881	$416,881
Local Sales Tax Exemption	*$208,441*	*$208,441*
State Sales Tax Exemption	*$208,441*	*$208,441*
Mortgage Recording Tax Exemption	$0	$0
Local Mortgage Recording Tax Exemption	*$0*	*$0*
State Mortgage Recording Tax Exemption	*$0*	*$0*
Total Costs	**$416,881**	**$416,881**

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	**$76,226,035**	**$68,483,254**
To Private Individuals	$75,696,162	$68,007,203
Temporary Payroll	*$1,911,398*	*$1,911,398*
Ongoing Payroll	*$73,784,764*	*$66,095,805*
Other Payments to Private Individuals	*$0*	*$0*
To the Public	$529,873	$476,050
Increase in Property Tax Revenue	*$0*	*$0*
Temporary Jobs - Sales Tax Revenue	*$13,380*	*$13,380*
Ongoing Jobs - Sales Tax Revenue	*$516,493*	*$462,671*
Other Local Municipal Revenue	*$0*	*$0*
State Benefits	**$3,936,200**	**$3,536,375**
To the Public	$3,936,200	$3,536,375
Temporary Income Tax Revenue	*$86,013*	*$86,013*
Ongoing Income Tax Revenue	*$3,320,314*	*$2,974,311*
Temporary Jobs - Sales Tax Revenue	*$13,380*	*$13,380*
Ongoing Jobs - Sales Tax Revenue	*$516,493*	*$462,671*
Total Benefits to State & Region	**$80,162,235**	**$72,019,628**

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	$68,483,254	$208,441	329:1
State	$3,536,375	$208,441	17:1
Grand Total	**$72,019,628**	**$416,881**	**173:1**

*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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Motion By: _____
Seconded By: _____

RESOLUTION
(Toptica Photonics, Inc. Project)
OSC Code 2602-26-048A

A regular meeting of the County of Monroe Industrial Development Agency (the "Agency"), was held at the Agency's offices located at 50 West Main Street, Rochester, New York 14614, on November 17, 2026 at 12:00 p.m.

After the meeting had been duly called to order, the Chair announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to a certain Project more particularly described below.

RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (i) ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON NOVEMBER 13, 2026, WITH RESPECT TO A CERTAIN PROJECT (AS DEFINED BELOW) BEING UNDERTAKEN BY TOPTICA PHOTONICS, INC. OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA (AS DEFINED BELOW); (iii) APPOINTING THE COMPANY AS AGENT OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE PROJECT; AND (v) AUTHORIZING THE EXECUTION AND DELIVERY OF A PROJECT AGREEMENT AND RELATED DOCUMENTS.

WHEREAS, by Title I of Article 18-A of the General Municipal Law of the State of New York, as amended and Chapter 55 of the Laws of 1972 of the State of New York (collectively, the "Act"), the Agency was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, **TOPTICA PHOTONICS, INC.**, a Delaware corporation for itself or a related entity formed or to be formed (collectively, the "Company") has requested that the Agency assist with a certain Project (the "Project") located at 1120 Pittsford-Victor Road in the Town of Perinton, New York 14534 and the existing approximately 33,778 square-foot building thereon (the "Existing Improvements"), the acquisition and installation in, on or about the Existing Improvements, of certain machinery, equipment and related personal property, including, but not limited to, wavemeters, microscopes, a robotic arm to support precision cutting and repeatable installation, production and research and development laboratory workstations and test stations, replacement diodes and fibers to upgrade existing equipment, a CNC lathe for the manufacture of components and containers for research and development prototypes (collectively, the "Equipment" and, together with the Existing Improvements, the "Facility"); and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Project and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, pursuant to Section 859-a of the Act, on Friday, November 13, 2026, at 11:00 a.m., local time, in the Town Hall Conference Room at the Perinton Town Hall, 1350 Turk Hill Road, Fairport, New York 14450, the Agency held a public hearing with respect to the Project and the proposed Financial Assistance (as defined below) being contemplated by the Agency, whereat interested parties were provided a reasonable opportunity, both orally and in writing, to present their views; and

WHEREAS, it is contemplated that the Agency will (i) negotiate a project agreement (the "Project Agreement"), pursuant to which the Agency will appoint the Company as its agent for the purpose of undertaking the Project and (ii) provide financial assistance (the "Financial Assistance") to the Company in the form of sales and use tax exemptions for purchases and rentals related to the Project; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto at 6 N.Y.C.R.R. Part 617, as amended (collectively referred to as "SEQRA"), the Agency must satisfy the applicable requirements set forth in SEQRA, as necessary, prior to making a final determination whether to undertake the Project.

NOW, THEREFORE, BE IT RESOLVED by the County of Monroe Industrial Development Agency as follows:

Section 1. The Company has presented an application in a form acceptable to the Agency. Based upon the representations made by the Company to the Agency in the Company's application and other correspondence submitted by the Company to the Agency, the Agency hereby finds and determines that:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Project constitutes a "project", as such term is defined in the Act; and

(c) It is desirable and in the public interest for the Agency to appoint the Company as its agent for purpose of undertaking the Project; and

(d) The action to be taken by the Agency will induce the Company to undertake the Project, thereby increasing employment opportunities in Monroe County and otherwise furthering the purposes of the Agency as set forth in the Act; and

(e) The Project will not result in the removal of a civic, commercial, industrial, or manufacturing plant of the Company or any other proposed occupant of the Project from one area of the State of New York (the "State") to another area of the State or result in the

abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the Agency hereby finds that, based on the Company's application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries; and

(f) Pursuant to SEQRA, the Project constitutes a "Type II Action" as said term is defined in SEQRA, and therefore no further action is required to be taken under SEQRA.

Section 2. The Agency hereby approves the cost/benefit report submitted by the Company listing the proposed cost/benefits of the Project.

Section 3. Subject to the Company executing the Project Agreement and the delivery to the Agency of a binder, certificate or other evidence of liability insurance policy for the Project satisfactory to the Agency, the Agency hereby authorizes the Company to proceed with the acquisition and installation of the Equipment in, on or about the Existing Improvements and hereby appoints the Company as the true and lawful agent of the Agency to acquire and equip the Facility, and such appointment includes the following activities as they relate to the construction, erection, completion, use, repair and maintenance of the Improvements and the purchase, use, lease, placement, installation, repair, maintenance and replacement of the Equipment, whether or not any materials or supplies described below are incorporated into or become an integral part of the Improvements or the Equipment: (i) all purchases, leases, rentals and other uses of tools, machinery and equipment in connection with acquiring, equipping, repairing and maintaining the Facility, (ii) all purchases, rentals, uses or consumption of supplies, materials and services of every kind and description in connection with acquiring, equipping, repairing and maintaining the Facility, and (iii) all purchases, leases, rentals and uses of equipment, machinery, and other tangible personal property (including installation costs with respect thereto), installed or placed in, upon or under the Existing Improvements, including all repairs, maintenance and replacement of all such property. Said agents are authorized to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agents for the Agency, and in general to do all things which may be requisite or proper for completing the Facility, all with the same powers and with the same validity as the Agency could do if acting on its own behalf. As agent of the Agency, the Company is authorized to delegate such agency, in whole or in part, to agents, subagents, contractors, subcontractors, contractors and subcontractors of such agents and subagents and to such other parties as the Company chooses; provided, however, the Project Agreement shall expire on **December 31, 2027** (unless extended for good cause by the Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency).

Section 4. Based upon the representation and warranties made by the Company in its application for financial assistance, the Agency hereby authorizes and approves (i) the Company as its agent, to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax in an amount up to **$5,211,011**, which result in New York State and local sales and use tax exemption benefits ("sales and use tax exemption benefits") not to exceed **$416,881**. The Agency agrees to consider any requests by the Company for increase to the amount of sales and use tax exemption benefits authorized by the

Agency upon being provided with appropriate documentation detailing the additional purchases of property or services.

Section 5. Pursuant to Section 875(3) of the New York General Municipal Law, the Agency may recover or recapture from the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, any sales and use tax exemption benefits taken or purported to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, if it is determined that: (i) the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, is not entitled to the sales and use tax exemption benefits; (ii) the sales and use tax exemption benefits are in excess of the amounts authorized to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project; (iii) the sales and use tax exemption benefits are for property or services not authorized by the Agency as part of the Project; or (iv) the sales and use tax exemption benefits are taken in cases where the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, fails to comply with a material term or condition to use property or services in the manner approved by the Agency in connection with the Project. As a condition precedent of receiving sales and use tax exemption benefits, the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, shall (i) cooperate with the Agency in its efforts to recover or recapture any sales and use tax exemption benefits, and (ii) promptly pay over any such amounts to the Agency that the Agency demands.

Section 6. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized, on behalf of the Agency, to negotiate the Project Agreement, pursuant to which the Agency will appoint the Company as its agent for the purpose of undertaking the Project.

Section 7. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of such Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 8. This resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to vote on roll call, which resulted as follows:

	Yea	***Nay***	***Absent***	***Abstain***
Lisa Bolzner				
Rhett King				
Norman Jones				
Raymond A. Ryerse Jr.				
Brian Hickey				
Miguel Velázquez				
Truman Tolefree				

The Resolutions were thereupon duly adopted.

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STATE OF NEW YORK)
COUNTY OF MONROE) ss.:

I, the undersigned Executive Director of the County of Monroe Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the County of Monroe Industrial Development Agency (the "Agency"), including the resolutions contained therein, held on November 17, 2026, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that public notice of the time and place of said meeting was duly given to the public and the news media in accordance with Sections 103 and 104 of the New York Public Officers Law (Open Meetings Law) that all members of the Agency had due notice of the meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand on this 17th day of November, 2026.

_____
Ana J. Liss, Executive Director

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:	TOPTICA Photonics Inc
Address:	1120 Pittsford Victor Road
City/State/Zip:	Pittsford, NY 14534
Tax Id No.:	42-4687672
Contact Name:	Trevor Stearns
Title:	Operations Manager
Telephone:	5856576663
E-Mail:	holdings@toptica-usa.com

B. Applicant's Legal Counsel

Name:	Terence Robinson
Firm:	Robinson Legal PLLC
Address:	48 N. Main Street
City/State/Zip:	Canandaigua, NY 14424
Telephone:	5853940564
Email:	terence@robinsonlegalpllc.com

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

Name	%	Corporate Title
TOPTICA Photonics SE	100	

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: 1120 Pittsford Victor Road

Tax Map Parcel Number: 179.04-1-3.22

City/Town/Village: Perinton

School District: Pittsford

Zip: 14534

Current Legal Owner of Property:

Basin Tech Centre 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: _____

Address: _____

City/State/Zip: _____

Tax ID No: _____

Contact Name: _____

Title: _____

Telephone: _____

Email: _____

% of facility to be occupied by user/tenant _____

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

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

Name	%	Corporate Title

F. Project Timeline

Proposed Date of Acquisition: 11/30/2026

Proposed Commencement Date of Construction: 05/01/2027

Anticipated Completion Date: 11/30/2027

G. Contractor(s)

None at this time

II.PROJECT (cont'd)

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

NAICS Code: 334516

TOPTICA is purchasing the building currently occupied by TOPTICA Photonics Inc. and Monroe Plan for Medical Care, doing business as Elm and Oak Health.

TOPTICA manufactures, conducts research and development, provides service, and distributes high-end, specialized laser systems for applications in Quantum, Biophotonics, and Semiconductor industries. TOPTICA Photonics Inc. occupies approximately 77% of the facility, utilizing the space for offices, laboratories, manufacturing, and warehouse operations.

Elm and Oak Health is a not-for-profit healthcare organization focused on improving health outcomes and access to care for vulnerable and underserved populations. Elm and Oak Health uses the space exclusively for office operations.

Financial assistance from Monroe County Economic Development would support TOPTICA's purchase of its facility and the acquisition of equipment necessary to support significant continued growth. These investments will allow TOPTICA to expand its R&D capabilities, increase its manufacturing capacity, and grow its workforce by creating additional high-value, specialized jobs in Monroe County.

As part of this investment, TOPTICA plans to purchase a range of specialized equipment, including wavemeters for measuring wavelength and frequency, microscopes, a robotic arm to support precision cutting and repeatable installation, additional workstations and test stations for both production and R&D laboratories, replacement diodes and fibers to upgrade existing equipment, and a CNC lathe to manufacture components and containers for R&D prototypes. Additional equipment purchases are also planned, all of which will help TOPTICA keep pace with increased production demand while providing new capabilities to support future R&D projects. Monroe County's financial assistance will help make these equipment investments possible, allowing TOPTICA to direct additional resources toward expanding its workforce and creating more high-value jobs in the Rochester area.

Securing ownership of the facility will provide TOPTICA with long-term stability and a strong foundation for future growth. Investment in new equipment and expanded R&D capabilities will enable TOPTICA to continue developing advanced technologies and strengthening its role as an anchor in the Rochester community and in the Quantum, Biophotonics, and Semiconductor industries.

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.

The project would not be undertaken at the proposed scale without financial assistance, as the purchase of the facility and investment in new equipment is a significant capital commitment. Financial assistance would make these investments feasible while enabling TOPTICA to expand its R&D and manufacturing capabilities and increase its workforce through the creation of additional high-value jobs in Monroe County.

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:

Not Applicable

_____

_____

_____

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:

☐ 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 _____.

☐ 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

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. $
b.	Labor	b. $

Site Work

c.	Materials	c. $
d.	Labor	d. $
e.	Non-Manufacturing Equipment	e. $ 939,689
f.	Manufacturing Equipment	f. $ 4,196,322
g.	Equipment Furniture and Fixtures	g. $ 75,000
h.	Land and/or Building Purchase	h. $
i.	Soft Costs (Legal, Architect, Engineering)	i. $
	Other (specify) j.	j. $
	k.	k. $
	l.	l. $
	m.	m. $

Total Project Costs
(must equal Total Sources) $ 5,211,011

B. Sources of Funds for Project Costs:

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

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

_____ $_____
_____ $_____
_____ $_____
_____ $_____

e. Equity e. $ 5,211,011

TOTAL SOURCES
(must equal Total Project Costs) $ 5,211,011

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

☐ Yes ■ No

If yes, please specify bank, underwriter, etc.

_____
_____
_____

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
TOPTICA Photonics Inc

A. IDA PILOT Benefits:

Current Assessment	$3,895,500
Value of New Construction & Renovation Costs	$0
Estimated New Assessed Value Subject to IDA	$3,895,500
Current Taxes	$0
Current Taxes Escalator	2%
PILOT Terms - Years	10
County Tax rate/$1,000	
Local Tax Rate* Tax Rate/$1,000	
School Tax Rate /$1,000	
Total Tax Rate	0.00000

B. Sales Tax Exemption Benefit:

Estimated value of Sales Tax exemption:	$416,881
Estimated duration of ST exemption:	12/31/2027

C. Mortgage Recording Tax Exemption (MRTE) Benefit:

Estimated Value of MRTE:	$0

D. Industrial Revenue Bond Benefit

IRB inducement amount:	$0

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

Total Value of Incentives:	$416,881
Project Construction Costs:	$5,211,011
	8.00%

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	$0	$0	$0	$0	$0	$0
1	90%	$0	$0	$0	$0	$0	$0
2	80%	$0	$0	$0	$0	$0	$0
3	70%	$0	$0	$0	$0	$0	$0
4	60%	$0	$0	$0	$0	$0	$0
5	50%	$0	$0	$0	$0	$0	$0
6	40%	$0	$0	$0	$0	$0	$0
7	30%	$0	$0	$0	$0	$0	$0
8	20%	$0	$0	$0	$0	$0	$0
9	10%	$0	$0	$0	$0	$0	$0
10	0%	$0	$0	$0	$0	$0	$0

VII. PROJECTED EMPLOYMENT

Complete for each Applicant or User/Tenant

Company Name: TOPTICA Photonics Inc

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)	47	47	46	35
Part Time (PTE)	0	0	0	0
Total	47	47	46	35

** 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 TOPTICA Photonics Inc

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.

TS

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***.

TS

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.

TS

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.

TS

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.

TS

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.

TS

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.

TOPTICA Photonics Inc

(APPLICANT COMPANY)

Trevor Stearns — Digitally signed by Trevor Stearns Date: 2026.10.27 12:16:15 -04'00' — Operations Manager — 10/27/2026

Signature , Title Date

(TENANT COMPANY)

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.

TOPTICA Photonics Inc

(APPLICANT COMPANY)

Trevor Stearns — Digitally signed by Trevor Stearns Date: 2026.10.27 12:16:44 -04'00' — Operations Manager — 10/7/2026

Signature , Title Date

(TENANT COMPANY)

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

TOPTICA Photonics Inc

Trevor Stearns Digitally signed by Trevor Stearns Date: 2026.10.27 12:16:55 -04'00' Operations Manager 10/27/2026

Signature , Title Date

TENANT COMPANY

10/27/2026

Signature , Title Date

COUNTY OF MONROE
COMIDA
INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION SUMMARY

DATE: November 17, 2026

APPLICANT:	1600 Marketplace, LLC 400 Andrews Street, Suite 500 Rochester, NY 14604
TENANT/PROJECT LOCATION:	TE Connectivity Corporation 1600 Marketplace Drive Henrietta, NY 14623
PROJECT SUMMARY:	1600 Marketplace, LLC, a real estate holding company, plans to renovate a vacant 133,000 square foot building in the Town of Henrietta for its tenant, TE Connectivity, a manufacturer of optical connectors and related devices. The scope of renovations includes, but is not limited to, upgrades to flooring, electrical systems, lighting, HVAC, and mechanical systems to accommodate advanced manufacturing. Additionally, TE Connectivity plans to purchase and install new manufacturing and non-manufacturing equipment, furniture, fixtures, information-technology infrastructure, material handling equipment, and laboratory and inspection equipment. 1600 Marketplace LLC is seeking approval of a sales tax exemption, mortgage recording tax exemption, and real property tax abatement, in an amount not to exceed $100,000 at this time. Following a public hearing and at a future meeting, 1600 Marketplace LLC will request approval for the full project benefits. TE Connectivity is seeking a sales tax exemption only. The $14 million project is projected to create 621 FTEs in three years and up to 1,025 in five years. The benefit to incentive ration is 962:1.
PROJECT AMOUNT:	$14,142,359 Lease/Leaseback with abatement $188,034 Landlord Sales Tax Exemption $528,000 Tenant Sales Tax Exemption $32,250 Landlord Mortgage Recording Tax Exemption

JOBS: EXISTING:	38	FTEs
NEW:	621	FTEs
Required:	4	FTE s

PUBLIC HEARING DATE:	Tenant: November 13, 2026
BENEFIT TO INCENTIVE RATIO:	962:1
SEQR:	REVIEWED AND PROCESS IS COMPLETE.
ELIGIBILITY:	REHABILITATION OF EXISTING COMMERCIAL BUILDING VACANT FOR A LONG TIME
APPROVED PURPOSE:	JOB CREATION



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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 1600 Marketplace LLC
Project Location 1600 Marketplace Drive. Henrietta, NY 14623

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
$14,142,359

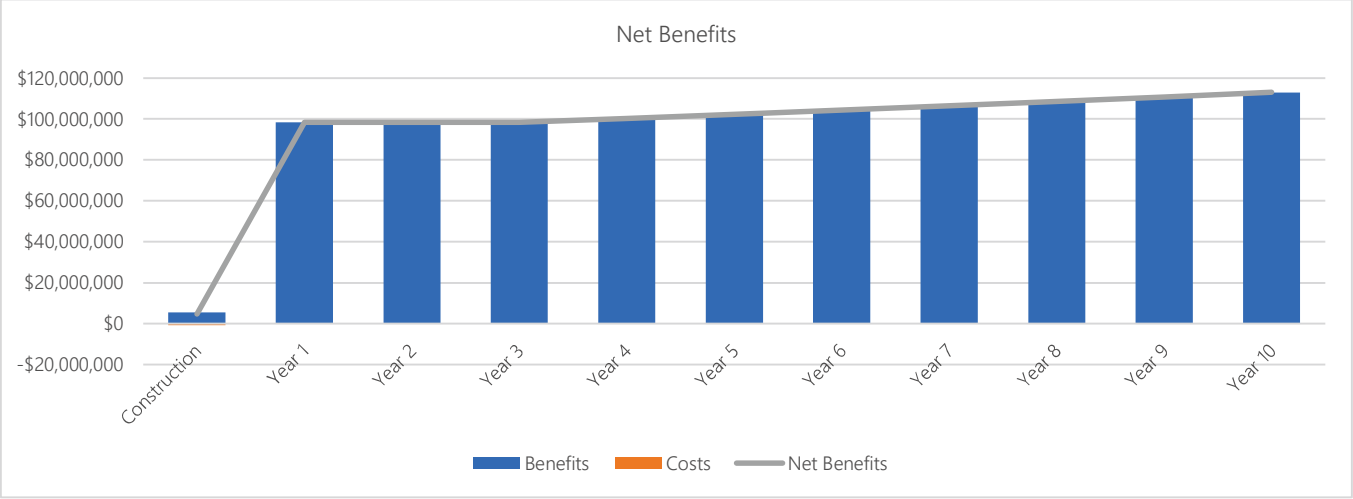
Temporary (Construction)

	Direct	Indirect	Total
Jobs	71	16	87
Earnings	$4,360,120	$827,295	$5,187,415
Local Spend	$11,313,887	$2,816,240	$14,130,128

Ongoing (Operations)
Aggregate over life of the PILOT

	Direct	Indirect	Total
Jobs	621	96	717
Earnings	$857,649,103	$125,582,256	$983,231,359

Figure 1



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

Figure 2

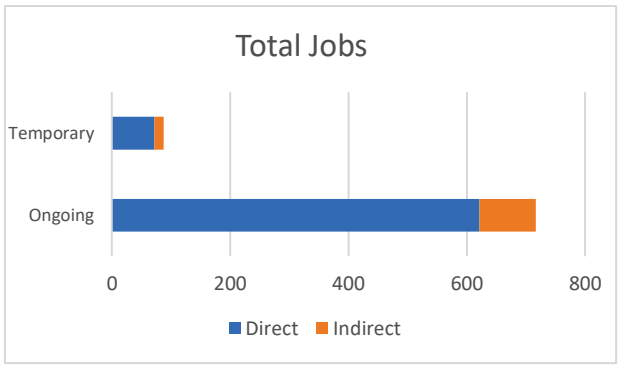
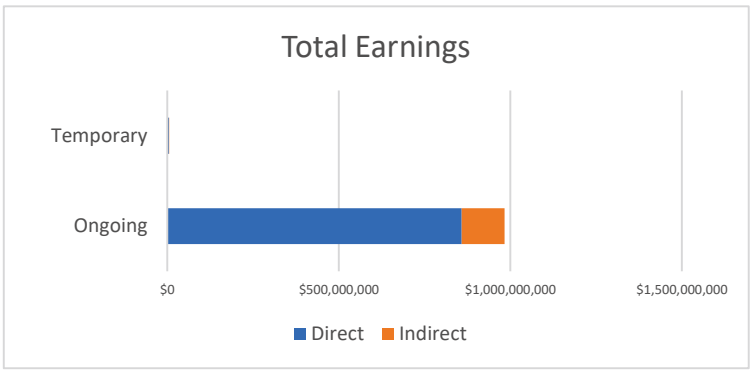


Figure 3



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

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Fiscal Impacts

MRB group
Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	$244,701	$227,343
Sales Tax Exemption	$716,034	$716,034
Local Sales Tax Exemption	*$358,017*	*$358,017*
State Sales Tax Exemption	*$358,017*	*$358,017*
Mortgage Recording Tax Exemption	$32,250	$32,250
Local Mortgage Recording Tax Exemption	*$10,750*	*$10,750*
State Mortgage Recording Tax Exemption	*$21,500*	*$21,500*
Total Costs	**$992,985**	**$975,627**

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	**$995,657,256**	**$892,437,828**
To Private Individuals	$988,418,774	$885,958,257
Temporary Payroll	*$5,187,415*	*$5,187,415*
Ongoing Payroll	*$983,231,359*	*$880,770,842*
Other Payments to Private Individuals	*$0*	*$0*
To the Public	$7,238,482	$6,479,572
Increase in Property Tax Revenue	*$319,551*	*$277,864*
Temporary Jobs - Sales Tax Revenue	*$36,312*	*$36,312*
Ongoing Jobs - Sales Tax Revenue	*$6,882,620*	*$6,165,396*
Other Local Municipal Revenue	*$0*	*$0*
State Benefits	**$51,397,776**	**$46,069,829**
To the Public	$51,397,776	$46,069,829
Temporary Income Tax Revenue	*$233,434*	*$233,434*
Ongoing Income Tax Revenue	*$44,245,411*	*$39,634,688*
Temporary Jobs - Sales Tax Revenue	*$36,312*	*$36,312*
Ongoing Jobs - Sales Tax Revenue	*$6,882,620*	*$6,165,396*
Total Benefits to State & Region	**$1,047,055,032**	**$938,507,658**

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	$892,437,828	$596,110	1497:1
State	$46,069,829	$379,517	121:1
Grand Total	**$938,507,658**	**$975,627**	**962:1**

*Discounted at 2%

Additional Comments from IDA

0

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

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Motion By: _____
Seconded By: _____

RESOLUTION
(1600 Marketplace, LLC Project)
OSC Code 2602-26-051A

A regular meeting of the County of Monroe Industrial Development Agency (the "Agency"), was held at the Agency's Offices, 50 West Main Street, Rochester, New York 14614, on November 17, 2026 at 12:00 p.m.

After the meeting had been duly called to order, the Chair announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to a certain Project more particularly described below.

RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION (i) APPOINTING 1600 MARKETPLACE, LLC, OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY") AS ITS AGENT FOR THE PURPOSES OF ACQUIRING, RENOVATING AND EQUIPPING A CERTAIN PROJECT (AS DEFINED BELOW); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA (AS DEFINED BELOW); (iii) DESCRIBING THE FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE AGENCY WITH RESPECT TO THE PROJECT; (iv) AUTHORIZING A PUBLIC HEARING WITH RESPECT TO THE PROJECT; AND (v) AUTHORIZING THE EXECUTION AND DELIVERY OF A PROJECT AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

WHEREAS, by Title I of Article 18-A of the General Municipal Law of the State of New York, as amended and Chapter 55 of the Laws of 1972 of the State of New York (collectively, the "Act"), the Agency was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, **1600 MARKETPLACE, LLC**, a New York limited liability company, for itself or a related entity formed or to be formed (collectively, the "Company") has requested that the Agency assist with a certain Project (the "Project"), consisting of: (A) the acquisition of a leasehold interest in a portion of an approximately 14.65-acre parcel of land located at 1600 Marketplace Drive in the Town of Henrietta, New York 14623 and all other lands in the Town of Henrietta where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the "Land") together with the existing approximately 133,000 square-foot building located thereon (the "Existing Improvements"); (B) the renovation of the Existing Improvements including, but not limited to, mold remediation, interior and exterior painting, roof inspections, construction of new interior walls, plumbing upgrades and modifications, electrical system improvements, HVAC improvements, parking lot resurfacing and landscaping (collectively, the "Improvements"); and (C) the acquisition and installation therein, thereon or thereabout of certain machinery, equipment and related personal property (the "Equipment" and, together with the Land, the Existing Improvements and the Improvements, the "Facility"); all for use by TE Connectivity Corporation, in connection with its

business as a global technology and manufacturing company that designs and manufactures connectivity and related technology solutions; and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Facility and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, it is contemplated that the Agency will (1) hold a public hearing with respect to the Project; (2) negotiate a project agreement (the "Project Agreement"), pursuant to which the Agency will appoint the Company as its agent for the purpose of undertaking the Project, (3) negotiate and enter into a lease agreement (the "Lease Agreement"), leaseback agreement (the "Leaseback Agreement") and payment-in-lieu-of-tax agreement (the "PILOT Agreement") with the Company and (4) provide financial assistance (the "Financial Assistance") to the Company in the form of (a) a sales and use tax exemption for purchases and rentals related to the acquisition, renovation and equipping of the Facility, (b) a partial mortgage recording tax exemption for financing relating to the Project and (c) a partial real property tax abatement structured through the PILOT Agreement; and

WHEREAS, the Agency desires to execute the Project Agreement and provide the Company with a sales and use tax exemption for purchases and rentals related to the acquisition, renovation and equipping of the Project, *provided, however*, that the Financial Assistance provided to the Company by the Agency under the Project Agreement shall not exceed one hundred thousand dollars ($100,000) in the aggregate until such time as a public hearing is held by the Agency and a subsequent resolution is adopted; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto at 6 N.Y.C.R.R. Part 617, as amended (collectively referred to as "SEQRA"), the Agency must satisfy the applicable requirements set forth in SEQRA, as necessary, prior to making a final determination whether to undertake the Project.

NOW, THEREFORE, BE IT RESOLVED by the County of Monroe Industrial Development Agency as follows:

Section 1. The Company has presented an application in a form acceptable to the Agency. Based upon the representations made by the Company to the Agency in the application and other correspondence submitted by the Company to the Agency, the Agency hereby finds and determines that:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Facility constitutes a "project", as such term is defined in the Act; and

(c) It is desirable and in the public interest for the Agency to appoint the Company as its agent for purposes of undertaking the Project; and

(d) The action to be taken by the Agency will induce the Company to undertake the Project, thereby increasing employment opportunities in Monroe County and otherwise furthering the purposes of the Agency as set forth in the Act; and

(e) The Project will not result in the removal of a civic, commercial, industrial, or manufacturing plant of the Company or any other proposed occupant of the Project from one area of the State of New York (the "State") to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the Agency hereby finds that, based on the Company's application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries; and

(f) Pursuant to SEQRA, the Project constitutes a "Type II Action" as said term is defined in SEQRA, and therefore no further action is required to be taken under SEQRA.

Section 2. The Executive Director, Deputy Director, Chairman and/or Vice Chairman of the Agency are hereby authorized, on behalf of the Agency, to hold a public hearing in compliance with the Act.

Section 3. The Executive Director, Deputy Director, Chairman and/or Vice Chairman and/or Executive Director of the Agency are hereby authorized, on behalf of the Agency, to execute the Project Agreement and immediately provide the Company with a sales and use tax exemption for purchases and rentals related to the acquisition, renovation and equipping of the Project, *provided, however,* that the Financial Assistance provided to the Company by the Agency under the Project Agreement shall not exceed one hundred thousand dollars ($100,000) in the aggregate until such time a public hearing is held by the Agency and a subsequent resolution is adopted.

Section 4. Subject to the Company executing the Project Agreement and the delivery to the Agency of a binder, certificate or other evidence of liability insurance policy for the Project satisfactory to the Agency, the Agency hereby authorizes the Company to proceed with the acquisition, renovation and equipping of the Project and hereby appoints the Company as the true and lawful agent of the Agency to acquire, renovate and equip the Facility, and such appointment includes the following activities as they relate to the construction, erection, completion, use, repair and maintenance of the Improvements and the purchase, use, lease, placement, installation, repair, maintenance and replacement of the Equipment, whether or not any materials or supplies described below are incorporated into or become an integral part of the Improvements or the Equipment: (i) all purchases, leases, rentals and other uses of tools, machinery and equipment in connection with acquiring, constructing, equipping, repairing and maintaining the Facility, (ii) all purchases, rentals, uses or consumption of supplies, materials and services of every kind and description in connection with acquiring, renovating, equipping, repairing and maintaining the Facility, and (iii) all purchases, leases, rentals and uses of equipment, machinery, and other tangible personal property (including installation costs with respect thereto), installed or placed in, upon or under the Improvements, Land or the Equipment, including all repairs, maintenance and replacement of all such property. Said agents are

authorized to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agents for the Agency, and in general to do all things which may be requisite or proper for completing the Facility, all with the same powers and with the same validity as the Agency could do if acting on its own behalf. As agent of the Agency, the Company is authorized to delegate such agency, in whole or in part, to agents, subagents, contractors, subcontractors, contractors and subcontractors of such agents and subagents and to such other parties as the Company chooses; provided, however, the Project Agreement shall expire on **December 31, 2027** (unless extended for good cause by the Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency).

Section 5. Based upon the representation and warranties made by the Company in its application for financial assistance and subject to Section 3 hereinabove, the aggregate amount of financial assistance provided to the Company in the form of sales tax exemptions and mortgage recording tax exemptions shall not exceed $100,000 in the aggregate until such time a public hearing is held by the Agency and a subsequent resolution is adopted.

Section 6. Pursuant to Section 875(3) of the New York General Municipal Law, the Agency may recover or recapture from the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, any sales and use tax exemption benefits taken or purported to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, if it is determined that: (i) the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, is not entitled to the sales and use tax exemption benefits; (ii) the sales and use tax exemption benefits are in excess of the amounts authorized to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project; (iii) the sales and use tax exemption benefits are for property or services not authorized by the Agency as part of the Project; or (iv) the sales and use tax exemption benefits are taken in cases where the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, fails to comply with a material term or condition to use property or services in the manner approved by the Agency in connection with the Project. As a condition precedent of receiving sales and use tax exemption benefits, the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, shall (i) cooperate with the Agency in its efforts to recover or recapture any sales and use tax exemption benefits, and (ii) promptly pay over any such amounts to the Agency that the Agency demands.

Section 7. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized, on behalf of the Agency, to negotiate the terms of (A) the Lease Agreement whereby the Company leases the Project to the Agency, (B) the related Leaseback Agreement conveying the Project back to the Company, and (C) the PILOT Agreement; provided, that, (i) the rental payments under the Leaseback Agreement include payments of all costs incurred by the Agency arising out of or related to the Project and indemnification of the Agency by the Company for actions taken by the Company and/or claims arising out of or related to the Project; and (ii) the terms of the PILOT Agreement are consistent with the Agency's Uniform Tax Exemption Policy or the procedures for deviation have been complied with.

Section 8. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of such Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 9. This resolution shall take effect immediately.

[Remainder of Page Intentionally Left Blank]

The question of the adoption of the foregoing Resolution was duly put to vote on roll call, which resulted as follows:

	Yea	***Nay***	***Absent***	***Abstain***
Lisa Bolzner				
Rhett King				
Norman Jones				
Raymond A. Ryerse Jr.				
Brian Hickey				
Miguel Velázquez				
Truman Tolefree				

The Resolutions were thereupon duly adopted.

STATE OF NEW YORK)
COUNTY OF MONROE) ss.:

I, the undersigned Executive Director of the County of Monroe Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the County of Monroe Industrial Development Agency (the "Agency"), including the resolutions contained therein, held on November 17, 2026, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that public notice of the time and place of said meeting was duly given to the public and the news media in accordance with Sections 103 and 104 of the New York Public Officers Law (Open Meetings Law) that all members of the Agency had due notice of the meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand on this 17th day of November, 2026.

_____
Ana J. Liss, Executive Director

Motion By: _____
Seconded By: _____

RESOLUTION
(TE Connectivity, Inc. Project)
OSC Code 2602-26-050A

A regular meeting of the County of Monroe Industrial Development Agency (the "Agency"), was held at the Agency's offices located at 50 West Main Street, Rochester, New York 14614, on November 17, 2026 at 12:00 p.m.

After the meeting had been duly called to order, the Chair announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to a certain Project more particularly described below.

RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (i) ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON NOVEMBER 13, 2026, WITH RESPECT TO A CERTAIN PROJECT (AS DEFINED BELOW) BEING UNDERTAKEN BY TE CONNECTIVITY CORPORATION OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA (AS DEFINED BELOW); (iii) APPOINTING THE COMPANY AS AGENT OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE PROJECT; AND (v) AUTHORIZING THE EXECUTION AND DELIVERY OF A PROJECT AGREEMENT AND RELATED DOCUMENTS.

WHEREAS, by Title I of Article 18-A of the General Municipal Law of the State of New York, as amended and Chapter 55 of the Laws of 1972 of the State of New York (collectively, the "Act"), the Agency was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, **TE CONNECTIVITY CORPORATION**, for itself or a related entity formed or to be formed (collectively, the "Company") has requested that the Agency assist with a certain Project (the "Project"), consisting of: (A) the renovation and modernization of the existing approximately 133,000 square-foot building located at 1600 Marketplace Drive in the Town of Henrietta, New York 14623 to support manufacturing, laboratory and engineering activities, logistics, warehousing and office functions (the "Improvements"); and (B) the acquisition and installation therein, thereon or thereabout of certain machinery, equipment and related personal property (the "Equipment" and, together with the Improvements, the "Facility"); all for use by the Company in its business as a global technology and manufacturing company that designs and manufactures connectivity and related technology solutions; and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Project and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, pursuant to Section 859-a of the Act, on Friday, November 13, 2026, at 10:00 a.m., local time, in the Main Meeting Room of the Henrietta Town Hall, 475 Calkins Road, Henrietta, New York 14623, the Agency held a public hearing with respect to the Project and the proposed Financial Assistance (as defined below) being contemplated by the Agency, whereat interested parties were provided a reasonable opportunity, both orally and in writing, to present their views; and

WHEREAS, it is contemplated that the Agency will (i) negotiate a project agreement (the "Project Agreement"), pursuant to which the Agency will appoint the Company as its agent for the purpose of undertaking the Project and (ii) provide financial assistance (the "Financial Assistance") to the Company in the form of sales and use tax exemptions for purchases and rentals related to the Project; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto at 6 N.Y.C.R.R. Part 617, as amended (collectively referred to as "SEQRA"), the Agency must satisfy the applicable requirements set forth in SEQRA, as necessary, prior to making a final determination whether to undertake the Project.

NOW, THEREFORE, BE IT RESOLVED by the County of Monroe Industrial Development Agency as follows:

Section 1. The Company has presented an application in a form acceptable to the Agency. Based upon the representations made by the Company to the Agency in the Company's application and other correspondence submitted by the Company to the Agency, the Agency hereby finds and determines that:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Project constitutes a "project", as such term is defined in the Act; and

(c) It is desirable and in the public interest for the Agency to appoint the Company as its agent for purpose of undertaking the Project; and

(d) The action to be taken by the Agency will induce the Company to undertake the Project, thereby increasing employment opportunities in Monroe County and otherwise furthering the purposes of the Agency as set forth in the Act; and

(e) The Project will not result in the removal of a civic, commercial, industrial, or manufacturing plant of the Company or any other proposed occupant of the Project from one area of the State of New York (the "State") to another area of the State or result in the

abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the Agency hereby finds that, based on the Company's application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries; and

(f) Pursuant to SEQRA, the Project constitutes a "Type II Action" as said term is defined in SEQRA, and therefore no further action is required to be taken under SEQRA.

Section 2. The Agency hereby approves the cost/benefit report submitted by the Company listing the proposed cost/benefits of the Project.

Section 3. Subject to the Company executing the Project Agreement and the delivery to the Agency of a binder, certificate or other evidence of liability insurance policy for the Project satisfactory to the Agency, the Agency hereby authorizes the Company to proceed with the acquisition, renovation and equipping of the Project and hereby appoints the Company as the true and lawful agent of the Agency to acquire, renovate and equip the Facility, and such appointment includes the following activities as they relate to the construction, erection, completion, use, repair and maintenance of the Improvements and the purchase, use, lease, placement, installation, repair, maintenance and replacement of the Equipment, whether or not any materials or supplies described below are incorporated into or become an integral part of the Improvements or the Equipment: (i) all purchases, leases, rentals and other uses of tools, machinery and equipment in connection with acquiring, renovating, equipping, repairing and maintaining the Facility, (ii) all purchases, rentals, uses or consumption of supplies, materials and services of every kind and description in connection with acquiring, renovating, equipping, repairing and maintaining the Facility, and (iii) all purchases, leases, rentals and uses of equipment, machinery, and other tangible personal property (including installation costs with respect thereto), installed or placed in, upon or under the Improvements, Land or the Equipment, including all repairs, maintenance and replacement of all such property. Said agents are authorized to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agents for the Agency, and in general to do all things which may be requisite or proper for completing the Facility, all with the same powers and with the same validity as the Agency could do if acting on its own behalf. As agent of the Agency, the Company is authorized to delegate such agency, in whole or in part, to agents, subagents, contractors, subcontractors, contractors and subcontractors of such agents and subagents and to such other parties as the Company chooses; provided, however, the Project Agreement shall expire on **December 31, 2027** (unless extended for good cause by the Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency).

Section 4. Based upon the representation and warranties made by the Company in its application for financial assistance, the Agency hereby authorizes and approves (i) the Company as its agent, to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax in an amount up to **$6,600,000**, which result in New York State and local sales and use tax exemption benefits ("sales and use tax exemption benefits") not to exceed **$528,000**. The Agency agrees to consider any requests by the Company for increase to the amount of sales and use tax exemption benefits authorized by the

Agency upon being provided with appropriate documentation detailing the additional purchases of property or services.

Section 5. Pursuant to Section 875(3) of the New York General Municipal Law, the Agency may recover or recapture from the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, any sales and use tax exemption benefits taken or purported to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, if it is determined that: (i) the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, is not entitled to the sales and use tax exemption benefits; (ii) the sales and use tax exemption benefits are in excess of the amounts authorized to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project; (iii) the sales and use tax exemption benefits are for property or services not authorized by the Agency as part of the Project; or (iv) the sales and use tax exemption benefits are taken in cases where the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, fails to comply with a material term or condition to use property or services in the manner approved by the Agency in connection with the Project. As a condition precedent of receiving sales and use tax exemption benefits, the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, shall (i) cooperate with the Agency in its efforts to recover or recapture any sales and use tax exemption benefits, and (ii) promptly pay over any such amounts to the Agency that the Agency demands.

Section 6. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized, on behalf of the Agency, to negotiate the Project Agreement, pursuant to which the Agency will appoint the Company as its agent for the purpose of undertaking the Project.

Section 7. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of such Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 8. This resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to vote on roll call, which resulted as follows:

	Yea	***Nay***	***Absent***	***Abstain***
Lisa Bolzner				
Rhett King				
Norman Jones				
Raymond A. Ryerse Jr.				
Brian Hickey				
Miguel Velázquez				
Truman Tolefree				

The Resolutions were thereupon duly adopted.

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STATE OF NEW YORK)
COUNTY OF MONROE) ss.:

I, the undersigned Executive Director of the County of Monroe Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the County of Monroe Industrial Development Agency (the "Agency"), including the resolutions contained therein, held on November 17, 2026, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that public notice of the time and place of said meeting was duly given to the public and the news media in accordance with Sections 103 and 104 of the New York Public Officers Law (Open Meetings Law) that all members of the Agency had due notice of the meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand on this 17th day of November, 2026.

_____
Ana J. Liss, Executive Director

November 17th Board Meeting: Inducement only

The board is considering benefits up to $100,000 only at this time.

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:	1600 Marketplace, LLC
Address:	400 Andrews Street suite 500
City/State/Zip:	Rochester NY 14604
Tax Id No.:	830660707
Contact Name:	Michael Palumbo
Title:	as agent
Telephone:	585-546-4866
E-Mail:	mpalumbo@flaummgt.com

B. Applicant's Legal Counsel

Name:	
Firm:	
Address:	
City/State/Zip:	
Telephone:	
Email:	

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

Name	%	Corporate Title
ALS SD Holdings, LLC	99	member
a South Dakota limited liability company		
whose sole member is the Flaum Family 2014		
Trust B	1	member
the David M. Flaum Trust B FBO Ilene L. Flaum		
under the Last Will and Testament of David M. Flaum		

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: 1600 Marketplace Drive

Tax Map Parcel Number: 263200161.16-1-4.11

City/Town/Village: Henrietta

School District: Henrietta

Zip: 14623

Current Legal Owner of Property:

1600 Marketplace, 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: T.E. Connectivity

Address: 1600 Marketplace Drive

City/State/Zip: Henrietta, NY 14623

Tax ID No: 23-0332575

Contact Name: Steve Zanon

Title: Operations Director

Telephone: 585-643-9283

Email: steve.zanon@te.com

% 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
TE Connectivity	100	

F. Project Timeline

Proposed Date of Acquisition: _____

Proposed Commencement Date of Construction: December 1, 2026

Anticipated Completion Date: March 2027

G. Contractor(s)

Flaum Managment Co. Inc

FSI Construction

II.PROJECT (cont'd)

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

NAICS Code: 334419

The Landlord will engage Flaum Management Company, Inc., as its designated agent, to oversee and perform all construction activities associated with the tenant improvements required under the lease agreement with TE Connectivity.

As part of its proposed investment at 1600 Marketplace Drive, a 133,00 square foot vacant building located in Henrietta, New York, TE Connectivity anticipates creating more than 1,000 new jobs at the facility. This project represents a significant investment in the local economy, supporting job creation, economic development, and the continued growth of advanced manufacturing in the Greater Rochester region.

The proposed project will include extensive renovations, improvements, and modernization of the existing building to accommodate advanced manufacturing and related industrial uses. The scope of work will include, but not be limited to, mold remediation; interior and exterior painting; roof inspections, assessments, and necessary repairs; demolition of existing interior improvements; construction of new interior walls and partitions; plumbing upgrades and modifications; electrical system improvements, including new energy-efficient lighting; installation and replacement of ceilings and flooring; mechanical system upgrades and modifications, including HVAC, plumbing, fire sprinkler, and fire alarm systems; exterior door replacements, upgrades, and repairs; parking lot modifications, resurfacing, and repairs; and landscaping and site improvements. These improvements are intended to modernize the facility, address existing building deficiencies, improve operational efficiency, and position the property to accommodate the specialized requirements of advanced manufacturing tenants and supporting industries.

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.

We are requesting financial assistance to help offset the substantial capital investment required to modernize and reposition an existing vacant building for advanced manufacturing and related industrial uses.

The proposed project represents a significant investment in building renovations, infrastructure improvements, and facility upgrades necessary to accommodate the evolving needs of Micron, its suppliers, and other advanced manufacturers entering or expanding within the Upstate New York marketplace.

The building is currently vacant and generating no rental revenue, while ownership continues to incur substantial carrying costs, including real estate taxes, insurance, utilities, maintenance, and other operating expenses. These ongoing financial obligations, combined with the significant capital investment required to redevelop the property, create a substantial financial burden. The requested benefits are necessary to help offset these continuing losses, reduce overall project costs, and improve the financial feasibility of moving forward with the redevelopment.

This financial assistance will allow ownership to direct additional capital toward critical building improvements, accelerate the property's return to productive use, and create a competitive facility capable of attracting advanced manufacturing tenants and supporting the regional supply chain associated with Micron and other major manufacturers.

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:

☒ 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 4_____.

☐ 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

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.	$ 1,843,368
b. Labor	b.	$ 2,762,987
Site Work		
c. Materials	c.	$ 25,050
d. Labor	d.	$ 141,954
e. Non-Manufacturing Equipment	e.	$
f. Manufacturing Equipment	f.	$ 300,000
g. Equipment Furniture and Fixtures	g.	$ 482,000
h. Land and/or Building Purchase	h.	$
i. Soft Costs (Legal, Architect, Engineering)	i.	$ 177,000
Other (specify) j.	j.	$
k.	k.	$
l.	l.	$
m.	m.	$
Total Project Costs (must equal Total Sources)		$ 5,732,359

B. Sources of Funds for Project Costs:

a. Tax-Exempt Industrial Revenue Bond	a.	$
b. Taxable Industrial Revenue Bond	b.	$
c. Bank Financing	c.	$ $4,300,000
d. TOTAL Public Sources	d.	$

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

_____ $_____
_____ $_____
_____ $_____
_____ $_____

e. Equity	e.	$ 1,432,359
TOTAL SOURCES (must equal Total Project Costs)		$5,732,359

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

☑ Yes ☐ No

If yes, please specify bank, underwriter, etc.

currently being underwitten

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
1600 Marketplace LLC

A. IDA PILOT Benefits:

Current Assessment	$6,543,800
Value of New Construction & Renovation Costs	$2,868,418
Estimated New Assessed Value Subject to IDA	$9,412,218
Current Taxes	$117,559
Current Taxes Escalator	2%
PILOT Terms - Years	10
County Tax rate/$1,000	5.36000
Local Tax Rate* Tax Rate/$1,000	0.07500
School Tax Rate /$1,000	12.53000
Total Tax Rate	17.96500

B. Sales Tax Exemption Benefit:

Estimated value of Sales Tax exemption:	$716,034
Estimated duration of ST exemption:	12/31/2027

C. Mortgage Recording Tax Exemption (MRTE) Benefit:

Estimated Value of MRTE:	$32,250

D. Industrial Revenue Bond Benefit

IRB inducement amount:	$0

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

Total Value of Incentives:	$992,985
Project Construction Costs:	$14,142,359
	7.02%

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	$95,340	$1,334	$222,876	$319,551	$564,251	$244,701
1	90%	$1,537	$22	$3,594	$5,153	$51,531	$46,378
2	80%	$3,136	$44	$7,332	$10,512	$52,562	$42,049
3	70%	$4,799	$67	$11,218	$16,084	$53,613	$37,529
4	60%	$6,526	$91	$15,256	$21,874	$54,685	$32,811
5	50%	$8,321	$116	$19,452	$27,889	$55,779	$27,889
6	40%	$10,185	$143	$23,809	$34,137	$56,895	$22,758
7	30%	$12,120	$170	$28,333	$40,623	$58,032	$17,410
8	20%	$14,129	$198	$33,028	$47,354	$59,193	$11,839
9	10%	$16,213	$227	$37,900	$54,339	$60,377	$6,038
10	0%	$18,374	$257	$42,953	$61,584	$61,584	$0

VII. PROJECTED EMPLOYMENT

Complete for each Applicant or User/Tenant

Company Name: TE Connectivity

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)				
Part Time (PTE)				
Total	0	0	0	0

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

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VIII. LOCAL LABOR

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

Company Name Flaum Management Co. Inc.

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.

mp

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***.

mp

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.

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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.

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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.

mp

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.

mp

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.

1600 Market Place LLC

(APPLICANT COMPANY)

Signature , Title Date

(TENANT COMPANY)

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

1600 Marketplace LLC

As agent 10/6/26

Signature , Title Date

TENANT COMPANY

Signature , Title Date

MONROE COUNTY ECONOMIC DEVELOPMENT
CityPlace, 50 West Main Street, Suite 1150, Rochester, N
Phone: 585-753-2000 | Fax: 585-753-2028 | www.monroecountybusir

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.
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*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.

1600 Marketplace, LLC
(APPLICANT COMPANY)

Signature , Title 12/16/26 Date

(TENANT COMPANY)

Signature , Title Date

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:	TE Connectivity
Address:	1600 Marketplace Driv
City/State/Zip:	Henrietta, NY 14623
Tax Id No.:	23-0332575
Contact Name:	Steve Zanon
Title:	Director, Operations
Telephone:	585-643-9283
E-Mail:	steve.zanon@te.com

B. Applicant's Legal Counsel

Name:	David A. Linenbroker
Firm:	HUSCH BLACKWELL LLP
Address:	8001 Forsyth Boulevard, Suite 1500
City/State/Zip:	St. Louis, MO 63105
Telephone:	314.345.6409
Email:	David.Linenbroker@huschblackwell.com

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

Name	%	Corporate Title
TE Connectivity Corporation	100	Publicly Traded Company (NYSE: TEL)

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: 1600 Marketplace Drive

Tax Map Parcel Number: 161.16-1-4.11

City/Town/Village: Henrietta, NY 14623

School District: Rush-Henrietta

Zip: 14623

Current Legal Owner of Property:

Flaum Management

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: _____

Address: _____

City/State/Zip: _____

Tax ID No: _____

Contact Name: _____

Title: _____

Telephone: _____

Email: _____

% of facility to be occupied by user/tenant _____

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

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

Name	%	Corporate Title

F. Project Timeline

Proposed Date of Acquisition: March 2027

Proposed Commencement Date of Construction: November 18, 2026

Anticipated Completion Date: March 2027

G. Contractor(s)

Flaum Management

FSI

II.PROJECT (cont'd)

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

NAICS Code: 334419

TE Connectivity is a global technology and manufacturing company that designs and manufactures connectivity and related technology solutions. The proposed project at 1600 Marketplace Drive, Henrietta, New York, will establish and expand manufacturing, engineering, research and development, and supporting operations associated with optical connectivity products and related manufacturing equipment.

The project will involve renovation and modernization of the existing facility to support manufacturing, laboratory and engineering activities, quality inspection, logistics, warehousing, office functions, and employee-support areas. The project will also include the acquisition and installation of manufacturing and non-manufacturing equipment, furniture, fixtures, information-technology infrastructure, material-handling equipment, laboratory and inspection equipment, and other systems required for operation of the facility.

Manufacturing activities are expected to include the production and assembly of optical connectivity products, together with the design, development, assembly, testing, and deployment of associated manufacturing equipment. The facility is planned to support a scaled operation serving TE Connectivity's business requirements, including equipment builds intended for use at other TE Connectivity locations.

The manufacturing consists of not only optical connectors, but also the design and build of proprietary machines to manufacture the optical connectors.

Note: TE Connectivity acquired RAM Photonics (based in Webster, NY - Building currently leased) in February 2026 and has hired additional employees since then. The current 38 employees will relocate to the new site at 1600 Marketplace.

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.

The financial assistance requested from the County of Monroe Industrial Development Agency is an important component of the economic feasibility of the proposed project at 1600 Marketplace Drive. The project requires a substantial capital investment to renovate, modernize, and equip the facility for TE Connectivity's proposed manufacturing, engineering, research and development, and related operations. The requested financial assistance will help offset a portion of the significant costs associated with preparing and equipping the facility and will improve the overall economic viability of making this investment in Monroe County.

The availability of COMIDA assistance is an important consideration in TE Connectivity's evaluation of the project and the level of investment to be made at the facility. The requested incentives will allow available capital to be directed toward building improvements, equipment, infrastructure, and other investments necessary to establish and scale the proposed operation. This assistance will help support TE Connectivity's ability to make the contemplated investment in Monroe County, expand its local operations, and create and retain employment associated with the project.

Accordingly, the requested financial assistance is reasonably necessary to support the project as presently contemplated and to enhance the project's economic feasibility and competitiveness as a location for TE Connectivity's continued investment and growth.

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

■Yes ☐ No

Location:

Hauppage, NY (Aerospace, Defense & Marine Business Unit of TE)

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:

☐ 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 _____.

☐ 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

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. $	1,000,000
b. Labor	b. $	1,700,000

Site Work

c. Materials	c. $	
d. Labor	d. $	
e. Non-Manufacturing Equipment	e. $	4,300,000
f. Manufacturing Equipment	f. $	
g. Equipment Furniture and Fixtures	g. $	1,300,000
h. Land and/or Building Purchase	h. $	
i. Soft Costs (Legal, Architect, Engineering)	i. $	110,000
Other (specify) j.	j. $	
k.	k. $	
l.	l. $	
m.	m. $	
Total Project Costs (must equal Total Sources)	$	8,410,000

B. Sources of Funds for Project Costs:

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

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

_____ $_____
_____ $_____
_____ $_____
_____ $_____

e. Equity	e. $	8,410,000
TOTAL SOURCES (must equal Total Project Costs)	$	8,410,000

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

☐ Yes ■ No

If yes, please specify bank, underwriter, etc.

_____
_____
_____

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	**$**	

VII. PROJECTED EMPLOYMENT

Complete for each Applicant or User/Tenant

Company Name: TE Connectivity

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)	38	38	1000	1000
Part Time (PTE)	0	0	50	50
Total	38	38	1025	1025

** 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.

[*Remainder of this Page Intentionally Left Blank*]

VIII. LOCAL LABOR

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

Company Name TE Connectivity

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.

TD

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***.

TD

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.

TD

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.

TD

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.

TD

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.

TD

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.

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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.

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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.

TE Connectivity Corporation	
(APPLICANT COMPANY)	(TENANT COMPANY)
VP, Finance 10/23/2026	
Signature , Title Date	Signature , Title Date

Docusign Envelope ID: AAD10D2E-B369-8956-8358-6BBE8D950346

IX. FEES

Transaction Type	Fees
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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.
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TE Connectivity Corporation

(APPLICANT COMPANY)

(TENANT COMPANY)

VP, Finance 10/23/2026

Signature , Title Date

Signature , Title Date

MONROE COUNTY ECONOMIC DEVELOPMENT

CityPlace, 50 West Main Street, Suite 1150, Rochester, 614

Phone: 585-753-2000 | Fax: 585-753-2028 | www.monroecountybusiness.org

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_____

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

TE Connectivity

10/23/2026

Signature , Title Date

TENANT COMPANY

10/23/2026

Signature , Title Date

COUNTY OF MONROE
COMIDA
INDUSTRIAL DEVELOPMENT AGENCY

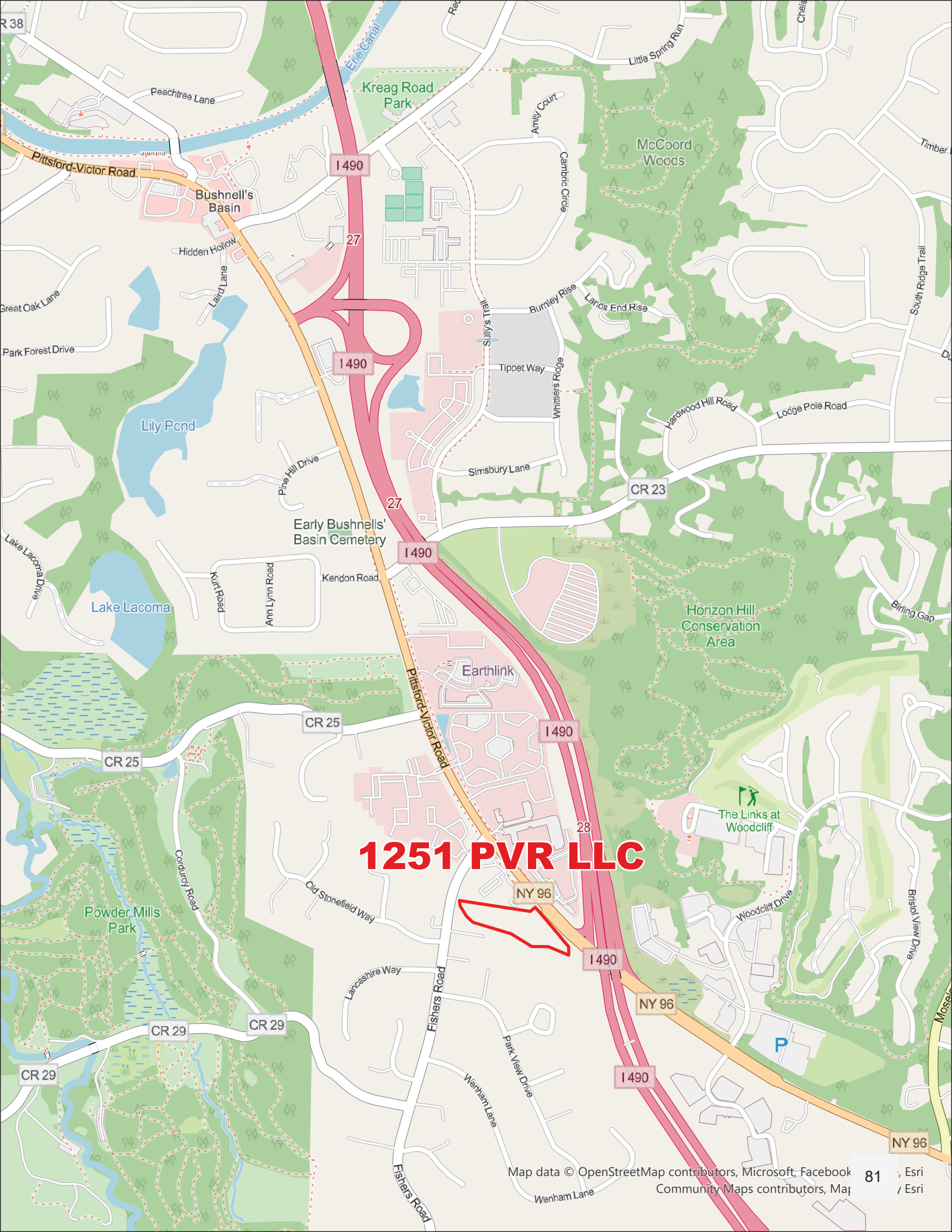
APPLICATION SUMMARY

DATE: November 17, 2026

APPLICANT:	1251 PVR LLC 2851 Monroe Avenue Rochester, NY 14618
PROJECT LOCATION:	1251 Pittsford Victor Road Pittsford, NY 14534
PROJECT SUMMARY:	1251 PVR LLC, a real estate holding company, proposes the construction of a 116-room Marriot Fairfield Hotel in the Town of Perinton. The project is considered retail under § 862 of the General Municipal Law. The applicant has demonstrated that a significant number of patrons from outside the economic development region will travel to the area and stay at this facility which is located with convenient access to the St. John Fisher University, Oak Hill Country Club, and the Erie Canal. The nearly 61,000 square foot property will feature numerous guest amenities including a fitness center, corporate meeting areas, ample parking spaces, and an outdoor recreation space. The applicant is seeking approval of a sales tax exemption, mortgage recording tax exemption, and real property tax abatement. The $27 million project is projected to create 22 FTEs and has a benefit/incentive ratio of 6:1.
PROJECT AMOUNT:	$27,451,713 Lease/Leaseback with abatement $974,768 Sales Tax Exemption $165,000 Mortgage Recording Tax Exemption

JOBS: EXISTING:	0	FTEs
NEW:	22	FTE
REQUIRED:	1	FTE

PUBLIC HEARING DATE:	November 13, 2026
BENEFIT TO INCENTIVE RATIO:	6:1
SEQR:	REVIEWED AND PROCESS IS COMPLETE.
ELIGIBILITY:	NEW COMMERCIAL CONSTRUCTION WITH INCREASE TO THE TAX BASE
APPROVED PURPOSE:	JOB CREATION


1251 PVR LLC
Erie Canal
Kreag Road Park
McCoord Woods
Bushnell's Basin
Pittsford-Victor Road
Peachtree Lane
Little Spring Run
Amity Court
Cambric Circle
Timber
Hidden Hollow
Laird Lane
Great Oak Lane
Park Forest Drive
Lily Pond
Sully's Trail
Burnley Rise
Lands End Rise
South Ridge Trail
Tippet Way
Whittiers Ridge
Hardwood Hill Road
Lodge Pole Road
Pine Hill Drive
Simsbury Lane
CR 23
Early Bushnells' Basin Cemetery
Kendon Road
Kurt Road
Ann Lynn Road
Lake Lacoma Drive
Lake Lacoma
Horizon Hill Conservation Area
Birling Gap
Earthlink
CR 25
The Links at Woodcliff
Old Stonefield Way
Corduroy Road
Powder Mills Park
NY 96
Woodcliff Drive
Bristol View Drive
Lancashire Way
Fishers Road
CR 29
Park View Drive
Wenham Lane
I 490
27
28
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County of Monroe Industrial Development Agency
MRB Cost Benefit Calculator

Cost-Benefit Analysis Tool powered by MRB Group

Date November 17, 2026
Project Title 1251 PVR LLC
Project Location 1251 Pittsford Victor Road, Pertinton, NY 14534

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment

$27,451,713

Temporary (Construction)

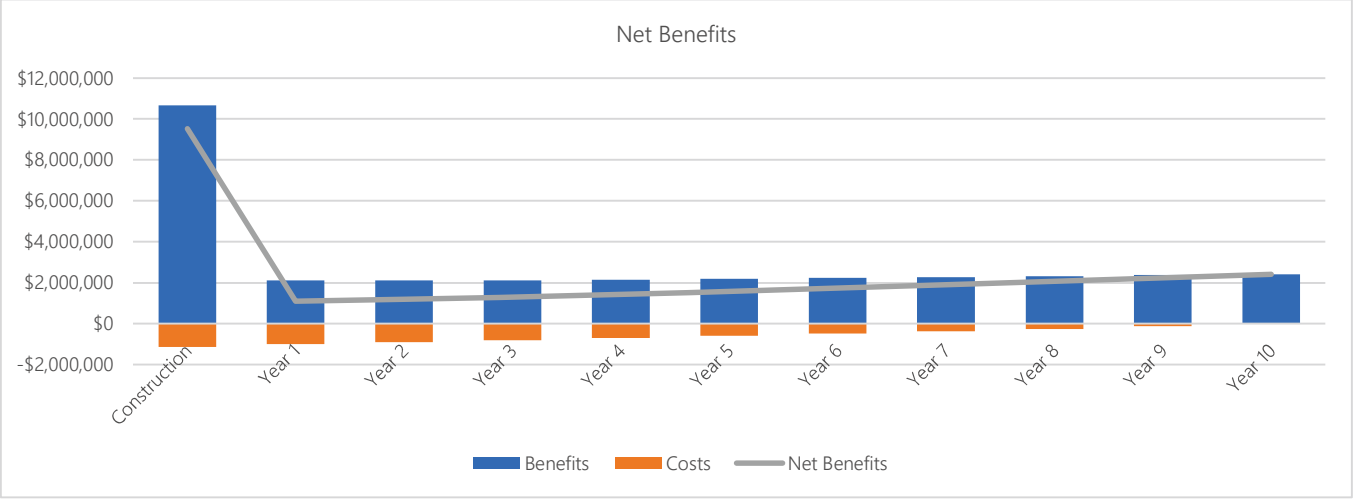
	Direct	Indirect	Total
Jobs	138	31	169
Earnings	$8,463,423	$1,605,860	$10,069,283
Local Spend	$21,961,370	$5,466,600	$27,427,971

Ongoing (Operations)

Aggregate over life of the PILOT

	Direct	Indirect	Total
Jobs	22	7	29
Earnings	$13,969,519	$7,042,828	$21,012,347

Figure 1



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

Figure 2

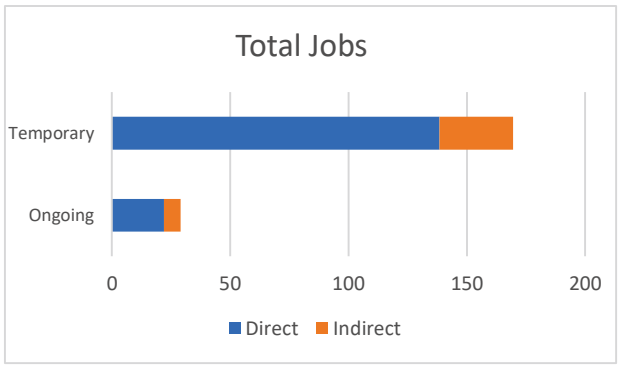
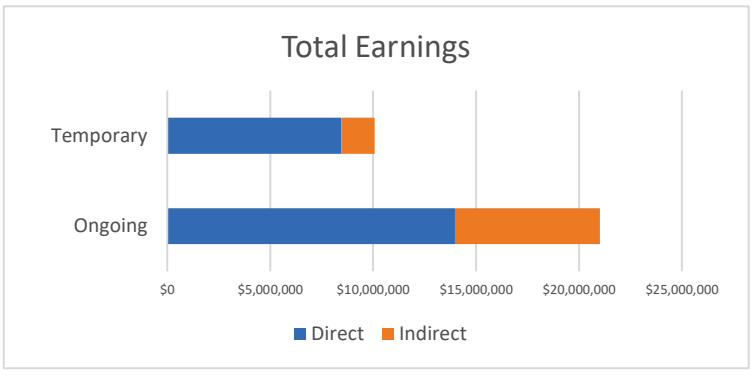


Figure 3



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

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Fiscal Impacts

MRB group

Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	$5,278,169	$4,903,764
Sales Tax Exemption	$974,768	$974,768
Local Sales Tax Exemption	*$487,384*	*$487,384*
State Sales Tax Exemption	*$487,384*	*$487,384*
Mortgage Recording Tax Exemption	$165,000	$165,000
Local Mortgage Recording Tax Exemption	*$55,000*	*$55,000*
State Mortgage Recording Tax Exemption	*$110,000*	*$110,000*
Total Costs	**$6,417,937**	**$6,043,532**

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	**$38,191,865**	**$35,087,710**
To Private Individuals	$31,081,630	$28,891,977
Temporary Payroll	*$10,069,283*	*$10,069,283*
Ongoing Payroll	*$21,012,347*	*$18,822,694*
Other Payments to Private Individuals	*$0*	*$0*
To the Public	$7,110,235	$6,195,733
Increase in Property Tax Revenue	*$6,892,664*	*$5,993,489*
Temporary Jobs - Sales Tax Revenue	*$70,485*	*$70,485*
Ongoing Jobs - Sales Tax Revenue	*$147,086*	*$131,759*
Other Local Municipal Revenue	*$0*	*$0*
State Benefits	**$1,616,245**	**$1,502,383**
To the Public	$1,616,245	$1,502,383
Temporary Income Tax Revenue	*$453,118*	*$453,118*
Ongoing Income Tax Revenue	*$945,556*	*$847,021*
Temporary Jobs - Sales Tax Revenue	*$70,485*	*$70,485*
Ongoing Jobs - Sales Tax Revenue	*$147,086*	*$131,759*
Total Benefits to State & Region	**$39,808,110**	**$36,590,093**

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	$35,087,710	$5,446,148	6:1
State	$1,502,383	$597,384	3:1
Grand Total	**$36,590,093**	**$6,043,532**	**6:1**

*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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Motion By: _____
Seconded By: _____

RESOLUTION
(1251 PVR, LLC Project)
OSC Code 2602-26-046A

A regular meeting of the County of Monroe Industrial Development Agency (the "Agency"), was held at the Agency's Offices, 50 West Main Street, Rochester, New York 14614, on November 17, 2026 at 12:00 p.m.

After the meeting had been duly called to order, the Chair announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to a certain Project more particularly described below.

RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (i) ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON NOVEMBER 13, 2026, WITH RESPECT TO A CERTAIN PROJECT (AS DEFINED BELOW) BEING UNDERTAKEN BY 1251 PVR, LLC OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA (AS DEFINED BELOW); (iii) APPOINTING THE COMPANY AS AGENT OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT, (B) A PARTIAL MORTGAGE RECORDING TAX EXEMPTION, AND (C) A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A PAYMENT-IN-LIEU-OF-TAX AGREEMENT ("PILOT AGREEMENT"); AND (v) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, PILOT AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

WHEREAS, by Title I of Article 18-A of the General Municipal Law of the State of New York, as amended and Chapter 55 of the Laws of 1972 of the State of New York (collectively, the "Act"), the Agency was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, **1251 PVR, LLC**, a New York limited liability company, for itself or a related entity formed or to be formed (collectively, the "Company") has requested that the Agency assist with a certain Project (the "Project"), consisting of: (A) the acquisition of a leasehold interest in an approximately five (5) acre parcel of land located at 1251 Pittsford-Victor Road in the Town of Perinton, New York 14534 and all other lands in the Town of Perinton where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the "Land"); (B) the construction of an approximately 60,885-square-foot, four-story Marriott Fairfield Hotel containing 116 guest rooms and related amenities, including a fitness center, business center, guest laundry facilities, outdoor recreation and gathering areas, a fire pit, and a 95-space parking area (collectively, the

"Improvements") and (C) the acquisition and installation therein, thereon or thereabout of certain machinery, equipment and related personal property (the "Equipment" and, together with the Land and the Improvements, the "Facility"); and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Facility and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, pursuant to Section 859-a of the Act, on Friday, November 13, 2026, at 11:15 a.m., local time, in the Town Hall Conference Room at the Perinton Town Hall, 1350 Turk Hill Road, Fairport, New York 14450, the Agency held a public hearing with respect to the Project and the proposed Financial Assistance (as defined below) being contemplated by the Agency, whereat interested parties were provided a reasonable opportunity, both orally and in writing, to present their views; and

WHEREAS, it is contemplated that the Agency will (i) negotiate a project agreement (the "Project Agreement"), pursuant to which the Agency will appoint the Company as its agent for the purpose of undertaking the Project, (ii) negotiate and enter into a lease agreement (the "Lease Agreement"), leaseback agreement (the "Leaseback Agreement") and payment-in-lieu-of-tax agreement (the "PILOT Agreement") with the Company and (iii) provide financial assistance (the "Financial Assistance") to the Company in the form of (a) a sales and use tax exemption for purchases and rentals related to the acquisition, construction and equipping of the Facility, (b) a partial mortgage recording tax exemption for financing relating to the Project and (c) a partial real property tax abatement structured through the PILOT Agreement; and

WHEREAS, the Company has agreed to indemnify the Agency against certain losses, claims, expenses, damages and liabilities which may arise in connection with the transactions contemplated by the lease of the Facility; and

WHEREAS, the Project constitutes a "retail" project as defined under Section 862 of the Act and as such requires additional findings; and

WHEREAS, the Company has represented to the Agency that the Project is likely to attract a significant number of visitors from outside the economic development region (as established by Section 230 of the New York State Economic Development Law), and therefore the Project constitutes a "tourism destination" as defined in Section 862(2) of the Act; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto at 6 N.Y.C.R.R. Part 617, as amended (collectively referred to as "SEQRA"), the Agency must satisfy the applicable requirements set forth in SEQRA, as necessary, prior to making a final determination whether to undertake the Project; and

WHEREAS, the Town of Perinton Planning Board (the "Planning Board"), as lead agency, conducted an uncoordinated review of the Project pursuant to the New York State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law and its implementing regulations at 6 N.Y.C.R.R. Part 617 (collectively referred to as "SEQRA"), which resulted in the issuance of a negative declaration by the Planning Board dated January 10, 2024 (the "Negative Declaration"), concluding the SEQRA process.

NOW, THEREFORE, BE IT RESOLVED by the County of Monroe Industrial Development Agency as follows:

Section 1. The Company has presented an application in a form acceptable to the Agency. Based upon the representations made by the Company to the Agency in the application and other correspondence submitted by the Company to the Agency, the Agency hereby finds and determines that:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Facility constitutes a "project", as such term is defined in the Act; and

(c) It is desirable and in the public interest for the Agency to appoint the Company as its agent for purposes of undertaking the Project; and

(d) The action to be taken by the Agency will induce the Company to undertake the Project, thereby increasing employment opportunities in Monroe County and otherwise furthering the purposes of the Agency as set forth in the Act; and

(e) The Project will not result in the removal of a civic, commercial, industrial, or manufacturing plant of the Company or any other proposed occupant of the Project from one area of the State of New York (the "State") to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the Agency hereby finds that, based on the Company's application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries; and

(f) Pursuant to Section 862 of the Act, the Project constitutes a "retail" project. Based on representations made by the Company to the Agency, the Project is located near several tourist destinations, including, but not limited to, Nazareth University, St. John Fisher University, the Erie Canal and upcoming Professional Golfers of American events, which attract a significant number of visitors from outside the economic development region (as established by Section 230 of the New York State Economic Development Law), and the Facility will provide lodging services to these destinations, therefore, constituting a "tourism destination" as defined in Section 862(2) of the Act; and

(g) The Town of Perinton Planning Board (the "Planning Board") has conducted an uncoordinated review of the Project pursuant to Article 8 of the Environmental Conservation Law and 6 N.Y.C.R.R. Part 617 (collectively referred to as "SEQRA"). In addition to classifying the Project as a "Unlisted" Action pursuant to SEQRA, the Planning Board also issued a Negative Declaration on January 10, 2024, determining that the Project did not present a potential significant adverse environmental impact. The Agency, having reviewed the materials presented by the Company, further determines that the Project does not

pose a potential significant adverse environmental impact and thus ratifies the Negative Declaration previously issued by the Planning Board pursuant to 6 N.Y.C.R.R. § 617.7.

Section 2. The Agency hereby determines that the acquisition of a leasehold interest in and the construction, equipping, repair and maintenance of the Facility by the Agency and the lease or sublease of the Facility to the Company will promote job opportunities, health, general prosperity and the economic welfare of the inhabitants of the County of Monroe and the people of the State of New York and improve their standard of living, thereby serving the public purposes of the Act and, therefore, the same is approved.

Section 3. The Agency hereby approves the cost/benefit report submitted by the Company listing the proposed cost/benefits of the Project.

Section 4. Subject to the Company executing the Project Agreement and the delivery to the Agency of a binder, certificate or other evidence of liability insurance policy for the Project satisfactory to the Agency, the Agency hereby authorizes the Company to proceed with the acquisition, construction and equipping of the Project and hereby appoints the Company as the true and lawful agent of the Agency to acquire, construct and equip the Facility, and such appointment includes the following activities as they relate to the construction, erection, completion, use, repair and maintenance of the Improvements and the purchase, use, lease, placement, installation, repair, maintenance and replacement of the Equipment, whether or not any materials or supplies described below are incorporated into or become an integral part of the Improvements or the Equipment: (i) all purchases, leases, rentals and other uses of tools, machinery and equipment in connection with acquiring, constructing, equipping, repairing and maintaining the Facility, (ii) all purchases, rentals, uses or consumption of supplies, materials and services of every kind and description in connection with acquiring, constructing, equipping, repairing and maintaining the Facility, and (iii) all purchases, leases, rentals and uses of equipment, machinery, and other tangible personal property (including installation costs with respect thereto), installed or placed in, upon or under the Improvements, Land or the Equipment, including all repairs, maintenance and replacement of all such property. Said agents are authorized to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agents for the Agency, and in general to do all things which may be requisite or proper for completing the Facility, all with the same powers and with the same validity as the Agency could do if acting on its own behalf. As agent of the Agency, the Company is authorized to delegate such agency, in whole or in part, to agents, subagents, contractors, subcontractors, contractors and subcontractors of such agents and subagents and to such other parties as the Company chooses; provided, however, the Project Agreement shall expire on **December 31, 2028** (unless extended for good cause by the Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency) if the Lease Agreement, Leaseback Agreement and PILOT Agreement contemplated have not been executed and delivered. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are authorized and directed to execute and deliver to said agent an appropriate letter on Agency letterhead describing the authority granted under this resolution.

Section 5. Based upon the representation and warranties made by the Company in its application for financial assistance, the Agency hereby authorizes and approves (i) the Company as its agent, to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax in an amount up to **$12,184,588** which results in New York State and local sales and use tax exemption benefits

("sales and use tax exemption benefits") not to exceed **$974,768**. The Agency agrees to consider any requests by the Company for increase to the amount of sales and use tax exemption benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services; (ii) a mortgage (or mortgages), in connection with the financing of the Facility or portions thereof and including any refinancing thereof, securing an aggregate principal amount not to exceed **$22,000,000**, resulting in a mortgage tax exemption not to exceed **$165,000**; and (iii) a partial real property tax abatement.

Section 6. Pursuant to Section 875(3) of the New York General Municipal Law, the Agency may recover or recapture from the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, any sales and use tax exemption benefits taken or purported to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, if it is determined that: (i) the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, is not entitled to the sales and use tax exemption benefits; (ii) the sales and use tax exemption benefits are in excess of the amounts authorized to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project; (iii) the sales and use tax exemption benefits are for property or services not authorized by the Agency as part of the Project; or (iv) the sales and use tax exemption benefits are taken in cases where the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, fails to comply with a material term or condition to use property or services in the manner approved by the Agency in connection with the Project. As a condition precedent of receiving sales and use tax exemption benefits, the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, shall (i) cooperate with the Agency in its efforts to recover or recapture any sales and use tax exemption benefits, and (ii) promptly pay over any such amounts to the Agency that the Agency demands.

Section 7. The form and substance of the Lease Agreement, the Leaseback Agreement and the PILOT Agreement (each in substantially the forms presented to the Agency and which, prior to the execution and delivery thereof, may be redated) are hereby approved.

Section 8. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized, on behalf of the Agency, to negotiate and execute (A) the Lease Agreement whereby the Company leases the Project to the Agency, (B) the related Leaseback Agreement conveying the Project back to the Company, and (C) the PILOT Agreement; provided, that, (i) the rental payments under the Leaseback Agreement include payments of all costs incurred by the Agency arising out of or related to the Project and indemnification of the Agency by the Company for actions taken by the Company and/or claims arising out of or related to the Project; and (ii) the terms of the PILOT Agreement are consistent with the Agency's Uniform Tax Exemption Policy or the procedures for deviation have been complied with.

Section 9. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver any mortgage, assignment of leases and rents, security agreement, UCC-1 Financing Statements and all documents reasonably contemplated by these resolutions or required by any lender identified by the Company (the "Lender") up to a maximum principal amount necessary to undertake the

Project, acquire the Facility and/or finance or refinance equipment and other personal property and related transactional costs (hereinafter, with the Lease Agreement, Leaseback Agreement and PILOT Agreement are collectively referred to as, the "Agency Documents"); and, where appropriate, the Secretary or Assistant Secretary of the Agency is hereby authorized to affix the seal of the Agency (if any) to the Agency Documents and to attest the same, all with such changes, variations, omissions and insertions as the Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency shall approve, the execution thereof by the Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency to constitute conclusive evidence of such approval; provided in all events recourse against the Agency is limited to the Agency's interest in the Project.

Section 10. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of such Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 11. This resolution shall take effect immediately.

[Remainder of Page Intentionally Left Blank]

The question of the adoption of the foregoing Resolution was duly put to vote on roll call, which resulted as follows:

	Yea	***Nay***	***Absent***	***Abstain***
Lisa Bolzner				
Rhett King				
Norman Jones				
Raymond A. Ryerse Jr.				
Brian Hickey				
Miguel Velázquez				
Truman Tolefree				

The Resolutions were thereupon duly adopted.

STATE OF NEW YORK)
COUNTY OF MONROE) ss.:

I, the undersigned Executive Director of the County of Monroe Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the County of Monroe Industrial Development Agency (the "Agency"), including the resolutions contained therein, held on November 17, 2026, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that public notice of the time and place of said meeting was duly given to the public and the news media in accordance with Sections 103 and 104 of the New York Public Officers Law (Open Meetings Law) that all members of the Agency had due notice of the meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand on this 17th day of November, 2026.

_____
Ana J. Liss, Executive Director

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:	1251 PVR LLC
Address:	2851 MONROE AVE
City/State/Zip:	ROCHESTER, NY 14618
Tax Id No.:	82-1236136
Contact Name:	ANTHONY DANIELE
Title:	MEMBER
Telephone:	585-943-4055
E-Mail:	AJD@DANIELEFAMILY.COM

B. Applicant's Legal Counsel

Name:	PETER LUTZ
Firm:	HODGSON RUSS LLP
Address:	90 LINDEN OAKS, STE 110
City/State/Zip:	ROCHESTER, NY 14625
Telephone:	585-613-3939
Email:	PLUTZ@HODGSONRUSS.COM

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

Name	%	Corporate Title
ANTHONY DANIELE	50%	MEMBER
DAVID CHRISTA	50%	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: 1251 PITTSFORD VICTOR RD

Tax Map Parcel Number: 193.02-1-27.6

City/Town/Village: PERINTON

School District: PITTSFORD CENTRAL SCHOOL

Zip: 14534

Current Legal Owner of Property:

1251 PVR, 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: _____

Address: _____

City/State/Zip: _____

Tax ID No: _____

Contact Name: _____

Title: _____

Telephone: _____

Email: _____

% of facility to be occupied by user/tenant _____

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

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

Name	%	Corporate Title

F. Project Timeline

Proposed Date of Acquisition: _____

Proposed Commencement Date of Construction: SPRING 2027

Anticipated Completion Date: FALL 2028

G. Contractor(s)

TBD

II.PROJECT (cont'd)

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

NAICS Code: 721110

1251 PVR, LLC is excited to propose a new, branded select-service Marriott Fairfield Hotel. The sponsor has executed a 30-year Fairfield Inn & Suites franchise license. The site plan calls for 116 rooms in a four-story building, approximately 60,885 gross square feet, with 95 parking spaces on a roughly 5.31-acre site. Guests will enjoy amenities including breakfast, WiFi, guest laundry, a state of the art fitness center, business center, sundry market and full service beverage and bar. Additionally, an outdoor recreation and gathering area with fire pit and guest use grill. There will be a meeting room to attract corporate clientel.

The proposed Fairfield sits on the east side of the Rochester metropolitan area, with direct access to the I-490 / NY Route 96 corridor and to demand generators that bring visitors from outside the region. The project's location is not incidental to that visitation; it is positioned near the specific institutions and events that generate overnight stays.

• Oak Hill Country Club in Pittsford hosted the 2023 PGA Championship, drawing more than 225,000 spectators, with a significant share arriving from beyond 100 miles. The PGA Championship is scheduled to return in 2035.

• Fairport Canal Days draws more than 200,000 visitors to the Town of Perinton over a single weekend.

• The Erie Canalway Trail produces substantial annual visitation and visitor spending, with non-local travelers accounting for a significant share of lodging-related activity.

• St. John Fisher University and Nazareth University generate athletic, academic, arts, alumni, and family visitation throughout the year.

• Strong Memorial Hospital and the Wilmot Cancer Institute draw patients and families from across Western and Central New York.

• Eastview Mall, the planned Bass Pro Shops destination, the Finger Lakes wine region, the Strong National Museum of Play, and the Rochester International Jazz Festival further broaden the visitor base. The result is a project that serves multiple independent demand segments rather than relying on a single event, employer, or season. That diversification is particularly important for a select-service Marriott product designed to serve business, university, medical, sports, leisure, and family travel.

1251 PVR, LLC is a partnership between Dave Christa and the Daniele Family, both based in Rochester NY and active in the hospitality industry and overall development in Monroe County for many years.

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.

The current economic landscape including interest rates, construction costs and regulatory mandates associated with new construction, result in a situation whereby the development of a new hotel would not be economically feasible without this financial assistance.

The new Fairfield Inn and Suites in Pittsford - Perinton, will bring much needed quality inventory of hotel rooms to an area that has not seen any in many years. The investment in the Rochester Riverside Convention Center and push to promote Rochester for tourism and given the link that this area gives to the attractive Finger Lakes region, make this a critical investment in hospitality infrastructure.

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

■Yes ☐ No

Location:

Hyatt Regency - 125 E Main St Rochester, Strathallan - 550 East Ave

Country Inn - 2835 Monroe Ave, Oakfield Hotel - 2729 Monroe Ave

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:

☒ 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 _____.

☐ 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

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. $	8,371,688
b. Labor	b. $	6,849,562

Site Work

c. Materials	c. $	601,150
d. Labor	d. $	491,850
e. Non-Manufacturing Equipment	e. $	
f. Manufacturing Equipment	f. $	
g. Equipment Furniture and Fixtures	g. $	3,211,750
h. Land and/or Building Purchase	h. $	2,900,000
i. Soft Costs (Legal, Architect, Engineering)	i. $	3,825,713
Other (specify) j. Contingency	j. $	1,200,000
k.	k. $	
l.	l. $	
m.	m. $	
Total Project Costs (must equal Total Sources)	$	27,451,713

B. Sources of Funds for Project Costs:

a. Tax-Exempt Industrial Revenue Bond	a. $	
b. Taxable Industrial Revenue Bond	b. $	
c. Bank Financing	c. $	22,000,000
d. TOTAL Public Sources	d. $	

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

_____ $_____

_____ $_____

_____ $_____

_____ $_____

e. Equity	e. $	5,451,713
TOTAL SOURCES (must equal Total Project Costs)	$	27,451,713

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

☑ Yes ☐ No

If yes, please specify bank, underwriter, etc.

Five Star Bank

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
1251 PVR LLC

A. IDA PILOT Benefits:	
Current Assessment	$418,500
Value of New Construction & Renovation Costs	$8,972,838
Estimated New Assessed Value Subject to IDA	$9,391,338
Current Taxes	$16,945
Current Taxes Escalator	2%
PILOT Terms - Years	10
County Tax rate/$1,000	9.29000
Local Tax Rate* Tax Rate/$1,000	2.57000
School Tax Rate /$1,000	28.63000
Total Tax Rate	40.49000

B. Sales Tax Exemption Benefit:	
Estimated value of Sales Tax exemption:	$974,768
Estimated duration of ST exemption:	12/31/2028

C. Mortgage Recording Tax Exemption (MRTE) Benefit:	
Estimated Value of MRTE:	$165,000

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

E. Percentage of Project Costs financed from Public Sector sources:	
Total Value of Incentives:	$2,864,985
Project Construction Costs:	$27,451,713
	10.44%

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	$516,911	$142,999	$1,593,019	$2,252,929	$3,978,145	$1,725,217
1	90%	$8,336	$2,306	$25,689	$36,331	$363,310	$326,979
2	80%	$17,005	$4,704	$52,406	$74,115	$370,576	$296,461
3	70%	$26,018	$7,198	$80,181	$113,396	$377,988	$264,592
4	60%	$35,384	$9,789	$109,046	$154,219	$385,548	$231,329
5	50%	$45,115	$12,481	$139,034	$196,629	$393,259	$196,629
6	40%	$55,220	$15,276	$170,178	$240,674	$401,124	$160,450
7	30%	$65,712	$18,179	$202,512	$286,402	$409,146	$122,744
8	20%	$76,601	$21,191	$236,071	$333,863	$417,329	$83,466
9	10%	$87,900	$24,317	$270,891	$383,108	$425,676	$42,568
10	0%	$99,620	$27,559	$307,010	$434,189	$434,189	$0

VII. PROJECTED EMPLOYMENT

Complete for each Applicant or User/Tenant

Company Name: 1251 PVR, 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	13	13
Part Time (PTE)	0	0	18	18
Total	0	0	22	22

** 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.

[*Remainder of this Page Intentionally Left Blank*]

VIII. LOCAL LABOR

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

Company Name 1251 PVR, 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.

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***.

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.

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.

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.

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.

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.

1251 PVR, LLC	
(APPLICANT COMPANY)	(TENANT COMPANY)
Member 10/22/2026	
Signature , 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.

1251 PVR LLC

(APPLICANT COMPANY)

member 10/22/26

Signature , Title Date

(TENANT COMPANY)

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

1251 PVR, LLC

member 10/22/26

Signature , Title Date

TENANT COMPANY

_____

Signature , Title Date

VISIT ROCHESTER LIMITLESS

October 8, 2026

County of Monroe Industrial Development Agency (COMIDA)
City Place
50 West Main Street, Suite 1150
Rochester, NY 14614

Dear Executive Director Liss,

Visit Rochester is pleased to express strong support for The Daniele – Christa Group's proposed new Fairfield Inn & Suites by Marriott, located at 1251 Pittsford-Victor Road in the Town of Perinton. The Daniele Family and Dave Christa are longtime hospitality operators in this community, and we have seen first-hand their ability to deliver high-quality lodging and to help sustain and grow our visitor economy, which generates more than $1.5 billion in annual economic impact and supports more than 18,000 local jobs.

Visitors to Monroe County expect modern and well-appointed accommodations, which are essential for our community to remain competitive for key events and business travel. The need is underscored by the recent announcement that Oak Hill Country Club will host the 2035 PGA Championship—an event that will draw premium demand and higher caliber accommodations.

Additionally, this hotel will support the approximately $66 million modernization of the Riverside Convention Center. For the convention business, a hotel at this location would support room-block needs across the county and help Visit Rochester compete for meetings and events that the region might otherwise be unable to secure. This location is a bridge between the downtown Rochester convention business and the demand for access to the Finger Lakes region which is an increasing draw and selling point for leisure visitors.

Continued hotel investment is critical in our work to attract new, and retain existing, major sports tournaments, large conferences, and recurring events to other communities. Keeping our lodging offerings current also protects the strong relationships Visit Rochester and our partners have built over many years.

We also recognize today's economic realities. Construction inflation and tariffs on furniture, fixtures, and equipment have created a significant feasibility gap for new hotel development, which makes COMIDA's incentives critical to moving this project forward. This hotel will serve as core business infrastructure, supporting the growth we anticipate from the federal CHIPS and Science Act and the Infrastructure Investment and Jobs Act.

For these reasons, Visit Rochester respectfully encourages COMIDA to support this investment in Monroe County's lodging future. A new, modern hotel will elevate the guest experience and strengthen our ability to attract and retain the high-value events and visitors that drive our region's economic prosperity.

Sincerely,

Don Jeffries

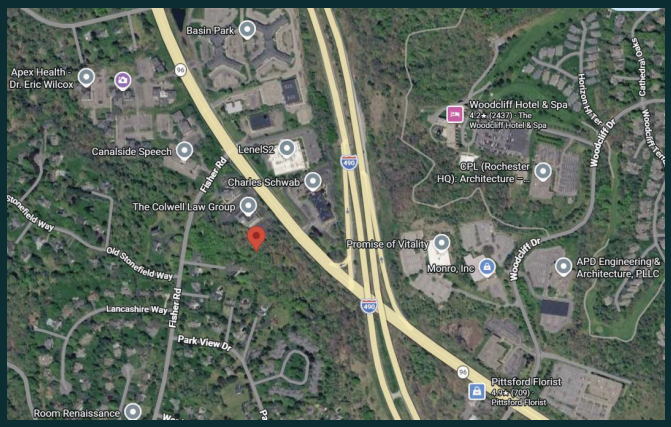
Don Jeffries
President & CEO, Visit Rochester

HOTEL SOLUTIONS

COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

Fairfield Inn & Suites by Marriott, Pittsford

A 116-room hotel for the Finger Lakes visitor economy
1251 Pittsford-Victor Road · Town of Perinton



116 rooms
Marriott franchise executed

$27,451,713
Total project investment

Summer 2028
Target opening

Christa Development & Anthony Daniele

THE REQUEST

A modest incentive for a project the region needs

$1,073K

Property tax abatement

JobsPlus schedule, ten years, on added value only

$887K

Sales tax exemption

Construction materials and FF&E FF&E

$144K

Mortgage recording tax tax

On the construction loan

$2,104K

Total requested

7.7% of total project cost cost

Well inside COMIDA precedent

The Agency approved $7,852,000 for DelMonte's 191-room dual-brand hotel at CityGate in May 2024 — 18.4% of that project's cost. This request is 7.7%.

What the county receives

$7.24M in local tax revenue over the same ten years, against $1.07M abated. A benefit-to-incentive ratio of 8.2 to 1.

The Finger Lakes visitor economy is a $4.7 billion industry. industry.
It runs out of rooms every summer.

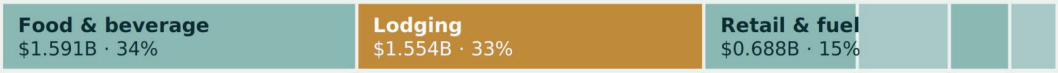
Tourism supports 55,992 jobs across the region — six per cent of all employment — and returns $571 million a year in state and local taxes. Lodging is the single largest category of visitor spending after food. This project adds capacity to the part of that economy that is already full.

TOURISM · THE REGION

Where visitor money goes in the Finger Lakes

$4.728 BILLION

Finger Lakes visitor spending, 2025 — up 3.1% on 2024

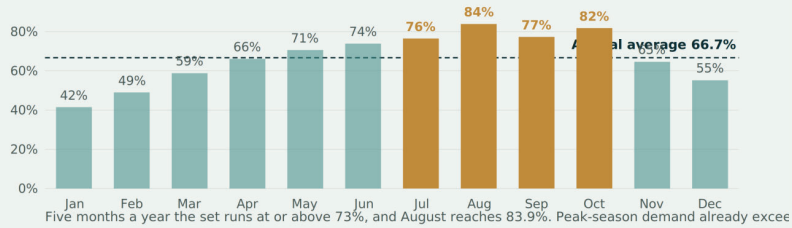


$1.55B	55,992	$571M	$675
Lodging spending	Jobs supported	State & local taxes	Tax saving per household

Tourism Economics for Empire State Development, *Economic Impact of Tourism in New York — Finger Lakes*, 2025 edition. Monroe County alone accounts for $1.508 billion of that spending and 18,418 jobs.

TOURISM · THE CONSTRAINT

The market fills up, and the overflow leaves



Five months a year the set runs at or above 73%, and August reaches 83.9%. Peak-season demand already excee

The 2023 PGA Championship at Oak Hill

Four minutes away. 225,000+ spectators, nearly 40% from beyond 100 miles, ~6,000 local rooms filled nightly at $350. HVS recorded “notable regional compression for Buffalo, the Finger Lakes area, and Syracuse.”

It happens again in 2035

The Championship returns to Oak Hill, and county officials have already cited it as evidence of inadequate supply. Rooms booked in Buffalo in 2023 were Monroe County spending that left.

TOURISM · THE LOCATION

Fifteen minutes from almost everything a visitor comes for

FAIRFIELD INN & SUITES
1251 Pittsford-Victor Road · 116 rooms
Town of Perinton, Monroe County



5 mi
St. John Fisher University
2,900 students · Bills training camp

12 mi
Strong Memorial Hospital
880+ beds · NCI-designated Wilmot

Pittsford
Oak Hill Country Club
2023 and 2035 PGA Championship

Perinton
Fairport & the Erie Canal
Canal Days, 200,000+ visitors

Victor
Eastview Mall
Bass Pro Shops opening late 2026

Victor
NYS Thruway, I-90 Exit 45
Direct via I-490

Mileages as stated in the sponsor's financing package.
Traffic count: Genesee Transportation Council I-490 Corridor Plan, 2019 calculated AADT.

TOURISM · THE DEMAND

What brings people here

Destination	Why it draws visitors from outside the region
Oak Hill Country Club, Pittsford	2023 PGA Championship: 225,000+ spectators, ~ 40% from beyond 100 miles; ~ 6,000 local rooms filled nightly at a $350 ADR. Returns 2035.
Fairport Canal Days, Perinton	200,000+ visitors to the Town of Perinton itself, 49th annual in 2025, on the Erie Canal in its bicentennial period.
Erie Canalway Trail	1.6 million visits and more than $55 million of visitor spending a year, supporting 731 jobs. Non-local visitors drive the majority of it, because they buy lodging.
Finger Lakes wine region	140+ wineries across eleven glacial lakes. Named Wine Enthusiast's 2025 American Wine Region of the Year.
Strong National Museum of Play	693,000 visitors in 2024 following a $75M expansion; targeting one million.
Rochester International Jazz Festival	211,000+ attendance over nine days; $230M+ cumulative regional impact.

TOURISM · THE NODE

And what sits at this interchange

St. John Fisher University	**5 miles**	**2,900 students on 164 acres. NCAA Division III with 26 varsity teams, 144 NCAA tournament appearances. Host of the 2025 NCAA Division III Men's Golf Championship — 43 teams and a reported $1.3M+ impact for Monroe County — and the 2023 Division III Outdoor Track & Field Championships, over 1,000 athletes and a reported $1.6M+ impact.**
Nazareth University	Pittsford	2,430 students on 150 acres, 25 NCAA Division III teams and 1,300+ student events a year. The Arts Center seats roughly 2,124 across five venues, including the 1,000-seat Callahan Theater.
Eastview Mall and Bass Pro Shops	Victor	Over 2 million shoppers between Black Friday and Christmas alone. A 90,000 SF Bass Pro Shops opens in the former Lord & Taylor space in late 2026, adding 120+ jobs. Bass Pro describes its stores as destination experiences drawing more than 200 million visitors a year across the chain.
Fairport village and the Erie Canal	Perinton	Canal Days draws more than 200,000 guests to Perinton over one weekend. The Fairport Music Festival has raised $3.2M+ for Golisano Children's Hospital since 2005. The Erie Canalway Trail carries 1.6 million visits and $55 million of spending a year, the majority of it from non-local visitors.
NYS Thruway, I-90 Exit 45	Direct	I-490 runs from this interchange straight to Thruway Exit 45, the Rochester interchange and the dividing point between the Thruway's Syracuse and Buffalo divisions. The Thruway carried roughly 402 million toll transactions in 2024.
Strong Memorial and Wilmot Cancer Institute	12 miles	Wilmot received National Cancer Institute designation in 2025, serving a catchment of roughly 3 million people across 27 counties. Patients and families travel from across western and central New York.

> Each of these is a reason a visitor travels *to this part of Monroe County* — not a reason a visitor already here happens to need a bed. That distinction is what the statute asks about.

TOURISM · THE GAP

Rochester is turning business away for lack of rooms

480 rooms

Lost downtown since 2020

The Rochester Riverside Hotel has been closed since 2020. Convention Convention attendees are now bused bused to suburban hotels.

110

Conventions and meetings a year

Brought to the Riverside Convention Center by Visit Rochester, now undergoing a $59.6M state-funded modernisation.

78,559

Room nights booked in 2024

By Visit Rochester for meetings, meetings, conventions and sporting sporting events, across 235 events events and 213,919 attendees.

2028

NCAA championships return

Division I Men's Ice Hockey Regionals at Blue at Blue Cross Arena and Division III Women's Women's Lacrosse Finals at RIT — the year the year this hotel opens.

> "If we have those rooms again, we can bid on larger groups."
> Don Jeffries, President and CEO, Visit Rochester

THE PROJECT

A 116-room select-service hotel

Property	Fairfield Inn & Suites by Marriott
Rooms	116 keys, four storeys, 60,885 gross square feet
Address	1251 Pittsford-Victor Road (NY Route 96)
Municipality	Town of Perinton, Monroe County
Tax parcels	193.02-1-27.111 and 193.02-1-27.112
Site	± 5.31 acres, zoned RB — Restricted Business
Parking	95 spaces
Franchise	Marriott licence executed, 30-year term
Sponsorship	Christa Development and Anthony Daniele
Opening	Summer 2028

Christa Development

Rochester-based since 1982. Over $6.5 billion of completed construction across New York State. Built the Holiday Inn Express and Homewood Suites in Victor — two of the six hotels in this project's own competitive set — plus the Hyatt Regency Rochester and The Strathallan.

Anthony Daniele

President of Daniele Family Companies, on Monroe Avenue since 1993. Recent developments in Rochester include 93,000sf Whole Foods Plaza, 98-unit Bellagio Apartments, 171-unit Pittsford Oaks Apartments, 2-hotel remodels and operating, and 2 Marinas. Past developments include 28 Royal Car Washes.

THE PROJECT

Built to Perinton’s standard, not the minimum

Requirement	Perinton RB district	This project
Minimum green space	40%	68%
Maximum building coverage	30%	Within limit
Landscaped strip along the highway	50 feet in depth	Provided
Parking screening from the highway	Shrubs, hedges, berms or walls	Provided
Architectural treatment	Uniform style and treatment required	Marriott brand standard
Parking	94 spaces required	95 spaces

Green space at 68%

The RB district requires 40%. This site plan preserves 68%, including the heavily wooded buffer along the southern and southwestern boundaries.

A design commitment

Perinton Town Code §208-53D(2) permits the Planning Board to require that exterior design be directed by a registered architect and landscape plans by a registered landscape architect. The sponsors welcome that condition.

THE MARKET

No new hotel has opened in this market since 2009



658

Rooms in the comp set

Across six hotels

2009

Last new delivery

Homewood Suites, 90 rooms

41 yrs

Oldest competitor

Hilton Garden Inn, opened opened 1987

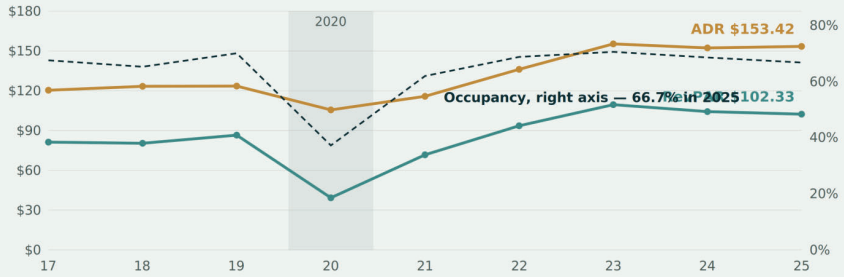
7,000

Rooms in Monroe County

61.4% occupancy, $135.70 ADR

THE MARKET

Nine years of competitive set performance



Rate has grown steadily

ADR rose from $120.40 to $153.42 — 3.1% compounded through a pandemic. pandemic. RevPAR is up 25.9% on 2017.

Occupancy is capacity-constrained

The set has not exceeded 70.5% since 2019 while running above 80% in peak months. That gap is unmet demand.

THE MARKET

An independent study reaches the same conclusion

	Sponsor pro forma	Independent study	Variance
Stabilized occupancy	73.0%	72.0%	1.0 pt
Stabilized ADR	$178.02	$178.59	0.3%
Stabilized RevPAR	$129.95	$128.51	1.1%
Year of stabilization	Year 3	Year 3	—
RevPAR penetration	120%	114%	6 pts

Two methods, one answer

Hotel e Solutions built a fair-share penetration model from CoStar submarket data and a separately defined competitive set. It lands within a point of the sponsor's occupancy and within 0.3% of its rate.

What that means for the Agency

The revenue assumptions underpinning this application are not the sponsor's optimism. They are what two independent analyses of the same market both produce.

THE PROJECT

Operating projections

Year ending	Year 1	Year 2	Year 3	Year 4	Year 5
Occupancy	67.0%	70.0%	73.0%	73.0%	73.0%
Average daily rate	$161.38	$170.37	$178.02	$182.47	$187.04
RevPAR	$108.12	$119.26	$129.95	$133.20	$136.54
Total revenue	$4,876K	$5,391K	$5,872K	$6,019K	$6,170K
Gross operating profit	$2,425K	$2,740K	$2,995K	$3,080K	$3,167K
Net operating income	$1,857K	$2,085K	$2,246K	$2,314K	$2,384K

73%

Stabilized occupancy

Reached in Year 3

$178

Stabilized ADR

Against a $153.42 comp set

$2.25M

Stabilized NOI

After reserves

70%

Loan to cost

$8,235,514 of sponsor equity equity

What Monroe County gets

Permanent jobs, construction employment, and three streams of tax revenue — occupancy, sales and property — that begin the day the hotel opens and continue long after the abatement has run out.

Why this works immediately:

- There is a need for Marriott product in this area in the form of select service.
- Supply in this area has not grown since 2009, while downtown has significantly decreased recently. Rochester demand will seek feeder markets if supply does not exist.
- A new property will allow for higher ADR for all hotels in this area as the property will be a rate leader and other hotels will follow. This was proven by the renovation at Strathallan and the immediate impact on rates in downtown.

BENEFITS · EMPLOYMENT

Jobs, counted conservatively

32

Permanent positions

9 full-time and 23 part-time

22

Full-time equivalents

By the hours the hotel actually runs

131

Construction job-years

On $20.73M of spending

$902,507

Annual payroll

At the statewide IDA median wage wage

Two methods, reconciled

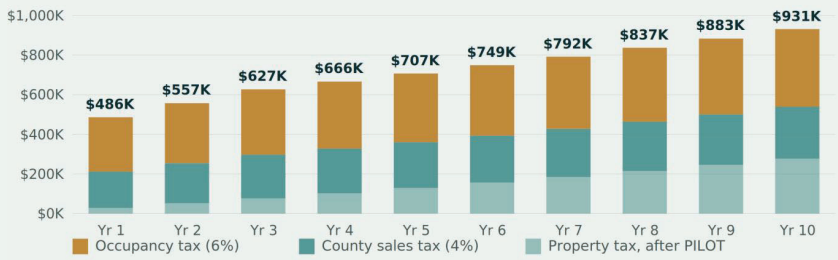
The 32 positions come from COMIDA's own DelMonte approval — 52 positions across 191 rooms — scaled to 116. The 22 FTEs come from Actabl's 1.479 labor hours per occupied room for select-service hotels. They measure different things and both are defensible.

We have not inflated this

An overstated headcount becomes a binding commitment subject to recapture. These figures are built to be met, and the Agency can check both derivations.

BENEFITS · TAX REVENUE

Three revenue streams, from day one



$3.46M

Occupancy tax

6% to Monroe County

$2.31M

County sales tax

4% county share

$1.47M

Property tax

Paid during the PILOT
PILOT

$7.24M

Total local revenue

Over ten years

BENEFITS · COST-BENEFIT

The Agency’s own test



Benefit-to-incentive ratio 8.2 : 1. COMIDA published 2.03 : 1 on its Riverwood Tech Campus approval.

What is counted

Local taxes paid during the PILOT term ($7.24M) plus direct wages ($10.11M). ($10.11M). Indirect and induced effects excluded.

On taxes alone

Counting tax revenue only and ignoring wages entirely, the ratio is still 3.4 to 1.

THE STATUTORY TEST

Why the project needs assistance

Cost exceeds value on completion

$236,653 per key to build against a CoStar market price near $168,000 a room. New construction does not clear its own basis here.

New York’s tax burden is the differential

Perinton's combined full-value rate runs about $23.09 per $1,000, in the Pittsford school district. The same hotel elsewhere carries lower fixed charges for life.

The market has already answered

Zero rooms under construction across the 4,924-room submarket, and none delivered in twelve months. Capital is not choosing this market unassisted.

$236,653
Cost per key to build
Sponsor's detailed budget

$168K
CoStar market price per room
Rochester Other Areas, 2026

0
Rooms under construction
Submarket-wide

19 yrs
Since the last delivery
In this competitive set

THE REQUEST

A standard ten-year JobsPlus schedule

Year	Exemption	Tax without PILOT	Tax paid	Abated
1	90%	$232,000	$28,681	$203,319
3	70%	$241,373	$76,847	$164,526
5	50%	$251,124	$128,858	$122,266
7	30%	$261,270	$184,946	$76,323
10	0%	$277,261	$277,261	$0
Ten-year total		$2,540,335	$1,467,578	$1,072,757

The route COMIDA already uses

The Agency's Uniform Tax Exemption Policy sets JobsPlus as the standard schedule: ten years, 90% declining to nil. RPTL §485-b is not available here — the Town of Perinton has opted out of it. The abatement applies only to value the project adds; the existing $210,000 assessment stays fully taxable throughout.

Conservative against precedent

COMIDA granted DelMonte's CityGate hotel an eighteen-year Section D deviation in May 2024, two years at each step. That schedule applied here would abate $2,291,180 rather than $1,072,757. This application asks for the standard ten years.

THE STATUTORY TEST

General Municipal Law §862

§862(2)(a) restricts assistance where facilities primarily used for retail sales to visiting customers exceed one third of project cost. The exception is a project that is a “tourism destination” — a location likely to attract significant numbers of visitors from outside the economic development region.

The threshold is not met

Guest rooms are not a retail sales facility. The pantry market, the meeting room and other genuinely retail elements are a negligible share of a $27.45 million project. The Agency has assisted multiple hotels on this basis.

And the exception is satisfied

If needed, the record here is evidentiary rather than rhetorical: Oak Hill drawing 87,750 visitors from beyond 100 miles in 2023 and returning in 2035; Fairport Canal Days drawing 200,000 into Perinton itself; the Erie Canalway at 1.6 million visits a year.

The causation standard

In *Iskalo* (4th Dept, 2017) the court required a causal link between a project's location and out-of-region visitation. This site sits four minutes from Oak Hill and eight from the Canal — the causal link is geographic, not asserted.

COMMITMENTS

Built locally, staffed locally

Local labour policy

COMIDA requires construction workers to reside in one of nine local counties, and projects over $5 million to post bids in the Builders Exchange of Rochester plan room.

Christa is a Rochester contractor

Over $6.5 billion of work built across New York State from its Rochester office. Compliance is not a constraint here — it is how the firm already operates.

Permanent hiring

The 32 permanent positions will be recruited locally. The sponsors accept these as measurable commitments under the Agency's recapture policy.

9 counties

Local labour market

Per COMIDA policy, adopted March 2026

$6.5B

Christa construction to date

Across New York State since 1982

131

Construction job-years

Sourced from the local market market

32

Permanent positions

Recruited in Monroe County County

IN SUMMARY

What the Agency is being asked to approve

$27,451,713
Private investment
116 rooms, 60,885 SF

32
Permanent positions
Plus 131 construction job-years

$7.24M
Local tax revenue
Generated over ten years

$16.74M
Visitor spending
Supported annually at stabilization

$2.10M
Incentive requested
7.7% of project cost

8.2 : 1
Benefit to incentive
COMIDA published 2.03 : 1 on Riverwood

19 yrs
Since the last new hotel
In a market at 84% August occupancy

2035
PGA returns to Oak Hill
Four minutes from this site

SOURCES

What this presentation rests on

Project, budget and pro forma

Sponsor's construction financing request, detailed development budget and pro forma.

Independent market study

Hotel e Solutions, from CoStar submarket and Victor analytics reports, September 2026.

Statute and policy

GML §§859-a, 862 and 874; COMIDA Uniform Tax Exemption Policy (JobsPlus); Tax Law §253 and TSB-M-17(1)R; *Iskalo* v. Amherst IDA.

Employment

Actabl Q1 2026 select-service labour report; BLS OEWS; COMIDA DelMonte job filings.

Market performance

Sponsor's STR trend report for the six-hotel competitive set, 2017–2025.

Tourism

Tourism Economics for Empire State Development, Finger Lakes, 2025. HVS on the 2023 on the 2023 PGA Championship.

Comparables

COMIDA approvals for DelMonte CityGate and Riverwood Tech Campus; NYS Comptroller 2026 IDA report.

Site and entitlement

Town of Perinton special-use-permit file for 1251 Pittsford-Victor Road; NYS assessment rolls.

Prepared by Hotel e Solutions. Operating projections are the sponsor's. Tax and economic-impact figures are computed from the sources above. Drive times are approximate.

TOWN OF PERINTON
1350 TURK HILL ROAD ■ FAIRPORT, NEW YORK 14450-8796
(585) 223-0770 ■ Fax: (585) 223-3629 ■ www.perinton.org

PLANNING BOARD
Meeting Date: 5/15/24

MAY 17 2024 AM10:37

Christa Construction
64 Commercial Street, Suite 401
Rochester, NY 14614
Attn: Brian McKinnon

Passero Associates
242 W. Main Street, Suite 100
Rochester, NY 14614
Attn: Joshua Saxton

Dear Sir:

Please be advised that the following action was taken by the Perinton Planning Board.

RE: Passero Associates, as Engineer for 1251 PVR, LLC, owner of property located at 1251 Pittsford Victor Road (tax id# 193.02-1-27.111 and tax id#193.02-1-27.112), requesting preliminary & final site plan approval to construct a 3-story ±18,500 sf hotel, with walkout basement on a 5.3 acre site.
Said property being zoned Restricted Business.

- **(SEQR Neg Dec. was determined by the Town Board at the time SUP was granted on 1/10/24. SUP had conditions of approval.)**
- **On 3/20/24, the Planning Board deferred decision until such time as the site can be reviewed to address the size of the retaining walls as well as the other comments made by the Planning Board. The applicant requested to stop the clock.**

The Planning Board granted preliminary site plan approval for plans received by the Town on 4/12/24 subject to the following conditions:

1) Satisfaction of any remaining concerns of the DPW/BCD.

2) Large trees that are 8" or larger within and adjacent to the 20' buffer area as identified on the Tree Conservation Plan shall be preserved to every extent practicable.

3) A scour monitoring plan of the stream embankment adjacent to the parking lot shall be in place with the DPW prior to signature of the plans.

4) Applicant shall list on the final plans submitted for signature, the date they received the Special Use Permit from the Town Board.

Motion carries 6-0.

The Planning Board granted final site plan approval for plans received by the Town on 4/12/24 subject to the following conditions:

If you wish to review the final minutes regarding this discussion on the application, please contact Lori Stid, the Director of Volunteer Boards, at the Town Hall.

Please note that the date supplied hereon is for information only and cannot be used for construction purposes. Subdivision maps **must be filed in the Monroe County Clerk's Office prior to issuance of a Building Permit.** Site Plan Maps shall have the signature and date of the Town Engineer, Commissioner of Public Works, Planning Board Chairman, the Planning Board Attorney, Fire Chief, and any and all affected agencies **prior** to the issuance of a Building Permit.

Dated: May 17, 2024

Chris L. Mueller
Volunteer Board Coordinator

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:
1251 Pittsford-Victor Road - Hotel Development

Project Location (describe, and attach a location map):
1251 Pittsford-Victor Road, Town of Perinton, NY 14534 (Tax ID's: 193.02-1-27.111 & 193.02-1-27.112)

Brief Description of Proposed Action:
Construction of a 3-story with walkout basement, +/- 18,500 SF hotel with a single two way access and left turn lane along Pittsford-Victor Rd, +/ -118 parking spaces with 2-way vehicle drive aisles, pedestrian facilities including sidewalks, and accessibility curb cuts, a refuse area, landscaping, and stormwater management areas.

Name of Applicant or Sponsor:	Telephone: 585-924-3050
Christa Development	E-Mail:

Address:
64 Commercial Street, Suite 401

City/PO:	State:	Zip Code:
Rochester	NY	14614

	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: PLANNING BOARD - SITE PLAN APPROVAL, ZONING BOARD - AREA VARIANCES	☐	☑

3. a. Total acreage of the site of the proposed action? +/- 5.3 acres
   b. Total acreage to be physically disturbed? +/- 2.7 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? +/- 5.3 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

	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: TRIBUTARY ON SITE		
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: STORMWATER POND		
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: Jess Sudol, PE Date: 2/16/2024

Signature: _____ Title: President / Passero Associates

PRINT FORM

Agency Use Only [If applicable]

Project: 1251 Pittsford-Victor Road - Hotel

Date: 5/02/2023

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?	☑	☐

PRINT FORM

Agency Use Only [If applicable]

Project: 1251 Pittsford-Vict. Rd

Date: 5/02/2023

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.

	5/02/2023
Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
	Jess Sudol, PE / Passero Associates
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

COUNTY OF MONROE
COMIDA
INDUSTRIAL DEVELOPMENT AGENCY

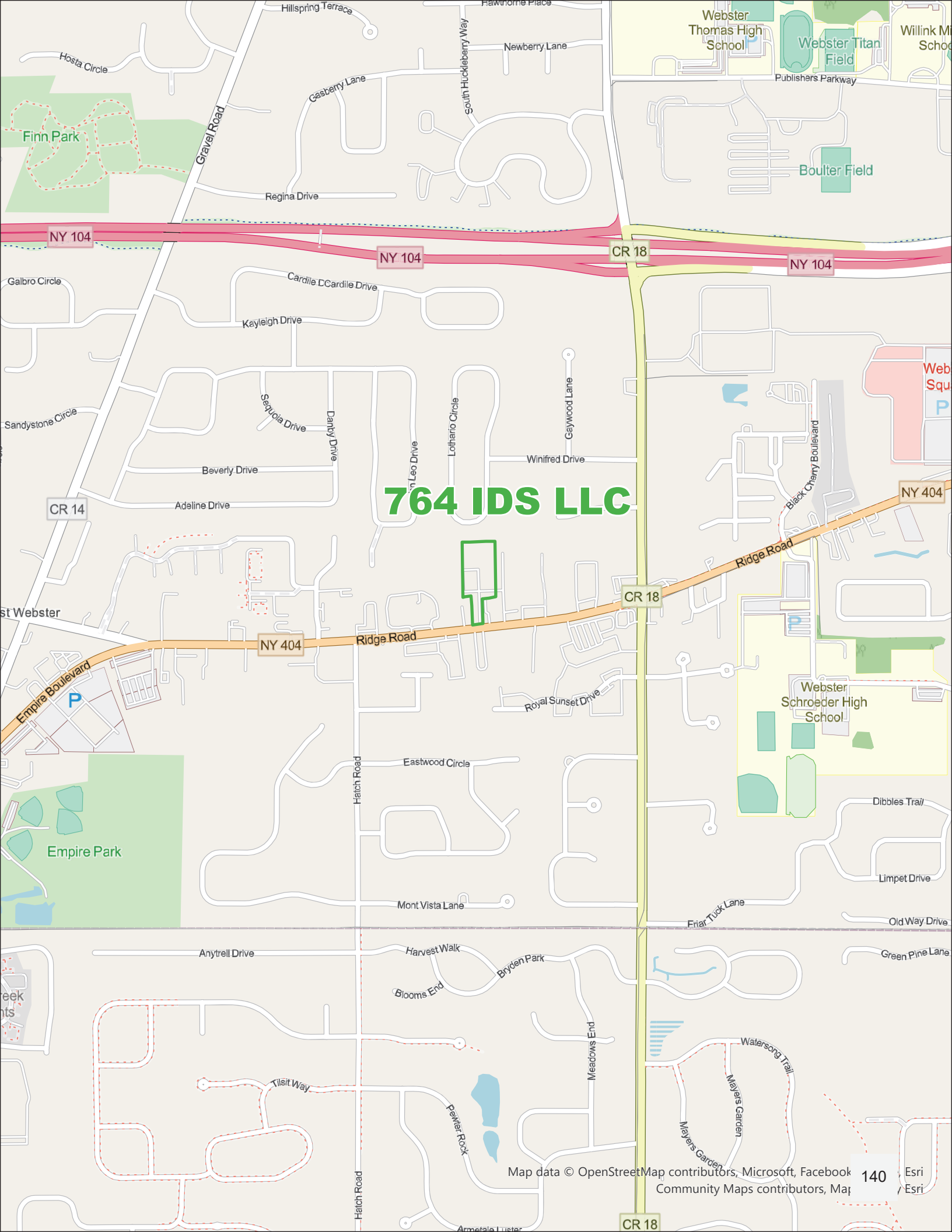
APPLICATION SUMMARY

DATE: November 17, 2026

APPLICANT:	764 IDS LLC 1180 S. Winton Road Rochester, NY 14618
TENANT/PROJECT LOCATION:	ID Signsystems LLC 764 Ridge Road Webster, NY 14580
PROJECT SUMMARY:	764 IDS LLC, a real estate holding company, proposes the 15,000 square foot expansion of an existing 11,000 square foot building in the Town of Webster. The building is currently the home of Vital Signs, a long-standing sign design, fabrication and installation company recently acquired by ID Signsystems LLC. The expansion will allow the newly merged company to accommodate future growth. The applicant is seeking approval of a sales tax exemption, mortgage recording tax exemption, and a real property tax abatement. The $2 million project is projected to create 7 FTEs in addition to its existing 43 FTEs and has a benefit/incentive ratio of 11:1.
PROJECT AMOUNT:	$1,974,784 Lease/Leaseback with abatement $65,472 Sales Tax Exemption $11,108 Mortgage Recording Tax Exemption

JOBS: EXISTING:	43	FTEs
NEW:	7	FTEs
REQUIRED:	4	FTEs

PUBLIC HEARING DATE:	November 16, 2026
BENEFIT TO INCENTIVE RATIO:	11:1
SEQR:	REVIEWED AND PROCESS IS COMPLETE.
ELIGIBILITY:	NEW COMMERCIAL CONSTRUCTION WITH INCREASE TO THE TAX BASE
APPROVED PURPOSE:	JOB CREATION


764 IDS LLC
Hillspring Terrace
Hawthorne Place
Webster Thomas High School
Webster Titan Field
Publishers Parkway
Hosta Circle
Newberry Lane
Gasberry Lane
South Huckleberry Way
Gravel Road
Finn Park
Boulter Field
Regina Drive
NY 104
CR 18
Galbro Circle
Cardile DCardile Drive
Kayleigh Drive
Sandystone Circle
Sequoia Drive
Danby Drive
Lothario Circle
Gaywood Lane
Winifred Drive
Beverly Drive
Adeline Drive
CR 14
Black Cherry Boulevard
NY 404
Ridge Road
Empire Boulevard
Royal Sunset Drive
Webster Schroeder High School
Eastwood Circle
Hatch Road
Empire Park
Dibbles Trail
Limpet Drive
Mont Vista Lane
Friar Tuck Lane
Old Way Drive
Anytrell Drive
Harvest Walk
Bryden Park
Green Pine Lane
Blooms End
Meadows End
Watersong Trail
Tilsit Way
Pewter Rock
Mayers Garden
Armetale Luster
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Community Maps contributors, Map, Esri
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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

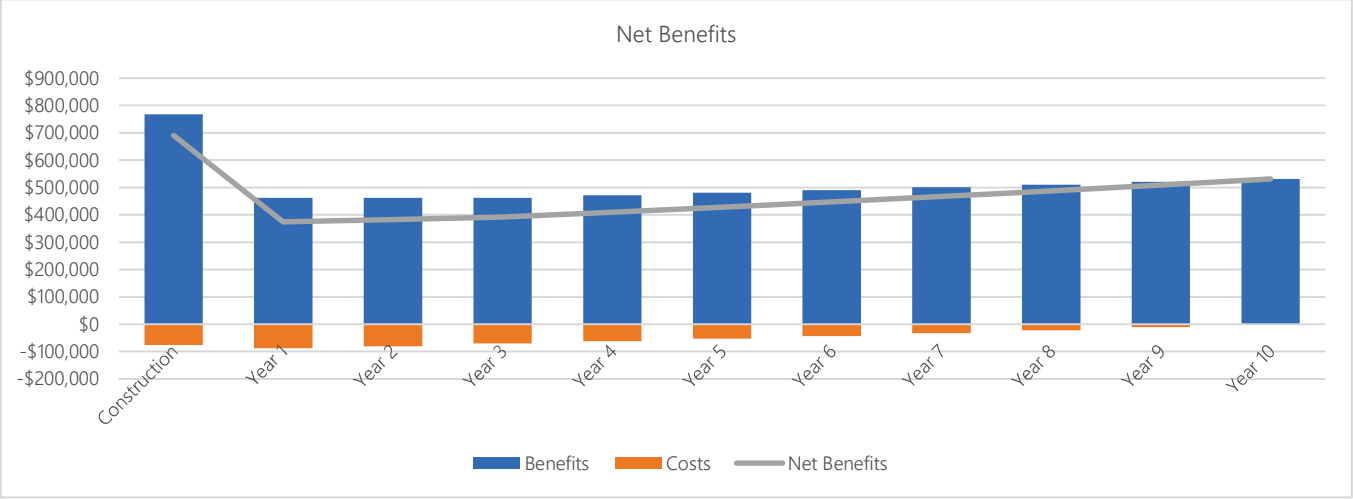
Temporary (Construction)

	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

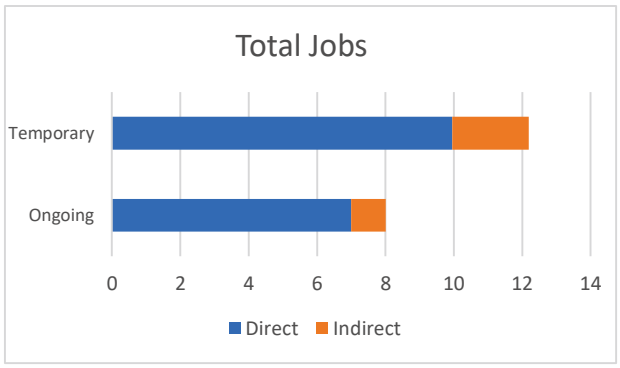
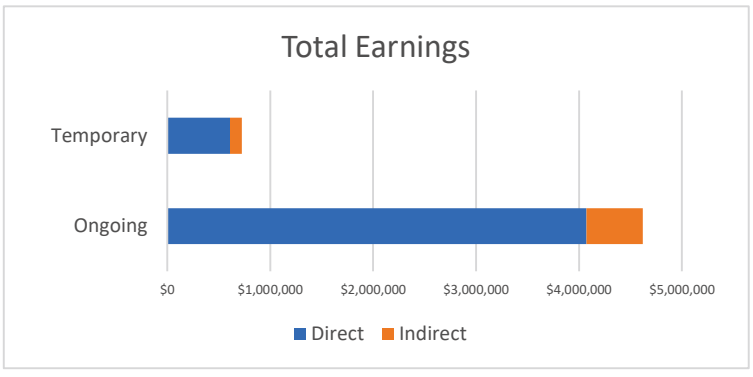


Figure 3



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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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Motion By: _____
Seconded By: _____

RESOLUTION
(764 IDS LLC Project)
OSC Code 2602-26-049A

A regular meeting of the County of Monroe Industrial Development Agency (the "Agency"), was held at the Agency's Offices, 50 West Main Street, Rochester, New York 14614, on November 17, 2026 at 12:00 p.m.

After the meeting had been duly called to order, the Chair announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to a certain Project more particularly described below.

RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (i) ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON NOVEMBER 16, 2026, WITH RESPECT TO A CERTAIN PROJECT (AS DEFINED BELOW) BEING UNDERTAKEN BY 764 IDS LLC, OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA (AS DEFINED BELOW); (iii) APPOINTING THE COMPANY AS AGENT OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT, (B) A PARTIAL MORTGAGE RECORDING TAX EXEMPTION AND (C) A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A PAYMENT-IN-LIEU-OF-TAX AGREEMENT ("PILOT AGREEMENT"); AND (V) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, PILOT AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

WHEREAS, by Title I of Article 18-A of the General Municipal Law of the State of New York, as amended and Chapter 55 of the Laws of 1972 of the State of New York (collectively, the "Act"), the Agency was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, **764 IDS LLC**, a New York limited liability company, for itself or a related entity formed or to be formed (collectively, the "Company") has requested that the Agency assist with a certain Project (the "Project"), consisting of: (A) the acquisition of a leasehold interest in a portion of an approximately 4.21-acre parcel of land located at 764 Ridge Road in the Town of Webster, New York 14580 and all other lands in the Town of Webster where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the "Land") together with the existing approximately 11,000 square-foot building located thereon (the "Existing Improvements"); (B) the construction of an approximately 15,000 square-foot addition to the Existing Improvements (the "Improvements");

and (C) the acquisition and installation therein, thereon or thereabout of certain machinery, equipment and related personal property (the "Equipment" and, together with the Land, the Existing Improvements and the Improvements, the "Facility"); all for use by ID Signsystems, LLC, in connection with its business of designing, fabricating, and installing signs; and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Facility and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, pursuant to Section 859-a of the Act, on Monday, November 16, 2026, at 10:00 a.m., local time, in the Town Board Meeting Room at 1002 Ridge Road, Webster, New York 14580, the Agency held a public hearing with respect to the Project and the proposed Financial Assistance (as defined below) being contemplated by the Agency, whereat interested parties were provided a reasonable opportunity, both orally and in writing, to present their views; and

WHEREAS, it is contemplated that the Agency will (i) negotiate a project agreement (the "Project Agreement"), pursuant to which the Agency will appoint the Company as its agent for the purpose of undertaking the Project, (ii) negotiate and enter into a lease agreement (the "Lease Agreement"), leaseback agreement (the "Leaseback Agreement") and payment-in-lieu-of-tax agreement (the "PILOT Agreement") with the Company and (iii) provide financial assistance (the "Financial Assistance") to the Company in the form of (a) a sales and use tax exemption for purchases and rentals related to the acquisition, construction and equipping of the Facility, (b) a partial mortgage recording tax exemption for financing relating to the Project and (c) a partial real property tax abatement structured through the PILOT Agreement; and

WHEREAS, the Company has agreed to indemnify the Agency against certain losses, claims, expenses, damages and liabilities which may arise in connection with the transactions contemplated by the lease of the Facility; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto at 6 N.Y.C.R.R. Part 617, as amended (collectively referred to as "SEQRA"), the Agency must satisfy the applicable requirements set forth in SEQRA, as necessary, prior to making a final determination whether to undertake the Project; and

WHEREAS, the Town of Webster Planning Board (the "Planning Board"), as lead agency, conducted an uncoordinated review of the Project pursuant to the New York State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law and its implementing regulations at 6 N.Y.C.R.R. Part 617 (collectively referred to as "SEQRA"), which resulted in the issuance of a negative declaration by the Planning Board dated October 6, 2026 (the "Negative Declaration"), concluding the SEQRA process.

NOW, THEREFORE, BE IT RESOLVED by the County of Monroe Industrial Development Agency as follows:

Section 1. The Company has presented an application in a form acceptable to the Agency. Based upon the representations made by the Company to the Agency in the application and other correspondence submitted by the Company to the Agency, the Agency hereby finds and determines that:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Facility constitutes a "project", as such term is defined in the Act; and

(c) It is desirable and in the public interest for the Agency to appoint the Company as its agent for purposes of undertaking the Project; and

(d) The action to be taken by the Agency will induce the Company to undertake the Project, thereby increasing employment opportunities in Monroe County and otherwise furthering the purposes of the Agency as set forth in the Act; and

(e) The Project will not result in the removal of a civic, commercial, industrial, or manufacturing plant of the Company or any other proposed occupant of the Project from one area of the State of New York (the "State") to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the Agency hereby finds that, based on the Company's application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries; and

(f) The Planning Board has conducted an uncoordinated review of the Project pursuant to Article 8 of the Environmental Conservation Law and 6 N.Y.C.R.R. Part 617 (collectively referred to as "SEQRA"). In addition to classifying the Project as an "Unlisted Action" pursuant to SEQRA, the Planning Board also issued a Negative Declaration on October 6, 2026, determining that the Project did not present a potential significant adverse environmental impact. The Agency, having reviewed the materials presented by the Company, further determines that the Project does not pose a potential significant adverse environmental impact and thus ratifies the Negative Declaration previously issued by the Planning Board pursuant to 6 N.Y.C.R.R. § 617.7.

Section 2. The Agency hereby determines that the acquisition of a leasehold interest in and the construction, equipping, repair and maintenance of the Facility by the Agency and the lease or sublease of the Facility to the Company will promote job opportunities, health, general prosperity and the economic welfare of the inhabitants of the County of Monroe and the people of the State of New York and improve their standard of living, thereby serving the public purposes of the Act and, therefore, the same is approved.

Section 3. The Agency hereby approves the cost/benefit report submitted by the Company listing the proposed cost/benefits of the Project.

Section 4. Subject to the Company executing the Project Agreement and the delivery to the Agency of a binder, certificate or other evidence of liability insurance policy for the Project satisfactory to the Agency, the Agency hereby authorizes the Company to proceed with the acquisition, construction and equipping of the Project and hereby appoints the Company as the true and lawful agent of the Agency to acquire, construct and equip the Facility, and such

appointment includes the following activities as they relate to the construction, erection, completion, use, repair and maintenance of the Improvements and the purchase, use, lease, placement, installation, repair, maintenance and replacement of the Equipment, whether or not any materials or supplies described below are incorporated into or become an integral part of the Improvements or the Equipment: (i) all purchases, leases, rentals and other uses of tools, machinery and equipment in connection with acquiring, constructing, equipping, repairing and maintaining the Facility, (ii) all purchases, rentals, uses or consumption of supplies, materials and services of every kind and description in connection with acquiring, constructing, equipping, repairing and maintaining the Facility, and (iii) all purchases, leases, rentals and uses of equipment, machinery, and other tangible personal property (including installation costs with respect thereto), installed or placed in, upon or under the Improvements, Land or the Equipment, including all repairs, maintenance and replacement of all such property. Said agents are authorized to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agents for the Agency, and in general to do all things which may be requisite or proper for completing the Facility, all with the same powers and with the same validity as the Agency could do if acting on its own behalf. As agent of the Agency, the Company is authorized to delegate such agency, in whole or in part, to agents, subagents, contractors, subcontractors, contractors and subcontractors of such agents and subagents and to such other parties as the Company chooses; provided, however, the Project Agreement shall expire on **December 31, 2027** (unless extended for good cause by the Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency) if the Lease Agreement and Leaseback Agreement contemplated have not been executed and delivered. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are authorized and directed to execute and deliver to said agent an appropriate letter on Agency letterhead describing the authority granted under this resolution.

Section 5. Based upon the representation and warranties made by the Company in its application for financial assistance, the Agency hereby authorizes and approves (i) the Company as its agent, to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax in an amount up to **$818,390** which results in New York State and local sales and use tax exemption benefits ("sales and use tax exemption benefits") not to exceed **$65,472**. The Agency agrees to consider any requests by the Company for increase to the amount of sales and use tax exemption benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services; and (ii) a mortgage (or mortgages), in connection with the financing of the Facility or portions thereof and including any refinancing thereof, securing an aggregate principal amount not to exceed **$1,481,088**, resulting in a mortgage tax exemption not to exceed **$11,108**.

Section 6. Pursuant to Section 875(3) of the New York General Municipal Law, the Agency may recover or recapture from the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, any sales and use tax exemption benefits taken or purported to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, if it is determined that: (i) the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, is not entitled to the sales and use tax exemption benefits; (ii) the sales and use tax exemption benefits are in excess of the amounts authorized to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project; (iii) the sales and use tax exemption

benefits are for property or services not authorized by the Agency as part of the Project; or (iv) the sales and use tax exemption benefits are taken in cases where the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, fails to comply with a material term or condition to use property or services in the manner approved by the Agency in connection with the Project. As a condition precedent of receiving sales and use tax exemption benefits, the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, shall (i) cooperate with the Agency in its efforts to recover or recapture any sales and use tax exemption benefits, and (ii) promptly pay over any such amounts to the Agency that the Agency demands.

Section 7. The form and substance of the Lease Agreement, the Leaseback Agreement and the PILOT Agreement (each in substantially the forms presented to the Agency and which, prior to the execution and delivery thereof, may be redated) are hereby approved.

Section 8. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized, on behalf of the Agency, to negotiate and execute (A) the Lease Agreement whereby the Company leases the Project to the Agency, (B) the related Leaseback Agreement conveying the Project back to the Company, and (C) the PILOT Agreement; provided, that, (i) the rental payments under the Leaseback Agreement include payments of all costs incurred by the Agency arising out of or related to the Project and indemnification of the Agency by the Company for actions taken by the Company and/or claims arising out of or related to the Project; and (ii) the terms of the PILOT Agreement are consistent with the Agency's Uniform Tax Exemption Policy or the procedures for deviation have been complied with.

Section 9. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver any mortgage, assignment of leases and rents, security agreement, UCC-1 Financing Statements and all documents reasonably contemplated by these resolutions or required by any lender identified by the Company (the "Lender") up to a maximum principal amount necessary to undertake the Project, acquire the Facility and/or finance or refinance equipment and other personal property and related transactional costs (hereinafter, with the Lease Agreement, Leaseback Agreement and PILOT Agreement are collectively referred to as, the "Agency Documents"); and, where appropriate, the Secretary or Assistant Secretary of the Agency is hereby authorized to affix the seal of the Agency (if any) to the Agency Documents and to attest the same, all with such changes, variations, omissions and insertions as the Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency shall approve, the execution thereof by the Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency to constitute conclusive evidence of such approval; provided in all events recourse against the Agency is limited to the Agency's interest in the Project.

Section 10. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of such Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency acting, desirable and proper to effect the purposes of the foregoing

resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 11. This resolution shall take effect immediately.

[Remainder of Page Intentionally Left Blank]

The question of the adoption of the foregoing Resolution was duly put to vote on roll call, which resulted as follows:

	Yea	***Nay***	***Absent***	***Abstain***
Lisa Bolzner				
Rhett King				
Norman Jones				
Raymond A. Ryerse Jr.				
Brian Hickey				
Miguel Velázquez				
Truman Tolefree				

The Resolutions were thereupon duly adopted.

STATE OF NEW YORK)
COUNTY OF MONROE) ss.:

I, the undersigned Executive Director of the County of Monroe Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the County of Monroe Industrial Development Agency (the "Agency"), including the resolutions contained therein, held on November 17, 2026, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that public notice of the time and place of said meeting was duly given to the public and the news media in accordance with Sections 103 and 104 of the New York Public Officers Law (Open Meetings Law) that all members of the Agency had due notice of the meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand on this 17th day of November, 2026.

_____
Ana J. Liss, Executive Director

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:	585-654-6650
E-Mail:	Kevin@gallinadev.com

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:	804-343-4388
Email:	jselbach@whitefordlaw.com

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

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: 585-266-5750

Email: jvanthof@idsignsystems.com

% 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

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.

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

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

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 $ _____

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.

[*Remainder of this Page Intentionally Left Blank*]

VIII. LOCAL LABOR

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

Company Name 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.

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)
Director of F 10/2	CEO 10/28/
Signature , 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.

764 IDS LLC

(APPLICANT COMPANY)

Signature , Title Date

IDS LLC

(TENANT COMPANY)

CEO 10/28/

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

764 IDS LLC

_____ _____ 10/2

Signature , Title Date

TENANT COMPANY

IDS LLC

_____ CEO 10/2

Signature , Title Date

MONROE COUNTY ECONOMIC DEVELOPMENT

CityPlace, 50 West Main Street, Suite 1150, Rochester, 514

Phone: 585-753-2000 | Fax: 585-753-2028 | www.monroecountybusiness.org

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)?	NO	YES
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?	NO	YES
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?	NO	YES
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 Hornbeger -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.

COUNTY OF MONROE
COMIDA
INDUSTRIAL DEVELOPMENT AGENCY

MODIFICATION SUMMARY

DATE: November 17, 2026

APPLICANT:

Love Beets Production LLC
1150 Lee Rd, Section A
Rochester, NY 14606

PROJECT LOCATION:

1150 Lee Rd, Section A
Rochester, NY 14606

MODIFICATION REQUEST:

Love Beets Production LLC, a food manufacturer specializing in beets and other root vegetables, is currently in the process of purchasing and installing new equipment related to the expansion of its cold storage facility. The project was approved by the board in October of 2025 for a sales tax exemption and an increase in project costs in October 2026. The applicant is requesting an additional increase in project costs of $2.3 million for the purchase of an another cartoner to keep up with the added productivity of the new Vac Pac and barrel lines. The new sales tax exemption is not to exceed $278,800. The total project cost is now $4,505,000. The new cost benefit ratio is 22:1.

PROJECT AMOUNT

CURRENT	REQUESTED	NEW TOTAL
$2,203,00	**$2,302,000**	**$4,505,000**

County of Monroe Industrial Development Agency
MRB Cost Benefit Calculator

MRB group
Cost-Benefit Analysis Tool powered by MRB Group

Date October 21, 2025
Project Title Love Beets Production LLC
Project Location 1150 Lee Road, Rochester, NY 14606

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
$4,505,000

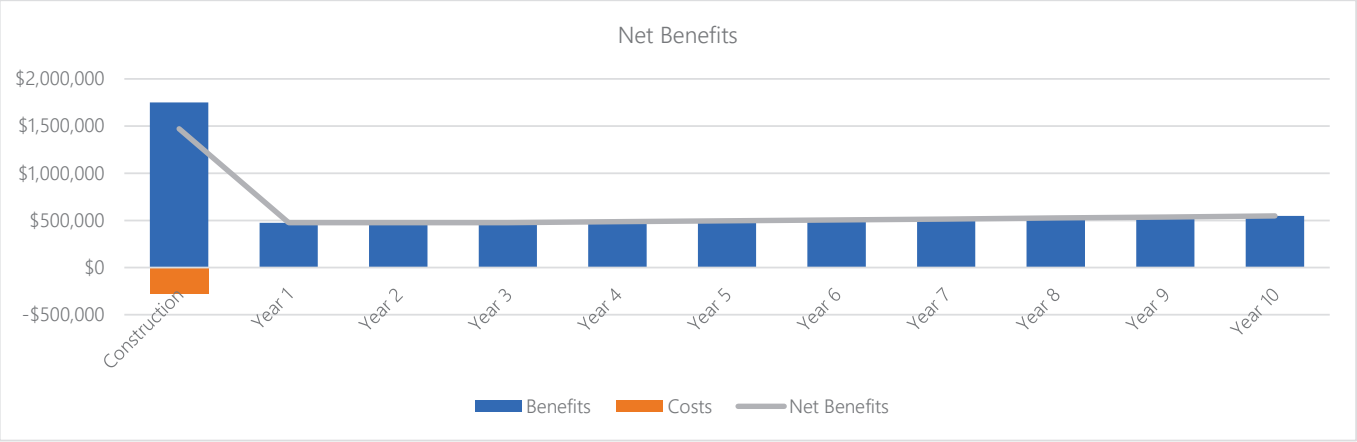
Temporary (Construction)

	Direct	Indirect	Total
Jobs	23	5	28
Earnings	$1,388,901	$263,532	$1,652,433
Local Spend	$3,604,000	$897,104	$4,501,104

Ongoing (Operations)
Aggregate over life of the PILOT

	Direct	Indirect	Total
Jobs	11	2	13
Earnings	$4,176,886	$576,232	$4,753,118

Figure 1



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

Figure 2

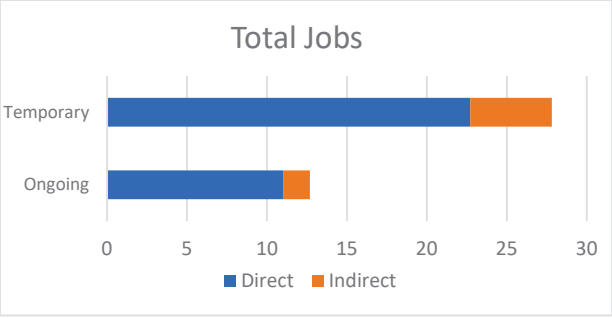
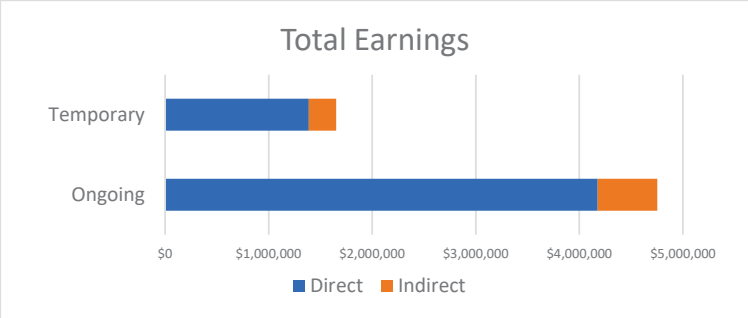


Figure 3



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

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Fiscal Impacts

MRB group
Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	$0	$0
Sales Tax Exemption	$278,800	$278,800
Local Sales Tax Exemption	*$139,400*	*$139,400*
State Sales Tax Exemption	*$139,400*	*$139,400*
Mortgage Recording Tax Exemption	$0	$0
Local Mortgage Recording Tax Exemption	*$0*	*$0*
State Mortgage Recording Tax Exemption	*$0*	*$0*
Total Costs	**$278,800**	**$278,800**

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	**$6,450,391**	**$5,951,611**
To Private Individuals	$6,405,552	$5,910,239
Temporary Payroll	*$1,652,433*	*$1,652,433*
Ongoing Payroll	*$4,753,118*	*$4,257,806*
Other Payments to Private Individuals	*$0*	*$0*
To the Public	$44,839	$41,372
Increase in Property Tax Revenue	*$0*	*$0*
Temporary Jobs - Sales Tax Revenue	*$11,567*	*$11,567*
Ongoing Jobs - Sales Tax Revenue	*$33,272*	*$29,805*
Other Local Municipal Revenue	*$0*	*$0*
State Benefits	**$333,089**	**$307,332**
To the Public	$333,089	$307,332
Temporary Income Tax Revenue	*$74,359*	*$74,359*
Ongoing Income Tax Revenue	*$213,890*	*$191,601*
Temporary Jobs - Sales Tax Revenue	*$11,567*	*$11,567*
Ongoing Jobs - Sales Tax Revenue	*$33,272*	*$29,805*
Total Benefits to State & Region	**$6,783,479**	**$6,258,943**

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	$5,951,611	$139,400	43:1
State	$307,332	$139,400	2:1
Grand Total	**$6,258,943**	**$278,800**	**22:1**

*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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Motion By: _____
Seconded By: _____

RESOLUTION
(Love Beets Production, LLC Project Modification)
OSC Project Code 2602-25-030C

A regular meeting of the County of Monroe Industrial Development Agency (the "Agency"), was held at the Agency's offices located at 50 West Main Street, Rochester, New York 14614, on November 17, 2026 at 12:00 p.m.

After the meeting had been duly called to order, the Chair announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to a certain Project more particularly described below.

RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING (i) ADDITIONAL FINANCIAL ASSISTANCE TO LOVE BEETS PRODUCTION, LLC (THE "COMPANY") IN AMOUNTS EXCEEDING THE AMOUNTS PREVIOUSLY APPROVED BY THE AGENCY; AND (ii) THE EXECUTION OF RELATED DOCUMENTS.

WHEREAS, by Title I of Article 18-A of the General Municipal Law of the State of New York, as amended and Chapter 55 of the Laws of 1972 of the State of New York (collectively, the "Act"), the Agency was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, by Resolution duly adopted on October 21, 2025, the Agency appointed **LOVE BEETS PRODUCTION, LLC**, a consisting of: (A) the renovation and modernization of the Company's current location at 1150 Lee Road, Section A, in the Town of Greece, New York 14606 and all other lands in the Town of Greece where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project including, but not limited to, the installation of drive-thru racking in new cold space, the addition of dry peelers, and the implementation of bags to barrels, a spot sprayer, dual unwind, check weigher and turn table automation, all to enhance production, efficiency and sustainability in delivering high-quality products (collectively, the "Improvements"); and (B) the acquisition and installation therein, thereon or thereabout of certain machinery, equipment and related personal property (collectively, the "Equipment" and, together with the Improvements, the "Facility"), all for use by the Company in its business as a root vegetable producer; and

WHEREAS, the Agency previously appointed the Company as its true and lawful agent to make purchases of goods and services relating to the Project that would otherwise be subject to New York State and local sales and use tax (the "Sales and Use Tax Exemption Benefits") in an amount up to $715,000, which would result in New York State and local sales and use tax exemption benefits not to exceed $57,200; which benefits were to expire on December 31, 2026; and

WHEREAS, by Project Modification Request, dated September 25, 2026, the Company requested that the Agency approve (i) an increase purchases of goods and services relating to the Project that would otherwise be subject to New York State and local sales and use tax in an amount up to $1,338,000, which would result in New York State and local Sales and Use Tax Exemption Benefits not to exceed $107,040 (as increased, the "Sales and Use Tax Exemption

Benefits"), and (ii) an extension to the Sales and Use Tax Exemption Benefits through December 31, 2027; and

WHEREAS, by Project Modification Request, dated October 22, 2026, the Company has now requested that the Agency approve an additional increase in purchases of goods and services relating to the Project that would otherwise be subject to New York State and local sales and use tax in an amount up to $3,485,000, which would result in New York State and local Sales and Use Tax Exemption Benefits not to exceed $278,800 (as increased, the "Sales and Use Tax Exemption Benefits"); and

WHEREAS, the Agency desires to adopt a resolution authorizing the increase of Sales and Use Tax Exemption Benefits to the Company and the execution and delivery of any documents necessary and incidental thereto.

NOW, THEREFORE, BE IT RESOLVED by the County of Monroe Industrial Development Agency as follows:

Section 1. Based upon the representation and warranties made by the Company in its request, the Agency hereby authorizes and approves the Company, as its agent, to continue to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use in an amount up to **$3,485,000**, which result in New York State and local Sales and Use Tax Exemption Benefits not to exceed **$278,800.** The Agency agrees to consider any requests by the Company for an extension or an increase to the amount of Sales and Use Tax Exemption Benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services.

Section 2. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver any agreements, documents or certificates necessary and incidental to providing the Company with the Sales and Use Tax Exemption Benefits and necessary to effectuate the above-described increase.

Section 3. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of such Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 4. This resolution shall take effect immediately.

[Remainder of Page Intentionally Left Blank]

The question of the adoption of the foregoing Resolution was duly put to vote on roll call, which resulted as follows:

	Yea	***Nay***	***Absent***	***Abstain***
Lisa Bolzner				
Rhett King				
Norman Jones				
Raymond A. Ryerse Jr.				
Brian Hickey				
Miguel Velázquez				
Truman Tolefree				

The Resolutions were thereupon duly adopted.

STATE OF NEW YORK)
COUNTY OF MONROE) ss.:

I, the undersigned Executive Director of the County of Monroe Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the County of Monroe Industrial Development Agency (the "Agency"), including the resolutions contained therein, held on November 17, 2026, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that public notice of the time and place of said meeting was duly given to the public and the news media in accordance with Sections 103 and 104 of the New York Public Officers Law (Open Meetings Law) that all members of the Agency had due notice of the meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand on this 17th day of November, 2026.

_____
Ana J. Liss, Executive Director

COUNTY OF MONROE
COMIDA
INDUSTRIAL DEVELOPMENT AGENCY

PROJECT MODIFICATION REQUEST

If you have any questions or need assistance, please call 585.753.2000.

Applicant: LOVE BEETS PRODUCTION, LLC

Project Address: 1150 LEE RD, SECTION A

Contact Name: MATTHEW COOLEY

Contact Company: LOVE BEETS PRODUCTION, LLC

Contact Address: 1150 LEE RD, SECTION A

Contact Email: MATTHEW.COOLEY@LOVEBEETSUSA.COM Contact Phone: (585)704-4476

Employment in Monroe County: 118 (Full Time) 7 (Part Time) 09/25/2026 (As of Date)

Modification Requested: Check all that apply. (Attach additional page if necessary). Legal fees apply.
***A substantial change in project costs or scope may require a new application. ***

☑ **Increase in Project Costs:** Must complete page 2. (If there is a significant change in Project Scope, an application will be required.)

Assistance Requested: Check all that apply.

☐ Property Tax Abatement ☐ Mortgage Tax Exemption ☑ Sales Tax Exemption

Project Cost Information: $ 2,203,000 (Original Project Cost) $ 2,302,000 (Increase in Project Costs) $ 4,505,000 (New Project Costs)

☐ **Extend or Renew Sales Tax Exemption:** (If exemption date has expired, a $350 fee applies.)

Current Expiration Date _____ Requested Expiration Date _____ $ _____ Amount of Exemptions Taken to Date

Reason for Extension:

☐ **New Tenant:** Include name, business description , and square feet to be occupied.

Applicant hereby represents that (i) it is not in default under any documents executed in connection with the Project being modified; (ii) Applicant will pay all applicable fees of the Agency and its counsel in connection with the modification of the Project.

Signed: _____ Date: 10/22/2026

Print Name and Title: MATTHEW COOLEY ~~FINANCE~~ DIRECTOR

Staff Use Only: 2/20

Date Received 10/27/2026 Date of Original Approval: 10/21/2025 New Code 2602 030 C

Project Modification Request - Page 2

Required when requesting an Increase in Project Costs

A. Applicant Project Costs	**Original/Current Approval**	**Requested Increase Modification**	**Revised Approval Requested**
Building Construction or Renovation			
a. Materials	$ 475,000	$ 71,000	$ 546,000
b. Labor	$ 520,000	$ 30,000	$ 550,000
Site Work			
c. Materials	$ 863,000	$ 1,761,000	$ 2,624,000
d. Labor	$ 30,000	$ 440,000	$ 470,000
e. Non-Manufacturing Equipment	$	$	$ 0
f. Furniture & Fixtures	$ 315,000	$	$ 315,000
g. Land and/or Building Purchase	$	$	$ 0
h. Manufacturing Equipment	$	$	$ 0
i. Soft Costs (Legal, Architect, Engineer)	$	$	$ 0
Other Costs (specify)			
j.	$	$	$ 0
k.	$	$	$ 0
l.	$	$	$ 0
m.	$	$	$ 0
Total Project Costs	**$ 2,203,000**	**$ 2,302,000**	**$ 4,505,000**
Sources of Funds for Project Costs			
a. Tax Exempt Industrial Revenue Bond	$	$	$ 0
b. Taxable Industrial Revenue Bond	$	$	$ 0
c. Tax Exempt Civic Facility Bond	$	$	$ 0
d. Bank Financing (subject to recording tax)	$	$	$ 0
e. Public Sources	$	$	$ 0
f. Equity	$	$	$ 0
Total Sources	**$ 0**	**$ 0**	**$ 0**

B. Reason for Increase:

With the success of phase 1 of the project- Barrel Project & Racking- We cleared space for a second Vac Pac line, which represents the second phase of this project. With the second Vac Pac coming online, our largest problem is our ability to pack all of the additional product. The new cartoner will allow us to keep up with the added productivity of the Barrel Line and Second Vac Pac line.

C. Amount of Sale Tax Exemptions Taken to Date: $ 50,000.00

Value of Incentives
Love Beets Production LLC

A. IDA PILOT Benefits:	
Current Assessment	$8,102,700
Value of New Construction & Renovation Costs	
Estimated New Assessed Value Subject to IDA	$8,102,700
Current Taxes	$0
Current Taxes Escalator	2%
PILOT Terms - Years	10
County Tax rate/$1,000	
Local Tax Rate* Tax Rate/$1,000	
School Tax Rate /$1,000	
Total Tax Rate	0.00000

B. Sales Tax Exemption Benefit:	
Estimated value of Sales Tax exemption:	$278,800
Estimated duration of ST exemption:	12/31/2027

C. Mortgage Recording Tax Exemption (MRTE) Benefit:	
Estimated Value of MRTE:	$0

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

E. Percentage of Project Costs financed from Public Sector sources:	
Total Value of Incentives:	$278,800
Project Construction Costs:	$2,203,000
	12.66%

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	$0	$0	$0	$0	$0	$0
1	90%	$0	$0	$0	$0	$0	$0
2	80%	$0	$0	$0	$0	$0	$0
3	70%	$0	$0	$0	$0	$0	$0
4	60%	$0	$0	$0	$0	$0	$0
5	50%	$0	$0	$0	$0	$0	$0
6	40%	$0	$0	$0	$0	$0	$0
7	30%	$0	$0	$0	$0	$0	$0
8	20%	$0	$0	$0	$0	$0	$0
9	10%	$0	$0	$0	$0	$0	$0
10	0%	$0	$0	$0	$0	$0	$0

COUNTY OF MONROE
COMIDA
INDUSTRIAL DEVELOPMENT AGENCY

Dashboard

October 31, 2026

Incentives Summary							
Sales Tax Exemptions		**Mortgage Recording Tax Exemption**		**PILOTS**		**Total Company Investment**	
Year To Date	Prior Year End	Year To Date	Prior Year End	Year To Date	Prior Year End	Year To Date	Prior Year End
39	31	25	12	25	10	$514,658,063	$194,791,576

Jobs Summary							
Number of Total Projects		**Existing Jobs Retained per Application**		**New Jobs Projected by Applicant**		**New Jobs Required***	
Year To Date	Prior Year End	Year To Date	Prior Year End	Year To Date	Prior Year End	Year To Date	Prior Year End
40	27	1277	563	760	466	113	36

Fees for Approved Projects (includes all app and agency fees)					
Total		**Paid to Date**		**Outstanding**	
2026 Projects YTD	2025 Projects YE	2026 Projects YTD	2025 Projects YE	2026 Projects YTD	2025 Projects YE
$3,956,979	$1,319,825	$973,134	$941,507	$2,983,845	$378,319

Workforce Development Fund Beginning Balance $2,500,000					
Allocated Fee income		**Committed Funds**		**Fund Balance**	
2026	2025 YE	2026	2025 YE	2026 YTD	2025 YE
$165,323	$89,281	$0	$1,368,000	$456,157	$366,876

Solar WD Fund			
Fees Approved to Date	**Fees Collected to Date**	**Allocated to Date**	**Balance**
$75,000	$50,000	$0	$50,000

*Required jobs are calculated as 10% of the existing jobs, with a minimum of 1 job. Enhanced JobsPlus is 100 jobs with a minimum of $15,000,000 investment. There is no job creation requirement for projects that only receive sales tax exemptions.