



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: Erie Materials, Inc.
Address: 500 Factory Ave, PO Box 476
City/State/Zip: Syracuse, NY 13211
Tax Id No.: [REDACTED]
Contact Name: Stephen Chabot
Title: Vice President
Telephone: [REDACTED]
E-Mail: [REDACTED]

B. Applicant's Legal Counsel

Name: Kevin Pole
Firm: Bond Schoeneck & King, PLLC
Address: One Lincoln Center
City/State/Zip: Syracuse, NY 13202
Telephone: [REDACTED]
Email: [REDACTED]

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

Name	%	Corporate Title
<u>Chris Neumann</u>	<u>100</u>	<u>CEO & President</u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
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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: 911 Brooks Ave

Tax Map Parcel Number: 135.10-1-1

City/Town/Village: Rochester, Town of Gates

School District: Rochester

Zip: 14624

Current Legal Owner of Property:

HDDA - Rochester 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) Demolition of existing hotel

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: Erie Materials, Inc. (or other under common control)

Address: 500 Factory Ave, PO Box 476

City/State/Zip: Syracuse, NY 13211

Tax ID No: 15-0528388

Contact Name: Stephen Chabot

Title: Vice President

Telephone: 315-436-4536

Email: schabot@eriematerials.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
<u>Chris Neumann</u>	<u>100</u>	<u>CEO & President</u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>

F. Project Timeline

Proposed Date of Acquisition: July 2026

Proposed Commencement Date of Construction: August 2026

Anticipated Completion Date: October 2027

G. Contractor(s)

Nichols Construction Team

II.PROJECT (cont'd)

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

NAICS Code: **423330**

Erie Materials is a fifty-three year old family business with Chris Neumann being the owner, CEO, President. Erie is headquartered in Syracuse, New York, has 400 employees and 10 branches across New York & Pennsylvania.

Erie is a distributor of exterior building materials primarily for residential remodeling and new construction, commercial, and multi-family. Product categories include residential roofing, commercial roofing, metal roofing, windows, doors, siding, decking, stone and seamless gutter.

Erie Materials is looking to expand into the Rochester market. 911 Brooks Ave is currently an abandoned hotel which has significant environmental issues. The project includes purchase of 911 & 0 Brooks Ave, demolition and disposal of the contaminated materials, bringing the site back to a usable state, paving ~8 acres, followed by construction of a 49,000 square foot warehouse and a 13,000 square foot office and showroom.

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 property which has been a vacant hotel for many years, is full of asbestos and is completely unusable. Between the site acquisition, demolition of asbestos contaminated material, and site work to prepare the site - it requires spending \$6M - \$7M, plus the cost of constructing a new warehouse and showroom. This location has been vacant due to these risks and upfront cash outlay, which other developers have been unwilling to undertake.

This is an ideal location for Erie Materials, however the return on investment must be reasonable and meet our corporate goals. Without this assistance we will continue to pursue branch expansion within other regions of NYS and/or adjacent states, since we have not been to find a suitable location within the Rochester market.

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

☒ Yes ☐ No

Location:

Syracuse, Utica, Albany, Poughkeepsie,
Binghamton, Elmira, Watertown, Auburn

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 ¹_____.

☐ **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.

☐ **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. \$ 5,650,000
b. Labor b. \$ 4,800,000

Site Work

- c. Materials c. \$ 1,700,000
d. Labor d. \$ 1,100,000
e. Non-Manufacturing Equipment e. \$ 1,600,000
f. Manufacturing Equipment f. \$ _____
g. Equipment Furniture and Fixtures g. \$ 650,000
h. Land and/or Building Purchase h. \$ 1,400,000
i. Soft Costs (Legal, Architect, Engineering) i. \$ 1,800,000
Other (specify) j. _____ j. \$ _____
k. _____ k. \$ _____
l. _____ l. \$ _____
m. _____ m. \$ _____
Total Project Costs \$ 18,700,000
(must equal Total Sources)

- B. Sources of Funds for Project Costs:

- a. Tax-Exempt Industrial Revenue Bond a. \$ _____
b. Taxable Industrial Revenue Bond b. \$ _____
c. Bank Financing c. \$ 13,000,000
d. TOTAL Public Sources d. \$ 2,000,000

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

ESD Grant (thru Town of Gates) \$ 2,000,000
\$ _____
\$ _____
\$ _____

- e. Equity e. \$ 3,700,000
TOTAL SOURCES \$ 18,700,000
(must equal Total Project Costs)

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

☒ Yes ☐ No

If yes, please specify bank, underwriter, etc.

under existing arrangements with M&T 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
Erie Materials**A. IDA PILOT Benefits:**

Current Assessment	\$3,218,900
Value of New Construction & Renovation Costs	\$7,350,000
Estimated New Assessed Value Subject to IDA	\$10,568,900
Current Taxes	\$83,659
Current Taxes Escalator	2%
PILOT Terms - Years	10
County Tax rate/\$1,000	5.33000
Local Tax Rate* Tax Rate/\$1,000	4.58000
School Tax Rate /\$1,000	16.08000
Total Tax Rate	25.99000

B. Sales Tax Exemption Benefit:

Estimated value of Sales Tax exemption:	\$768,000
Estimated duration of ST exemption:	12/31/2027

C. Mortgage Recording Tax Exemption (MRTE) Benefit:

Estimated Value of MRTE:	\$97,500
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D. Industrial Revenue Bond Benefit

IRB inducement amount:	\$0
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E. Percentage of Project Costs financed from Public Sector sources:

Total Value of Incentives:	\$2,188,752
Project Construction Costs:	\$18,700,000
	11.70%

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	\$157,590	\$135,415	\$475,430	\$768,435	\$2,091,687	\$1,323,252
1	100%	\$0	\$0	\$0	\$0	\$191,027	\$191,027
2	100%	\$0	\$0	\$0	\$0	\$194,847	\$194,847
3	100%	\$0	\$0	\$0	\$0	\$198,744	\$198,744
4	90%	\$4,157	\$3,572	\$12,542	\$20,272	\$202,719	\$182,447
5	75%	\$10,601	\$9,109	\$31,983	\$51,693	\$206,773	\$155,080
6	60%	\$17,301	\$14,867	\$52,196	\$84,363	\$210,909	\$126,545
7	50%	\$22,059	\$18,955	\$66,549	\$107,563	\$215,127	\$107,563
8	35%	\$29,250	\$25,134	\$88,245	\$142,629	\$219,429	\$76,800
9	25%	\$34,425	\$29,581	\$103,857	\$167,863	\$223,818	\$55,954
10	15%	\$39,796	\$34,196	\$120,059	\$194,050	\$228,294	\$34,244

VII. PROJECTED EMPLOYMENT

Complete for each Applicant or User/Tenant

Company Name: Erie Materials, 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)	0		35	32
Part Time (PTE)	0			
Total	0	0	35	32

** 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 Erie Materials, 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.

SC

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.**

SC

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.

SC

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.

SC

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.

SC

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.

SC

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.

Erie Materials, Inc.

(APPLICANT COMPANY)

Stephen
Chabot

Digitally signed by
Stephen Chabot
Date: 2026.05.22
06:56:20 -04'00'

Vice President 05/22/26

Signature

, Title

Date

Erie Materials, Inc.

(TENANT COMPANY)

Stephen
Chabot

Digitally signed by Stephen Chabot
Date: 2026.05.22 06:57:13 -04'00'

Vice President 05/22/26

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.

Erie Materials, Inc.

(APPLICANT COMPANY)

Stephen
Chabot

Digitally signed by
Stephen Chabot
Date: 2026.05.22
06:57:55 -04'00'

Vice President 05/22/26

Signature

, Title

Date

Erie Materials, Inc.

(TENANT COMPANY)

Stephen
Chabot

Digitally signed by Stephen Chabot
Date: 2026.05.22 06:58:34 -04'00'

Vice President 05/22/26

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

Erie Materials, Inc.

Stephen Chabot	Digitally signed by Stephen Chabot Date: 2026.05.22 07:00:13 -04'00'	Vice President	05/22/26
Signature		, Title	Date

TENANT COMPANY

Erie Materials, Inc.

Stephen Chabot	Digitally signed by Stephen Chabot Date: 2026.05.22 07:02:17 -04'00'	Vice President	05/22/26
Signature		, Title	Date

County of Monroe Industrial Development Agency

MRB Cost Benefit Calculator

Date July 14, 2026
 Project Title Erie Materials
 Project Location 911 Brooks Ave Rochester, NY 14624



Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

[Project Total Investment](#)

\$18,700,000

Temporary (Construction)

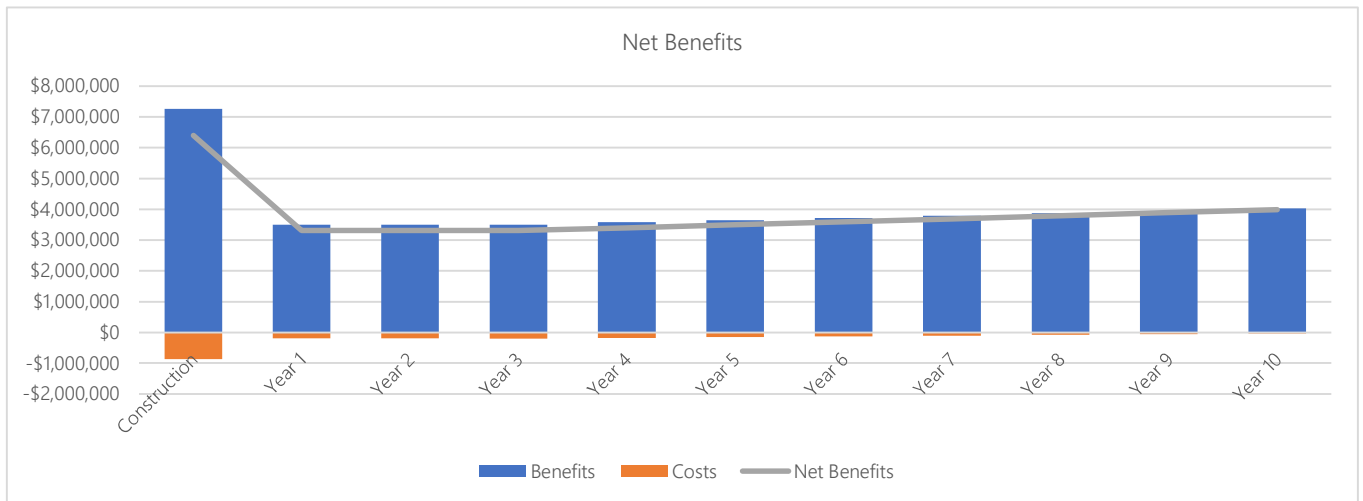
	Direct	Indirect	Total
Jobs	94	21	115
Earnings	\$5,765,251	\$1,093,906	\$6,859,157
Local Spend	\$14,960,000	\$3,723,827	\$18,683,827

Ongoing (Operations)

Aggregate over life of the PILOT

	Direct	Indirect	Total
Jobs	35	20	55
Earnings	\$25,928,274	\$9,094,575	\$35,022,850

Figure 1



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

Figure 2

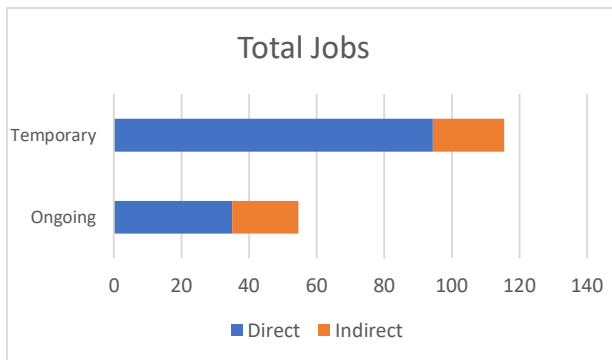
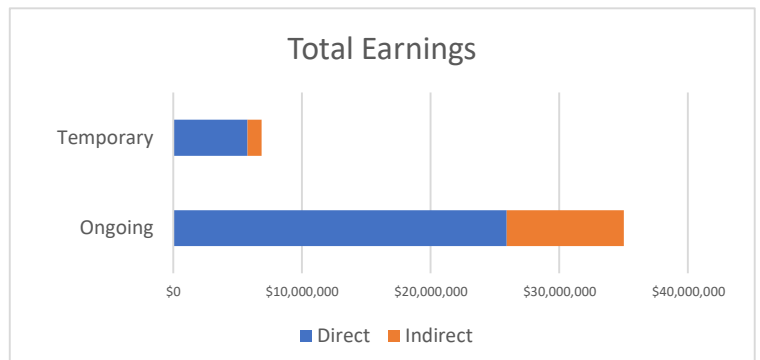


Figure 3



Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$1,323,252	\$1,217,326
Sales Tax Exemption	\$768,000	\$768,000
Local Sales Tax Exemption	\$384,000	\$384,000
State Sales Tax Exemption	\$384,000	\$384,000
Mortgage Recording Tax Exemption	\$97,500	\$97,500
Local Mortgage Recording Tax Exemption	\$32,500	\$32,500
State Mortgage Recording Tax Exemption	\$65,000	\$65,000
Total Costs	\$2,188,752	\$2,082,826

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$42,943,615	\$39,155,457
To Private Individuals	\$41,882,006	\$38,232,347
Temporary Payroll	\$6,859,157	\$6,859,157
Ongoing Payroll	\$35,022,850	\$31,373,191
Other Payments to Private Individuals	\$0	\$0
To the Public	\$1,061,609	\$923,110
Increase in Property Tax Revenue	\$768,435	\$655,483
Temporary Jobs - Sales Tax Revenue	\$48,014	\$48,014
Ongoing Jobs - Sales Tax Revenue	\$245,160	\$219,612
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$2,177,864	\$1,988,082
To the Public	\$2,177,864	\$1,988,082
Temporary Income Tax Revenue	\$308,662	\$308,662
Ongoing Income Tax Revenue	\$1,576,028	\$1,411,794
Temporary Jobs - Sales Tax Revenue	\$48,014	\$48,014
Ongoing Jobs - Sales Tax Revenue	\$245,160	\$219,612
Total Benefits to State & Region	\$45,121,479	\$41,143,539

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$39,155,457	\$1,633,826	24:1
State	\$1,988,082	\$449,000	4:1
Grand Total	\$41,143,539	\$2,082,826	20:1

*Discounted at 2%

Additional Comments from IDA

0

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



Town of Gates

Supervisor
Cosmo A. Giunta

Planning Board Chairman
Ken Martin

Town Council
Lee A. Cordero
Christopher B. DiPonzio
Andrew Loughlin
Steve Tucciarello

May 12, 2026

Erie Materials, Inc.
Attention: Stephan Chabot
500 Factory Ave.
PO Box 476
Syracuse, NY 13211

**Re: Prelim/Final Site Plan Approval
Erie Materials, Inc.**

Dear Mr. Chabot:

As you are aware, the Gates Planning Board, held a Public Hearing on, Monday, April 27, 2026. At that meeting, the Board declared this an Unlisted Action and based on the review of the impacts on the environment that the board has discussed and the town engineer has reviewed, and the board is Granting a negative declaration of environmental significance and no further SEQR action is required.

MOTION PASSED: NEG. DEC.

As well at this meeting the Board **GRANTED Preliminary & Final Site Plan Approval of Erie Materials, Inc** located at **911 & 0 Brooks Ave** in a **General Industrial District** with the following conditions:

- **Proof of Property Sale** will be **required** prior to Preliminary and Final Site approval signatures by the Town.
- All regulatory agency stamps of approval, including from the Fire Marshal, must be affixed to the Final Plan prior to the Planning Board Chairman's signature.
- A letter of credit, sufficient to cover drainage and landscaping along with certified as-builts, must be submitted to the Superintendent of Public Works.
- The building must be constructed according to the renderings and building samples presented to the Planning Board.
- All comments from the New York State Department of Transportation must be incorporated into the Final Site Plan.
- The Applicant must pay particular attention to the maintenance and cleanliness of the bordering roads to the property during the construction phase, to the satisfaction of the Town's Department of Public Works.
- The applicant must submit (if not already done) the Final Site Review Fee to the Town of Gates prior to the Planning Board Chairman's signature on the Final Plan.

MOTION PASSED: PRELIMINARY & FINAL SITE PLAN APPROVED

Very truly yours,
Town of Gates
PLANNING BOARD



Ken Martin, Chairman

KM/LA

cc: Town Files,
John DiCaro, Town Attorney

Short Environmental Assessment Form

Part 1 - Project Information

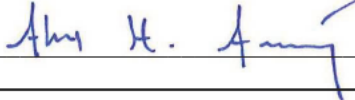
Instructions for Completing

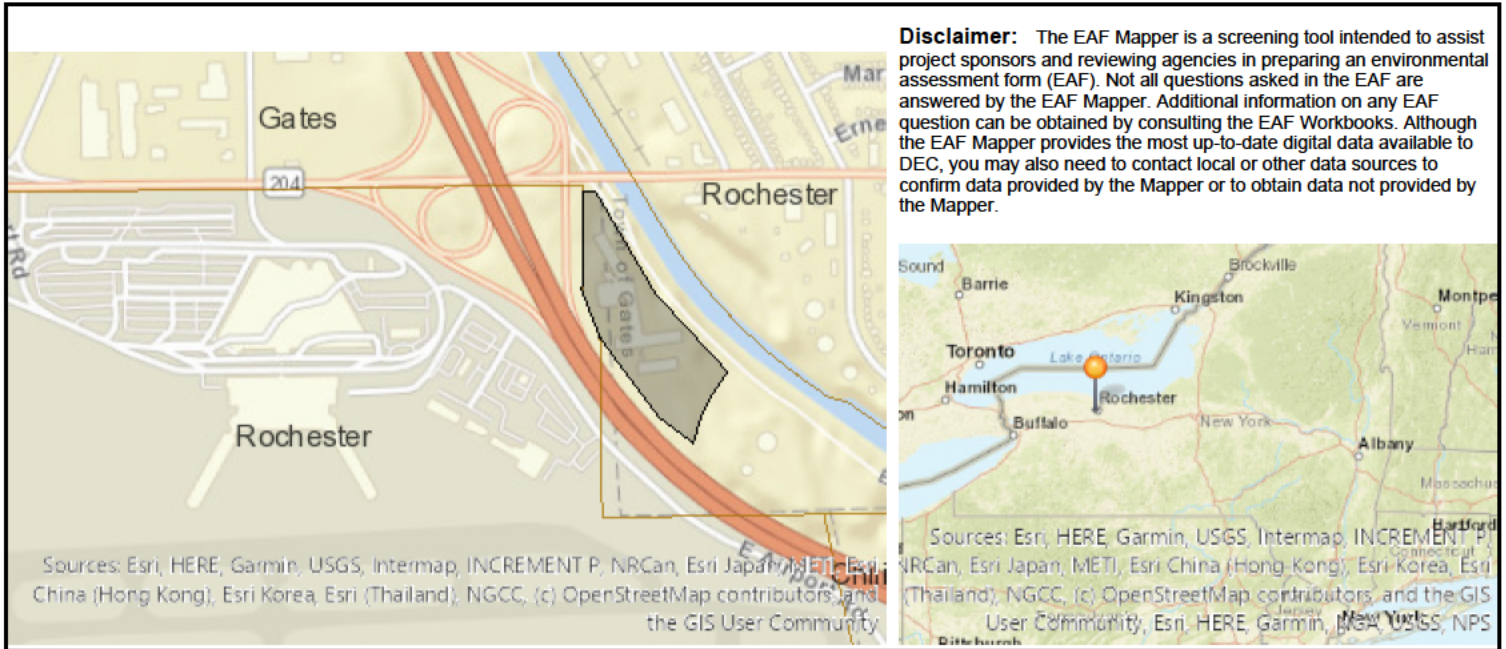
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: 911 & 0 Brooks Avenue - Site Plan			
Project Location (describe, and attach a location map): 911 & 0 Brooks Avenue - Rochester NY, 14624 (TA# 135.100-0001-001 & 135.100-0001-005)			
Brief Description of Proposed Action: Associated Municipal Approvals for the site redevelopment for Erie Materials - a construction materials distribution warehouse for windows, doors, siding, roofing, decking, along with a contractor showroom and employee offices. The project will include demolition of the existing hotel (removal of material waste), construction of a new 49,500 SF Warehouse (with 13,500 SF canopy storage areas) and 13,000 SF Office / Showroom. Proposal will include all applicable site improvement, including but not limited to - access drives and parking (employee, customer, and ADA accessible parking), on-site utility improvements, grading, landscape, and lighting.			
Name of Applicant or Sponsor: Erie Materials, Inc.		Telephone: (315) 455-7434 E-Mail: schabot@eriematerials.com	
Address: P.O. Box 476			
City/PO: Syracuse		State: NY	Zip Code: 14624
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: ESD Demolition Grant, NYSDEC (SPDES), NYSDOH (Backflow)		NO ☒	YES ☐
3. a. Total acreage of the site of the proposed action?		10.2 acres	
b. Total acreage to be physically disturbed?		7.5 +/- acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		10.2 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): Highway/Airport ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? Name:Not named, Reason:Environmentally sensitive, Agency:Rochester, City of, Date:3-14-86 If Yes, identify: _____	NO	YES	
	☐	☒	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements? 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? SHPO coordination will be completed during the redevelopment phase and documented for future SEQR review.	NO	YES	
	☐	☒	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? *SHPO 'No Impact' Letter received relative to potential archaeological resources.	☐	☒	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☐	☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ Erie Canal - L1UBHx ('Lake') _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	☒	☐
	☒	☐
	☐	☐
Proposed stormwater routings are consistent with existing flow patterns from the hotel, while promoting sheet flow vs point discharges to help improve upon existing conditions. Drainage continue to flow southwesterly to a swale along 390 before discharging to Erie Canal further south along NYS Rt 390.		
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:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☐	☒
Site Name: Rochester Gas & Electric - Brooks Ave. Site Code: 828095 - Class A. Active Site. Soil vapor intrusion is not a concern for off-site buildings		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Alexander H. Amering, P.E. - Costich Engineering, D.P.C</u> Date: <u>03/24/2026</u>		
Signature: <u></u> Title: <u>Agent for Applicant</u>		



Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Not named, Reason:Environmentally sensitive, Agency:Rochester, City of, Date:3-14-86
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

Motion By: _____

Seconded By: _____

R. King
B. Hickey

RESOLUTION

(Erie Materials, Inc. Project Modification)

OSC Code 2602-26-022B

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 July 21, 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 more particularly described below.

RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (i) ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON JULY 20, 2026, WITH RESPECT TO A CERTAIN PROJECT (AS DEFINED BELOW) BEING UNDERTAKEN BY ERIE MATERIALS, INC., OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY") AND (ii) AUTHORIZING THE MODIFICATION OF THE REAL PROPERTY TAX ABATEMENT PREVIOUSLY APPROVED BY THE AGENCY AND THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS IN CONNECTION THEREWITH.

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 June 16, 2026, the Agency appointed **ERIE MATERIALS, INC.**, a New York corporation, for itself or an entity formed or to be formed (collectively, the "Company"), the true and lawful agent of the Agency to undertake a certain project (the "Project") consisting of: (A) the acquisition of a leasehold interest in an approximately 9.65-acre parcel of land located on Erie Ridge Drive in the Town of Henrietta, New York 14467 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"); (B) the construction on the Land of a senior living community comprised of approximately 73 apartment and townhouse units including, but not limited to, garages, zero-grade entries, wheelchair accessibility, handrails and other safety features, a community center and pickleball courts (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, in order to offset the costs associated with a public sewer line easement, the Agency desires to amend the real property tax abatement previously approved by the Agency; and

WHEREAS, the proposed real property tax abatement is set forth on Schedule A attached hereto.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized, on behalf of the Agency to negotiate, execute and deliver any and all documents necessary to modify the real property tax abatement.

Section 2. 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 3. These Resolutions 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:

	<u><i>Yea</i></u>	<u><i>Nay</i></u>	<u><i>Absent</i></u>	<u><i>Abstain</i></u>
Lisa Bolzner	X			
Rhett King	X			
Norman Jones	X			
Raymond A. Ryerse Jr.			X	
Brian Hickey	X			
Miguel Velázquez	X			
Truman Tolefree	X			

The Resolutions were thereupon duly adopted.

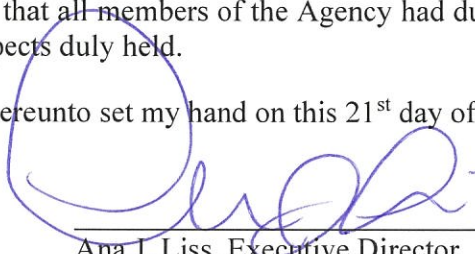
STATE OF NEW YORK)
COUNTY OF MONROE) ss.:

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 July 21, 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 21st day of July, 2026.



Ana J. Liss, Executive Director

SCHEDULE A

<u>PILOT Year</u>	<u>Abatement</u>
1	100%
2	100%
3	100%
4	90%
5	75%
6	60%
7	50%
8	35%
9	25%
10	15%