



## **BOARD MEETING AGENDA**

**February 17, 2026**

12:00 p.m. CityPlace Building

- A. Call Meeting to Order
- B. Pledge of Allegiance
- C. Approval of Minutes – January 20, 2026
- D. Public Comments
- E. Local Labor Monitoring Report
- F. Financial Report
- G. Applications for Consideration
  - 1. Lang & Son's Properties
  - 2. Riedman Properties CS LLC
- H. Project Modifications
  - 1. 120 Redev, LLC – PILOT Request
  - 2. ESIV LLC – PILOT Modification
- I. Executive Director – Discussion Items
  - Rochester Downtown Development Corporation – Request
  - Airport Marketing Fund
  - Dashboard
- J. Governance Committee Report
- K. Chair Discussion Items
- L. Adjourn Meeting

Next meeting: Tuesday, March 24, 2026



COUNTY OF MONROE  
**COMIDA**  
INDUSTRIAL DEVELOPMENT AGENCY

BOARD MEETING MINUTES  
January 20, 2026

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

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

Also Present: A. Liss, A. Clark, R. Finnerty, R. Baranello, Esq., H. Maffucci, A. Kingston, K. Loewke, S. Carl

Chair Tolefree called the meeting to order at 12:00 p.m. and N. Jones led the board in the Pledge of Allegiance.

On motion by R. King, second by B. Hickey, all aye, minutes of the December 16, 2025 meeting were approved.

Chair Tolefree invited those who had signed up for public comment to come forward. The following individuals spoke: Bob Thompson, Sheila Murphy, and Mary Lavine.

K. Loewke presented the local labor monitoring report for December 2025.

K. Loewke presented the local labor exemption report for December 2025.

A. Kingston presented the financial report for December 2025.

S. Carl presented the investment report.

Executive Director Liss presented the following project for consideration:

**JP White Trash LLC**

JP White Trash LLC, a commercial and residential trash collection company headquartered in the Town of Greece, proposes the purchase of a side-loading garbage truck equipped with an automated arm to grab and empty bins. This equipment will be used to help JP White Trash LLC expand its services to customers in the Town of Irondequoit. The \$480,000 project is projected to create 7 FTEs over the next three years in addition to their existing 16 FTEs. The applicant is seeking sales tax exemptions only. The Benefit/Incentive ratio is 626:1.

The applicant was represented by Kevin Goodwine, President. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance. The applicant does not anticipate local labor exemptions.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION TO APPOINT (i) JP WHITE TRASH, LLC OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY") AS ITS AGENT TO UNDERTAKE A CERTAIN PROJECT AS MORE FULLY DESCRIBED BELOW; (ii) PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE UNDERTAKING OF THE PROJECT; (iii) AUTHORIZE THE EXECUTION AND

DELIVERY OF A PROJECT AGREEMENT AND RELATED DOCUMENTS; AND (iv) MAKE A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA (AS DEFINED BELOW).

On motion by L. Bolzner, second by B. Hickey, for inducement and final resolution approving a sales tax exemption, 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	Yea
M. Velazquez	Yea		

### **Megazone Corporation**

Megazone Corporation, a cloud service provider, is proposing the renovation of 300 Willowbrook Office Park in the Town of Perinton, which will serve as the company's U.S. headquarters. The project includes the purchase and installation of office equipment and technology necessary to support business operations and workforce expansion. The \$290,000 project is projected to create 100 new FTEs over the next three years. The applicant is seeking approval of sales tax exemptions only. The projected Benefit/Incentive ratio is 7,213:12.

The applicant was represented by Kary Myers, VP Operations and Bob Moore, CEO. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance. The applicant does not anticipate local labor exemptions.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (i) APPOINTING MEGAZONE CORPORATION, OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY") AS ITS AGENT TO UNDERTAKE A CERTAIN PROJECT AS MORE FULLY DESCRIBED BELOW; (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA (AS DEFINED BELOW); (iii) 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 (iv) AUTHORIZING THE EXECUTION AND DELIVERY OF A PROJECT AGREEMENT AND RELATED DOCUMENTS.

On motion by R. King, second by M. Velazquez, for inducement and final resolution approving a sales tax exemption, 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	Yea
M. Velazquez	Yea		

### **Vistas at Strong LLC, Vistas at SA LLC, Vistas at Montgomery LLC, Vistas at Highland LLC**

The Vistas projects in the City of Rochester include renovations to existing buildings at the old Colgate Rochester Divinity Campus and the construction of two new buildings. When the project is complete, there will be a total of 136 new residential units with rents ranging from \$1,170 for a one bedroom unit to \$2,700 for a two-bedroom unit. At least 20% of the units (27) will be affordable units with rents averaging 60% AMI, based on household size. One of the existing buildings will include office space and other shared amenities as well as the existing charter school. The applicant is seeking approval of a sales tax exemption and a mortgage recording tax exemption and qualifies for the Premier HousingPlus real

property tax abatement recommended in the recently approved housing study. The \$46.2 million project is projected to create 1 FTE directly and has a benefit/incentive ratio of 7:1.

The applicant was represented by Angelo Ingrassia, Member/Manager.

Executive Director Liss clarified that there will be one direct full-time employee at the project site. The 45 full-time equivalent positions referenced in the cost benefit analysis are not on-site jobs but rather generated by the cost benefit analysis model. These 45 positions represent the broader economic impact of adding new housing units to the County's housing supply. Executive Director Liss noted that the Housing Study found that the County is experiencing a significant housing supply shortage with new inventory needed across a range of price points to relieve upward pressure on rents and home prices. This project is consistent with that analysis and with the policy direction the Board endorsed with the adoption of the Housing Study and recommended abatement schedules.

N. Jones asked for an explanation regarding the status of a separate hotel project. Mr. Ingrassia explained that the project is progressing more slowly than anticipated due to a change in the financing structure.

B. Hickey asked Mr. Ingrassia to address the concern raised during the public comment period regarding tree removal and whether the environmental study addressed that concern. Mr. Ingrassia stated that there was an extensive review of the environmental impact of the project.

L. Bolzner asked Mr. Ingrassia to address the concern raised at the public hearing regarding the out-of-order elevator. Mr. Ingrassia explained that the elevator is custom and parts have been ordered to repair it.

R. Ryerse asked Mr. Ingrassia to address concerns raised by residents regarding increased traffic. Mr. Ingrassia stated that traffic patterns were studied and approved by the City of Rochester. R. Ryerse asked that Mr. Ingrassia explain the ingress and egress from the property. Mr. Ingrassia stated that there is a single usable entrance and exit to the property. The other entrance is for emergency access only. Further, Mr. Ingrassia stated that there is a preservation easement on the front 13 acres of the property to ensure no improvements will be constructed in that area in order to maintain the vista.

Chair Tolefree asked if Mr. Ingrassia would opine on what would have happened with the property had Mr. Ingrassia not acquired it. Mr. Ingrassia stated that there was little interest in the property and an original developer had decided not to move forward with development.

The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance. The applicant does not anticipate local labor exemptions. R. Finnerty stated that there were three speakers at the public hearing which was held on January 15, 2026. The recording of that public hearing was distributed to the Board. Additionally, R. Finnerty stated that written comments received at the public hearing, along with comments received up to the time the meeting commenced have been distributed to the Board.

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 JANUARY 15, 2026, WITH RESPECT TO A CERTAIN PROJECT (AS DEFINED BELOW) BEING UNDERTAKEN BY VISTAS AT STRONG LLC, VISTAS AT SA LLC, VISTAS AT MONTGOMERY LLC AND VISTAS AT HIGHLAND 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, RENOVATION AND EQUIPPING OF THE PROJECT, (B) A PARTIAL MORTGAGE RECORDING TAX EXEMPTION AND (C) A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A PAYMENTIN- 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 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	Yea
M. Velazquez	Yea		

Executive Director Liss presented the following modifications for consideration:

**800 Linden LLC – Assumption of P&L Linden, LLC**

P&L Linden LLC, a real estate holding company, is selling 800 Linden Avenue in the Town of Pittsford to 800 Linden LLC, a real estate holding company. Related entity, LMT Technology, will occupy the building.

The applicant was represented by Alma Vieru, VP of Business Operations.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE ASSIGNMENT BY P & L LINDEN, LLC OF CERTAIN FINANCIAL ASSISTANCE AND DOCUMENTS (EACH AS DEFINED BELOW) IN CONNECTION WITH A CERTAIN PROJECT LOCATED AT 800 LINDEN AVENUE IN THE TOWN OF PITTSFORD, NEW YORK, TO 800 LINDEN LLC OR AN ENTITY FORMED OR TO BE FORMED ON ITS BEHALF; AND THE EXECUTION OF RELATED DOCUMENTS.

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

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

**JM&J Leasing Middle Road - Extension**

JM&J Leasing Middle Road, LLC, a real estate holding company, is constructing a new 27,000 sq. ft. facility in the Town of Henrietta for their tenant Skyworks, LLC, a related entity. The project \$9.2 million project was originally approved in December 2024 for a real property tax abatement, mortgage recording tax exemption, and sales tax exemption. The applicant and tenant are now requesting an extension of the sales tax exemption through December 31, 2026 due to construction 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 BENEFITS GRANTED TO JM&J LEASING HENRIETTA LLC (THE "COMPANY") AND SKYWORKS, LLC (THE "TENANT") THROUGH DECEMBER 31, 2026; AND THE EXECUTION OF RELATED DOCUMENTS

**Waffle8er, LLC – Extension**

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Waffle8er, LLC, a food production manufacturer specializing in waffles and other frozen foods, has selected Rochester for expansion after being highly sought after from several southern states. The \$8.6 million project was originally approved in December 2024 for a custom real property tax abatement, mortgage recording tax exemption, and real property tax abatement. The applicant is seeking an extension on the sales tax exemption through December 31, 2026 as the project has been delayed due to real estate availability.

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 WAFFLE8ER LLC (THE "COMPANY") THROUGH DECEMBER 31, 2026; AND THE EXECUTION OF RELATED DOCUMENTS.

**Rock Depot LLC – Extension**

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Rock Depot, LLC, a real estate holding company, is constructing a new 35,000 sq. ft. facility in the Town of Gates with warehouse space and loading docks for its tenants. The \$3,901,366 project was originally approved in May of 2023 and received an extension in May of 2025. The project was approved for a real property tax abatement, sales tax exemption and mortgage recording tax exemption. The applicant is seeking an extension on the sales tax exemption through December 31, 2026 due to construction delays caused by weather and availability of labor.

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 ROCK DEPOT ROC LLC (THE "COMPANY") THROUGH DECEMBER 31, 2026; AND THE EXECUTION OF RELATED DOCUMENTS.

The Chair recommended consideration of the extensions under a single motion as the summaries have been provided to the Board in advance of the meeting; JM&J Leasing Middle Road; Waffle8er, LLC; Rock Depot LLC.

On motion by R. King, second by B. Hickey, all aye, motion carried to approve all of the projects seeking extensions of the sales tax exemptions.

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

Executive Director Liss introduced Angelica Perez-Delgado, President/CEO and Lucia Colindres, Chief Program Officer, of Ibero-American Action League. Ms. Perez-Delgado and Ms. Colindres provided an update on the 2025 program and talked about program plans for 2026. On motion by B. Hickey, second

COMIDA Board Meeting Minutes

January 20, 2026

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by R. Ryerse, all aye, motion carried to approve the fourth year of a four-year contract to support the Ibero Workforce & Entrepreneurial Connections Program in an amount not to exceed \$250,000.

Executive Director Liss introduced Galin Brooks, President of Rochester Downtown Development Corporation, who presented an update on Rochester Downtown Development Corporation's activities over the course of the prior year. Chair Tolefree requested that Ms. Brooks return to present an update on the original contract between the Agency and Rochester Downtown Development Corporation.

Executive Director Liss reviewed the staff travel report as required in the Travel Policy.

There being no further business to discuss, on motion by N. Jones, second by R. King, all aye, the regular meeting of the Board was adjourned at 1:27 p.m.



## January 2026 Monthly C.O.M.I.D.A. Report

February 2<sup>nd</sup>, 2026

1. This report covers our site visits between January 1<sup>st</sup>, 2026 and January 31<sup>st</sup>, 2026.
2. During this period Loewke Brill made 52 monthly site visits.
3. During this period Loewke Brill made “1” Follow up visits.
4. Loewke Brill checked for residence with 589 workers.
5. Of those workers, there were “2” non-compliant.
  - a. 2- No proof of residence
    - i. 01/26/26 – ESIV LLC – 1 from McClaims no ID, 1 from Pro-Carpet no ID. Both workers compliant on follow up visit 01/27/26
  - b. 0 – Out of Area
  - c. 0 – Invalid ID
6. There were “3” new COMIDA sign(s) delivered
  - a. Indus Lake Road, Inc
  - b. 2 Minutes for Holding, LLC
  - c. Advanced Glass Industries DBA EvolvOptic



## APPLICATION SUMMARY

**DATE:** February 17, 2026

**APPLICANT:** Lang and Son's Properties LLC  
1759 Middle Road  
Rush, NY 14543

**TENANT/PROJECT LOCATION:** Kaplan Schmidt Electric, Inc.  
240 Lucius Gordon Drive  
West Henrietta, NY 14586

**PROJECT SUMMARY:** Lang and Son's Properties LLC, a real estate holding company, proposes the construction of a 16,000 square foot building in the Town of Henrietta for its tenant Kaplan Schmidt Electric Inc., a related entity. The new facility will increase Kaplan Schmidt Electric's warehousing space, improve its capacity to work on projects, and allow it to expand its workforce. Kaplan Schmidt Electric plans to create 4 new FTEs in addition to its existing 35 FTEs. The \$2 million project is seeking a real property tax abatement, mortgage recording tax, and sales tax exemption. The cost benefit ratio is 29:1.

**PROJECT AMOUNT:** \$2,000,000 Lease/Leaseback with Abatement  
\$76,640 Sales Tax Exemption  
\$11,250 Mortgage Recording Tax Exemption

<b>JOBS: EXISTING:</b>	35	FTEs
<b>NEW:</b>	4	FTEs
<b>REQUIREMENT:</b>	4	FTEs

**PUBLIC HEARING DATE:** February 13, 2026

**BENEFIT TO INCENTIVE RATIO:** 29:1

**SEQR:** REVIEWED AND PROCESS IS COMPLETE.

**ELIGIBILITY:** NEW COMMERCIAL CONSTRUCTION WITH INCREASE TO THE TAX BASE

**APPROVED PURPOSE:** JOB CREATION

# County of Monroe Industrial Development Agency

## MRB Cost Benefit Calculator

Date: February 17, 2026  
 Project Title: Lang and Son's Properties LLC  
 Project Location: 240 Lucious Gordon Drive



### Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment

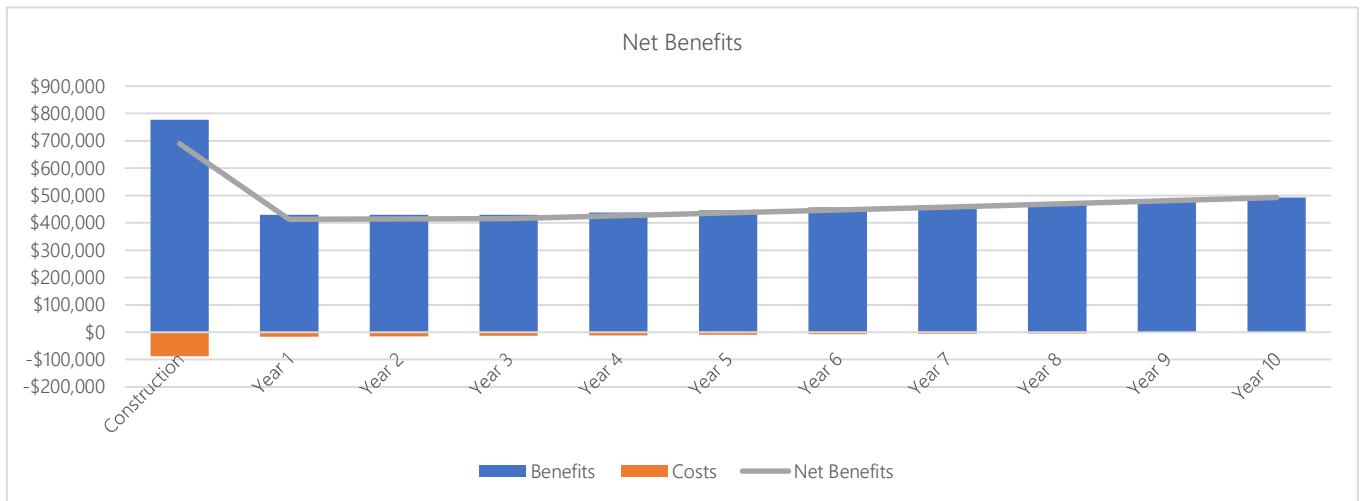
\$2,000,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	10	2	12
Earnings	\$616,604	\$116,995	\$733,600
Local Spend	\$1,600,000	\$398,270	\$1,998,270

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	4	1	5
Earnings	\$3,598,209	\$689,816	\$4,288,026

Figure 1



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

Figure 2

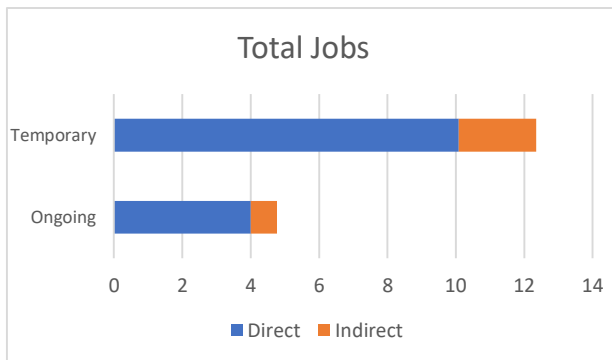
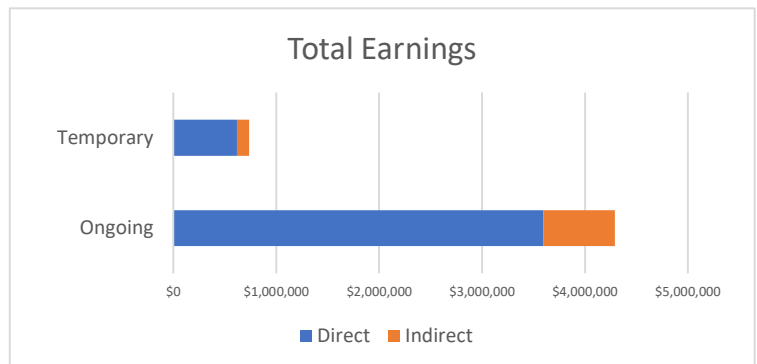


Figure 3



# Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

## Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$87,103	\$80,924
Sales Tax Exemption	\$76,640	\$76,640
Local Sales Tax Exemption	\$38,320	\$38,320
State Sales Tax Exemption	\$38,320	\$38,320
Mortgage Recording Tax Exemption	\$11,250	\$11,250
Local Mortgage Recording Tax Exemption	\$3,750	\$3,750
State Mortgage Recording Tax Exemption	\$7,500	\$7,500
<b>Total Costs</b>	<b>\$174,993</b>	<b>\$168,814</b>

## State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$5,170,522</b>	<b>\$4,705,710</b>
To Private Individuals	\$5,021,625	\$4,574,779
Temporary Payroll	\$733,600	\$733,600
Ongoing Payroll	\$4,288,026	\$3,841,179
Other Payments to Private Individuals	\$0	\$0
To the Public	\$148,897	\$130,931
Increase in Property Tax Revenue	\$113,746	\$98,907
Temporary Jobs - Sales Tax Revenue	\$5,135	\$5,135
Ongoing Jobs - Sales Tax Revenue	\$30,016	\$26,888
Other Local Municipal Revenue	\$0	\$0
<b>State Benefits</b>	<b>\$261,125</b>	<b>\$237,889</b>
To the Public	\$261,125	\$237,889
Temporary Income Tax Revenue	\$33,012	\$33,012
Ongoing Income Tax Revenue	\$192,961	\$172,853
Temporary Jobs - Sales Tax Revenue	\$5,135	\$5,135
Ongoing Jobs - Sales Tax Revenue	\$30,016	\$26,888
<b>Total Benefits to State &amp; Region</b>	<b>\$5,431,647</b>	<b>\$4,943,598</b>

## Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$4,705,710	\$122,994	38:1
State	\$237,889	\$45,820	5:1
<b>Grand Total</b>	<b>\$4,943,598</b>	<b>\$168,814</b>	<b>29:1</b>

\*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

**Motion By:** \_\_\_\_\_  
**Seconded By:** \_\_\_\_\_

**RESOLUTION**  
(Lang and Son's Properties LLC Project)  
OSC Code 2602-26-005A

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 February 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 FEBRUARY 13, 2026, WITH RESPECT TO A CERTAIN PROJECT (AS DEFINED BELOW) BEING UNDERTAKEN BY LANG AND SON'S PROPERTIES 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, **LANG AND SON'S PROPERTIES 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 1.75-acre parcel of land located at 240 Lucius Gordon Drive in the Town of Henrietta, New York 14586 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 thereon of an approximately 16,000 square-foot building, approximately 4,000 square feet of which will be used as office space and approximately 12,000 square feet of which will be used as warehousing space (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"), all for use by Kaplan Schmidt Electric (the "Tenant") in its business as a commercial electrical contractor; 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, February 13, 2026, at 11:30 a.m., local time, in the Main Meeting Room at 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, (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 Planning Board of the Town of Henrietta (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 20, 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 January 20, 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, 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 **\$958,000** which results in New York State and local sales and use tax exemption benefits ("sales and use tax exemption benefits") not to exceed **\$76,640**. 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 **\$1,500,000**, resulting in a mortgage tax exemption not to exceed **\$11,250**; 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:

	<i><u>Yea</u></i>	<i><u>Nay</u></i>	<i><u>Absent</u></i>	<i><u>Abstain</u></i>
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 February 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 17<sup>th</sup> day of February, 2026.

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Ana J. Liss, Executive Director



## 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](http://www.monroecountybusiness.org/application).

Please send completed application via email to [EconomicDevelopment@monroecounty.gov](mailto: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: Lang and Son's Properties LLC  
 Address: 1759 Middle Road  
 City/State/Zip: Rush, NY 14543  
 Tax Id No.: 39-3380759  
 Contact Name: Jeff Lang  
 Title: President  
 Telephone: 585-880-9722  
 E-Mail: jlang@kaplanschmidt.com

#### B. Applicant's Legal Counsel

Name: Carl Steinbrenner  
 Firm: Steinbrenner Law Offices, LLC  
 Address: 104 Troup Street  
 City/State/Zip: Rochester, NY 14608  
 Telephone: 585-415-7340  
 Email: csteinbrenner@steinbrennerlaw.com

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

Name	%	Corporate Title
<u>Jeff Lang</u>	<u>100</u>	<u>President</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

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: 240 Lucius Gordon Dr

Tax Map Parcel Number: 174.02-1-37.122

City/Town/Village: West Henrietta

School District: Rush Henrietta CSD

Zip: 14586

Current Legal Owner of Property:

East & Alex Holdings, 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: Kaplan Schmidt Electric, Inc.

Address: 50 Saginaw Drive

City/State/Zip: Rochester, NY 14623

Tax ID No: 16-1316939

Contact Name: Jeff Lang

Title: President

Telephone: 585-880-9722

Email: jlang@kaplanschmidt.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>Jeff Lang</u>	<u>100</u>	<u>President</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

**F. Project Timeline**

Proposed Date of Acquisition: 2/2026

Proposed Commencement Date of Construction: 4/2026

Anticipated Completion Date: 1/2027

**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: 238210

Kaplan Schmidt Electric is a commercial electrical contractor founded in 1988 and has been operating out of the Monroe County area since inception. It started with only 2 employees and has expanded to 35 employees today. In the first couple of years in business we mostly did work for frontier telephone and mall stores that were being constructed at Marketplace, Greece Ridge and Eastview Malls. Currently, we do schools, universities, prisons, municipalities, solar fields and EV chargers. Kaplan Schmidt can perform any of the commercial electrical needs of todays customers. The electrical field is growing and we are looking to expand with it.

The project we are proposing is a 16,000 square feet building on Lucius Gordon Drive by the Rochester Institute of Technology. 4,000 square feet of it for office and the remaining 12,000 square feet for the warehouse. The new building will allow us to add 4 to 5 more much needed employees to handle the additional work load. It will also allow us additional warehouse space to store the materials needed for these projects inside the building. We have outgrown the space we have at our current location and look forward to having this new future location.

## 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.

Without assistance, the project wouldn't happen at the same scope, nor add any new jobs due to current inflation of materials. The savings provided will allow us to expand to the size of the building needed for growth.

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

Yes  No

Location:

Lease at 50 Saginaw Dr. Rochester, NY 14623

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:

Currently leased building - expect landlord

to search for new tenant.

- 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 <sup>3,4</sup>\_\_\_\_\_.

**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. \$ 633,000
- b. Labor b. \$ 400,000

**Site Work**

- c. Materials c. \$ 300,000
- d. Labor d. \$ 100,000
- e. Non-Manufacturing Equipment e. \$ \_\_\_\_\_
- f. Manufacturing Equipment f. \$ \_\_\_\_\_
- g. Equipment Furniture and Fixtures g. \$ 25,000
- h. Land and/or Building Purchase h. \$ 500,000
- i. Soft Costs (Legal, Architect, Engineering) i. \$ 42,000
- Other (specify) j. \_\_\_\_\_ j. \$ \_\_\_\_\_
- k. \_\_\_\_\_ k. \$ \_\_\_\_\_
- l. \_\_\_\_\_ l. \$ \_\_\_\_\_
- m. \_\_\_\_\_ m. \$ \_\_\_\_\_

**Total Project Costs (must equal Total Sources) \$ 2,000,000**

B. Sources of Funds for Project Costs:

- a. Tax-Exempt Industrial Revenue Bond a. \$ \_\_\_\_\_
- b. Taxable Industrial Revenue Bond b. \$ \_\_\_\_\_
- c. Bank Financing c. \$ 1,500,000
- d. TOTAL Public Sources d. \$ \_\_\_\_\_

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

\_\_\_\_\_ \$ \_\_\_\_\_  
 \_\_\_\_\_ \$ \_\_\_\_\_  
 \_\_\_\_\_ \$ \_\_\_\_\_  
 \_\_\_\_\_ \$ \_\_\_\_\_

- e. Equity e. \$ 500,000
- TOTAL SOURCES (must equal Total Project Costs) \$ 2,000,000**

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

Yes  No

If yes, please specify bank, underwriter, etc.

Canandaigua National 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 Kaplan Schmidt Electric, Inc.

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 \$ 0.00**

**A. IDA PILOT Benefits:**

Current Assessment	\$87,800
Value of New Construction & Renovation Costs	\$933,000
Estimated New Assessed Value Subject to IDA	\$1,020,800
Current Taxes	\$1,726
Current Taxes Escalator	2%
PILOT Terms - Years	10
County Tax rate/\$1,000	6.14000
Local Tax Rate* Tax Rate/\$1,000	0.99000
School Tax Rate /\$1,000	12.53000
Total Tax Rate	19.66000

**B. Sales Tax Exemption Benefit:**

Estimated value of Sales Tax exemption:	\$76,640
Estimated duration of ST exemption:	12/31/2027

**C. Mortgage Recording Tax Exemption (MRTE) Benefit:**

Estimated Value of MRTE:	\$11,250
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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:	\$174,993
Project Construction Costs:	\$2,000,000
	8.75%

**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**
	<b>Total</b>	<b>\$35,524</b>	<b>\$5,728</b>	<b>\$72,494</b>	<b>\$113,746</b>	<b>\$200,848</b>	<b>\$87,103</b>
1	90%	\$573	\$92	\$1,169	\$1,834	\$18,343	\$16,509
2	80%	\$1,169	\$188	\$2,385	\$3,742	\$18,710	\$14,968
3	70%	\$1,788	\$288	\$3,649	\$5,725	\$19,084	\$13,359
4	60%	\$2,432	\$392	\$4,962	\$7,786	\$19,466	\$11,679
5	50%	\$3,100	\$500	\$6,327	\$9,927	\$19,855	\$9,927
6	40%	\$3,795	\$612	\$7,744	\$12,151	\$20,252	\$8,101
7	30%	\$4,516	\$728	\$9,216	\$14,460	\$20,657	\$6,197
8	20%	\$5,264	\$849	\$10,743	\$16,856	\$21,070	\$4,214
9	10%	\$6,041	\$974	\$12,328	\$19,342	\$21,491	\$2,149
10	0%	\$6,846	\$1,104	\$13,971	\$21,921	\$21,921	\$0

**VII. PROJECTED EMPLOYMENT**

Complete for each Applicant or User/Tenant

**Company Name:** Kaplan Schmidt Electric, 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 <b>RETAINED</b>	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be <b>CREATED</b> 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)	35	35	4	4
Part Time (PTE)	0	0	0	0
Total	35	35	4	4

\*\* 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 Kaplan Schmidt Electric, 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.

X

### 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.**

X

### 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.

X

### 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.

X

### 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.

X

**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.

X

**Exemption Process**

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

- o 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.
- o 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);
- o 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).
- o 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.

Lang and Sons Properties LLC

(APPLICANT COMPANY)

*Jeff Lang*

President 1/22/26

Signature, Title Date

Kaplan Schmidt Electric, Inc.

(TENANT COMPANY)

*Jeff Lang*

President 1/22/26

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.	<b>Application Fee:</b> Non-refundable \$350.00 <b>IDA Fee:</b> 0.75% of the total project cost <b>Legal Fee:</b> 33% of the IDA fee. Minimum fee of \$4,000.
Sales Tax Exemption* and/or partial Mortgage Recording Tax Exemption	<b>Application Fee:</b> Non-refundable \$350.00 <b>IDA Fee:</b> 0.50% of the total project cost <b>Legal Fee:</b> 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)	<b>Application Fee:</b> Non-refundable \$350.00 <b>IDA Fee:</b> Flat fee of \$750 (\$500 for certified M/WBE or certified service disabled Veterans) <b>Legal Fee:</b> 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	<b>Application Fee:</b> Non-refundable \$350.00 <b>IDA Fee:</b> 1.25% of the total project cost <b>Legal Fee:</b> 33% of the IDA fee. Designated Bond Counsel fee is based on the complexity and amount of the transaction.
Bond: Taxable or Tax-Exempt	<b>Application Fee:</b> Non-refundable \$350.00 <b>IDA Fee:</b> 1.00% of the total project cost <b>Legal Fee:</b> 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.

**Lang and Sons Properties LLC**

(APPLICANT COMPANY)

Jeff Lang President 1/22/26  
Signature, Title Date

**Kaplan Schmidt Electric, Inc.**

(TENANT COMPANY)

Jeff Lang President 1/22/26  
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**

Lang and Sons Properties LLC

Jeff Lang                      President                      1/22/26  
 Signature                      , Title                      Date

**TENANT COMPANY**

Kaplan Schmidt Electric, Inc.

Jeff Lang                      President                      1/22/26  
 Signature                      , Title                      Date



## 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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: 240 Lucius Gordon Drive Site Plan			
Project Location (describe, and attach a location map): 240 Lucius Gordon Drive (43.068403, -77.686082)			
Brief Description of Proposed Action: The construction of a 16,735-sf office/ warehouse on the 3.98-acre parcel along with associated appurtenances.			
Name of Applicant or Sponsor: Jeff Lang / Lang and Son's Properties LLC		Telephone: (585) 328-0130 x31 E-Mail: jlang@kaplanschmidt.com	
Address: 1759 Middle Road			
City/PO: Rush		State: New York	Zip Code: 14543
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 <input type="checkbox"/>
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: NYSDEC, Monroe County Water Authority and Pure Waters			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 3.98 acres b. Total acreage to be physically disturbed? _____ 1.60 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 6.29 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, <ul style="list-style-type: none"> <li>a. A permitted use under the zoning regulations?</li> <li>b. Consistent with the adopted comprehensive plan?</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state-listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____ _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri, NRCAn, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri Thailand, NGCC, etc; OpenStreetMap contributors and the GIS User Community; Esri, HERE, Garmin, USGS, NPS

- Part 1 / Question 7 [Critical Environmental Area] No
- Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] No
- 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] No



**TOWN OF HENRIETTA**

County of Monroe • State of New York  
475 Calkins Road, P.O. Box 999, Henrietta, N.Y. 14467  
(585) 334-7700 • www.henriettany.gov

STEPHEN L. SCHULTZ  
Supervisor

CRAIG C. ECKERT  
Deputy Town Supervisor

ROBERT BARLEY, JR.  
MICHAEL J. STAFFORD  
MILLIE C. SEFRANEK  
KRISTINA J. OWENS  
Council Members

**Sent Via Email**

January 21, 2026

Joe Ardieta, P.E.  
Vanguard Engineering  
133 S. Fitzhugh Street  
Rochester, NY 14608

Re: **Application No. 25-009 Lang & Sons Properties, LLC – Office Building** – For final site plan approval of a proposed 16,735 S.F. office/warehouse facility on 3.98 acres located on Lucius Gordon Drive in an Industrial Zoned District. Tax Account No. 174.02-1-37.122. (Property pending administrative subdivision that will create a new address and Tax Account No.)

Dear Mr. Ardieta:

At a regular scheduled Planning Board Meeting held on January 20, 2026, the Henrietta Planning Board approved the final site plan for the proposed Lang & Sons Properties, LLC – Office Building. This approval shall be subject to compliance with the enclosed resolution and any comments received from the Town of Henrietta and other concerned agencies to the satisfaction of the Director of Engineering & Planning.

Should you have any questions, please contact me at (585) 359-7040 during normal business hours.

Respectfully,

A handwritten signature in black ink, appearing to read 'Heather Voss'.

Heather Voss  
Deputy Town Clerk  
Town of Henrietta

xc: Planning Board / Town Board / Engineering Department / Building Department / File

**Resolution for Approval of Application No. 25-009 by “Lang & Son’s Properties, LLC” for Office Building Development**

WHEREAS, Lang & Son’s Properties, LLC (the “Applicant”) has submitted an application to the Town of Henrietta requesting site plan and re-subdivision approval (the “Application”) for an office/warehouse facility (the “Development”) all at property located at or about 240 Lucius Gordon Drive (the “Property”), with the location and said Application more fully detailed in application materials on file with the Town, inclusive of the proposed site plan map set drawn by Vanguard Engineering, PC, generally titled/referred to “240 Lucius Gordon Drive Office Building,” and last dated on or about December 1, 2025 (the “Plans”).

NOW, THEREFORE, BE IT, RESOLVED, that, based upon the Henrietta Planning Board’s careful consideration and hard look at all potential environmental impacts of the Application, including all documentary, testimonial, and other evidence presented to the Town, inclusive of information presented and discussed during the Board’s meeting, together with any input from Town staff, and any applicable advisory boards and agencies, the Board concludes none rise to the level of potentially significant adverse environmental impacts, all as additionally specified in the record and the SEQR EAF, and, thus, consistent therewith the Board hereby approves the EAF and issues a negative declaration with regard to the Application; and, be it further

RESOLVED, that, in consideration of all criteria and information relevant to the Application, including but not limited to as discussed during the Planning Board meeting(s), as addressed herein, as addressed pursuant to SEQR, based upon the Application materials, and as otherwise set forth in the record, and subject to any conditions set forth herein, the Planning Board hereby waives formal subdivision review procedures for re-subdivision given as it comprises the alteration of lot lines and authorizes the re-subdivision subject to review and acceptance by the Dir. of Engineering and Planning, and further the Planning Board hereby approves the Application, issuing site plan approval, all as detailed in the Application and the Plans, and all subject to satisfaction of the following conditions:

1. Address all outstanding comments issued by the Town of Henrietta, including but not limited to:
  - a. Comments of the Town Dir. of Engineering & Planning to his satisfaction, including those dated January 15, 2026;
  - b. Comments of the Town Dir. of Building and Fire Prevention to his satisfaction, including those dated January 12, 2026;
  - c. Comments of the Town Fire Marshal to his satisfaction, including those dated Jan. 13, 2026; and
  - d. Comments of the Town Landscape Architect (Stantec) to the satisfaction of the Town Dir. of Engineering & Planning, including those dated Jan. 12, 2026.
2. Compliance with the Town Code at Section 295-60[C], including but not limited to the provision of improvements/security in compliance therewith as required by Town Law Section 274-a.
3. Provide all necessary easements, all to the satisfaction of the Town Dir. of Engineering & Planning, also including but not limited to a cross-access/driveway/parking easement for the apparent shared entrance.
4. Any existing easements which would be impermissibly encroached upon by the Development shall be relocated and/or abandoned including but not limited to in a manner to ensure proper provision of all utilities and services the subject thereof, all to the satisfaction of the Dir. of Engineering and Planning.
5. Re-subdivision necessary to establish the lots consistent with this Application shall be completed prior to final signature(s) on the approved site plan(s), consistent with the Application materials, all to the satisfaction of the Town Dir. of Engineering and Planning.

6. Utility districting required, if any, shall be completed to the satisfaction of the Town Board or designee.
7. Obtain any necessary permits and approvals required from other governmental agencies and address relevant outstanding comments of the same, all to the satisfaction of the Town Dir. of Engineering & Planning.



## APPLICATION SUMMARY

**DATE:** February 17, 2026

**APPLICANT:** Riedman Properties CS LLC  
45 East Avenue  
Rochester, NY 14604

**PROJECT LOCATION:** 75 South Clinton Avenue  
Rochester, NY 14604

**PROJECT SUMMARY:** Riedman Properties CS LLC, a real estate holding company, has purchased and is planning to renovate the Clinton Square building located in the central business district in the City of Rochester. Floors 1-7 will remain for current and new office tenants including the restaurant and daycare center. Floors 8-13 will be renovated into 102 market rate apartments consisting of studios, one bedroom, two bedrooms, and four penthouses. Rents will range from \$1,799 - \$4,145 with higher rents for the penthouses. The 14<sup>th</sup> floor will be redeveloped into event space. The applicant is seeking approval of a sales tax exemption and a mortgage recording tax exemption and qualifies for the HousingPlus real property tax abatement recommended in the recently approved housing study. The \$42.6 million project is projected to create 1 FTE directly and has a benefit/incentive ratio of 9:1

**PROJECT AMOUNT:** \$42,627,921 Lease/Leaseback with Abatement  
\$1,365,845 Sales Tax Exemption  
\$277,191 Mortgage Recording Tax Exemption

**JOBS: EXISTING:** 3 FTEs  
**NEW:** 1 FTEs - Direct

**PUBLIC HEARING DATE:** February 12, 2026

**BENEFIT TO INCENTIVE RATIO:** 9:1

**SEQR:** INTERNAL RENOVATIONS ONLY; SEQR PROCESS COMPLETE.

**ELIGIBILITY:** REHABILITATION OF EXISTING COMMERCIAL BUILDING VACANT FOR A LONG TIME

**APPROVED PURPOSE:** COMMUNITY DEVELOPMENT

# County of Monroe Industrial Development Agency

## MRB Cost Benefit Calculator



Date: February 17, 2026  
 Project Title: Riedman Properties CS LLC  
 Project Location: 75 South Clinton Avenue

### Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

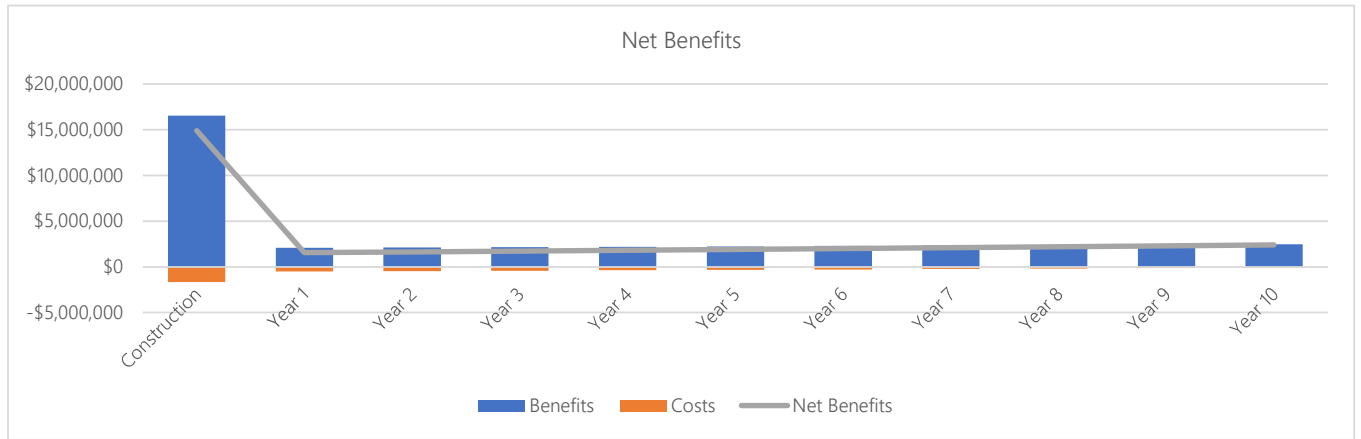
Project Total Investment  
 \$42,627,921

		Temporary (Construction)		
		Direct	Indirect	Total
Jobs		215	48	263
Earnings		\$13,142,281	\$2,493,632	\$15,635,914
Local Spend		\$34,102,337	\$8,488,716	\$42,591,053

		Ongoing (Operations)		
		Direct	Indirect	Total
Jobs		35	10	45
Earnings		\$16,117,650	\$5,031,182	\$21,148,832

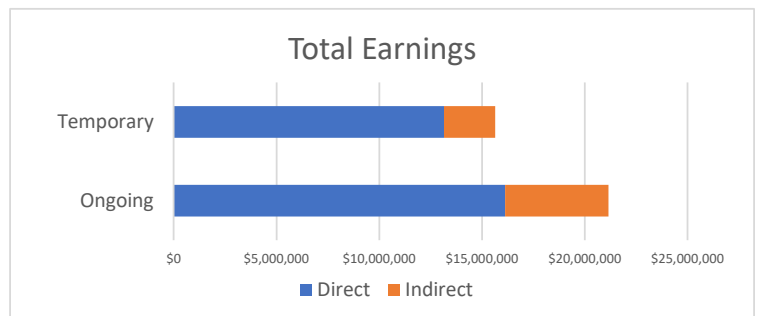
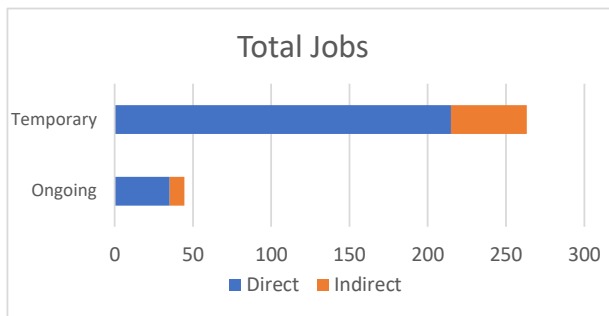
Figure 1



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

Figure 2

Figure 3



# Fiscal Impacts

## Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$2,978,070	\$2,748,012
Sales Tax Exemption	\$1,365,845	\$1,365,845
Local Sales Tax Exemption	\$682,923	\$682,923
State Sales Tax Exemption	\$682,923	\$682,923
Mortgage Recording Tax Exemption	\$277,191	\$277,191
Local Mortgage Recording Tax Exemption	\$92,397	\$92,397
State Mortgage Recording Tax Exemption	\$184,794	\$184,794
<b>Total Costs</b>	<b>\$4,621,106</b>	<b>\$4,391,048</b>

## State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$39,789,568</b>	<b>\$37,192,452</b>
<b>To Private Individuals</b>	<b>\$36,784,745</b>	<b>\$34,572,177</b>
Temporary Payroll	\$15,635,914	\$15,635,914
Ongoing Payroll	\$21,148,832	\$18,936,263
Other Payments to Private Individuals	\$0	\$0
<b>To the Public</b>	<b>\$3,004,822</b>	<b>\$2,620,275</b>
Increase in Property Tax Revenue	\$2,602,251	\$2,248,374
Temporary Jobs - Sales Tax Revenue	\$109,451	\$109,451
Ongoing Jobs - Sales Tax Revenue	\$293,120	\$262,450
Other Local Municipal Revenue	\$0	\$0
<b>State Benefits</b>	<b>\$2,057,885</b>	<b>\$1,927,649</b>
<b>To the Public</b>	<b>\$2,057,885</b>	<b>\$1,927,649</b>
Temporary Income Tax Revenue	\$703,616	\$703,616
Ongoing Income Tax Revenue	\$951,697	\$852,132
Temporary Jobs - Sales Tax Revenue	\$109,451	\$109,451
Ongoing Jobs - Sales Tax Revenue	\$293,120	\$262,450
<b>Total Benefits to State &amp; Region</b>	<b>\$41,847,452</b>	<b>\$39,120,101</b>

## Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$37,192,452	\$3,523,332	11:1
State	\$1,927,649	\$867,717	2:1
<b>Grand Total</b>	<b>\$39,120,101</b>	<b>\$4,391,048</b>	<b>9:1</b>

\*Discounted at 2%

### Additional Comments from IDA

This is a mixed-use project. The applicant is going to create 1 new job and the balance of the direct jobs are estimated based on new household spending. Additional jobs are anticipated to be created through the the commercial tenants.

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

**Motion By:** \_\_\_\_\_  
**Seconded By:** \_\_\_\_\_

**RESOLUTION**  
(Riedman Properties CS LLC Project)  
OSC Code 2602-26-006A

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 February 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 FEBRUARY 12, 2026, WITH RESPECT TO A CERTAIN PROJECT (AS DEFINED BELOW) BEING UNDERTAKEN BY RIEDMAN PROPERTIES CS 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, RENOVATION 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, **RIEDMAN PROPERTIES CS 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 approximately 1.39-acre parcel of land located at 75 South Clinton Avenue in the City of Rochester, New York 14604 and all other lands in the City of Rochester 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 approximately 336,447 square-foot building thereon (the "Existing Improvements"); (B) the renovation of the Existing Improvements into mixed-use space with floors 1-7 currently containing and to continue to contain Class-A office space, a daycare center and a restaurant; floors 8-13 will be converted

into approximately 102 apartment units; and floor 14 will be developed into event space (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 Thursday, February 12, 2026, at 10:30 a.m., local time, at the Agency's Offices located at 50 West Main Street, Rochester, New York 14614, 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, 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 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.

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 Agency hereby determines that the acquisition of a leasehold interest in and the renovation, 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, 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, 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 **\$17,073,054** which results in New York State and local sales and use tax exemption benefits ("sales and use tax exemption benefits") not to exceed **\$1,365,845**. 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 **\$36,958,805**, resulting in a mortgage tax exemption not to exceed **\$277,191**; 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:

	<u><i>Yea</i></u>	<u><i>Nay</i></u>	<u><i>Absent</i></u>	<u><i>Abstain</i></u>
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:

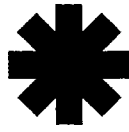
That I have compared the annexed extract of the minutes of the meeting of the County of Monroe Industrial Development Agency (the "Agency"), including the resolutions contained therein, held on February 17, 2026, with the original thereof on file in my office, and that the same is a true and correct 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 17<sup>th</sup> day of February, 2026.

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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](http://www.monroecountybusiness.org/application).

Please send completed application via email to [EconomicDevelopment@monroecounty.gov](mailto: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: Riedman Properties CS LLC  
 Address: 45 East Avenue  
 City/State/Zip: Rochester, NY 14604  
 Tax Id No.: 39-2449060  
 Contact Name: Gary T. Izzo  
 Title: Director of Finance & Capital Markets  
 Telephone: (585) 232-2600 X158  
 E-Mail: gizzo@riedman.com

**B. Applicant's Legal Counsel**

Name: Steve Tierney  
 Firm: Woods Oviatt Gilman LLP  
 Address: 1900 Bausch & Lomb Place  
 City/State/Zip: Rochester, NY 14604  
 Telephone: (585) 987-2839  
 Email: stierney@woodsoviatt.com

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

Name	%	Corporate Title
<u>David J. Riedman</u>	<u>100</u>	<u>Manager</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

D. Is the business applying for assistance certified as an MWBE or service-disabled veterans' agency?

Yes  No *HI*

**II. PROJECT**

**A. Address of proposed project facility**

Address: 75 South Clinton Avenue

Tax Map Parcel Number: 121.24-1-35.001

City/Town/Village: Rochester

School District: Rochester

Zip: 14604

Current Legal Owner of Property:

Riedman Properties CS 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: N/A

Proposed Commencement Date of Construction: 3/16/26

Anticipated Completion Date: 4/1/28

**G. Contractor(s)**

Riedman Construction

45 East Avenue, Rochester, NY 14604

## II.PROJECT (cont'd)

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

NAICS Code: 531120

Clinton Square is an iconic Rochester, NY office building built in the 1990's. Riedman Companies CS LLC acquired the property in July 2025.

Riedman plans to redevelop the property into mixed use as follows:

Floors 1-7 are currently occupied by an existing Grade A portfolio of office tenants. We are actively marketing to similar type tenants to backfill existing vacant space.

Floors 8-13 will be redeveloped into 102 market rate apartments broken down as follows:

25 Studios (679-937 square feet) @ rents ranging from \$1,799-\$2,483 (Deluxe) per month  
51 One Bedrooms (841-1139 square feet) @ rents ranging from \$2,018-\$2,863 (w/Den) per month  
22 Two Bedrooms (1,293-1,727 square feet) @ rents ranging from \$2,974-\$4,145 (w/Den) per month  
4 Penthouses (2,618 square feet) @ an average rent of \$7,854 per month

Part of the 14th Floor will be redeveloped into event space to host conferences, meetings, etc. and operated by a 3rd party.

Amenities for the residents include:

- 400+ secure parking spaces located underneath the building.
- Fitness Center, Yoga Studio & Lounge
- Dog Wash
- Maker Space for crafting and other hobbies
- Generations Daycare and Acorn Exchange (restaurant) will continue to lease space in the building which benefit both residents and office tenants.

We are relocating Ernstrom & Drete from the 9th Floor to the 5th Floor to accommodate this work.

In addition, Acorn is expanding their space on the ground floor from 1,350+/- SF to 2,750+/- SF. We also are working on an agreement for an office tenant for the 4th Floor.

**II. PROJECT (cont'd)**

I. Would the project be undertaken without financial assistance from the Agency?  Yes  No

Please explain why financial assistance is necessary.

Due to high construction costs in the market today combined with the high property tax rates in NYS, financial assistance is need to ensure this project is financially feasible.

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

Yes  No

Location:

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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:

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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. \$ 16255675
- b. Labor b. \$ 20275843

**Site Work**

- c. Materials c. \$ 277379
- d. Labor d. \$ 408056
- e. Non-Manufacturing Equipment e. \$ \_\_\_\_\_
- f. Manufacturing Equipment f. \$ \_\_\_\_\_
- g. Equipment Furniture and Fixtures g. \$ 540000
- h. Land and/or Building Purchase h. \$ \_\_\_\_\_
- i. Soft Costs (Legal, Architect, Engineering) i. \$ 1193899
- Other (specify) j. Bank Financing j. \$ \_\_\_\_\_
- k. Bank Financing k. \$ 754976
- l. Interest l. \$ 2774656
- m. Other m. \$ 147437

**Total Project Costs** \$ 42627921  
**(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. \$ 36958805
- d. TOTAL Public Sources d. \$ \_\_\_\_\_

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

\_\_\_\_\_ \$ \_\_\_\_\_  
 \_\_\_\_\_ \$ \_\_\_\_\_  
 \_\_\_\_\_ \$ \_\_\_\_\_  
 \_\_\_\_\_ \$ \_\_\_\_\_

- e. Equity e. \$ 5669116
- TOTAL SOURCES** \$ 42627921  
**(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.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**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: Riedman Properties CS 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 <b>RETAINED</b>	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be <b>CREATED</b> 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)	3	3	1	1
Part Time (PTE)	0	0	0	0
Total	3	3	1	1

\*\* 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 Riedman Properties CS 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.

GTI

### 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.**

GTI

### 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.

GTI

### 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.

GTI

### 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.

GTI

**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.

GTI

**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.

## Riedman Properties CS LLC

(APPLICANT COMPANY)

(TENANT COMPANY)

*Mary T. Jpp* FINANCE DIRECTOR 1/23/26  
 \_\_\_\_\_  
 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.	<b>Application Fee:</b> Non-refundable \$350.00 <b>IDA Fee:</b> 0.75% of the total project cost <b>Legal Fee:</b> 33% of the IDA fee. Minimum fee of \$4,000.
Sales Tax Exemption* and/or partial Mortgage Recording Tax Exemption	<b>Application Fee:</b> Non-refundable \$350.00 <b>IDA Fee:</b> 0.50% of the total project cost <b>Legal Fee:</b> 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)	<b>Application Fee:</b> Non-refundable \$350.00 <b>IDA Fee:</b> Flat fee of \$750 (\$500 for certified M/WBE or certified service disabled Veterans) <b>Legal Fee:</b> 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	<b>Application Fee:</b> Non-refundable \$350.00 <b>IDA Fee:</b> 1.25% of the total project cost <b>Legal Fee:</b> 33% of the IDA fee. Designated Bond Counsel fee is based on the complexity and amount of the transaction.
Bond: Taxable or Tax-Exempt	<b>Application Fee:</b> Non-refundable \$350.00 <b>IDA Fee:</b> 1.00% of the total project cost <b>Legal Fee:</b> 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.

**Riedman Properties CS LLC**

(APPLICANT COMPANY)

(TENANT COMPANY)

*Harry T. Jagg* FINANCE DIRECTOR 1/23/21  
Signature, Title, Date

Signature, Title, Date

**X. CERTIFICATION**

The undersigned company officer and/or user/tenant officer each hereby certifies, on behalf of the company and/or user/tenant, respectively (each singularly and together, the "Applicant"), as follows:

- A. The information contained in this Application, including employment information, is true and correct. The Applicant is aware that any material misrepresentation made in this Application constitutes an act of fraud, resulting in revocation of COMIDA benefits.
- B. The undersigned, on behalf of the Applicant, hereby certifies that the Applicant, and all parties which have ownership of the Applicant are current and will remain current on all real property, federal, state, sales, income and withholding taxes throughout the term of any agreements made in connection with this Application.
- C. Absence of Conflicts of Interest – The Applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officers or employees of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as herein described: \_\_\_\_\_
- D. Compliance with N.Y. GML Sec. 862(1): Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:  
 § 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.
- E. Compliance with Applicable Laws: The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.
- F. False and Misleading Information: The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.
- G. Recapture: Should the Applicant not expend as projected or hire as presented, the Agency may view such information/status as failing to meet the established standards of economic performance. In such events, some or all of the benefits taken by the Applicant will be subject to recapture.
- H. Pay Equity: The Applicant and/or user/tenant officer certifies on behalf of the company and/or user/tenant (the Applicant) has not been the subject of an adverse finding under the equal pay laws within the previous five years, has disclosed any pending equal pay claims against the company at time of application, and shall disclose to COMIDA any pending claims or adverse findings under the equal pay laws during the term of COMIDA financial assistance agreement.
- I. Applicant hereby releases the COMIDA ("Agency") from, agrees that the Agency shall not be liable for, and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, this Application, regardless of whether or not this Application or the Project described herein or the tax exemptions and other assistance requested herein are favorably acted upon by the Agency; (B) the Agency's acquisition, construction, renovation and/or equipping of the Project described herein; and (C) any further action taken by the Agency with respect to the Project; including, without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. Applicant hereby understands and agrees, in accordance with Section 875(3) of the New York General Municipal Law, that any New York State and local sales and use tax exemption claimed by the Applicant and approved by the Agency in connection with the Project may be subject to recapture by the Agency under such terms and conditions as will be set forth in the Agent Agreement to be entered into by and between the Agency and the Applicant. The Applicant further represents and warrants that the information contained in this Application, including without limitation, information regarding the amount of New York State and local sales and use tax exemption benefits, is true, accurate and complete.

**APPLICANT COMPANY**

Riedman Properties CS LLC

*Mary T. Joffe* FINANCE DIRECTOR 1/23/26  
 Signature, Title Date

**TENANT COMPANY**

\_\_\_\_\_  
 Signature, Title Date





## MODIFICATION SUMMARY

**DATE:** February 17, 2026

**APPLICANT:**

120 Redev, LLC 451 S. Warren St. 2 <sup>nd</sup> Floor Syracuse, NY 13202
---

**PROJECT LOCATION:**

120 East Ave Rochester, NY 14604
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**MODIFICATION REQUEST:**

120 Redev, LLC proposes the redevelopment of 120 East Ave, a mostly vacant 36,646 square foot building located in the City of Rochester. 120 Redev, LLC plans to create 33 affordable residential condos with the intent to sell units to families earning between 80-100% of Area Median Income (apx. \$58,180-\$103,900). The much-needed housing units, will include 5 studio units, 17 one-bedroom units, and 11 two-bedroom units. The \$12.5 million project plans to retain the existing restaurant space located on the ground floor which will create jobs. The applicant was approved for sales and mortgage recording tax exemptions in October 2025 and is now seeking approval of the JobsPlus real property tax abatement as part of the Core Housing Owner Incentive Exemption (CHOICE) Program, supported by the City of Rochester. The CHOICE program's goal is to encourage home ownership in the city. Upon the sale of each unit, the property tax abatement transfers to the individual owner. A new public hearing was held on February 12 <sup>th</sup> and the updated cost benefit ratio is 5:1 from the original 11:1.
--

**PROJECT AMOUNT**

<u>ORIGINAL</u> \$12,546,729
---------------------------------

# County of Monroe Industrial Development Agency

## MRB Cost Benefit Calculator



Date: October 21, 2025  
 Project Title: 120 Redev, LLC  
 Project Location: 120 East Ave, Rochester, NY 14604

### Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

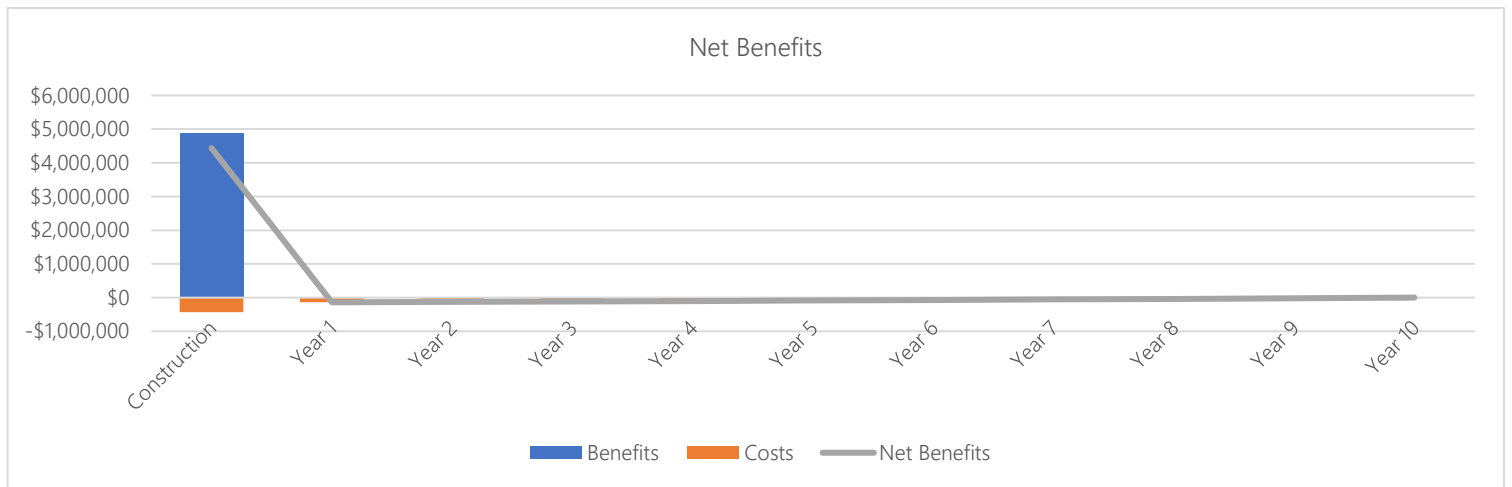
**Project Total Investment**  
 \$12,546,729

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	63	14	77
Earnings	\$3,868,184	\$733,954	\$4,602,138
Local Spend	\$10,037,383	\$2,498,494	\$12,535,878

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	0	0	0
Earnings	\$0	\$0	\$0

Figure 1



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

Figure 2

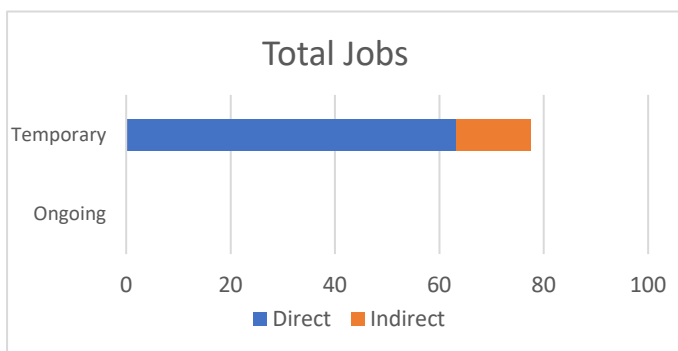
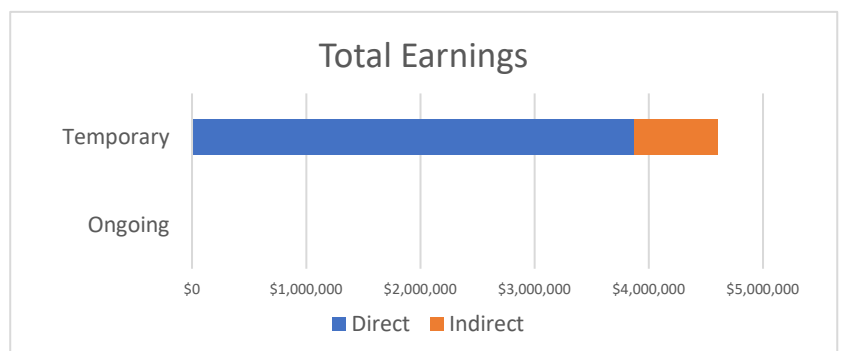


Figure 3



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

# Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

## Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$740,798	\$688,250
Sales Tax Exemption	\$404,875	\$404,875
Local Sales Tax Exemption	\$202,437	\$202,437
State Sales Tax Exemption	\$202,437	\$202,437
Mortgage Recording Tax Exemption	\$30,876	\$30,876
Local Mortgage Recording Tax Exemption	\$10,292	\$10,292
State Mortgage Recording Tax Exemption	\$20,584	\$20,584
<b>Total Costs</b>	<b>\$1,176,549</b>	<b>\$1,124,000</b>

## State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$5,601,747</b>	<b>\$5,475,547</b>
<b>To Private Individuals</b>	<b>\$4,602,138</b>	<b>\$4,602,138</b>
Temporary Payroll	\$4,602,138	\$4,602,138
Ongoing Payroll	\$0	\$0
Other Payments to Private Individuals	\$0	\$0
<b>To the Public</b>	<b>\$999,609</b>	<b>\$873,409</b>
Increase in Property Tax Revenue	\$967,394	\$841,194
Temporary Jobs - Sales Tax Revenue	\$32,215	\$32,215
Ongoing Jobs - Sales Tax Revenue	\$0	\$0
Other Local Municipal Revenue	\$0	\$0
<b>State Benefits</b>	<b>\$239,311</b>	<b>\$239,311</b>
<b>To the Public</b>	<b>\$239,311</b>	<b>\$239,311</b>
Temporary Income Tax Revenue	\$207,096	\$207,096
Ongoing Income Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$32,215	\$32,215
Ongoing Jobs - Sales Tax Revenue	\$0	\$0
<b>Total Benefits to State &amp; Region</b>	<b>\$5,841,058</b>	<b>\$5,714,858</b>

## Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$5,475,547	\$900,979	6:1
State	\$239,311	\$223,021	1:1
<b>Grand Total</b>	<b>\$5,714,858</b>	<b>\$1,124,000</b>	<b>5:1</b>

\*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

**Motion By:** \_\_\_\_\_  
**Seconded By:** \_\_\_\_\_

**RESOLUTION**  
(120 Redev, LLC Project Modification)  
OSC Code 2602-25-028B

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 February 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") ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON FEBRUARY 12, 2026, WITH RESPECT TO A CERTAIN PROJECT (AS DEFINED BELOW) AND AUTHORIZING ADDITIONAL FINANCIAL ASSISTANCE TO 120 REDEV, LLC (THE "COMPANY") AND 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 "Authorizing Resolution"), the Agency appointed **120 REDEV, LLC**, a New York limited liability company, 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 0.36-acre parcel of land located at 120 East Avenue in the City of Rochester, New York 14604 and all other lands in the City of Rochester 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 vacant approximately 36,646 square-foot building thereon (the "Existing Improvements"); (B) the renovation of the Existing Improvements into a mixed-use building with approximately 32 affordable residential units (which units will be restricted for qualifying households earning 80% to 100% of the area median income) and commercial space on the first floor (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"); and

WHEREAS, the Agency, at the time of the Authorizing Resolution, authorized financial assistance to the Company in the form of (a) a sales and use tax exemption for purchases and rentals related to undertaking of the Project and (b) a partial mortgage recording tax exemption for financing relating to the Project; and

WHEREAS, the Company has now, by correspondence, dated January 23, 2026, requested the Agency approve a partial real property tax abatement structured through a payment-in-lieu-of-tax agreement; and

WHEREAS, pursuant to Section 859-a of the Act, on Thursday, February 12, 2026, at 10:00 a.m., local time, at the Agency's Offices located at 50 West Main Street, Rochester, New York 14614, the Agency held a public hearing with respect to the additional financial assistance being contemplated by the Agency, whereat interested parties were provided a reasonable opportunity, both orally and in writing, to present their views; and

WHEREAS, the Agency desires to adopt a resolution authorizing (i) a partial real property tax abatement structured through a payment-in-lieu-of-tax agreement and (ii) 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. The Agency hereby approves the cost/benefit report submitted by the Company listing the proposed cost/benefits of the Project.

Section 2. Based upon the representation and warranties made by the Company in its request, the Agency hereby authorizes and approves a partial real property tax abatement structured through a payment-in-lieu-of-tax agreement.

Section 3. 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 partial real property tax abatement.

Section 4. 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 5. 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:

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

The Resolutions were thereupon duly adopted.

*[Remainder of this Page is Intentionally Left Blank]*

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 February 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 17<sup>th</sup> day of February, 2026.

\_\_\_\_\_  
Ana J. Liss, Executive Director



County of Monroe Industrial Development Agency  
50 West Main Street  
Rochester, New York 14614

Attn: Executive Director and Members of the Board

**Re: 120 Redev, LLC – 120 East Avenue, City of Rochester: Request to Add CHOICE Property Tax Abatement to Existing IDA Benefits**

January 23, 2026

Dear Executive Director and Members of the Board,

On behalf of 120 Redev, LLC, I am writing to respectfully request that the County of Monroe Industrial Development Agency consider amending the existing financial assistance previously approved for the above-referenced project to include participation in the City of Rochester's CHOICE property tax abatement program, in addition to the sales and use tax exemption and partial mortgage recording tax exemption already authorized by the Agency.

As you may recall, on October 21, 2025, the Agency approved financial assistance for the Project in the form of (i) a sales and use tax exemption related to the acquisition, renovation, and equipping of the Facility and (ii) a partial mortgage recording tax exemption, pursuant to the Project Approval Resolution adopted by the Agency. Those approvals remain critically important to the overall feasibility of this adaptive reuse project, and we are grateful for the Agency's continued partnership.

At the time of our original application and public hearing, the Project team anticipated pursuing the as-of-right Section 485-a property tax exemption for the residential component of the redevelopment. Based on that expectation, we did not seek CHOICE benefits concurrently with the initial IDA approval.

Since that time, however, we have worked closely with the City of Rochester's assessment staff to further evaluate the most appropriate and administratively consistent tax abatement framework for the Project. Through that process, and by mutual agreement with assessment, it has become clear that participation in the CHOICE program is the most appropriate and effective mechanism for this Project, given its scope, mixed-use configuration, and affordability commitments.

Importantly, this request does not represent a material change to the Project's program, scope, or public benefits as previously presented to and approved by the Agency. The Project continues to involve the adaptive reuse of a long-vacant building into affordable residential units with ground-floor commercial space, consistent with the Agency's original findings and determinations. Rather, this request is intended to align the property tax abatement structure with the City's preferred framework and to ensure long-term project sustainability.



Accordingly, we respectfully request that the Agency consider approving an amendment or supplemental authorization acknowledging and permitting the Project's participation in the CHOICE program, while leaving the previously approved sales and use tax exemption and mortgage recording tax exemption unchanged.

We would be happy to provide any additional information, updated cost-benefit materials, or attend a meeting of the Agency to answer questions as needed. Thank you again for your time, consideration, and continued support of this important downtown Rochester investment.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan Benz", written in a cursive style.

Ryan Benz  
Managing Member  
120 Redev, LLC





## MODIFICATION SUMMARY

**DATE:** February 17, 2026

**APPLICANT:**

ESIV LLC 301 Exchange Blvd Rochester, NY 14608
--

**PROJECT LOCATION:**

Old Hitching Post Lane Henrietta, NY 14467
---

**MODIFICATION REQUEST:**

ESIV LLC is constructing 73 senior apartments and townhouses in the Town of Henrietta. This project is Phase IV of the Erie Station Development. The units consist of 17 one-bedroom, 28 two-bedroom, 11 three-bedroom apartments as well as 17 two-bedroom townhouses. Sixteen units will be designated affordable, for individuals earning on average 90% of the Area Median Income (AMI). ESIV LLC plans to create 3 new FTE's over the next three years. The \$15.5 million project was originally approved for the JobsPlus real property tax abatement, mortgage recording tax exemption and sales tax exemption in May 2024. An extension and increase in project costs was approved in November 2025. The applicant is now seeking approval of the new Enhanced HousingPlus real property tax abatement recommended in the recently adopted housing study. The Town of Henrietta is supportive. A new public hearing was held on February 13 <sup>th</sup> and the updated cost benefit ratio is 5:1 from the original 7:1.
---

**PROJECT AMOUNT**

<u>ORIGINAL</u> \$15,500,000
---------------------------------

# Montgomery County Industrial Development Agency

## MRB Cost Benefit Calculator



Date: February 17, 2026  
 Project Title: ESIV LLC  
 Project Location: Old Hitching Post Lane

### Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment  
 \$15,500,000

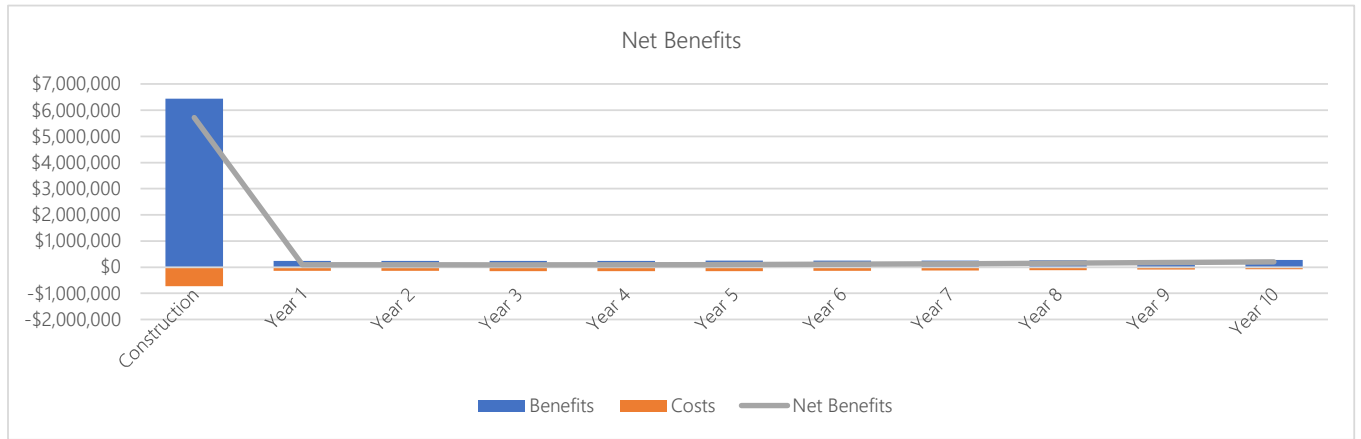
	Temporary (Construction)		
	Direct	Indirect	Total
Jobs	84	19	102
Earnings	\$5,117,816	\$971,061	\$6,088,877
Local Spend	\$13,280,000	\$3,305,643	\$16,585,643

	Ongoing (Operations)		
	Direct	Indirect	Total
Jobs	3	1	4
Earnings	\$2,125,307	\$1,065,378	\$3,190,685

Aggregate over life of the PILOT

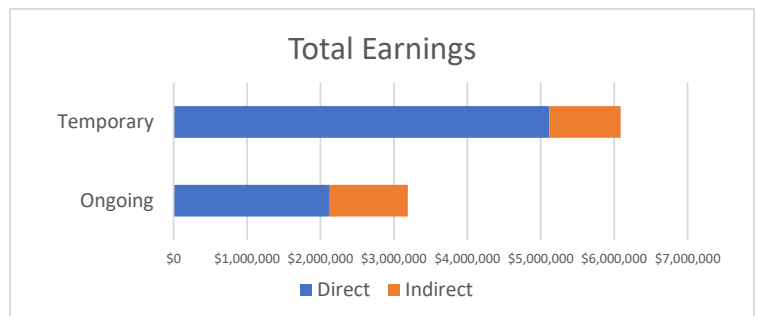
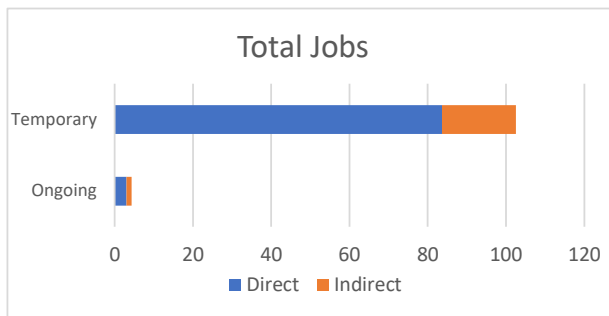
Figure 1



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

Figure 2

Figure 3



# Fiscal Impacts

## Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$1,392,289	\$1,249,385
Sales Tax Exemption	\$629,600	\$629,600
Local Sales Tax Exemption	\$314,800	\$314,800
State Sales Tax Exemption	\$314,800	\$314,800
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
<b>Total Costs</b>	<b>\$2,119,389</b>	<b>\$1,976,485</b>

## State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$10,261,885</b>	<b>\$9,678,165</b>
<b>To Private Individuals</b>	<b>\$9,279,562</b>	<b>\$8,860,342</b>
Temporary Payroll	\$6,088,877	\$6,088,877
Ongoing Payroll	\$3,190,685	\$2,771,465
Other Payments to Private Individuals	\$0	\$0
<b>To the Public</b>	<b>\$982,323</b>	<b>\$817,823</b>
Increase in Property Tax Revenue	\$917,366	\$755,801
Temporary Jobs - Sales Tax Revenue	\$42,622	\$42,622
Ongoing Jobs - Sales Tax Revenue	\$22,335	\$19,400
Other Local Municipal Revenue	\$0	\$0
<b>State Benefits</b>	<b>\$482,537</b>	<b>\$460,738</b>
<b>To the Public</b>	<b>\$482,537</b>	<b>\$460,738</b>
Temporary Income Tax Revenue	\$273,999	\$273,999
Ongoing Income Tax Revenue	\$143,581	\$124,716
Temporary Jobs - Sales Tax Revenue	\$42,622	\$42,622
Ongoing Jobs - Sales Tax Revenue	\$22,335	\$19,400
<b>Total Benefits to State &amp; Region</b>	<b>\$10,744,422</b>	<b>\$10,138,903</b>

## Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$9,678,165	\$1,596,685	6:1
State	\$460,738	\$379,800	1:1
<b>Grand Total</b>	<b>\$10,138,903</b>	<b>\$1,976,485</b>	<b>5:1</b>

\*Discounted at 2%

### Additional Comments from IDA

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

**Motion By:** \_\_\_\_\_  
**Seconded By:** \_\_\_\_\_

**RESOLUTION**  
(ESIV LLC Project Modification)  
OSC Code 2602-24-009C

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 February 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 more particularly described below.

RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY AUTHORIZING THE MODIFICATION OF THE EXISTING PAYMENT-IN-LIEU-OF-TAX AGREEMENT, DATED AS OF NOVEMBER 1, 2024, BY AND BETWEEN THE AGENCY AND THE ESIV LLC WITH RESPECT TO THE PAYMENT SCHEDULE THEREUNDER 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 May 21, 2024 (the "Authorizing Resolution"), the Agency appointed **ESIV LLC**, a New York limited liability company, 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, the Company and the Agency executed and delivered a Lease Agreement, a Leaseback Agreement (the "Lease and Leaseback") and Payment in Lieu of Tax Agreement ("PILOT Agreement"), each dated as of November 1, 2024, by and between the Agency and the Company; and

WHEREAS, the Town of Henrietta has granted its support for the Agency and the Company to amend and modify the terms of the PILOT Agreement; and

WHEREAS, the Agency desires to amend the PILOT Agreement payment schedule in the following manner: (i) the PILOT Agreement shall be for a term of up to thirteen (13) years and (ii) payments under the PILOT Agreement shall be calculated using the abatement percentages set forth on **Schedule A** attached hereto through the balance of the term of the PILOT Agreement.

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 and amend the PILOT Agreement.

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				
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 February 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 17<sup>th</sup> day of February, 2026.

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Ana J. Liss, Executive Director

**SCHEDULE A**

<b><u>PILOT Year</u></b>	<b><u>Abatement</u></b>
1	90%
2	90%
3	90%
4	90%
5	90%
6	80%
7	70%
8	60%
9	50%
10	40%
11	30%
12	20%
13	10%

# ESIV LLC

301 EXCHANGE BLVD., #200  
ROCHESTER, NEW YORK 14608

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February 3, 2026

County of Monroe Industrial Development Agency  
c/o Ana J. Liss, Executive Director  
CityPlace Building, 50 West Main Street  
Rochester, New York 14614

RE: ESIV LLC / Erie Ridge Townhomes ("Project")

Dear Ms. Liss,

We respectfully request that COMIDA allow us to convert our current JobsPlus Program for the above-referenced Project to an Enhanced Housing Plus COMIDA Program. This will bring the Project in line with COMIDA's current housing project schedules, and provide a benefit to the Town of Henrietta and the Project.

The Project consists of 73 apartment and townhouse units in a 55+ senior living community in the Town of Henrietta. The Project includes a community center and pickleball courts for residents. As you know from the project modification you granted in December 2025, overall costs for the Project have increased, and construction didn't start when originally planned due to several unavoidable delays.

The requested modification to our existing program would be beneficial to the Town of Henrietta community. As part of the existing JobsPlus Program there is an affordable set-aside of 12 total units in the 60%-80% AMI range. As indicated in Supervisor Steve Schultz's email, dated January 20, 2026, the Town of Henrietta currently has a number of projects with rents in the 60% AMI range, but would find it beneficial to have units in the 80%-90% AMI range. Additionally, the total number of affordable units would increase from 12 to 15 under COMIDA's new Enhanced Housing Plus program.

I look forward to discussing this request at COMIDA's February 17, 2026 meeting. If you have any questions, or if you need any further information please do not hesitate to contact me. My phone number is 585-315-4767 and my email address is [cnadler@markiventerprises.com](mailto:cnadler@markiventerprises.com).

Sincerely,



Christian M. Nadler, Esq.  
General Counsel

CC: Robin Finnerty  
Rachel Baranello, Esq.  
Christopher DiMarzo



**A brief overview of your program including your program’s mission and target audience.**

Rochester Downtown Development Corporation (RDDC) is place-based non-profit with the sole mission of driving economic vitality in downtown Rochester. Through the direct support of COMIDA and a diverse, wide-reaching ecosystem of funders, RDDC grew its impact exponentially to deliver on this mission in 2025.

In addition to unlocking RDDC’s ability to add several new safety, beautification, activation, marketing, placemaking, and business vitality support programs, COMIDA’s funding directly supported:

- Installation of seasonal décor on Main Street and in ground-floor spaces throughout downtown to improve the aesthetic appearance of downtown.
- Launch of a new hospitality ambassador program, Downtown ROC Stars, in partnership with REOC.
- Downtown community events, activating parks and public spaces with fun, festive options for locals and visitors alike.
- Promotion of downtown small businesses, amenities, and attractions.
- Planning for effective, efficient, and aligned future programs and activities to maximize return on investment and deliver revitalization in downtown Rochester.

In 2026, funding from COMIDA would be used to directly support seasonal décor installations in the heart of downtown, on-street hospitality ambassadors, streetscape improvements, and downtown community events.

COMIDA’s investment would be utilized to prioritize high-impact projects and initiatives that support a vibrant downtown core with an active street life, and leverage partnerships to help drive vitality in Rochester’s downtown core and unlock potential.

**Who are your other community partners, if any. Please list all funding partners, collaborative partners as well as businesses or industry groups for job placement.**

RDDC is proud to work with many community partners for collaboration on and funding of downtown revitalization efforts including OneROC, University of Rochester, ESL Community Foundation, Farash Foundation, REOC, Visit Rochester, Rochester Riverside Convention Center, Greater Rochester Chamber of Commerce, NYS Empire State Development, and roughly 80 other RDDC members. A full list of RDDC members can be found here:

<https://rochesterdowntown.com/membership>

**How your program is directly linked to job creation in Monroe County. Are jobs available for the program participants to be placed into upon completion of the program/training.**

In 2025, with the help of COMIDA’s funding and a broad ecosystem of funders, RDDC was able to add two new staff members to the team. More broadly, the revitalization work of RDDC to boost economic activity in downtown supports job growth through growth and retention of existing businesses that rely on a vibrant downtown for their success, and through the attraction of new businesses and amenities.

**How you plan to measure the success of your program. Performance metrics should include success rates, job placement rates and number of participants. If your program is new, projected metrics should be included.**

At RDDC we track performance closely. Similar to the data shared in our 2025 report, we will track several key performance indicators. This will include but not be limited to staffing levels; visitor counts and pedestrian activity levels; number of public, outdoor events, and event attendees downtown; positive press for downtown businesses and other mentions; social media activity; volume of small businesses openings downtown; vacancy rates; pipeline projects; number of residents and workers; growth in residents and workers; comparisons to peer downtowns.

**Amount of funding requested and how these dollars would be used.**

We are requesting \$150K in funding support to provide programs and services that help drive economic vitality in downtown Rochester. Specifically, this funding would be used as follows:

- Seasonal Décor -- \$60,000  
Funding would be used to provide new lighting and holiday décor on Parcel 5 and on adjacent streets in the heart of downtown.
- Hospitality Ambassador Program -- \$60,000  
Funding would bring Downtown ROC Stars on-street hospitality ambassadors back into downtown for a minimum of two cohorts in 2026.
- Events & Activations -- \$30,000  
Funding would allow for the hosting of any one specific event series of your choosing in downtown Rochester: Movies with a Downtown View, Midday Bash, Summer in the Square, Yoga on the Riverway, Sunset Sips.

**A copy of the operating budget and statement of financial position (balance sheet).**

**(see attached)**

**Administration and operation of the organization. Please give a basic outline of how the program organizational structure as well as staff duties, org chart and an explanation of internal controls.**

Daily operations of the program will be run by existing RDDC staff, with roles in marketing and events, economic development, and public space and livability. All staff report to the President & CEO. RDDC is overseen by a Board of Directors. As it relates to internal controls, RDDC is subject to an annual external audit. There are established procedures measured annually by an independent audit firm to ensure controls for payroll, payment of expense, deposits, and handing of bank statements. Copies of these procedures are available upon request.

**Copy of your most recent audit**

**(see attached)**