



BOARD MEETING AGENDA

January 20, 2026

12:00 p.m. CityPlace Building

- A. Call Meeting to Order
- B. Pledge of Allegiance
- C. Approval of Minutes – December 16, 2025
- D. Public Comments
- E. Local Labor Monitoring Report – December and Annual Report
- F. Local Labor Exemptions Report
- G. Financial Report
- H. Applications for Consideration
 - 1. JP White Trash LLC
 - 2. Megazone Corporation
 - 3. Vistas at Strong LLC, Vistas at SA LLC, Vistas at Montgomery LLC, Vistas at Highland LLC
- I. Project Modifications
 - 1. 800 Linden LLC – Assumption of P&L Linden, LLC
 - 2. JM&J Leasing Middle Road - Extension
 - 3. Waffle8er, LLC – Extension
 - 4. Rock Depot LLC – Extension
- J. Executive Director – Discussion Items
 - Ibero American Action League – Update and Annual Request
 - Rochester Downtown Development Corporation - Update
 - Travel Report
 - Dashboard
- K. Chair Discussion Items
- L. Adjourn Meeting

Next meeting: Tuesday, February 17, 2026



COUNTY OF MONROE
COMIDA
INDUSTRIAL DEVELOPMENT AGENCY

BOARD MEETING MINUTES
December 16, 2025

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

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

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

Chair Tolefree called the meeting to order at 12:01 p.m. and B. Hickey led the board in the Pledge of Allegiance.

Executive Director Liss welcomed new board member Miguel Velazquez.

On motion by N. Jones, second by L. Bolzner, all aye, minutes of the November 18, 2025 meeting were approved.

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

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

G. Genovese presented the financial report for November 2025.

Executive Director Liss presented the following project for consideration:

Advanced Glass Industries d/b/a EvolvOptic

Advanced Glass Industries d/b/a EvolvOptic, an optical blank manufacturer, is proposing the renovation of 1390 Mt. Read Blvd, a 74,000 square foot building located in the City of Rochester. Renovations to the manufacturing areas, office space, breakrooms, and restrooms will allow EvolvOptic to consolidate its existing operations while expanding optics offerings. The \$690,000 project is project to create 20 FTEs in addition to its existing 80 FTEs. The applicant is seeking approval of a sales tax exemption only. The benefit/incentive ratio is 376:1.

The applicant was represented by Ted Mooney, President and Kevin Beach. 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 ADVANCED GLASS INDUSTRIES, INC. D/B/A EVOLVOPTIC, OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY") AS ITS AGENT TO UNDERTAKE A CERTAIN PROJECT (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA; (iii) APPOINTING THE COMPANY AS AN AGENT OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE PROJECT; AND (v) AUTHORIZING THE EXECUTION AND DELIVERY OF A PROJECT AGREEMENT AND RELATED DOCUMENTS.

On motion by R. King, second by N. Jones, 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	Absent
M. Velazquez	Yea		

Indus Lake Road, Inc.

Indus Lake Road Inc. is proposing the renovation of its 47,500 square foot Hampton Inn located in the town of Brockport. This project is considered “retail” under Section 862 of the General Municipal Law, however, the project qualifies for benefits under the “highly distressed area” exception (project is located contiguous to a distressed census tract). This finding by the Agency will require confirming approval from the County Executive. The three-story property containing 76 guest rooms will undergo replacements of all furniture, fixtures, flooring, and window treatments. The hotel’s lobby and other shared spaces will see similar upgrades to improve the property’s aesthetic and functionality. The \$1.7 million project is projected to create 1.5 FTEs over the next three years in addition to the existing 16.5 FTEs. The applicant is seeking approval of sales tax exemptions only. The benefit/incentive ratio is 21:1.

The applicant was represented by John Ott, VP of Construction & Development, Jett Mehta, and Stephanie Diprima. 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 INDUS LAKE ROAD INC., 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) APPOINTING THE COMPANY AS AGENT OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE PROJECT; AND (v) AUTHORIZING THE EXECUTION AND DELIVERY OF A PROJECT AGREEMENT AND RELATED DOCUMENTS.

On motion by B. Hickey, second by L. Bolzner, 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	Absent
M. Velazquez	Yea		

Columbus Building Apartments LP

Columbus Building Apartments LP is proposing the redevelopment of 50 Chestnut St. in the City of Rochester. The mixed-use property currently containing 101 1- bedroom and studio apartments will convert three floors of unused commercial space into 30 new residential apartments. The new apartments will be a mix of 1 and 2- bedroom units ranging in price from \$1,400 to \$2,100 per month. The \$7.9 million project is projected to create 1 FTE over the next three years. The applicant is seeking approval of sales and mortgage recording tax exemptions only and is planning to request a real property tax abatement at a later date. The benefit/incentive ratio is 11:1.

The applicant was represented by Ami Notis. 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 no comments at the public hearing which was held on December 11, 2025.

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 DECEMBER 11, 2025, WITH RESPECT TO A CERTAIN PROJECT (AS DEFINED BELOW) BEING UNDERTAKEN BY COLUMBUS BUILDING APARTMENTS L.P., 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, AND (B) A PARTIAL MORTGAGE RECORDING TAX EXEMPTION; AND (v) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

On motion by N. Jones, second by R. King, for inducement and final resolution approving a sales tax exemption and partial mortgage recording 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	Absent
M. Velazquez	Yea		

Executive Director Liss presented the following modifications for consideration:

Fairlife LLC – Mortgage Recording Tax Exemption

fairlife, LLC. is constructing a new manufacturing operation in the Town of Webster to produce high-protein milk beverages using a cold-filtration process. The 750,000 sq. ft. manufacturing facility will include milk processing, warehouse and support services buildings. Once operational early in 2026, the facility will take in 5-6 million pounds of raw whole milk per day from local dairy farmers. The project was approved for a custom 20-year PILOT agreement as well as a sales tax exemption. The applicant is now requesting a mortgage recording tax exemption in the amount of \$296,250 as it prepares to close on financing for the wastewater treatment plant constructed on the grounds of the project facility. A new public hearing was held and the updated Benefit/Incentive ratio is 10:1.

The applicant was represented by Kevin McAuliffe, Esq. via Zoom. R. Finnerty stated that there were no comments at the public hearing which was held on December 15, 2025 as the mortgage recording tax exemption benefit was not included in the original application or public hearing.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON DECEMBER 15, 2025, WITH RESPECT TO A CERTAIN PROJECT (AS DEFINED BELOW) AND AUTHORIZING ADDITIONAL FINANCIAL ASSISTANCE TO FAIRLIFE, LLC (THE "COMPANY") IN AMOUNTS EXCEEDING THE

AMOUNTS PREVIOUSLY APPROVED BY THE AGENCY; AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by R. King, second by N. Jones, all aye, motion carried to approve partial mortgage recording tax exemption.

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

733 Portland Properties LLC – Increase and Extension

733 Portland Properties, LLC, a real estate holding company, is re-developing a 29,241 sq. ft., mostly vacant, apartment building in the City of Rochester. This facility will consist of 33 residential units and will be subjected to a regulatory agreement to keep the rents affordable to individuals and families earning 65% AMI or less. The project was initially approved for a real property tax abatement, mortgage recording tax exemption and sales tax exemption in October of 2024. The applicant is now requesting an increase of the sales and mortgage tax exemptions and an extension of the sales tax exemption through December 31st, 2027. These requests are attributed to changes in the structure of project financing and delays related to electrical system upgrades. The new sales tax exemption is not to exceed \$122,084 and the mortgage recording tax exemption is not to exceed \$42,781.

The applicant was represented by Patricia Cruz Irving and Paul Irving.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING (i) ADDITIONAL FINANCIAL ASSISTANCE TO 733 PORTLAND PROPERTIES LLC (THE "COMPANY") IN AMOUNTS EXCEEDING THE AMOUNTS PREVIOUSLY APPROVED BY THE AGENCY, (ii) THE EXTENSION OF THE SALES AND USE TAX EXEMPTION BENEFITS (AS HEREINAFTER DEFINED) THROUGH DECEMBER 31, 2027; AND (iii) THE EXECUTION OF RELATED DOCUMENTS.

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

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

QED Technologies International, LLC – Increase and Extension

QED Technologies International LLC, is renovating and expanding into a 20,000 square foot facility adjacent to their current location in the City of Rochester. Originally approved May 2025, the applicant is now requesting an increase in project costs of \$2,249,000 because some of the plans needed to be redesigned and an extension of the sales tax exemption through December 31, 2026 due to construction delays. The total project cost is now \$6,063,014 and the new sales tax exemption is not to exceed \$192,080.

The applicant was represented by Matthew Ryder and Shannon Weaver.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING (i) ADDITIONAL FINANCIAL ASSISTANCE TO QED TECHNOLOGIES INTERNATIONAL, LLC (THE "COMPANY") IN AMOUNTS EXCEEDING THE AMOUNTS PREVIOUSLY APPROVED BY THE AGENCY AND (ii) THE EXTENSION OF THE SALES AND USE TAX EXEMPTION BENEFITS (AS HEREINAFTER DEFINED) THROUGH DECEMBER 31, 2026; AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by N. Jones, second by R. King, all aye, motion carried to approve an increase in project costs and an extension of the sales tax exemption through December 31, 2026

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

One Forty-Five LLC - Extension

One Forty-Five LLC, a real estate holding company, is planning to demolish an existing 14,000 sq ft. building to construct a new 80,000 sq ft apartment building in the Neighborhood of the Arts in the City of Rochester. The project was originally approved in June 2021 for a real property tax abatement, mortgage recording tax and sales tax exemptions. The applicant was approved for an increase and extension of sales tax exemptions in December of 2023. The applicant is now seeking an extension of the sales tax exemption through December 31, 2028. The project is ready to move forward, however, market demands have caused the applicant to reduce the number of units from 48 to 39 resulting in an overall decrease in project costs. The new sales tax exemption is now not to exceed \$348,640.

The applicant was represented by Allan Stern, Developer/Owner.

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 ONE FORTY-FIVE LLC (THE "COMPANY") THROUGH DECEMBER 31, 2028; AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by M. Velazquez, second by R. King, all aye, motion carried to approve an extension of the sales tax exemption through December 31, 2028 and apply the current recommendations from the housing study to this project.

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

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. Riverwood Tech Campus, LLC (The applicant was represented by Fred Rainaldi, who provided an update on the status of the project), Howitt-Bayview LLC, Sibley Redevelopment II Limited, Gallina Elmgrove, LLC, The Raymond Corp., JK Property Solutions, LLC.

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

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

Executive Director Liss introduced Kelley Ligozio, Senior Director of Development for the Genesee Region of Special Olympics New York, who presented a request for support related to the 2026 Winter State Games being held in Rochester.

On motion by L. Bolzner, second by R. King, to approve the execution of a contract with Special Olympics New York for the 2026 Winter State Games in the amount of \$20,000, a roll call vote resulted as follows and the motion carried:

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

Executive Director Liss introduced Don Jeffries and Diana Rapp Keating of Visit Rochester, who presented a marketing plan to promote the upcoming commemoration of America's 250th anniversary – Evolution of the Revolution.

On motion by B. Hickey, second by N. Jones, to approve the execution and delivery of a contract with Visit Rochester for economic development and tourism promotion in an amount not to exceed \$150,000 for one year, a roll call vote resulted as follows and the motion carried:

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

Executive Director Liss stated that staff has been evaluating new CRM software options and has selected CivicServe, a system designed specifically for economic development organizations. The software will assist staff in tracking projects from initial communication through board approval and compliance/PARIS reporting. MCIDC will contribute a portion of the annual subscription cost.

On motion by M. Vazquez, second by R. King, to approve the execution and delivery of a contract with CivicServe for a CRM database software program in an amount not to exceed \$35,000 for one year, a roll call vote resulted as follows and the motion carried:

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

Executive Director Liss noted that the 2026 meeting calendar has been distributed.

COMIDA Board Meeting Minutes

December 16, 2025

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On motion by R. King, second by B. Hickey, all aye, motion carried to enter into executive session under Section 105(f) of the Public Officers Law for the purpose of discussing employment history and performance of certain persons at 1:13 p.m.

On motion by R. King, second by B. Hickey, all aye, motion carried to come out of Executive Session and continue the regular meeting at 1:48 p.m.

On motion by R. King, second by B. Hickey, all aye, motion carried to accept employee performance evaluations and approve scheduled salary step increases subject to the Executive Director discretion.

The Governance Committee Report was given by N. Jones. The Governance Committee met on December 8, 2025, to review the housing study and its recommendations. The committee recommends the full board accept the housing study as presented.

On motion by R. King, second by B. Hickey, all aye, motion carried to accept the Housing Study and recommendations as presented and reviewed by the Governance Committee.

There being no further business to discuss, on motion by R. King, second by B. Hickey, all aye, the regular meeting of the Board was adjourned at 1:53 p.m.



December 2025 Monthly C.O.M.I.D.A. Report

January 5th, 2026

1. This report covers our site visits between December 1st, 2025 and December 31st, 2025.
2. During this period Loewke Brill made 63 monthly site visits.
3. During this period Loewke Brill made “3” Follow up visits.
4. Loewke Brill checked for residence with 737 workers.
5. Of those workers, there were “6” non-compliant.
 - a. 5- No proof of residence
 - i. 12/04/25 – Fairlife, LLC – Wilcox 1 no ID. Worker off job site on follow up visit 12/05/25
 - ii. 12/17/25 – ESIV, LLC – 2 from American Custom Exteriors no ID, 1 from Nu-View no ID. 2 compliant on follow up 12/18/25, 1 off job site
 - iii. 12/17/25 – Unither Manufacturing, Inc - 1 from AR Pierpont no ID. Compliant on follow up visit 12/18/25
 - b. 0 – Out of Area
 - c. 1 – Invalid ID
 - i. 12/04/25 – Fairlife, LLC – Wilcox 1 invalid ID. Compliant on follow up visit 12/05/25
6. There were “0” new COMIDA sign(s) delivered



2025 Annual C.O.M.I.D.A. Reporting

January 5th, 2026

1. This report covers our site visits between January 1st, 2025 and December 31st, 2025
2. During this period Loewke Brill made 725 site visits.
3. During this period Loewke Brill made "46" Follow-up visits.
4. Loewke Brill checked for residence with 16,352 workers.
5. Of those workers, there was "96" non-compliant.
6. Loewke Brill delivered "15" COMIDA Signs
7. There was a 97% average compliance on the initial site visit.
8. All sites were 100% compliant within 24 hours of the initial visit.

December 2025 COMIDA Verified Local Labor Exemption Report

Board Meeting – January 20th, 2026

The following Verified Local Labor Exemption Requests were processed in December 2025

- Fairlife, LLC – Adaptec Solutions – No Local Labor Available - Adaptec Solutions is being hired to install non ASRS racking on the Fairlife, LLC project located at 1900 Tebor Road in Webster. The scope of work was posted on the local builders exchange so all local contractors had the opportunity to bid. Adaptec Solutions, which is based in Rochester, was originally committed to meeting the 100% local labor requirement for the project. They have fell behind on their schedule and are asking for an exemption for 10 additional workers from outside the defined local area.



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COMIDA

Statement of Financial Position

	Year To Date 12/31/2025	Year Ending 12/31/2024
	Actual	Actual
Assets		
Current Assets		
Cash and Cash Equivalents	593,478	5,197,148
Cash - Grant Funding	9,448,940	5,046,811
Short Term Investments	17,431,162	13,786,595
Prepaid Expenses	8,429	20,989
Other Current Assets	91,769	29,159
Total Current Assets	27,573,778	24,080,702
Long-term Assets		
Property & Equipment	12,683	633,184
Other Long-term Assets	195,009	195,009
Total Long-term Assets	207,692	828,193
Total Assets	27,781,470	24,908,895
Liabilities and Net Assets		
Liabilities		
Short-term Liabilities		
Accounts Payable	160,254	320,850
Accrued Liabilities	534,638	249,741
Grant Liabilities	9,448,940	5,045,095
Total Short-term Liabilities	10,143,832	5,615,686
Long Term Liabilities	219,701	294,797
Total Liabilities	10,363,533	5,910,483
Net Assets		
Net Assets	18,998,413	17,980,966
Change In Net Assets	(1,580,476)	1,017,446
Total Net Assets	17,417,937	18,998,412
Total Liabilities and Net Assets	27,781,470	24,908,895

Summary Statement of Activities - All Funds with Prior Year

	Year To Date 12/31/2025	Year To Date 12/31/2025	Prior Year To Date 12/31/2024
	Actual	Budget	Actual
Revenue			
Fee Income	892,819	2,000,000	4,677,616
Interest Income	796,272	480,000	798,768
Gain on Sale of Fixed Assets	186,099	0	0
Total Revenue	1,875,190	2,480,000	5,476,384
Expenses			
Payroll	488,380	479,240	490,873
Program & Community Development	2,128,690	2,779,635	3,040,185
General & Administrative	875,381	869,575	931,829
APEX Activity, Net	(36,784)	0	(3,951)
Total Expenses	3,455,666	4,128,450	4,458,937
Change In Net Assets	(1,580,476)	(1,648,450)	1,017,446



APPLICATION SUMMARY

DATE: January 20, 2026

APPLICANT: JP White Trash, LLC
2015 Maiden Lane
Rochester, NY 14626

PROJECT ADDRESS: 2015 Maiden Lane
Rochester, NY 14626

PROJECT SUMMARY: 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.

PROJECT AMOUNT: \$480,103 – Sales Tax Exemption Only
EXEMPTIONS: \$38,409

JOBS: EXISTING: 16 | FTEs
NEW: 7 | FTEs

PUBLIC HEARING DATE: N/A

BENEFIT TO INCENTIVE RATIO: 626:1

SEQR: TYPE II ACTION UNDER SEQR SECTION 617.5

ELIGIBILITY: REQUESTED SERVICES WITH INCREASE TO TAX REVENUE BASE

APPROVED PURPOSE: JOB CREATION

County of Monroe Industrial Development Agency

MRB Cost Benefit Calculator



Date: January 20, 2026
 Project Title: JP White Trash LLC
 Project Location: 2015 Maiden Lane

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

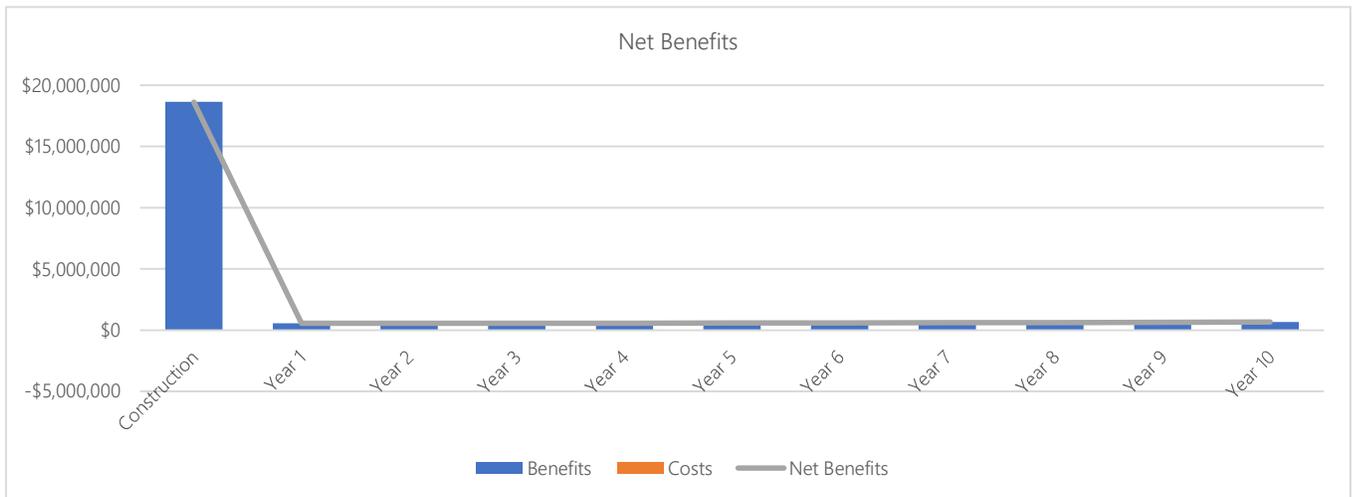
[Project Total Investment](#)

\$480,103

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	242	54	296
Earnings	\$14,801,678	\$2,808,488	\$17,610,166
Local Spend	\$38,408,234	\$9,560,535	\$47,968,769

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	7	4	11
Earnings	\$4,148,524	\$1,550,921	\$5,699,445

Figure 1



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

Figure 2

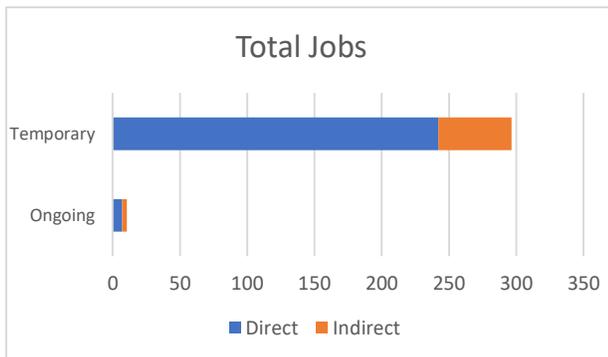
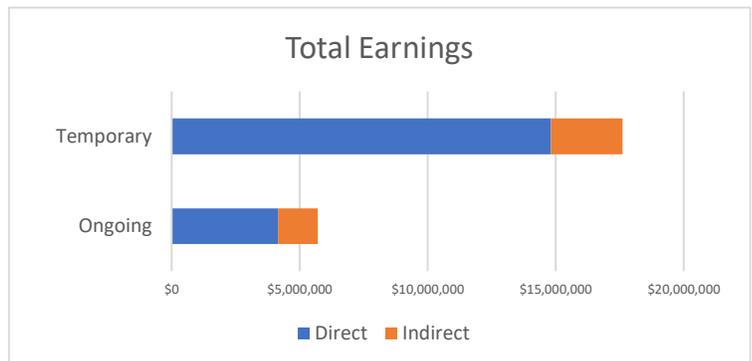


Figure 3



Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$0	\$0
Sales Tax Exemption	\$38,409	\$38,409
Local Sales Tax Exemption	\$19,205	\$19,205
State Sales Tax Exemption	\$19,205	\$19,205
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$38,409	\$38,409

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$23,472,779	\$22,874,694
To Private Individuals	\$23,309,611	\$22,715,684
Temporary Payroll	\$17,610,166	\$17,610,166
Ongoing Payroll	\$5,699,445	\$5,105,517
Other Payments to Private Individuals	\$0	\$0
To the Public	\$163,167	\$159,010
Increase in Property Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$123,271	\$123,271
Ongoing Jobs - Sales Tax Revenue	\$39,896	\$35,739
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$1,212,100	\$1,181,216
To the Public	\$1,212,100	\$1,181,216
Temporary Income Tax Revenue	\$792,457	\$792,457
Ongoing Income Tax Revenue	\$256,475	\$229,748
Temporary Jobs - Sales Tax Revenue	\$123,271	\$123,271
Ongoing Jobs - Sales Tax Revenue	\$39,896	\$35,739
Total Benefits to State & Region	\$24,684,878	\$24,055,909

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$22,874,694	\$19,205	1191:1
State	\$1,181,216	\$19,205	62:1
Grand Total	\$24,055,909	\$38,409	626:1

*Discounted at 2%

Additional Comments from IDA

This is a good project.

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

Motion By: _____
Seconded By: _____

RESOLUTION
(JP White Trash, LLC Project)
OSC Code 2602-26-001A

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 January 20, 2026 at 12:00 p.m.

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

RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION 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).

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, **JP WHITE TRASH, LLC**, a New York limited liability company, for itself or an entity formed or to be formed (collectively, the "Company") has requested that the Agency assist with a certain Project (the "Project"), consisting of the purchase of one high-tech automated side-loader garbage truck which features an automated arm to grab and empty bins known as a Labrie Automizer mounted on a Mack LR64 Chassis truck (the "Equipment"); all to be housed and maintained at the Company's offices at 2015 Maiden Lane in the Town of Greece, New York 14626 and all for use in the company's waste collection/disposal business; and

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

WHEREAS, it is contemplated that the Agency will (i) negotiate a project agreement (the "Project Agreement"), pursuant to which the Agency will appoint the Company as its agent for the

purpose of undertaking the Project and (ii) provide financial assistance (the "Financial Assistance") to the Company in the form of sales and use tax exemptions for purchases and rentals related to the Project; and

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

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

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

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

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

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

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

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

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

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

Section 3. Subject to the Company executing the Project Agreement and the delivery to the Agency of a binder, certificate or other evidence of liability insurance policy for the Project satisfactory to the Agency, the Agency hereby authorizes the Company to proceed with the Project and hereby appoints the Company as the true and lawful agent of the Agency to purchase the Equipment, and such appointment includes the following activities as they relate to 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 Equipment: (i) all purchases, leases, rentals and other uses of tools, machinery and equipment in connection with the Equipment, (ii) all purchases, rentals, uses or consumption of supplies, materials and services of every kind and description in connection with the Project, 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 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 Project, 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, 2026** (unless extended for good cause by the Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency).

Section 4. Based upon the representation and warranties made by the Company in its application for financial assistance, the Agency hereby authorizes and approves (i) the Company as its agent, to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax in an amount up to **\$480,103**, which result in New York State and local sales and use tax exemption benefits ("sales and use tax exemption benefits") not to exceed **\$38,409**. The Agency agrees to consider any requests by the Company for increase to the amount of sales and use tax exemption benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services.

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

the Agency in connection with the Project. As a condition precedent of receiving sales and use tax exemption benefits, the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, shall (i) cooperate with the Agency in its efforts to recover or recapture any sales and use tax exemption benefits, and (ii) promptly pay over any such amounts to the Agency that the Agency demands.

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

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

Section 8. This resolution shall take effect immediately.

[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.:

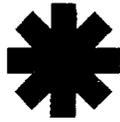
I, the undersigned Executive Director of the County of Monroe Industrial Development Agency, DO HEREBY CERTIFY:

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 January 20, 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 20th day of January, 2026.

Ana J. Liss, Executive Director



COUNTY OF MONROE
COMIDA
 INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR ASSISTANCE

Each applicant seeking assistance must complete this application and provide required supplemental forms/documentation.

Please answer all questions. Use "None" or "Not Applicable" where necessary. Information in this application may be subject to public review under New York State Law, except for information that is considered deniable by the Freedom of Information Law. This form is available at www.monroecountybusiness.org/application.

Please send completed application via email to EconomicDevelopment@monroecounty.gov. A **non-refundable** application fee of \$350.00 is required. Please see page 12 for additional information on costs and fees.

I. APPLICANT

A. Applicant Information

Name: JP White Trash LLC
 Address: 2015 Maiden Lane
 City/State/Zip: Rochester, NY 14626
 Tax Id No.: 87-4308197
 Contact Name: Kevin Goodwine
 Title: President
 Telephone: 585-943-8737
 E-Mail: kevingoodwine@gmail.com

B. Applicant's Legal Counsel

Name: Steven Cammarata
 Firm: Dentino, Cammarata & Fazio, LLP
 Address: 20 Wildbriar Road Suite D
 City/State/Zip: Rochester, NY 14623
 Telephone: 585-444-0221
 Email: smc@dcfesq.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>Kevin Goodwine</u>	<u>60</u>	<u>Member</u>
<u>Bryan Goodwine</u>	<u>20</u>	<u>Member</u>
<u>Marc Tantalo</u>	<u>20</u>	<u>Member</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: 2015 Maiden Lane, Rochester NY 14626

Tax Map Parcel Number: 074.06-1-11

City/Town/Village: Rochester

School District: Greece

Zip: 14626

Current Legal Owner of Property:

KBM Associates, Inc.

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: 1/30/2026

Proposed Commencement Date of Construction: N/A

Anticipated Completion Date: N/A

G. Contractor(s)

N/A

II.PROJECT (cont'd)

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

NAICS Code: 562000

JP White Trash is a trash collecting company servicing both residential and commercial customers. On the residential side, we currently service Greece and Gates, and will be entering the town Irondequoit in 2026. In order to do this, we are in need of a new Labrie Automizer and Mack LR64 Chassis. A Labrie Automizer is a high-tech, automated side-loader garbage truck designed for efficient waste collection which features an automated arm to grab and empty bins. The Company will need this additional garbage truck with the expansion into Irondequoit, giving us more capacity, growing revenue and profitability. Our current fleet is enough to service Greece and Gates, however, with the additional garbage truck, we will be able to expand our footprint into Irondequoit and also hire additional employees to operate the new piece of equipment.

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.

This piece of equipment is very expensive, thus having a large sales tax (\$34,293.12). With the high interest rate environment, the cost to finance the purchase price and sales tax would be a burden on the company's cash flow.

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

Yes No

Location:

Rochester, NY

Will the Project result in the removal of an industrial or manufacturing plant of the Project occupant from one area of the state to another area of the state? Yes No

Will the Project result in the abandonment of one or more plants or facilities of the Project occupant located within the state?

Yes No

If Yes to either question, explain how the Agency's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Applicant or User's competitive position in its respective industry:

K. **State Environmental Quality Review (SEQR) Act Compliance**

COMIDA, in granting assistance to the Applicant, is required to comply with the New York State Environmental Quality Review Act (SEQR).

Does the proposed project require discretionary permit, license or other type of approval by the state or local municipality?

YES - Include a copy of any SEQR documents related to this Project including Environmental Assessment Form, Final Determination, Local Municipality Negative Declaration, etc.

NO

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

Check One:

JOBSPLUS

Requirements:

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

LEASEPLUS

Requirements:

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

ENHANCED JOBSPLUS

Requirements:

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

GREEN JOBSPLUS

Requirements:

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

SHELTER RENT

For student housing or affordable housing projects.

Local Tax Jurisdiction Sponsored PILOT

NO PROPERTY TAX ABATEMENT IS SOUGHT FOR THIS PROJECT

IV. APPLICANT PROJECT COSTS

A. Estimate the costs necessary for the construction, acquisition, rehabilitation, improvement and/or equipment of the project by the APPLICANT.

Building Construction or Renovation

- a. Materials a. \$ _____
- b. Labor b. \$ _____

Site Work

- c. Materials c. \$ _____
- d. Labor d. \$ _____
- e. Non-Manufacturing Equipment e. \$ 480,103
- f. Manufacturing Equipment f. \$ _____
- g. Equipment Furniture and Fixtures g. \$ _____
- h. Land and/or Building Purchase h. \$ _____
- i. Soft Costs (Legal, Architect, Engineering) i. \$ _____
- Other (specify) j. _____ j. \$ _____
- k. _____ k. \$ _____
- l. _____ l. \$ _____
- m. _____ m. \$ _____

Total Project Costs \$ _____
(must equal Total Sources)

B. Sources of Funds for Project Costs:

- a. Tax-Exempt Industrial Revenue Bond a. \$ _____
- b. Taxable Industrial Revenue Bond b. \$ _____
- c. Bank Financing c. \$ 480,103
- d. TOTAL Public Sources d. \$ _____

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

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

e. Equity e. \$ _____
TOTAL SOURCES \$ 480,103
(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.

Genesee Regional Bank

V. COMPLETE FOR EACH USER/TENANT THAT IS SEEKING SALES TAX EXEMPTIONS USER(S)/TENANT(S) PROJECT COSTS

Use additional sheets as necessary

Company Name _____

A. Estimate the costs necessary for the construction, acquisition, rehabilitation, improvement, and/or equipping of the project by the user(s)/tenant(s) for which a sales tax exemption is requested.

Estimated Costs Eligible for Sales Tax Exemption Benefit

- a. Materials a. \$ _____
- b. Labor b. \$ _____
- c. Non-Manufacturing Equipment c. \$ _____
- d. Manufacturing Equipment d. \$ _____
- e. Furniture and Fixtures e. \$ _____
- Other (specify): f. _____ f. \$ _____
- g. _____ g. \$ _____
- h. _____ h. \$ _____
- i. _____ i. \$ _____

Total Project Costs \$ _____

Value of Incentives
JP White Trash LLC

A. IDA PILOT Benefits:	
Current Assessment	\$234,100
Value of New Construction & Renovation Costs	
Estimated New Assessed Value Subject to IDA	\$234,100
Current Taxes	\$0
Current Taxes Escalator	2%
PILOT Terms - Years	10
County Tax rate/\$1,000	
Local Tax Rate* Tax Rate/\$1,000	
School Tax Rate /\$1,000	
Total Tax Rate	0.00000
B. Sales Tax Exemption Benefit:	
Estimated value of Sales Tax exemption:	\$38,409
Estimated duration of ST exemption:	12/31/2026
C. Mortgage Recording Tax Exemption (MRTE) Benefit:	
Estimated Value of MRTE:	\$0
D. Industrial Revenue Bond Benefit	
IRB inducement amount:	\$0
E. Percentage of Project Costs financed from Public Sector sources:	
Total Value of Incentives:	\$38,409
Project Construction Costs:	\$480,103
	8.00%

PILOT Schedule

PILOT Year	% Abatement	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT Amount	Full Tax Payment w/o PILOT***	Net Exemption**
	Total	\$0	\$0	\$0	\$0	\$0	\$0
1	90%	\$0	\$0	\$0	\$0	\$0	\$0
2	80%	\$0	\$0	\$0	\$0	\$0	\$0
3	70%	\$0	\$0	\$0	\$0	\$0	\$0
4	60%	\$0	\$0	\$0	\$0	\$0	\$0
5	50%	\$0	\$0	\$0	\$0	\$0	\$0
6	40%	\$0	\$0	\$0	\$0	\$0	\$0
7	30%	\$0	\$0	\$0	\$0	\$0	\$0
8	20%	\$0	\$0	\$0	\$0	\$0	\$0
9	10%	\$0	\$0	\$0	\$0	\$0	\$0
10	0%	\$0	\$0	\$0	\$0	\$0	\$0

VII. PROJECTED EMPLOYMENT

Complete for each Applicant or User/Tenant

Company Name: JP White Trash

Applicant: or User/Tenant:

Applicant/Tenant creating jobs must submit most recent NYS-45 or equivalent.

	Current # of jobs at proposed project location or to be relocated to project location	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be RETAINED	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be CREATED upon THREE Years after Project completion	Estimate number of residents of the Labor Market Area in which the Project is located that will fill the FTE and PTE jobs to be created upon THREE Years after Project Completion **
Full time (FTE)	14	14	6	6
Part Time (PTE)	4	4	2	2
Total	16	16	7	7

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

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MA

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 JP White Trash 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.

MA **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.*

MA **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.

MA **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.

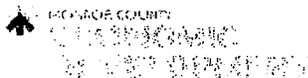
MA **Monitoring**
A third-party auditing firm ("Project Monitor") will be engaged to monitor construction work commencing on the date benefits are granted by resolution of the IDA Board.

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.



JPD

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.

JPD

JPD

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.

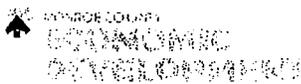
Furthermore, the undersigned realizes that failure to abide by the terms herein could result in COMIDA revoking all or any portion of benefits it deems reasonable in its sole discretion for any violation hereof.

J.P. White Trash LLC
(APPLICANT COMPANY)

J.P. White Trash LLC
(TENANT COMPANY)

[Signature] _____ *Pres.* *12/10/25*
Signature, Title Date

[Signature] _____ *Pres.* *12/10/25*
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:

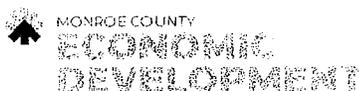
- A. The information contained in this Application, including employment information, is true and correct. The Applicant is aware that any material misrepresentation made in this Application constitutes an act of fraud, resulting in revocation of COMIDA benefits.
- B. The undersigned, on behalf of the 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

JP WHITE TRASH LLC
[Signature] Pres. 12/10/25
 Signature, Title Date

TENANT COMPANY

JP WHITE TRASH LLC
[Signature] Pres. 12/10/25
 Signature, Title Date





APPLICATION SUMMARY

DATE: January 20, 2026

APPLICANT: Megazone Corporation
300 Willowbrook Office Park Suite 300
Fairport, NY 14450

PROJECT ADDRESS: 300 Willowbrook Office Park Suite 300
Fairport, NY 14450

PROJECT SUMMARY: 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 7,213:1.

PROJECT AMOUNT: \$290,000 – Sales Tax Exemption Only
EXEMPTIONS: \$23,200

JOBS: EXISTING: 10 | FTEs
NEW: 100 | FTEs

PUBLIC HEARING DATE: N/A

BENEFIT TO INCENTIVE RATIO: 7213:1

SEQR: TYPE II ACTION UNDER SEQR SECTION 617.5

ELIGIBILITY: TECHNOLOGY-BASED PRODUCER SERVICE COMPANY

APPROVED PURPOSE: JOB CREATION

County of Monroe Industrial Development Agency

MRB Cost Benefit Calculator



Date: January 20, 2026
 Project Title: Megazone Corporation
 Project Location: 300 Willobrook Office Park Fairport, NY 14450

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

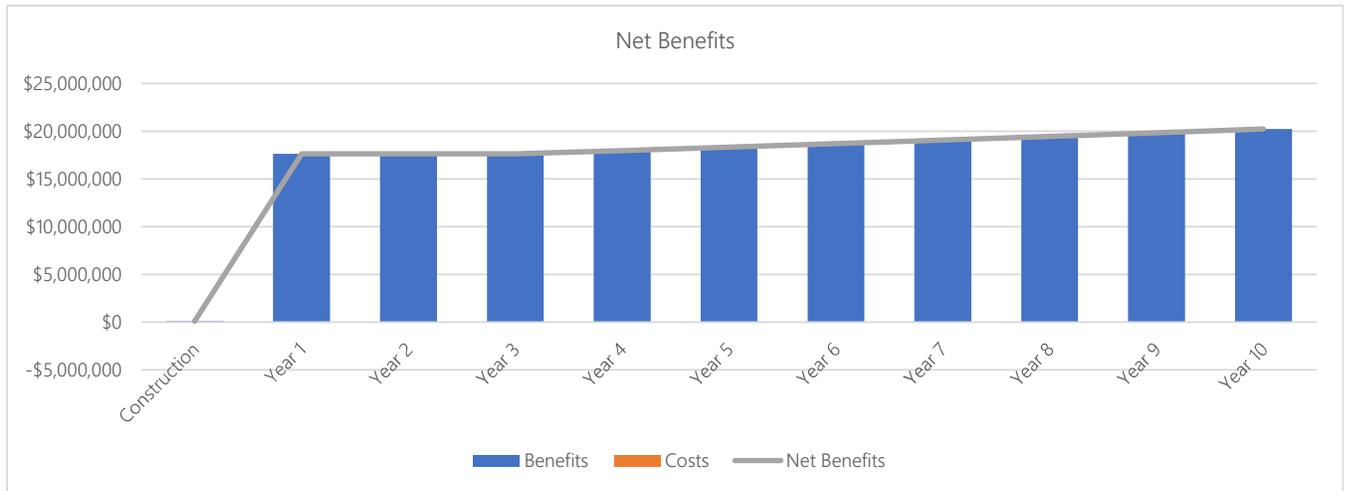
Project Total Investment

\$290,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	1	0	2
Earnings	\$89,408	\$16,964	\$106,372
Local Spend	\$232,000	\$57,749	\$289,749

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	100	22	122
Earnings	\$158,744,536	\$17,531,302	\$176,275,838

Figure 1



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

Figure 2

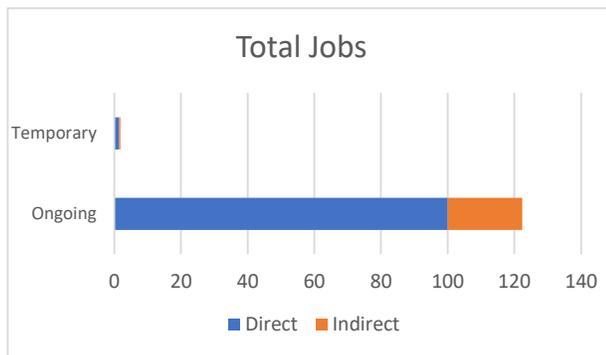
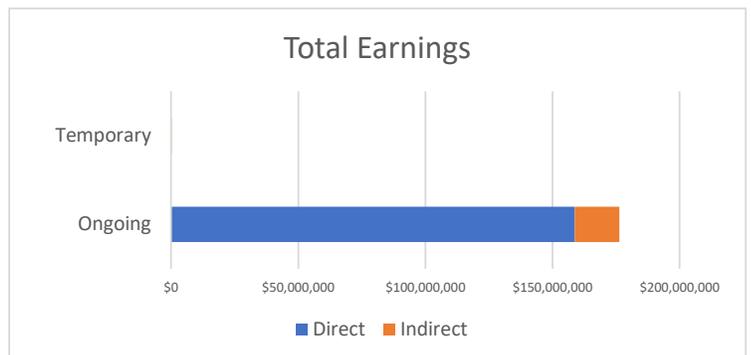


Figure 3



Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$0	\$0
Sales Tax Exemption	\$23,200	\$23,200
Local Sales Tax Exemption	\$11,600	\$11,600
State Sales Tax Exemption	\$11,600	\$11,600
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$23,200	\$23,200

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$177,616,885	\$159,118,958
To Private Individuals	\$176,382,210	\$158,012,867
Temporary Payroll	\$106,372	\$106,372
Ongoing Payroll	\$176,275,838	\$157,906,496
Other Payments to Private Individuals	\$0	\$0
To the Public	\$1,234,675	\$1,106,090
Increase in Property Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$745	\$745
Ongoing Jobs - Sales Tax Revenue	\$1,233,931	\$1,105,345
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$9,171,875	\$8,216,669
To the Public	\$9,171,875	\$8,216,669
Temporary Income Tax Revenue	\$4,787	\$4,787
Ongoing Income Tax Revenue	\$7,932,413	\$7,105,792
Temporary Jobs - Sales Tax Revenue	\$745	\$745
Ongoing Jobs - Sales Tax Revenue	\$1,233,931	\$1,105,345
Total Benefits to State & Region	\$186,788,760	\$167,335,627

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$159,118,958	\$11,600	13717:1
State	\$8,216,669	\$11,600	708:1
Grand Total	\$167,335,627	\$23,200	7213:1

*Discounted at 2%

Additional Comments from IDA

This is a good project.

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

Yes

Motion By: _____
Seconded By: _____

RESOLUTION
(Megazone Corporation Project)
OSC Code 2602-26-003A

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 January 20, 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) 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.

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, **MEGAZONE CORPORATION**, a corporation for itself or a related entity formed or to be formed (collectively, the "Company") has requested that the Agency assist with a certain Project (the "Project"), consisting of the acquisition and installation in, on or about the Company's offices located at 300 Willowbrook Office Park in the Village of Fairport, New York 14450 of certain machinery, equipment and related personal property including, but not limited to, laptops, monitors and conferencing equipment (collectively, the "Equipment"), all for use by the Company in its business as a cloud provider; and

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

WHEREAS, it is contemplated that the Agency will (i) negotiate a project agreement (the "Project Agreement"), pursuant to which the Agency will appoint the Company as its agent for the purpose of undertaking the Project and (ii) provide financial assistance (the "Financial Assistance")

to the Company in the form of sales and use tax exemptions for purchases and rentals related to the Project; and

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

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

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

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

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

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

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

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

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

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

Section 3. Subject to the Company executing the Project Agreement and the delivery to the Agency of a binder, certificate or other evidence of liability insurance policy for the Project satisfactory to the Agency, the Agency hereby authorizes the Company to proceed with the acquisition and installation of the Equipment and hereby appoints the Company as the true and lawful agent of the Agency to acquire and install the Equipment, 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, repairing and maintaining the Equipment, and (ii) 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 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 Project, 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, 2026** (unless extended for good cause by the Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency).

Section 4. Based upon the representation and warranties made by the Company in its application for financial assistance, the Agency hereby authorizes and approves (i) the Company as its agent, to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax in an amount up to **\$290,000**, which result in New York State and local sales and use tax exemption benefits ("sales and use tax exemption benefits") not to exceed **\$23,200**. The Agency agrees to consider any requests by the Company for increase to the amount of sales and use tax exemption benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services.

Section 5. Pursuant to Section 875(3) of the New York General Municipal Law, the Agency may recover or recapture from the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, any sales and use tax exemption benefits taken or purported to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, if it is determined that: (i) the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, is not entitled to the sales and use tax exemption benefits; (ii) the sales and use tax exemption benefits are in excess of the amounts authorized to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project; (iii) the sales and use tax exemption benefits are for property or services not authorized by the Agency as part of the Project; or (iv) the sales and use tax exemption benefits are taken in cases where the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, fails

to comply with a material term or condition to use property or services in the manner approved by the Agency in connection with the Project. As a condition precedent of receiving sales and use tax exemption benefits, the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, shall (i) cooperate with the Agency in its efforts to recover or recapture any sales and use tax exemption benefits, and (ii) promptly pay over any such amounts to the Agency that the Agency demands.

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

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

Section 8. This resolution shall take effect immediately.

[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 January 20, 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 20th day of January, 2026.

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.

Please send completed application via email to EconomicDevelopment@monroecounty.gov. A **non-refundable** application fee of \$350.00 is required. Please see page 12 for additional information on costs and fees.

I. APPLICANT

A. Applicant Information

Name: Megazone Corporation
 Address: 300 Willowbrook Office Park Suite
 City/State/Zip: Fairport, NY 14450
 Tax Id No.: 83-0568424
 Contact Name: Kary Myers
 Title: VP Ops
 Telephone: 585-489-0586
 E-Mail: kary.myers@megazone.com

B. Applicant's Legal Counsel

Name: Mary O'Connell
 Firm: _____
 Address: _____
 City/State/Zip: Penfield, NY
 Telephone: _____
 Email: oconnellmaryk1@gmail.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>Please see attached.</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: 300 Willowbrook Office Park

Tax Map Parcel Number: 193.02-1-18.3/a

City/Town/Village: Fairport

School District: Pittsford Central Schools

Zip: 14450

Current Legal Owner of Property:

Uniland

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: 1/21/26

Proposed Commencement Date of Construction: _____

Anticipated Completion Date: 12/31/26

G. Contractor(s)

II.PROJECT (cont'd)

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

NAICS Code: **541512** _____

Megazone Cloud is the second largest cloud provider in South Korea. They have an aggressive growth and expansion plan. A large part of that is the US expansion and growth. Megazone is an unknown name in the US and it will be headquartered in Rochester, NY. Leaders from EagleDream Technologies with collective 30+ years of experience growing IT organizations are at the helm. We are about 10 employees today in NYS and plan to grow to 75 by end of 2026. In addition, we will have a strong partnership with RIT and their coop program. Our plan is to have around 30 coops in 2026 alone. This helps attract and maintain top RIT talent. Our work is cutting edge: helping clients move to the cloud and modernize their systems in the cloud. We use AI tools as well as AWS native tools. AWS is our main cloud provider with whom we work. We are excited to grow the business in Rochester, NY. We will be purchasing laptops, monitors and peripherals for all of our employees. In addition, we communicate globally and will purchase conferencing equipment so we can collaborate with our colleagues. Finally, we will purchase some decor to make the entire office feel high-tech--more of a destination ("resimercial").

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.

To become a destination employer for top tech talent, we would like to create an office where employees want to come into experience a culture that fosters learning and growth. While we are funded by our parent corporation, our profitability is key to sustaining operations--especially in Rochester, NY. A key part of our culture will be attracting RIT software engineering students as co-ops, and then ultimately hiring them full-time. Without the financial assistance, our renovations and investments will be delayed thus delaying attracting top talent to the area.

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

Yes No

Location:

Will the Project result in the removal of an industrial or manufacturing plant of the Project occupant from one area of the state to another area of the state? Yes No

Will the Project result in the abandonment of one or more plants or facilities of the Project occupant located within the state?

Yes No

If Yes to either question, explain how the Agency's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Applicant or User's competitive position in its respective industry:

- K. State Environmental Quality Review (SEQR) Act Compliance

COMIDA, in granting assistance to the Applicant, is required to comply with the New York State Environmental Quality Review Act (SEQR).

Does the proposed project require discretionary permit, license or other type of approval by the state or local municipality?

YES - Include a copy of any SEQR documents related to this Project including Environmental Assessment Form, Final Determination, Local Municipality Negative Declaration, etc.

NO

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

Check One:

JOBSPLUS

Requirements:

- Applicant must commit to a 10% increase in full-time equivalent employment, measured on the existing impacted employee base, over a 3 year period. The required number of jobs is 30.

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. \$ _____
- b. Labor b. \$ _____

Site Work

- c. Materials c. \$ _____
- d. Labor d. \$ _____
- e. Non-Manufacturing Equipment e. \$ 250,000
- f. Manufacturing Equipment f. \$ _____
- g. Equipment Furniture and Fixtures g. \$ 40,000
- h. Land and/or Building Purchase h. \$ _____
- i. Soft Costs (Legal, Architect, Engineering) i. \$ _____
- Other (specify) j. _____ j. \$ _____
- k. _____ k. \$ _____
- l. _____ l. \$ _____
- m. _____ m. \$ _____

Total Project Costs (must equal Total Sources) \$ 290,000

B. Sources of Funds for Project Costs:

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

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

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

- e. Equity e. \$ 290000

TOTAL SOURCES (must equal Total Project Costs) \$ 290000

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: MegazoneCloud

Applicant: or User/Tenant:

Applicant/Tenant creating jobs must submit most recent NYS-45 or equivalent.

	Current # of jobs at proposed project location or to be relocated to project location	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be RETAINED	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be CREATED upon THREE Years after Project completion	Estimate number of residents of the Labor Market Area in which the Project is located that will fill the FTE and PTE jobs to be created upon THREE Years after Project Completion **
Full time (FTE)	10	10	100	100
Part Time (PTE)				
Total	10	10	100	100

** 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 MegazoneCloud

Applicant: and/or User/Tenant:

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

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

100% Local Labor

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

Local Labor Market

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

Bid Processing

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

Monitoring

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

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

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

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

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

Signage

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

Exemption Process

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

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

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

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

The foregoing terms have been read, reviewed and understood by the Applicant or User/Tenant and all appropriate personnel. Furthermore, the undersigned agrees and understands that the information contained herein must be transmitted and conveyed in a timely fashion to all applicable subcontractors, suppliers and materialman. Furthermore, the undersigned agrees to post and maintain a sign, provided by COMIDA, in a prominent, easily accessible location, identifying the project as a recipient of COMIDA assistance and the local labor requirements associated with this assistance.

Furthermore, the undersigned realizes that failure to abide by the terms herein could result in COMIDA revoking all or any portion of benefits it deems reasonable in its sole discretion for any violation hereof.

MegazoneCloud

(APPLICANT COMPANY)

(TENANT COMPANY)

VP Ops 12

Signature , Title Date

Signature , Title Date

IX. FEES

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

*If the sales tax benefits are required prior to closing, a non-refundable twenty-five percent (25%) of the IDA fee and Legal fees are payable at that time. This amount will be applied towards the IDA fee and Legal fee.

MegazoneCloud

(APPLICANT COMPANY)

(TENANT COMPANY)

VP Ops 12

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

MegazoneCloud

 Signature, Title, Date

VP Ops 12/

TENANT COMPANY

 Signature, Title, Date

12/

Stock Ledger

Megazone Corporation
 Place of Incorporation: Delaware
 Total Authorized share: 20,000,000 shares

Name and Residence Address of Stockholder	Date of Transfer	Certificate Issued	Number of Shares	Amount Paid	Ownership Percentage
Megazone Corporation 6/7F, Megazone B/D, 46, Nonhyun-ro 85-gil, Gangnam-gu, Seoul, Korea 06235 Megazone Cloud Corporation 4/5F, Megazone B/D, 46, Nonhyun-ro 85-gil, Gangnam-gu, Seoul, Korea 06235	September 20 th , 2018	September 20 th , 2018	200,000	\$200,000	1.1%
	March 21 st , 2019	March 21 st , 2019	1,300,000	\$1,300,000	
	December 11 th , 2020	January 22 nd , 2021	1,000,000	\$1,000,000	
	November 29 th , 2019	January 22 nd , 2021	500,000	\$500,000	
	April 22 nd , 2021	April 22 nd , 2021	800,000	\$800,000	98.9%
	March 18 th , 2022	March 18 th , 2022	9,200,000	\$9,200,000	
	November 4 th , 2022	November 4 th , 2022	1,350,000	\$1,350,000	
	March 7 th , 2023	March 7 th , 2023	2,000,000	\$2,000,000	
	October 27 th , 2023	October 27 th , 2023	1,500,000	\$1,500,000	



RYAN YANG, CPA(California License# 145514)
Date: December 31st, 2023



JOOWAN LEE, CEO of Megazone Corporation
Date: December 31st, 2023



APPLICATION SUMMARY

DATE: January 20, 2026

APPLICANT: Vistas at Stronghall LLC, Vistas at SA LLC, Vistas at Montgomery LLC, Vistas at Highland LLC
550 Latona Road, Building E, Suite 501
Rochester, NY 14608

PROJECT LOCATION: 1100, 1114, 1122, 1110 S. Goodman Street
Rochester, NY 14620

PROJECT SUMMARY: 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

PROJECT AMOUNT: \$46,280,000
\$1,592,400 Sales Tax Exemption
\$225,000 Mortgage Recording Tax Exemption

JOBS: EXISTING:	0	FTEs
NEW:	1	FTE

PUBLIC HEARING DATE: January 15, 2026

BENEFIT TO INCENTIVE RATIO: 7:1

SEQR: REVIEWED AND PROCESS IS 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: January 20, 2026
 Project Title: Vistas at Strong, SA, Montgomery and Highland LLC
 Project Location: S. Goodman Street

Economic Impacts

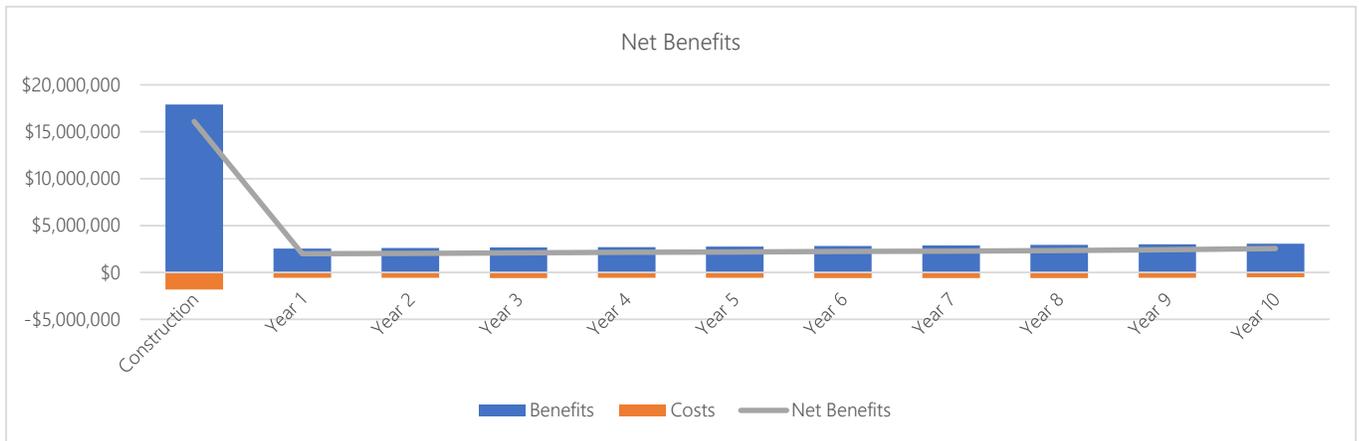
Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
 \$46,280,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	263	51	314
Earnings	\$14,262,723	\$2,648,168	\$16,910,891
Local Spend	\$37,024,000	\$9,071,386	\$46,095,386

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	45	12	56
Earnings	\$34,655,993	\$10,693,901	\$45,349,894

Figure 1



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

Figure 2

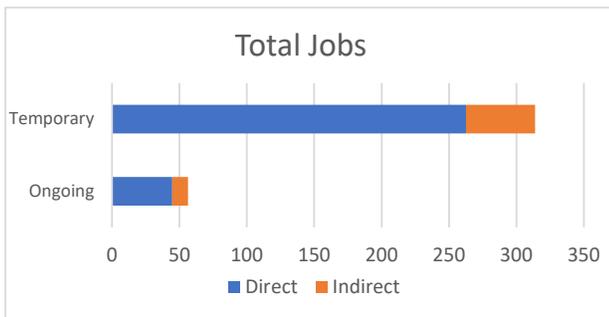


Figure 3



Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$7,299,612	\$6,371,777
Sales Tax Exemption	\$1,592,400	\$1,592,400
Local Sales Tax Exemption	\$796,200	\$796,200
State Sales Tax Exemption	\$796,200	\$796,200
Mortgage Recording Tax Exemption	\$225,000	\$225,000
Local Mortgage Recording Tax Exemption	\$75,000	\$75,000
State Mortgage Recording Tax Exemption	\$150,000	\$150,000
Total Costs	\$9,117,012	\$8,189,177

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$66,253,798	\$58,227,253
To Private Individuals	\$62,260,785	\$55,076,731
Temporary Payroll	\$16,910,891	\$16,910,891
Ongoing Payroll	\$45,349,894	\$38,165,840
Other Payments to Private Individuals	\$0	\$0
To the Public	\$3,993,013	\$3,150,522
Increase in Property Tax Revenue	\$3,763,463	\$2,938,582
Temporary Jobs - Sales Tax Revenue	\$118,376	\$118,376
Ongoing Jobs - Sales Tax Revenue	\$111,174	\$93,564
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$3,031,286	\$2,690,393
To the Public	\$3,031,286	\$2,690,393
Temporary Income Tax Revenue	\$760,990	\$760,990
Ongoing Income Tax Revenue	\$2,040,745	\$1,717,463
Temporary Jobs - Sales Tax Revenue	\$118,376	\$118,376
Ongoing Jobs - Sales Tax Revenue	\$111,174	\$93,564
Total Benefits to State & Region	\$69,285,084	\$60,917,646

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$58,227,253	\$7,242,977	8:1
State	\$2,690,393	\$946,200	3:1
Grand Total	\$60,917,646	\$8,189,177	7:1

*Discounted at 2%

Additional Comments from IDA

This is a good project.

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

Motion By: _____
Seconded By: _____

RESOLUTION
(Vistas Project)
OSC Code 2602-26-004A

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 January 20, 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 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 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, **VISTAS AT STRONG LLC**, a New York limited liability company for itself or a related entity formed or to be formed (collectively, the "Vistas at Strong") has requested that the Agency assist with a certain project (the "Vistas at Strong Project"), consisting of: (A) the acquisition of a leasehold interest in a portion of an approximately 1.97-acre parcel of land located at 1100 South Goodman Street in the City of Rochester, New York 14620 (Tax Map No. 136.33-1-1.006) and all other lands in the City of Rochester where, by license or easement or other agreement, the Vistas at Strong or its designees are making improvements that benefit the Vistas at Strong Project (the "Vistas at Strong Land"), together with the existing approximately 66,246 square-foot

mixed-use building thereon (the "Vistas at Strong Existing Improvements"); (B) the renovation of the Vistas at Strong Existing Improvements into flexible office suites, banquet/chapel space, shared gym and wellness amenities and three (3) residential units (collectively, the "Vistas at Strong Improvements"); and (C) the acquisition and installation therein, thereon or thereabout of certain machinery, equipment and related personal property (the "Vistas at Strong Equipment" and, together with the Vistas at Strong Land, the Vistas at Strong Existing Improvements and the Vistas at Strong Improvements, the "Vistas at Strong Facility"); and

WHEREAS, **VISTAS AT SA LLC**, a New York limited liability company for itself or a related entity formed or to be formed (collectively, the "Vistas at SA") has requested that the Agency assist with a certain project (the "Vistas at SA Project"), consisting of: (A) the acquisition of a leasehold interest in a portion of an approximately 1.45-acre parcel of land located at 1114 South Goodman Street in the City of Rochester, New York 14620 (Tax Map No. 136.33-1-1.004) and all other lands in the City of Rochester where, by license or easement or other agreement, the Vistas at SA or its designees are making improvements that benefit the Vistas at SA Project (the "Vistas at SA Land"), together with the two (2) existing improvements thereon comprising an aggregate approximately 21,600 square feet of dormitory space (the "Vistas at SA Existing Improvements"); (B) the renovation of the Vistas at SA Existing Improvements into approximately 32 residential apartment units (collectively, the "Vistas at SA Improvements"); and (C) the acquisition and installation therein, thereon or thereabout of certain machinery, equipment and related personal property (the "Vistas at SA Equipment" and, together with the Vistas at SA Land, the Vistas at SA Existing Improvements and the Vistas at SA Improvements, the "Vistas at SA Facility"); and.

WHEREAS, **VISTAS AT MONTGOMERY LLC**, a New York limited liability company for itself or a related entity formed or to be formed (collectively, the "Vistas at Montgomery") has requested that the Agency assist with a certain project (the "Vistas at Montgomery Project"), consisting of: (A) the acquisition of a leasehold interest in a portion of an approximately 0.67-acre parcel of land located at 1122 South Goodman Street in the City of Rochester, New York 14620 (Tax Map No. 136.33-1-1.005) and all other lands in the City of Rochester where, by license or easement or other agreement, the Vistas at Montgomery or its designees are making improvements that benefit the Vistas at Montgomery Project (the "Vistas at Montgomery Land"), together with the approximately 5,557 square-foot building thereon (the "Vistas at Montgomery Existing Improvements"); (B) the renovation and modernization of the Vistas at Montgomery Existing Improvements into approximately five (5) residential units (collectively, the "Vistas at Montgomery Improvements"); and (C) the acquisition and installation therein, thereon or thereabout of certain machinery, equipment and related personal property (the "Vistas at Montgomery Equipment" and, together with the Vistas at Montgomery Land, the Vistas at Montgomery Existing Improvements and the Vistas at Montgomery Improvements, the "Vistas at Montgomery Facility"); and

WHEREAS, **VISTAS AT HIGHLAND LLC**, a New York limited liability company for itself or a related entity formed or to be formed (collectively, the "Vistas at Highland") has requested that the Agency assist with a certain project (the "Vistas at Highland Project"; and, together with the Vistas at Strong Project, the Vistas at SA Project and the Vistas at Montgomery Project, the "Project")), consisting of: (A) the acquisition of a leasehold interest in a portion of an approximately 3.96-acre parcel of land located at 1110 South Goodman Street in the City of Rochester, New York 14620 (Tax Map No. 136.33-1-1.003) and all other lands in the City of Rochester where, by license or easement or other agreement, the Vistas at Highland or its designees are making improvements that benefit the Vistas at Highland Project (the "Vistas at Highland Land"); (B) the construction thereon of two (2) approximately 48 unit apartment buildings (collectively, the "Vistas at Highland Improvements"); and (C) the acquisition and installation therein, thereon or thereabout of certain machinery, equipment and related personal property (the "Vistas at Highland Equipment" and,

together with the Vistas at Highland Land and the Vistas at Highland Improvements, the "Vistas at Highland Facility"; and, together with the Vistas at Strong Facility, the Vistas at SA Facility, the Vistas at Montgomery Facility, the "Facility" or "Facilities"); 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, January 15, 2026 at 10:00 a.m., local time, at the Agency's offices, 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, construction, 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; and

WHEREAS, the City of Rochester's Manager of Zoning, as lead agency, conducted a 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 City of Rochester's Manager of Zoning, dated August 12, 2019 (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 City of Rochester's Manager of Zoning has conducted a review of the Project pursuant to Article 8 of the Environmental Conservation Law and 6 N.Y.C.R.R. Part 617 (collectively referred to as "SEQRA"). In addition to classifying the Project as a "Type I" Action pursuant to SEQRA, the City of Rochester's Manager of Zoning also issued a Negative Declaration on August 12, 2019, 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 City of Rochester's Manager of Zoning 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, 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, construction, renovation and equipping of the Project and hereby appoints the

Company as the true and lawful agent of the Agency to acquire, construct, renovate and equip the Facility, and such appointment includes the following activities as they relate to the construction, erection, completion, use, repair and maintenance of the Improvements and the purchase, use, lease, placement, installation, repair, maintenance and replacement of the Equipment, whether or not any materials or supplies described below are incorporated into or become an integral part of the Improvements or the Equipment: (i) all purchases, leases, rentals and other uses of tools, machinery and equipment in connection with acquiring, constructing, 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, constructing, renovating, equipping, repairing and maintaining the Facility, and (iii) all purchases, leases, rentals and uses of equipment, machinery, and other tangible personal property (including installation costs with respect thereto), installed or placed in, upon or under the Improvements, Land or the Equipment, including all repairs, maintenance and replacement of all such property. Said agents are authorized to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agents for the Agency, and in general to do all things which may be requisite or proper for completing the Facility, all with the same powers and with the same validity as the Agency could do if acting on its own behalf. As agent of the Agency, the Company is authorized to delegate such agency, in whole or in part, to agents, subagents, contractors, subcontractors, contractors and subcontractors of such agents and subagents and to such other parties as the Company chooses; provided, however, the Project Agreement shall expire on **December 31, 2027** (unless extended for good cause by the Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency) 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 **\$19,905,000** which results in New York State and local sales and use tax exemption benefits ("sales and use tax exemption benefits") not to exceed **\$1,592,400**. 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 **\$30,000,000**, resulting in a mortgage tax exemption not to exceed **\$225,000**; and (iii) a partial real property tax abatement.

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

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

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

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

Section 9. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver any mortgage, assignment of leases and rents, security agreement, UCC-1 Financing Statements and all documents reasonably contemplated by these resolutions or required by any lender identified by the Company (the "Lender") up to a maximum principal amount necessary to undertake the Project, acquire, construct, renovate and equip 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 January 20, 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 20th day of January, 2026.

Ana J. Liss, Executive Director



COUNTY OF MONROE
COMIDA
 INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR ASSISTANCE

Each applicant seeking assistance must complete this application and provide required supplemental forms/documentation.

Please answer all questions. Use "None" or "Not Applicable" where necessary. Information in this application may be subject to public review under New York State Law, except for information that is considered deniable by the Freedom of Information Law. This form is available at www.monroecountybusiness.org/application.

Please send completed application via email to EconomicDevelopment@monroecounty.gov. A non-refundable application fee of \$350.00 is required. Please see page 12 for additional information on costs and fees.

I. APPLICANT

A. Applicant Information

Name: See attached.
 Address: _____
 City/State/Zip: _____
 Tax Id No.: _____
 Contact Name: _____
 Title: _____
 Telephone: _____
 E-Mail: _____

B. Applicant's Legal Counsel

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

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

Name	%	Corporate Title
1100 Goodman St. LLC	100	Member/Manager
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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: See attached.

Tax Map Parcel Number: _____

City/Town/Village: _____

School District: _____

Zip: _____

Current Legal Owner of Property:

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: TBD

Address: _____

City/State/Zip: _____

Tax ID No: _____

Contact Name: _____

Title: _____

Telephone: _____

Email: _____

% of facility to be occupied by user/tenant _____

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

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

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

F. Project Timeline

Proposed Date of Acquisition: _____

Proposed Commencement Date of Construction: 04/01/2026

Anticipated Completion Date: 10/01/2027

G. Contractor(s)

TBD

II.PROJECT (cont'd)

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

NAICS Code: _____

1. Vistas @ Montgomery

- Use: Residential
- Units: 5 apartment units
- Currently Vacant
- Historic Status: Eligible for Federal and State Historic Tax Credits; Part 2 approvals secured
- Summary: A boutique residential building featuring five apartments. Renovations will modernize interiors while maintaining the property's historic architecture. These units will attract professionals, medical staff, and visiting faculty seeking conveniently located housing.

2. Vistas @ Saunders / Andrews

- Use: Residential Conversion
- Currently Vacant
- Units: 32 apartment units (2 buildings, 20/12 units)
- Historic Status: Eligible for Federal and State Historic Tax Credits; Part 2 approvals secured
- Summary: The existing dormitory buildings are being converted into 32 well-designed apartment units. The adaptive reuse will retain key architectural details while providing updated, energy-efficient residential spaces that meet strong local demand for affordable quality housing near downtown Rochester.

3. Vistas @ Stronghall

- Use: Mixed-Use
- Components: office suites, a shared gym/amenities room, and 3 residential units
- Historic Status: Eligible for Federal and State Historic Tax Credits; Part 2 approvals secured
- Summary: The Stronghall building will serve as a centerpiece for the campus, featuring flexible office suites, Banquet/chapel space, shared wellness amenities, and limited residential space. The building's design promotes cross-traffic between office tenants and residents, enhancing overall campus vitality.

4. Vistas at Highland (New construction)

* Two 48 unit apartment buildings on the former colgate divinity campus. The project represents the next phase of the campus's redevelopment, transforming a historic and highly visible site into a vibrant mixed-use residential community.

* Building 100 will have total leasable sq. footage of around 46,780. Building 200 will have total leasable sq. footage of around 46,917.

The total units for the entire project is 136. All residential units will have 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.

II. PROJECT (cont'd)

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

Please explain why financial assistance is necessary.

The Project involves the planning, design reconstruction, renovation of an existing building and new construction. The financial assistance is necessary for the following reasons:

- 1) The PILOT will ensure that residential rents remain affordable.
- 2) Sales tax exemption will help with savings on higher than normal construction costs including high end exterior finishes mandated by the municipality.
- 3) Financial assistance will also help in this high interest rate climate.
- 4) The PILOT makes the operating budget predictable, thereby ensuring continued affordability for the tenants.

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

Yes No

Location:

Will the Project result in the removal of an industrial or manufacturing plant of the Project occupant from one area of the state to another area of the state? Yes No

Will the Project result in the abandonment of one or more plants or facilities of the Project occupant located within the state? Yes No

If Yes to either question, explain how the Agency's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Applicant or User's competitive position in its respective industry:

K. State Environmental Quality Review (SEQR) Act Compliance

COMIDA, in granting assistance to the Applicant, is required to comply with the New York State Environmental Quality Review Act (SEQR).

Does the proposed project require discretionary permit, license or other type of approval by the state or local municipality?

YES - Include a copy of any SEQR documents related to this Project including Environmental Assessment Form, Final Determination, Local Municipality Negative Declaration, etc.

NO

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

Check One:

JOBSPLUS

Requirements:

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

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. \$ 17,165,000
- b. Labor b. \$ 17,165,000

Site Work

- c. Materials c. \$ 2,090,000
- d. Labor d. \$ 2,090,000
- e. Non-Manufacturing Equipment e. \$ _____
- f. Manufacturing Equipment f. \$ _____
- g. Equipment Furniture and Fixtures g. \$ 650,000
- h. Land and/or Building Purchase h. \$ 900,000
- i. Soft Costs (Legal, Architect, Engineering) i. \$ 6,220,000
- Other (specify) j. _____ j. \$ _____
- k. _____ k. \$ _____
- l. _____ l. \$ _____
- m. _____ m. \$ _____

Total Project Costs (must equal Total Sources) \$ 46,280,000

B. Sources of Funds for Project Costs:

- a. Tax-Exempt Industrial Revenue Bond a. \$ _____
- b. Taxable Industrial Revenue Bond b. \$ _____
- c. Bank Financing c. \$ 30,000,000
- d. TOTAL Public Sources d. \$ _____

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

Historical tax credits \$ 4,220,000
 _____ \$ _____
 _____ \$ _____
 _____ \$ _____

e. Equity e. \$ 12,730,000
TOTAL SOURCES (must equal Total Project Costs) \$ 46,280,000

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

Yes No

If yes, please specify bank, underwriter, etc.

Empower FCU, CNB, TBD

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

Vistas at Strong LLC, Vistas at Montgomery LLC, Vistas at Strong LLC, Vistas at SA

Company Name: _____

Applicant: **or** **User/Tenant:**

Applicant/Tenant creating jobs must submit most recent NYS-45 or equivalent.

	Current # of jobs at proposed project location or to be relocated to project location	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be RETAINED	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be CREATED upon THREE Years after Project completion	Estimate number of residents of the Labor Market Area in which the Project is located that will fill the FTE and PTE jobs to be created upon THREE Years after Project Completion **
Full time (FTE)			1	1
Part Time (PTE)				
Total	0	0	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 Vistas at Strong LLC, Vistas at Highland LLC, Vistas at SA LLC, Vistas at Montgomery 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.

AL

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.*

AL

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.

AL

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.

AL

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.

AI

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.

AI

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.

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

 (APPLICANT COMPANY)

 Signature *Manager*, Title *12/17/23* Date

 (TENANT COMPANY)

 Signature _____, Title _____ Date _____

IX. FEES

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

*If the sales tax benefits are required prior to closing, a non-refundable twenty-five percent (25%) of the IDA fee and Legal fees are payable at that time. This amount will be applied towards the IDA fee and Legal fee.

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

(APPLICANT COMPANY)

Signature: *[Handwritten Signature]*, Title: *Manager*, Date: *12/17/25*

(TENANT COMPANY)

Signature _____, Title _____, Date _____

X. CERTIFICATION

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

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

APPLICANT COMPANY

Vistas et Strong LLC, Vistas et Howard LLC, Vistas et SA LLC, Vistas et Montgomery LLC

Signature _____, Title Manager, Date 12/17/25

TENANT COMPANY

Signature _____, Title _____, Date _____



I. **Applicant**

A.

Name Vistas at Strong LLC
Address 1100 S Goodman St
City/state/zip Rochester NY, 14620
Tad Id No. 87-3103471
Tax Map Parcel Number 136.33-1-1.006
Contact Name Angelo Ingrassia
Title Manager
Telephone 585-225-0140
E-mail autoange@aol.com

A.

Name Vistas at SA LLC
Address 1114 S Goodman St
City/state/zip Rochester NY, 14620
Tad Id No. 87-3182204
Tax Map Parcel Number 136.33-1-1.004
Contact Name Angelo Ingrassia
Title Manager
Telephone 585-225-0140
E-mail autoange@aol.com

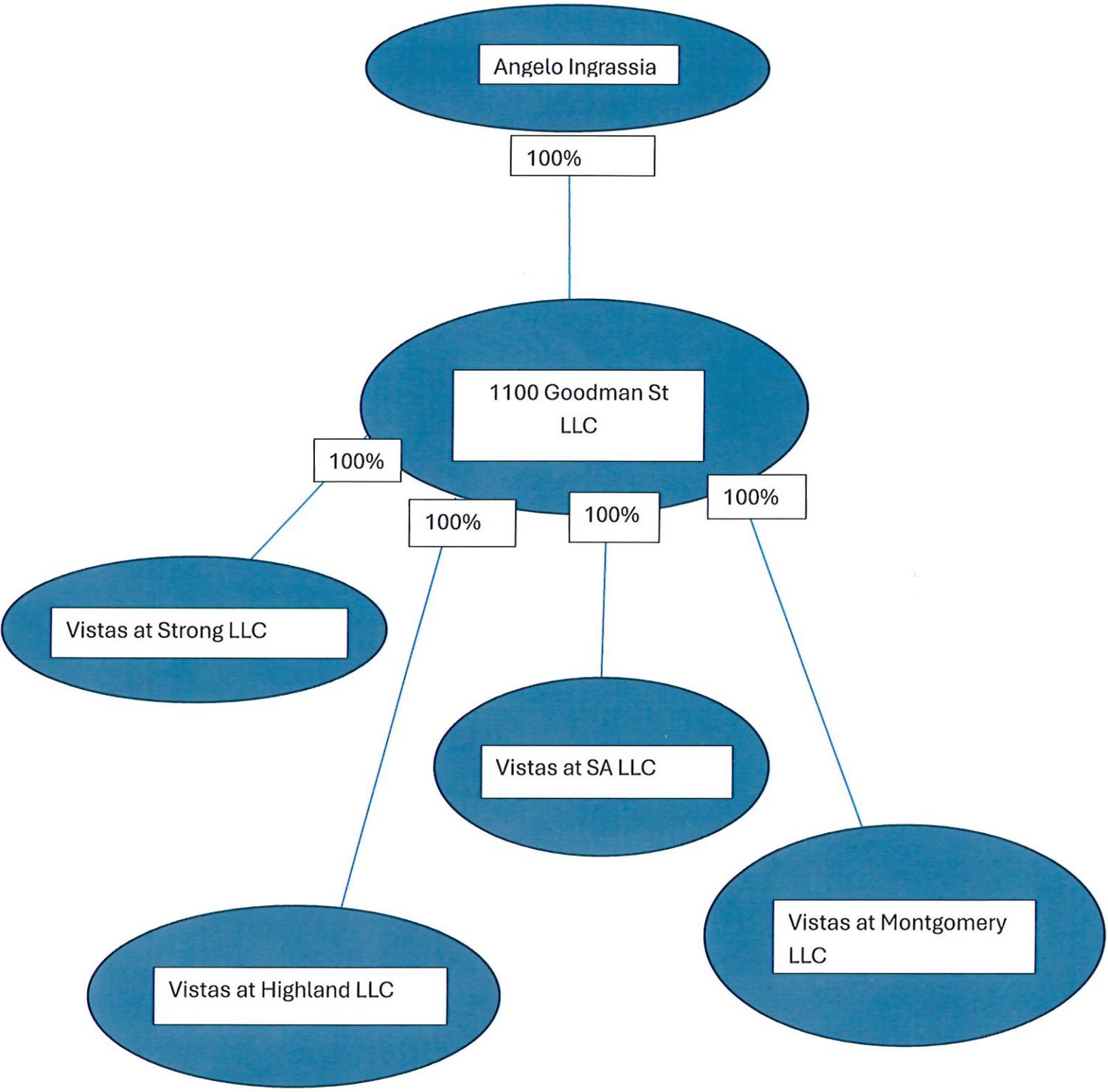
A.

Name Vistas at Montgomery LLC
Address 1122 S Goodman St
City/state/zip Rochester NY, 14620
Tad Id No. 87-3162525
Tax Map Parcel Number 136.33-1-1.005
Contact Name Angelo Ingrassia
Title Manager
Telephone 585-225-0140
E-mail autoange@aol.com

A.

Name Vistas at Highland LLC
Address 1110 S Goodman St.
City/state/zip Rochester NY, 14620
Tad Id No. 87-3114297
Tax Map Parcel Number 136.33-1-1.003
Contact Name Angelo Ingrassia
Title Manager
Telephone 585-225-0140
E-mail autoange@aol.com

		Vistas at Highland (100/200)	Vistas At montgomery	Vistas At strong	Vistas At Saunders/Andrew
Building Construction/ renovation	a. Material	\$ 12,700,000.00	\$ 550,000.00	\$ 2,115,000.00	\$ 1,800,000.00
	b.Labor	\$ 12,700,000.00	\$ 550,000.00	\$ 2,115,000.00	\$ 1,800,000.00
Building - sitework	c.material	\$ 1,450,000.00	\$ 35,000.00	\$ 205,000.00	\$ 400,000.00
	b.Labor	\$ 1,450,000.00	\$ 35,000.00	\$ 205,000.00	\$ 400,000.00
	h. Land/bldg purchase	\$ 300,000.00	\$ 100,000.00	\$ 100,000.00	\$ 400,000.00
	J. proffesional fees	\$ 2,500,000.00	\$ 300,000.00	\$ 460,000.00	\$ 1,500,000.00
	K. Architect	\$ 500,000.00	\$ 60,000.00	\$ 150,000.00	\$ 50,000.00
	L. Engineering	\$ 500,000.00		\$ 150,000.00	\$ 50,000.00
	Furniture & fixtures	\$ 200,000.00	\$ 75,000.00	\$ 175,000.00	\$ 50,000.00
	gym			\$ 150,000.00	
		\$ 32,300,000.00	\$ 1,705,000.00	\$ 5,825,000.00	\$ 6,450,000.00



Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]

Project :	PD#21, 1100 S. Goodman Street
Date :	08-12-19

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	
1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: <u>no other impacts</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

2. Impact on Geological Features The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ glacial moraine	E2g	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: no other impacts _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>

1. Other impacts: No other impacts.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater
 The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer.
 (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)
 If "Yes", answer questions a - h. If "No", move on to Section 5.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: <u>The NYSDEC EAF Mapper application lists the site as being over a primary and principal aquifer.</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding
 The proposed action may result in development on lands subject to flooding.
 (See Part 1. E.2)
 If "Yes", answer questions a - g. If "No", move on to Section 6.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air
 The proposed action may include a state regulated air emission source. NO YES
 (See Part 1. D.2.f., D.2.h, D.2.g)
 If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals
 The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) NO YES
 If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input checked="" type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: <u>no other impacts</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a.	Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input checked="" type="checkbox"/> <input type="checkbox"/>
b.	The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input checked="" type="checkbox"/> <input type="checkbox"/>
c.	The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
d.	The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
e.	The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input checked="" type="checkbox"/> <input type="checkbox"/>
f.	There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input checked="" type="checkbox"/> <input type="checkbox"/>
g.	Other impacts: <u>no other impacts</u>		<input checked="" type="checkbox"/> <input type="checkbox"/>

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a.	The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	<input checked="" type="checkbox"/> <input type="checkbox"/>
b.	The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input checked="" type="checkbox"/> <input type="checkbox"/>
c.	The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input checked="" type="checkbox"/> <input type="checkbox"/>

d. Other impacts: <u>no other impacts</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b, E2h, E2m, E2o, E2n, E2p	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c, E1c, E2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: <u>No other impacts.</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: <u>no other impacts</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation
 The proposed action may result in a change to existing transportation systems. NO YES
 (See Part 1. D.2.j)
 If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: no		<input checked="" type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy
 The proposed action may cause an increase in the use of any form of energy. NO YES
 (See Part 1. D.2.k)
 If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts:			

15. Impact on Noise, Odor, and Light
 The proposed action may result in an increase in noise, odors, or outdoor lighting. NO YES
 (See Part 1. D.2.m., n., and o.)
 If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

NO

YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If "Yes", answer questions a - h. If "No", go to Section 18.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other: <u>No other impact.</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If "Yes", answer questions a - g. If "No", proceed to Part 3.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: <u>No other impact.</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

PRINT FULL FORM

CITY OF ROCHESTER, NEW YORK
County of Monroe
NOTICE OF ENVIRONMENTAL DETERMINATION

Issued in accordance with Article 8 of the New York State Environmental Conservation Law and Chapter 48 of the Rochester Municipal Code.

NEGATIVE DECLARATION: The proposed action is one which will not have a significant adverse effect on the environment.

ACTION:

Classification: Type I
Description: Adoption of Planned Development District, Subdivision approval; Preservation Board Certificate of Appropriateness review and approval; Site Plan Review approval, demolition, site preparation, easements, agreements, utility extensions or relocations, funding, and Airport Referral.

PROJECT:

Title: The Vistas at Highland
Location: 1100 South Goodman Street
Applicant: Angelo Ingrassia, ROC Goodman LLC
Description: Rezone 22.42 acres from Institutional Planned Development District – Colgate Divinity School, to Planned Development District #21 - Colgate (PD#21). The PD will facilitate the reuse of five existing buildings, and the construction of a four-story 52 unit multifamily building (no underground parking), and a four-story 52 unit multifamily building with 32 underground parking spaces (12 additional spaces onsite, 273 spaces total). Proposal includes the subdivision of one parcel into six parcels.

REASON(S) FOR DETERMINATION

Project Documentation

A Full Environmental Assessment Form (FEAF) Part 1, dated July 26, 2019, was prepared by the applicant and submitted to the City of Rochester requesting establishment of a Planned Development District and Site Plan Approval. The City of Rochester Manager of Zoning (Manager) sought and received lead agency status to conduct a coordinated environmental review for this project.

The application is accompanied by drawings, plans and documents consisting of a Schematic Plan Set, Resubdivision Map, Architectural Renderings, Planned Development District Regulations and Map, Construction Management Plan, Mass Earthwork Summary, Geotechnical Report, Traffic Impact Study, Water Distribution Report, Tree Summary, Drainage Report, Cross Sections, Neighboring Views, Shadow Study, Lighting Calculation Summary, Rochester Preservation Board Staff Report, Rochester Preservation Board

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Comments, City Planning Commission Staff Report, City Planning Commission Recommendation, Rochester Project Review Committee Comments, Rochester Environmental Commission Comments, Department of Environmental Service (DES) review comments and note.

Project Scope

The proposal is to amend the City Zoning Code text and map to establish a 22.42 acre Planned Development District (PD) to be designated as PD #21 The Vistas at Highland. The PD site consists of the campus of the Colgate Rochester Divinity School, which has been designated a Local Landmark and which also is part of a City-designated Critical Environmental Area that encompasses the slopes and crests of a series of glacial formations that extend from Mount Hope Cemetery, through Highland Park, the PD-21 site, and Pinnacle and Cobbs Hills. The amendments will facilitate development of a mixed use campus that will reuse the five existing buildings, construct two four-story multifamily buildings (depicted as Buildings 100 and 200) with 52 dwelling units each, increase the total number of parking spaces by 23 for a total of 273, and establish an approximately 10-acre easement area to preserve the large sloping front lawn on the southern portion of the site, and a subdivision to create six parcels.

Due to the site's designation as a Local Landmark, any exterior alterations to the campus' historic buildings or landscape (other than the area around the 1950s vintage Andrews and Saunders Halls) and the construction of Buildings 100 and 200 will require prior detailed review and the granting of a Certificate of Appropriateness by the Rochester Preservation Board pursuant to Zoning Code §120-194.

Project Review

Prior to the submittal of applications to the City, the applicant submitted draft plans and consulted with neighbors, community leaders and representatives of the Landmark Society of Western New York (Landmark Society) Through numerous meetings over several months, the review prompted the applicant to go through three iterations of the project. This informal, preliminary review prompted substantial changes to the project prior to its submission to the City.

Once it was submitted to the City, project designs and information were made available and referred to the following City, County and outside agencies:

- Rochester Environmental Commission (REC). The REC, which advises the Manager of Zoning on applications that are categorized as Type 1 Actions, reviewed the proposal at their July 18, 2019 meeting. The REC's review focused on: impacts related to parking, tree removal, public access to site, traffic, earthwork, wildlife, transit access, and historic resources. The REC determined that, based on the application,

Environmental Assessment Form, and information provided, the proposal is not likely to cause significant adverse impacts to the environment and made a recommendation to the Manager of Zoning for the issuance of a Negative Declaration.

- **Project Review Committee (PRC).** The City's PRC, which consists of City Staff and design professionals from the public, advises the Manager of Zoning on applications requiring Major Site Plan Review and approval. PRC reviewed the proposal at their June 18th and July 9th, 2019 meetings, and its comments and recommendations are part of the record. At the June meeting, PRC commended the applicant on their commitment to the protection of the historic buildings, site, and views, especially the preservation of the front lawn. They commented that the density of the project was appropriate, but had recommendations for revisions which included moving building 100 and reducing its scale in order to: reduce the impact on the neighbors to the north; reduce the number of trees to be removed; and shift the buildings further from the northern steep slope. The applicant was able to incorporate these recommendations into the redesign of the proposal and returned to PRC in July. In July, the PRC members concluded that the changes addressed their concerns and recommended approval.
- **Department of Environmental Services (DES) Review.** The City's DES staff reviewed the project and had a number of concerns related to the initial drawings including the grading details, the extent of regrading and need for an extensive retaining wall system and the effect on the property and rear slope, the extent of tree removal, the impact of moving the entry driveway, and the impact on the glacial moraine due to building and parking placement. The applicant addressed DES's concerns in subsequent redesigns. DES will require that final drainage plans be developed to ensure that all stormwater is addressed onsite. The applicant has also agreed to a DES request that a new sidewalk be incorporated into the plans to extend south from the property entrance to Highland Avenue. DES's Water Bureau reviewed the project proposal and had no significant concerns.
- **City Planning Office.** The City Planning Office staff reviewed for sufficiency the project plan, including the revisions, particularly the plans involving the reuse and preservation of the historic campus, the additional residential units, the proposed uses of the existing buildings, and the conservation easement. They recommended that the applicant pay closer attention to pedestrian circulation, which was addressed into subsequent designs.
- **Plan Review Team.** The City's Plan Review team, which focused on building codes, reviewed the proposal and had concerns with the initial location of the proposed property lines. The applicant revised the subdivision plan to address these concerns.

- Rochester Fire Department (RFD). The RFD reviewed the initial proposal and expressed concerns with the size of the proposed Fire Apparatus Access lanes. The applicant addressed these concerns in the redesign.
- Rochester Gas & Electric (RG&E). RG&E reviewed the proposed gas and electric demands for the proposal and confirmed that there is sufficient capacity to supply gas and electric to the project site.
- Public Input. There was a significant amount of neighborhood and public interest in this project. The applicant consulted with neighbors and interested agencies throughout the entire development process and hosted or attended at least ten meetings with either neighbors, the general public or stakeholder groups. The public input is documented in the record.
- General Municipal Law Section 239-M Review. The proposal was referred to Monroe County Department of Planning and Development in accordance with General Municipal Law Section 239-m. Comments were received from Monroe County Department of Health, Monroe County Department of Environmental Services, Division of Pure Water, Monroe County Department of Transportation, NYS Department of Environmental Conservation, NYS Department of Transportation (see attached). Those comments are documented in the record. These agencies did not identify significant adverse environmental impacts or any other significant concerns with the proposal.
- Monroe County Parks Department (MC Parks). MC Parks, the operator of Highland Park, reviewed the proposal and supports the conservation easement on the south lawn. MC Parks recommends and requests that future plans maintain the aesthetic intent of Alling S. Deforest who designed the landscape for the property. This property has been designated as a Local Landmark, so changes to the existing landscaping and new landscaping are subject to review and approval by the Rochester Preservation Board (RPB) under Zoning Code criteria that will require consideration of the intent of Alling S. Deforest's landscape design.
- Monroe County Pure Waters (MCPW). MCPW reviewed this project as part of the 239m review process and stated that final plans would need to be submitted for review and approval as part of the final permitting process. Further discussion with MCPW confirmed that there were no potential significant adverse impacts involved with modifications and additions to the supply system at the site.
- Greater Rochester International Airport Referral. The property is partially within the Airport Overlay District, which is intended to prevent the establishment of flight or safety hazards within the vicinity of the Airport. In accordance with the Overlay District rules, a referral form was submitted to the County to ensure there are no significant impacts

from this proposal. Zoning Code §120-98. The review concluded that the height of the new structures will be less than the height of the site's existing structures, particularly Strong Hall, and therefore no additional review was required. If the proposal changes, or cranes were to be used at the site, further review would be required.

- Monroe County Department of Transportation (MCDOT). MCDOT is the City's transportation engineer. In addition to their 239-m review, they conducted an in-depth review of this project, including the initial and revised Multi-modal Transportation Impact Assessment. MCDOT will require the applicant to maintain and trim trees near the entrance on South Goodman Street to improve site lines. In addition, MCDOT will require the applicant to conduct another traffic study of the subject intersection upon full build out of the project to determine whether a traffic signal at the intersection of South Goodman Street and Elmwood Avenue would be justified. The applicant will contribute financially if a traffic light is warranted (see Part 3 Impact on Transportation for more information).

Determination of Significance

Based on the information provided in the application and FEAF; written documentation received from involved and referral agencies; a review of all written public comments; advice received from the Rochester Environmental Commission, the Project Review Committee and the Site Plan Review Committee; recommendations from the Rochester Preservation Board and City Planning Commission; and months of extensive staff review, all it is hereby determined that the proposal presents no adverse environmental impacts. This Determination is informed by a Part 3 Evaluation of the Magnitude and Importance of Project Impacts that details the review and analysis of potential impacts and mitigation measures that have been incorporated into the project to reduce or eliminate adverse environmental impacts.

LEAD AGENCY: Zina Lagonegro, Manager of Zoning

AGENCY CONTACT: Jill Wiedrick, Senior City Planner, Bureau of Buildings and Zoning, 30 Church Street, Room 125B, Rochester, NY 14614 (585) 428-6914

DATE ISSUED: August 12, 2019

This declaration and supporting information is on file and available for public inspection with the Bureau of Buildings and Zoning, Room 125B, City Hall, 30 Church Street, Rochester, NY 14614.

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DISTRIBUTION: Mayor of the City of Rochester
Rochester City Council/City Clerk
Commissioner of Neighborhood and Business Development
County Executive
The County of Monroe Industrial Development Agency (Imagine
Monroe)
Environmental Notice Bulletin

FULL ENVIRONMENTAL ASSESSMENT FORM

PART 3 - EVALUATION OF THE MAGNITUDE AND IMPORTANCE OF PROJECT IMPACTS and DETERMINATION OF SIGNIFICANCE

The Vistas at Highland
1100 - 1120 South Goodman Street
August 12, 2019

Part 3 of this Full Environmental Assessment Form (EAF) provides the reasons in support of the determination of significance for the above captioned proposed action. It starts with an evaluation of every question in Part 2 where an impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact. This Part has been prepared by the Lead Agency to summarize the Lead Agency's "hard look" evaluations of whether those impacts identified as potentially moderate to large in the EAF Part 2 will require an environmental impact statement to further assess the proposed action or whether available information is sufficient to conclude that the proposed action will not have a significant adverse environmental impact.

EVALUATION OF THE MAGNITUDE AND IMPORTANCE OF PROJECT IMPACTS

The § references are to the sections of Part 2 EAF that identify the potential impact.

A. Impact on Land (§1)

Slopes greater than 15% (§1.b)

The presence of slopes greater than 15% on the site does not present a significant potential impact because the action is designed to avoid disturbing them. The site is primarily composed of slopes that are less than 15% (56%). Although 44% of the site is composed of slopes that are 15% or greater, these areas are heavily wooded and protected from disturbance by setbacks and/or a preservation easement specified in the Planned Development District ("PDD") regulations and development concept plan for the action.

Excavation and removal of natural material (§1.d)

This impact is not significant. Over the course of construction (18 months) the removal of 6,584 tons of natural material will occur. The total area to be excavated is 3.8 acres. The maximum depth to be excavated for Building 100 is 1 foot. The maximum depth to be excavated for Building 200 is 10 feet from the first floor elevations.

The proposed development plan includes a regrading design and incorporates retaining walls to provide a balanced mass earthwork design. Significant cuts on the site are located at the locations of Buildings 100 and 200, as well as the parking lot areas. Significant fills on the site occur at the parking lot serving Saunders House and Andrews House, the parking lot expansion at the southeast corner of the site and the parking lot expansion adjacent to Montgomery House.

Erosion and sediment control (§§1.f, 3.h)

The action's erosion and sedimentation impacts during construction will not be significant. Given the relatively small magnitudes of excavation and disturbance on the site (i.e., excavation of 3.8 acres and disturbance of 5.2 out of 22.4 acres, maximum depth of 10 feet), the potential erosion

and sediment impacts of the action can be mitigated to insignificance by implementing the control measures that are described in the Drainage Report prepared by Costich Engineer. These measures consist of temporary stabilization measures that include sedimentation basins, siltation fence, inlet protection for existing inlets, filter fabric drop inlet protection of new inlets, stone filter check dam(s) and a stabilized construction entrance. The implementation of the soil erosion and sedimentation control measures will be enforced by means of a Site Preparation Permit that is required by City of Rochester Code, Chapter 39, Article IV, Site Preparation and Stormwater Pollution Prevention.

Removal of trees (§1.f)

This impact is not significant. A total of 86 trees will be removed from the site. The majority of trees being removed (63) have trunk caliper diameters between 1" and 12". A total of 23 trees will be removed that are between 13" and 48", with 8 trees larger than a 2' caliper. The applicant has reduced the footprint and relocated Building 100 to eliminate the need to remove a significant number of trees from the top of the glacial moraine and down the slope toward Highland Parkway. The action's schematic plans and other documentation indicate that, of the trees on top of the moraine that will need to be removed to make room for the relocated Building 100, most are leaning, some have structural issues, and they are not significant in size. The plan leaves intact most of the trees located along the top of the glacial moraine and extending down the slope toward Highland Parkway, which provides a significant tree canopy to screen this project from the residential area to the north.

Temporary Construction Activities (§1.e)

This impact is mitigated to insignificance by restrictions on the hours of construction activities and other controls specified in the applicant's Construction Management Plan. The proposed development involves construction that will continue for more than one year and in multiple phases.

Construction will take place over the course of 18 months. Typical construction will occur between the hours of 7:30am to 5:30pm, Monday through Friday, and on Saturday, between the hours of 7:30am to 3:30pm. If expanded construction hours are needed that would not meet the City's Chapter 75 Noise Code and the applicant would be required to request a waiver from the Noise Code requirements.

The applicant's Construction Management Plan provides specifications to address the following:

- Noise control
- Hours of construction and hours of construction deliveries
- Truck routes
- Trash and debris removal plan
- Traffic and parking control
- Communications (with neighborhood liaison or committee)
- Emergency Contacts/Numbers
- Dust control
- Public street cleaning and repair
- Erosion control
- Tree protection plan
- Temporary fire protection measure
- Fire/emergency equipment access
- Project signage
- Construction staging plan

Geotechnical evaluation (§§1.d, 1.f, 2.a)

A geotechnical evaluation has been completed by Terracon Consultants-NY, Inc. and demonstrates that the action's two new buildings can be constructed soundly while factoring in that much of the property's subsurface consists of glacial kame moraine deposits of sand and silt. The applicant will abide by the evaluation's earthwork recommendations for demolition, site preparation, existing fill, fill material types, fill compaction requirements, utility trench backfill, grading and drainage, construction considerations, and observations and testing.

It should be noted that the geotechnical report was completed based on the first iteration of plans that included below grade parking beneath both buildings and a larger Building 100 located mostly on a currently unbuilt area of the site. Now that the action design has changed to eliminate the underground parking and reduce and relocate Building 100 to a current parking lot, the geotechnical evaluation is viewed as a 'worst case scenario' that provides enough information regarding subsurface conditions to deduce that the current design will not pose significant impacts to the land.

The action's potential impacts on the glacial moraine as a Critical Environmental Area are evaluated in a later section of this Determination.

Land impact mitigation measures incorporated in project:

- Development is limited to a 3.957 acre portion of the property that was previously disturbed. No construction will occur that will impact the northern portion of the property where there are steep slopes. The PDD regulations and development concept plan provide for the dedication of 10.118 acres in perpetuity as a preservation easement for the front lawn area on the southern portion of the site.
- Slopes that are greater than 15% will not be disturbed during construction.
- The geotechnical evaluation affirms that the two new buildings can be constructed soundly on the glacial moraine. Further, the reduction in the footprint of Building 100 and its relocation to an area currently devoted to a surface parking lot further mitigates this concern.
- This property is served by a public combined sanitary/storm sewer system. Therefore, a Stormwater Pollution Prevention Plan in accordance with New York State Stormwater Regulations is not required. Nevertheless, the applicant has presented erosion and sediment control plans and procedures that are detailed in the overall Grading and Erosion Control Plan, including but not limited to, the creation of a stabilized construction entrance, installation of silt fences, hydro seeding and inlet protection for the approximately 5.2 acre portion of the site that will be disturbed during site development. These measures will be enforced by means of the City's Site Preparation Permit regime in order to provide for the proper management of runoff from the site.
- A professional arborist evaluated the proposal. The initial drawing proposed the removal of 208 trees. The relocation of Building 100, proposed to be placed in the location of an existing parking lot, has significantly reduced the number of trees to be removed. In addition, the revised drawings preserve some stately trees that border the grand entrance way and especially the very large Sycamore by Saunders Hall. The proposed new landscaping complements the existing terrain. The arborist determined that the revised

drawings adequately satisfy concerns regarding woodland preservation, tree safety, and visual integrity.

- Rochester Preservation Board has review authority over landscaping to assure that any alterations and additions are appropriate to the historic and cultural setting of the campus..

Importance of Impacts to Land:

The site plan and design of the action provides appropriate protection and management of the land during construction related activities, and preserves and protects existing trees, the steep slopes and the glacial moraine during and after construction activities. Therefore, the impact of the action on land is not significant.

PART 3 - EVALUATION OF THE MAGNITUDE AND IMPORTANCE OF PROJECT IMPACTS (CON'D)

B. Impact on a Geological Feature and Critical Environmental Area (§2.a)

The City's Environmental Review Ordinance (Chapter 48) identifies a number of environmentally sensitive areas in the City that are classified as Critical Environmental Areas (CEA) in order to be consistent with language in the New York State Environmental Review Act (SEQR). This action is located within a CEA that encompasses the slopes and crests of the following glacial formations: Cobbs Hill, Pinnacle Hill, and the lesser hills, comprised of kames, kettles and eskers, generally situated north of Highland Avenue, and extending from Mount Hope Cemetery eastward through Highland Park, the action site, Pinnacle Hill and Cobbs Hill.

North of where the proposed Building 100 is to be constructed, the topography of the site is very steep. The surficial geology of the grounds consist of glacial kame moraine deposits, detailed in the geotechnical report to be native, poorly-graded sand with silt and silty sand that is loose to medium-dense.

A large portion of the CEA has been developed with residential structures. The significance of this CEA is related to the physical attributes of 1100 South Goodman Street in terms of its glacial formation.

The proposed development does not affect, nor is it adjacent to a geological feature listed as a registered National Natural Landmark.

This site is not virgin land. This property was previously disturbed and developed, as evidenced by the five buildings, three of which are historic, and the surrounding cleared, landscaped, parking and driveway areas.

Mitigation Measures Incorporated in Project

- Building 100 is shifted south to ensure that fewer trees along the top of the glacial ridge would be removed and less area would be excavated.
- The maximum depth to be excavated for Building 100 is 1 foot. The maximum depth to be excavated for Building 200 is 10 feet from the first floor elevations.
- The grading cut volume has been significantly reduced from 44,100 tons to 21,700 tons; the fill volume has been reduced from 10,080 tons to 7,700 tons; and the net cut from 33,880 tons to 13,860 tons to 6,584 tons.
- The underground parking that was initially proposed under Building 100 has been removed.
- The preservation easement for the south lawn, building setbacks, and preservation of most of the heavily wooded areas along the site's north, west and east lot lines will allow for an orderly transition from residential areas to the site's north, east and south, and to the historic Highland Park to the west.

Importance of Impact on a Geological Feature and Critical Environmental Area

Based on the fact that this site has been previously disturbed and developed, the location of the new buildings and parking area are proposed to be located in a primarily previously disturbed area, a significant portion of the site will be preserved and protected in perpetuity. This proposal will not have a significant adverse impact on the glacial geological feature and CEA.

PART 3 - EVALUATION OF THE MAGNITUDE AND IMPORTANCE OF PROJECT IMPACTS (CON'D)

C. Impacts on Surface Water (§3.h)

Soil Erosion and Stormwater Discharge Impacts from Construction (§§ 1.d, 1.e, 1.f and 3.h)

As described in Section A of this Evaluation, construction, excavation, and tree removal activities during the re-development of the site may cause soil erosion and the discharge of additional stormwater sediments. These impacts would be mitigated to insignificance by the control measures described in Section A.

Increase in Stormwater Discharge due to Increase in Impervious Surface (§3.h)

The action would increase by approximately one acre the portion of the site that is covered by buildings, driveways, parking and other impervious surfaces. The site will continue to be served by a public combined sanitary/storm sewer system. The construction plans and the Drainage Report prepared by Costich Engineering and the applicant's schematic plans provides for stormwater drainage improvements and a stormwater management facility (retention pond) that will prevent an increase in the discharge of stormwater contaminants to surface water.

Surface water impact mitigation measures incorporated in action:

- Soil erosion and sedimentation control measures during construction consist of temporary stabilization measures that include sedimentation basins, siltation fence, inlet protection for existing inlets, filter fabric drop inlet protection of new inlets, stone filter check dam(s) and a stabilized construction entrances. The implementation of these soil erosion and sedimentation control measures will be enforced by means of a Site Preparation Permit that is required by the City of Rochester Code, Chapter 39, Article IV, Site Preparation and Stormwater Pollution Prevention.
- For post-construction stormwater management, the Drainage Report provides for the use of green infrastructure to manage the volume of stormwater, with methods including redirecting roof-top runoff and impervious surfaces toward pervious landscaped areas and creating vegetated filter strips to handle the sheet runoff from parking lots and other paved areas. The increase in stormwater runoff from the newly impervious surfaces also will be managed in the stormwater management facility, which will also provide water quality volume treatment before leaving the site.

**PART 3 - EVALUATION OF THE MAGNITUDE AND IMPORTANCE OF PROJECT IMPACTS
(CON'D)**

D. Impact on Groundwater (§4)

The New York State Department of Environmental Conservation (NYSDEC) EAF Mapper application indicates there is a primary and/or principal aquifer located beneath this site. NYSDEC defines primary aquifers as "highly productive aquifer presently utilized as sources of water supply by major municipal water supply systems" and principal aquifers "aquifers known to be highly productive or whose geology suggests abundant potential water supply, but which are not intensively used as sources of water supply by major municipal systems at the present time". Regardless of the designation, no aquifers in the area are used as a potable water source for the City of Rochester or surrounding municipalities.

The action does not have the potential to impact the quality of groundwater aquifers beneath the site. The site is currently used for religious, educational, gathering space, residential and office uses. The permissible uses provided for in the PDD regulations are residential, independent living facilities, lodging, office, schools, places of worship and banquet and conference facilities. None of the new uses have the potential to introduce the storage or management of any additional hazardous substances or large volumes of any substances into the groundwater. The site will remain connected to the public sewers. The action will increase by approximately one acre the portion of the site that is covered by buildings, driveways, parking and other impervious surfaces. The site plan provides for stormwater drainage improvements and a stormwater management facility that will prevent the additional stormwater run-off from discharging contaminants into the groundwater aquifer.

Mitigation Measures Incorporated in Project

None

Importance of Groundwater Impact

Not significant.

PART 3 - EVALUATION OF THE MAGNITUDE AND IMPORTANCE OF PROJECT IMPACTS (CON'D)

E. Impact on Plants and Animals (§7)

The proposed development is located on a previously disturbed site. The NYSDEC EAF Mapper application did not identify any rare or endangered plants or animals near the site, and the area is not considered a NYSDEC Bird Conservation Area.

The existing trees on the site, particularly those clustered along the site's north, west and east lot lines, will enhance the aesthetics and the historic and cultural integrity of the site, prevent soil erosion, and provide a habitat for birds and other wildlife. A select number of trees will be removed per an Arborist's report, but there will not be any clear-cutting of existing trees. There are no anticipated impacts on animals. Nugent Lawn and Tree Experts, a licensed arborist, has prepared a tree inventory, and a sketch plan showing the trees that will be removed. A total of 86 trees will be removed from the site.

Mitigation Measures Incorporated in Project

- The initial proposal contemplated the removal of a total of 208 trees. Through design changes, including the relocation of Building 100, the number of trees that will be removed has been reduced dramatically.
- The majority of trees being removed (63) have trunk caliper diameters between 1" and 12". A total of 23 trees will be removed that are between 13" and 48", with 8 trees larger than a 2' caliper. Prior to the relocation of Building 100, the removal of a significant number of trees was proposed on top of and down the slope towards Highland Parkway.
- The applicant's landscape plan details the planting of approximately 50 trees and several shrubs.
- The site's prior designation as a Local Landmark means that the removal, modification or addition of any landscaping will require the review and approval of the Rochester Preservation Board in accordance with set standards of aesthetic appropriateness.
- The preservation easement for the south lawn, building setbacks, and preservation of most of the heavily wooded areas along the site's north, west and east lot lines will allow for an orderly transition from residential areas to the site's north, east and south, and to the historic Highland Park to the west.

Importance of Impact on Plants and Animals

As detailed above, there is no impact to rare animals and plants. The size and number of trees proposed to be removed has been reduced. Most of the trees that will be removed are leaning, some have structural issues and they are not significant in size. The majority of trees along the wooded slope on the northern portion of the property will remain. Therefore, the impacts of the development on plants is not significant.

PART 3 - EVALUATION OF THE MAGNITUDE AND IMPORTANCE OF PROJECT IMPACTS (CON'D)

F. Impact on Aesthetic Resources (§9)

The project site is not within the viewshed of any officially designated federal or state scenic or aesthetic resource. It is within the viewshed of Highland Park, which is part of the same CEA that is listed in part due to the vistas provided from the elevated glacial features and, therefore, could be considered a locally designated scenic/aesthetic viewpoint. The views of this historic campus, buildings and landscape are important to the public, regardless of whether those views are from Highland Park. From a City and Regional standpoint, the primary views of the campus by the public are from the south and southwest which include the historic south lawn landscape and the prominent facades of Strong Hall, Trevor Hall, and Montgomery House. Hundreds of thousands of people view the property each year whether driving or walking down Highland Avenue or South Goodman Street, or while visiting Highland Park (each year an estimated half million people visit to attend the 10 day Lilac Festival).

The applicant has developed a project that retains the existing historic buildings and landscape onsite and that prioritizes the preservation of the public views of these community assets. Initial plans were revised multiple times in response to concerns from the public, Landmark Society of WNY, the City's Project Review Committee, the Rochester Preservation Board, and the City Planning Commission to create a proposal that will have the least adverse aesthetic impact practicable, and which is consistent with establishing the development density needed to ensure that the restoration and maintenance of the existing buildings and historic landscape is financially viable.

The applicant has proposed a retention pond on the front lawn in order to help address drainage onsite. The retention pond will not block views of the building or landscape. No concerns were raised from the City Planning Commission, Rochester Preservation Board or any of the staff/public committees reviewing this project.

Renderings and photo simulations have been provided from various points surrounding the campus. Due to the preservation of the front lawn and proposed location of new development, the majority of the existing views of the historic buildings and landscape from Highland Avenue and South Goodman Street will remain unchanged for the public to enjoy. Building 200 will be partially within view from some surrounding areas including Highland Avenue from the easternmost point of the site at David Road, Summit Drive, Greenview Drive, and Highland Parkway. Building 100 will be partially within view from a portion of South Goodman Street from the northwestern portion of the site, and partially from Highland Parkway, especially in the winter. However, there is a significant elevation change between the homes on Highland Parkway and the proposed Building 100, which will be set back approximately 100 ft from the northern property line and partially screened by the hundreds of trees located on the northern edge of the site. A number of trees will be removed to accommodate the development, but the majority will remain (see *Impact on Plants and Animals*).

The Zoning Code requires that no lighting shall produce a strong, dazzling light.

The intent of this review was not to ensure that new construction would not be visible from all points on the surrounding properties, but rather to determine whether the entire project, including

all of the improvements to protect the prominent public views, and historic landscape and buildings, would have a significant impact on the historic resources on and off site, and whether the prominent public views of the historic buildings and site would be compromised.

Aesthetic Mitigation Measures Incorporated in Project

- The applicant consulted with the Landmark Society, neighbors, City staff and public boards to make design changes to reduce aesthetic impact to the project on the public and community as a whole.
- The applicant agreed to protect the historic south lawn along Highland Avenue and South Goodman Street through the language of the PDD regulations and a perpetual restrictive covenant to the Landmark Society, which forbids construction or any uses in this 10.118 acre area; commitments that will protect the lawn and views in perpetuity.
- The PDD's development concept plan and setback restrictions place the new buildings on the northern portion of the site and away from the edges of the property in part to preserve the prominent public views of the historic buildings and landscape.
- The height of Buildings 100 and 200 were reduced from five stories to four stories and Building 100 was reduced from 373' long to 230' long and 71' wide to 68' wide in response to neighbor concerns that the buildings were too large and they dominated the existing historic buildings onsite, particularly Strong Hall. This change reduces the extent of the building that will be visible by residents of Highland Parkway, Greenview Dr, and South Goodman St when looking up the hill to the site through the tree cover.
- The locations of Buildings 100 and 200 were shifted multiple times further away from the northern and eastern lot lines, respectively, in response to neighbors' concerns, and based on analysis of shadow impacts and the view of the buildings from the nearby residential neighbors.
- The roofs of Buildings 100 and 200 were changed from flat to peaked roofs to complement the existing buildings on the campus.
- The applicant considered the possibility of reducing the heights of Buildings 100 and 200 further by removing another floor, but this was determined to be financially infeasible. The new construction of apartments on this site will generate the income needed to renovate and maintain the historic buildings onsite and maintain the historic landscape.

Importance of Aesthetic Impact

The applicant has adjusted the project design to protect the views of this historic site including its buildings and historic landscape. The conservation easement will protect the prominent public views of the property in perpetuity, and careful site planning and site revisions based on public input will ensure that the impact on aesthetic resources is not significant.

PART 3 - EVALUATION OF THE MAGNITUDE AND IMPORTANCE OF PROJECT IMPACTS (CON'D)

G. Impact on Historic and Archaeological Resources (§10)

In 2017, the NYS Office of Parks, Recreation and Historic ("OPRHP") determined that the site is eligible for listing on the National Register of Historic Places, noting that the Divinity School campus, initially built in two stages in 1932 and 1936, is the work of locally prominent landscape architect Alling S. DeForest and nationally prominent New York City based architect James Gamble Rogers, and is distinctive because of its Collegiate Gothic and Tudor Revival architecture and its landscape architecture.

In response, a coalition of residents from the neighborhoods, the Landmark Society of WNY, the Highland Park Conservancy, and Bero Architecture applied for Local Landmark status for the property. The coalition and proposal were created in response to a previous developer attempting to purchase the property who was planning construction on the historic front lawn. A local landmark designation application was submitted documenting the importance of the buildings, cohesive campus design and historic landscape. The proposal was modified to omit a small portion in the northeast portion of the site where the two dormitory buildings were constructed in the 1950's and 1960's (Andrews House and Saunders House) and a separate parcel at 117-125 Highland Parkway, which was formerly a part of the campus but had been subdivided off and sold years before. The modified proposal was approved by the City Planning Commission and the Rochester Preservation Board (RPB).

The Landmark Designation requires that any proposed changes to the site, or building exteriors within the designation area, or changes within the interior of the Chapel, will require review and approval of a Certificate of Appropriateness by the RPB. In July 2019, the RPB reviewed the Planned Development District text and development concept plan as part of their conceptual review. After a new zoning designation is created for the site, the proposed new construction will need to go through the City's Site Plan Review Process, and RPB will ultimately have approval authority over the design of the proposed buildings. During their public review meeting, the RPB members stated and the developer acknowledged that the designs of the new buildings and landscaping will have to complement and be compatible with the Collegiate Gothic and Tudor Revival design and campus feel of the site.

Directly to the west and south of the property is Rochester's first municipal park, Highland Park. The portions of the park that were original to the Frederick Law Olmsted design, are within a local Preservation District (Mt. Hope-Highland Historic District) and are listed on the State and National Register of Historic Places. A significant portion of the Colgate property, primarily Montgomery Hall, Strong Hall, and the historic landscape of the south lawn and wooded western edge of the site are viewable from parts of Highland Park.

None of the houses surrounding the site are listed on the State and National Register, but a large portion of the Highland Park Neighborhood, including the houses on Highland Parkway and Greenview Drive to the north of the site are *National Register Eligible*.

Renderings and photo simulations have been provided from various points surrounding the campus. Due to the preservation of the front lawn and proposed location of new development, the majority of the existing views of the historic buildings and landscape from Highland Avenue

and South Goodman Street will remain unchanged for the public to enjoy. Building 200 will be partially within view from some surrounding areas including Highland Avenue from the easternmost point of the site at David Road, Summit Drive, Greenview Drive, and Highland Parkway. Building 100 will be partially within view from a portion of South Goodman Street from the northwest, and partially from Highland Parkway, especially in the winter. However, there is a significant elevation change between the homes on Highland Parkway and the proposed Building 100, which will be set back approximately 100 ft from the northern property line and partially screened by the hundreds of trees located on the northern border of the site. A number of trees will be removed, but the majority will remain (see impact on Plants and Animals).

The intent of this review was not to ensure that new construction would not be visible from all points on the surrounding properties, but rather to determine whether the entire project, factoring in the conceptual designs present and the historic landscape and building protections provided by the site's Local Landmark status and RPB review, would have a significant adverse impact on the Historic resources on and off site, and whether the prominent public views of the historic buildings and site, and within the site, would be compromised.

Mitigation Measures Incorporated in Project

- The applicant considered feedback from Landmark Society, neighbors, City staff and public boards to make design changes to ensure that the proposal did not have a significant impact on the existing campus and buildings, or the public's views.
- The applicant initially considered proposing development on the south lawn, but quickly abandoned that concept after hearing significant concerns from neighbors and stakeholders regarding the effect on the historic lawn and public views of the buildings.
- The applicant agreed to protect the historic south lawn along Highland Avenue and a portion along South Goodman Street through strict use restrictions in the Planned Development District regulations.
- In addition to the zoning restrictions proposed for the south lawn, the applicant is adding another more permanent level of protection, through the creation of a preservation easement to ensure that the historic front lawn will never be developed and will be preserved in perpetuity.
- The concept development plan proposes new buildings in locations on the northern portion of the site away from the borders of the property in part to preserve the prominent public views of the historic buildings and landscape.
- Original designs included significant changes to the location of the site entrance. The development concept plan was revised to retain the existing historic entrance.
- The site was designed to utilize one main access point (the existing Campus Drive) onto South Goodman Street rather than creating a new entrance on Highland that would require cutting into the south lawn and significant regrading.

- The height of Buildings 100 and 200 were reduced from five stories to four stories and Building 100 was reduced from 373' long to 230' long and 71' wide to 68' wide so as not to dominate the existing historic buildings onsite. This was done in response to neighbor concerns that the buildings were too large.
- The roofs of Buildings 100 and 200 were changed from flat to peaked roofs to complement the historic buildings on campus.
- The applicant considered the possibility of reducing the heights of Buildings 100 and 200 further by removing another floor, but this was determined to be financially infeasible. The new construction of apartments on this site will generate the income needed to renovate and maintain the historic buildings onsite and maintain the historic landscape.
- In July, the proposal was submitted to the Rochester Preservation Board (RPB) for concept review. RPB had a number of recommendations, many of which the developer was able to incorporate into the site design prior to review by the City Planning Commission. Design changes included: shifting Building 100 to align with the historic axis of the other buildings onsite; reducing the amount of parking in front of Building 100 and adding greenspace to enhance the campus "quad" feel. In addition, the parking lot design was adjusted to retain additional trees and to reduce the amount of site disturbance and excavation.

Importance of Historical/Archeological Resources Impact

While the campus will change to some degree with the development of two new buildings, the impact will not be significant, as the majority of the site, buildings, and landscapes will be preserved. The property's landmark status will ensure that any new construction will go through an in depth review and approval process by the Rochester Preservation Board to ensure designs are appropriate for the campus. The preservation of the south lawn, and focusing new development away from the western property line will also ensure that the proposal will not have a significant impact on the views of the buildings and site, or on Highland Park users. Therefore, the action's impact on historic and archeological resources is not significant.

PART 3 - EVALUATION OF THE MAGNITUDE AND IMPORTANCE OF PROJECT IMPACTS (CON'D)

H. Impact on Open Space and Recreation (§11.d)

The current site, is privately owned. It is not listed in any adopted local, state or Federal open space plan. It is not designated as open space in the City's current Comprehensive Plan and it is not used by the City or County for any public recreational activities. It is not used for hunting or trapping. Nevertheless, it is sometimes used informally as an open space resource by some members of the community to admire landscape and buildings, or to walk their dogs. It is anticipated that as the property changes ownership and shifts from a school campus to a more residential and mixed use property, fewer people will informally visit the site. The neighborhood and surrounding area already has public access to some of the best public greenspace, natural landscapes, parkland, and recreation space in the entire City and County nearby. Directly across the street to the west and south, is historic Highland Park which consists of 148 acres of manicured landscapes, greenspace, an arboretum, walking trails, and informal sports fields. In addition, directly adjacent to Highland Park is Mt. Hope Cemetery (193 acres) which has acted as public greenspace since its inception in 1838, prior to public parks. To the east of the site, approximately 1400 ft is Persimmon Park; an approximately 10 acre forested park. A few blocks north of the property there is a small neighborhood park (Ellwanger and Barry Park) that has playground equipment for residents and their children to enjoy. In addition, the Highland Crossing trail is under construction and will pass just one block to the south of this property. The trail will consist of a pedestrian and bike path connecting from Brighton Town Park through Highland Park to the Genesee River Trail.

The draft Comprehensive Plan (Rochester 2034) identifies the possibility for a future multi-use trail that could cross this property. The Comprehensive Plan is still in draft form and has not been adopted and is therefore not yet the plan for the City of Rochester. However, this information has been presented to the applicant, in which he has stated that he is open to future discussion regarding potential trail connections through the site. The placement of buildings and structures in the PDD development concept plan for this action would not preclude the future placement of a multi-use trail across the property.

Mitigation Measures Incorporated in Project

- The south lawn greenspace and landscaping along Highland Avenue and a portion along South Goodman Street will be preserved as a no-build area through strict use restrictions in the PDD regulations and the filing of a perpetual preservation easement.
- The PDD development concept plan places new buildings in locations on the northern portion of the site away from the borders of the property in part to preserve the wooded areas, greenspace and landscape.
- The site was designed to utilize one main access point onto South Goodman Street rather than creating a new entrance on Highland Avenue that would require cutting into the south lawn and significant regrading.

Importance of Open Space Impact

While people have informally used this private property for walking, there is a plethora of open space and parkland to the north, south, east, and west (approx. 350 acres total). The majority of greenspace onsite will be persevered through the design of the development concept plan and conservation easement. Therefore, the impact on open space and recreation is not significant.

PART 3 - EVALUATION OF THE MAGNITUDE AND IMPORTANCE OF PROJECT IMPACTS (CON'D)

I. Impact on Transportation (§13.e)

The action will alter the present pattern of the movement of people by changing the numbers and purposes of people who live, work and visit the site. Changes and additions to the uses of the site will impact parking demand and traffic. SRF Associates submitted a shared parking evaluation for this project based on the ITE Parking Generation, 5th Edition and the Urban Land Institute's (ULI) Shared Parking Model, 2nd Edition. The evaluation determined that a minimum of 241 shared parking spaces would be required to accommodate 132 residential units, 40,000 sf office space, a 29 room hotel, and a 190 guest banquet facility (each with different peak parking times). The applicant is proposing 273 spaces onsite (including 32 underground spaces dedicated to apartment residents) to accommodate the rare occasions when parking demand could exceed the projected need.

SRF Associates also submitted a Multi-modal Transportation Impact Assessment to evaluate and forecast traffic impacts related to the project including the proposed new apartment buildings and changes to the uses of the existing buildings. The analysis was based on traffic counts, field observations, signal timing data, and projected traffic volumes for the proposed uses and size of the project.

The initial analysis was completed in May and reviewed by Monroe County Department of Transportation (MCDOT), who serve as the City's traffic engineers. MCDOT commented on two parts of the report and a concern with traffic at the intersection of South Goodman Street and Elmwood Avenue (one block south of the site). In response, the developer reduced the number of dwelling units and SRF Associates revised the Transportation Impact Assessment and responded to the initial MCDOT comments. The revised Assessment reflects the projected traffic impacts of the revised project and evaluates in greater depth the action's potential impacts on the Goodman/Elmwood intersection and whether those impacts would prompt the need for a traffic signal.

SRF Associates concluded that "the minor projected traffic impacts resulting from full development of the proposed project during both peak hours can be adequately accommodated by the existing transportation network". The study recommends improving site lines from the entrance driveway through better maintenance of brush and foliage within the site lines. The developer has agreed to do so. The study concludes that based on gaps in the traffic on Elmwood Avenue, and the projected traffic volumes from the development, that the existing transportation network could accommodate the proposal without the addition of a traffic signal at Goodman/Elmwood. This conclusion is based in part on the assumption that drivers on South Goodman Street will learn to turn left on Highland Avenue when volumes cause delay at the intersection of Goodman and Elmwood.

MCDOT reviewed the revised study and agreed that tree trimming and maintenance will be needed to improve and maintain adequate site distances at the entrance to the site. MCDOT still has concerns with the potential need for a traffic signal at Goodman/Elmwood in the future with the completion of action herein and other area projects that are either planned or under construction. Nevertheless, MCDOT determined that a light at Elmwood/Goodman intersection is not needed at this time, due in part to the fact the evaluation of the future traffic

impacts of the action when combined with two large projects at 1201 Elmwood Ave and 1925 South Clinton Avenue are too speculative to accurately assess at this time. MCDOT will require the applicant to conduct another traffic study of the subject intersection upon full build out of project to determine actual traffic impacts, which MCDOT will review to determine whether a traffic signal is justified at that time. The follow up traffic study will be made a condition of the Site Plan Approval(s) that will be required to commence construction of the project.

If the future traffic study reveals conditions that warrant a traffic signal at Goodman/Elmwood, MCDOT will use the traffic counts to determine the developer's fair share of the financial cost of the new signal. The applicant has committed to contribute a fair share of the costs of signalizing the intersection, if MCDOT determines that the signals are necessary.

Transportation Impact Mitigation Measures Incorporated in Project

- Pedestrian connections and crosswalks were added to the PDD development concept plan to improve onsite pedestrian circulation.
- The site was designed to accommodate all of the shared parking via surface parking spaces, and an additional 32 private spaces will be added underground within Building 200 to accommodate rare occasions when parking demand could exceed the projected need.
- The proposed number of dwelling units in Buildings 100 and 200 were reduced from 130 units to 104 units, and the transportation impact assessment was updated to illustrate the reduced impact on traffic.
- Per MCDOT's recommendation, the applicant and subsequent owners will be required to trim and maintain the driveway at South Goodman Street to improved and maintain sight distances.
- At full build-out, the applicant has committed to conduct a traffic study of the intersection of Goodman and Elmwood to determine the real effects of this development on the intersection instead of using speculative predictions of the impacts of a number of planned and potential developments. If a signal is warranted at that time, the applicant has committed to contribute financially to a new signal based on the impact of this development.

Importance of Transportation Impact

Based on the: reduction of dwelling units; shared parking analysis and provision of additional spaces; the results of the multi-modal transportation impact assessment; the conclusions and recommendations from Monroe County DOT; and the applicants subsequent agreement to meet MCDOT requests; the impact on transportation will not be significant.

PART 3 - EVALUATION OF THE MAGNITUDE AND IMPORTANCE OF PROJECT IMPACTS (CON'D)

J. Impact on Noise, Odor, and Light (§15)

Noise, Odor and Temporary Construction Activities

The applicant has provided details regarding construction work and phasing. Typical construction activities will occur between the hours of 7:30am to 5:30pm, Monday through Friday and 7:30am to 3:30pm, Saturday. If expanded construction hours are needed that would not meet the regulations contained in the Noise Code the applicant would be required to request a waiver of the Noise Code's limitations on construction hours.

Light

A lighting calculations summary has been submitted. Site Lighting to provide safety and security will be installed in parking areas, pedestrian walkways, and building entrances. The light source will be LED and all fixtures will be designed to minimize point source visibility and light spill onto surrounding properties.

The Zoning Code requires that no lighting shall produce a strong, dazzling light; Illumination shall not be used for the purpose of advertising or attracting attention to the principal use; lighting fixtures shall be designed, sized and located so as not to cast direct rays of excessive brightness upon adjoining premises or cause glare hazardous to pedestrians or person using adjacent public streets; parking lots used after sundown shall be lighted to give protection to persons using the lot and the light source shall cast down; and all parking lots shall be required to provide lighting from dusk to dawn that meets the Illumination Engineers Society of North America (IESNA) standards.

Mitigation Measures Incorporated in Project

Noise

No mitigation needed.

Light

- Site has been designed to eliminate spill-over light as described above.

Importance of Noise and Light Impact

Not significant.

PART 3 - EVALUATION OF THE MAGNITUDE AND IMPORTANCE OF PROJECT IMPACTS (CON'D)

K. Consistency with Community Plans and Community Character (§§ 17 and 18)

The proposed development is not significantly different from or in sharp contrast to current surrounding land use patterns. Residential properties are adjacent to the north, east and south (across Highland Avenue) sides of the site. Although this site was historically a school campus, the school had portions that were residential in nature, as evidenced by Saunders House and Andrews House.

The proposed development calls for an addition of 104 dwelling units to the property, complementing the use of Saunders House and Andrews House, which have a total of 28 units. The residential units are proposed to be a mix of one and two bedroom apartments. A total of 132 units will not increase the City's population by more than 5% (i.e., 10,528 people).

The proposed development is consistent with local land use plans and zoning. The Comprehensive Plan includes the Zoning Code. The present Zoning Code provides no relevant goals, standards and objective for the campus. The site had been zoned as an Institutional Planned Development district (IPD) in the 1975 Zoning Code. However, the IPD designation was not carried over into the present Zoning Code that went into effect in 2003, nor did the 2003 Zoning Map redesignate the site into one of the new zoning district designations that now apply.

The PD #21 amendments are in harmony with goals and objectives of the Rochester 2010: Renaissance Plan campaigns, specifically:

Campaign One: Involved Citizens.

Goal: Citizens, institutions, businesses and government will demonstrate a sense of responsibility and accountability through their individual actions and their relationships with each other and the community at large.

Goal: Create an ongoing community planning and development review process that actively involves our citizens, anticipates emerging land use trends, appropriately weighs and considers competing land use and development interests as well as local and regional perspectives and results in fair and equitable decisions.

Goal: Citizens, businesses, institutions and neighborhoods will be informed and will adequately listen to and communicate with each other about opportunities, issues and concerns facing our community.

Campaign Four: Environmental Stewardship.

Goal: Encourage, undertake and review development and activities in a way that protects and sustains our varied ecosystems and neighborhood environments.

Campaign Nine: Healthy Urban Neighborhoods.

Policy: It is the policy of our City to support unique, vital, interconnected urban neighborhoods which provide a variety of housing choice, accessible goods and services in a village-like setting,

pedestrian-friendly environments, appropriate transit and parking facilities and access to park, recreation, environmental and cultural amenities.

Goal: Create appropriate and affordable housing choices/opportunities for all citizens through a housing system that promotes and supports new construction and rehabilitation, is responsive to market opportunities and encourages owner occupancy and affordable units for all incomes.

Goal: Support a land use development pattern in our City that balances reasonable property use rights with our community's expectation of protection from negative impacts generated by nearby uses or activities.

The PD #21 regulations are in harmony with the Comprehensive Plan's policy of promoting a variety of housing choices by providing for the construction of 104 new multifamily dwelling units and by permitting as of right single-family and multifamily dwellings as well as independent living facilities.

Campaign Eleven: Arts and Culture.

Goal: Promote, enhance and protect our City's historic, cultural and educational resources as unique assets that contribute to our City's vitality and sense of place.

Discerning the appropriate balance between the applicant's reasonable property use rights with the community's interests also is informed by site's status as a Local Landmark. The former Colgate Rochester Crozier Divinity School Campus, built initially in two stages in 1932 and 1936, is the work of locally prominent landscape architect Alling S. DeForest and nationally prominent New York City based architect James Gamble Rogers. It was specifically sited to complement the adjacent Highland Park, which DeForest helped design. The State Historic Preservation Office has deemed the property eligible for listing on the National Register of Historic Places and, in 2017, the City Preservation Board and City Planning Commission designated the campus (with the exception of the area occupied by the 1950s era Saunders House and Andrews House) to be a Local Landmark due to its Collegiate Gothic and Tudor Revival architecture and its landscaping, which embody the distinctive characteristics of a type and period of construction and representative of the work of design masters.

Existing structures and areas of historic importance to the community will not be replaced or eliminated. As detailed, the proposed development will maintain the existing historic buildings on site, ensuring their continued use and maintenance. In addition, a preservation easement will ensure that the front lawn, an important feature to the community will continue in perpetuity.

Although the development concept plan sets forth the basic locations, bulk and heights of new buildings, the community will continue to have a say in how the details of the site are developed. The development of the new residential buildings will require incremental development and major site plan review by the City's Manager of Zoning with public notice and referral to the City's Project Review Committee pursuant to Zoning Code §§ 120-126B, 120-188J and 120-191D. In addition, the input of the community and the Rochester Preservation Board on the preservation of the site's historic and cultural assets as a Local Landmark will be required as part of the Certificate of Appropriateness review process that will be required pursuant to Zoning

Code §120-194 for the construction of Buildings 100 and 200 and for any exterior alterations to the campus' historic buildings or landscapes (other than the area around the 1950s vintage Andrews and Saunders halls).

Although this site has been used as and viewed as a public amenity, it is important to remember that it is private property. The public will continue to have use of Highland Park, directly across the street from this site, for passive and active recreation.

Neighbors have expressed concern regarding shadows that will be cast from the proposed buildings. The applicant submitted a shadow study that evaluated the shadows through the entire calendar year. Shadow length is longer during the winter months than during the summer due to the lower position of the sun in the horizon. This study evaluated shadow length for the months of January, March, May, July, September, and November at 0800, 1200, 1600 and 1800 Eastern Standard Time.

Mitigation Measures Incorporated in Project

- The amendments provide for an alternative development pattern that could not be developed under the site's present IPD zoning nor under a conventional residential or commercial zoning district category. It is in harmony with the objectives and goals of the *Rochester 2010: Renaissance Plan*. The preservation easement for the south lawn, building setbacks, and preservation of most of the heavily wooded areas along the site's north, west and east lot lines will allow for an orderly transition from residential areas to the site's north east and south to historic Highland Park to the west. The zoning text and plan provide for a diversification of uses and variation in the relationship of uses, structures, open spaces and height of structures in one cohesive development that is designed to maintain the collegiate campus feel of the site. The amendments provide unique standards for site and building design, particularly as they relate to overcoming constraints and preserving desirable characteristics (i.e., such as the site's glacial topography and Local Landmark status) that are unique to the site.
- The proposed plan is compatible with the present zoning and conforming uses of nearby properties and with the character of the adjoining residential neighborhoods and public park. The proposal for PD #21 conforms with and complements the character of the area, providing a carefully designed transition between the existing Colgate campus, proposed new buildings, and the adjacent residential neighborhood. PDs are intended to and this particular one is designed to accommodate the site's unique circumstances as a 83-year-old, hilltop, educational campus. The project design has gone through several iterations in response to concerns about preserving the south lawn and northern forested slopes. This process has resulted in a better design, especially with regard to building heights, setbacks, and parking placement, that is compatible with nearby properties and the character of the neighborhood.
- The compatibility with the adjoining areas will be maintained as the development concept plan is fleshed out in the future. All developments in a Planned Development District requires Site Plan Review. Site Plan Review offers the opportunity for public input. This will ensure that the neighborhood has the chance to comment on any proposal prior to action by the Manager of Zoning.

- The proposal limits development to a 3.957 acre portion of the property that was previously disturbed. The applicant has chosen to dedicate 10.118 acres in perpetuity a preservation easement for the front lawn area.
- The reduction in height, scale, mass and location of Building 100 reduced the impacts related to views and shadowing. It's reduction in height prevents it from interfering with the prominence of historic Strong Hall. After Building 100's height and length was reduced in order to mitigate shadow effects on the adjoining residential area along Highland Parkway to the north, a shadow study revealed that the impact would be minimal, given the existing trees that would be retained.
- The applicant agreed to protect the historic south lawn along Highland Avenue and South Goodman Street, not only through the Planned Development District regulations, which do not allow construction or any uses in this area, but through the creation of a 10.118 acre conservation easement which will protect lawn and views in perpetuity.

Importance of Impact on Community Character and Plans

The proposed development is compatible with the existing architectural scale and character of the area, and will not negatively affect the existing natural landscape. As detailed above, the proposal is consistent with adopted land use plans and is consistent with the existing community character.

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See Attached Negative Declaration and detailed Part 3.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

Identify portions of EAF completed for this Project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information
See attached Negative Declaration

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Manager of Zoning, City of Rochester as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

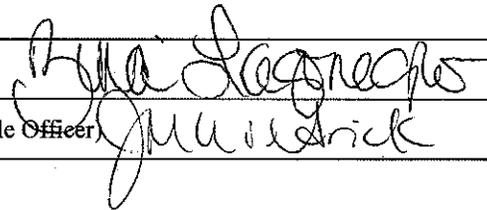
Name of Action: The Vistas at Highland

Name of Lead Agency: Manager of Zoning, City of Rochester

Name of Responsible Officer in Lead Agency: Zina Lagonegro, AICP, EIT

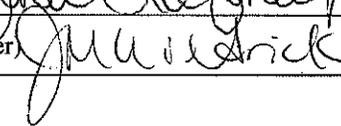
Title of Responsible Officer: Manager of Zoning

Signature of Responsible Officer in Lead Agency:



Date: 8/12/19

Signature of Preparer (if different from Responsible Officer)



Date: 8/9/19

For Further Information:

Contact Person: Jill Wiedrick

Address: 30 Church St, Rochester, NY 14620

Telephone Number: 585-428-6914

E-mail: jill.wiedrick@cityofrochester.gov

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>



ASSIGNMENT/ASSUMPTION SUMMARY

DATE: January 20, 2026

APPLICANT:

Assignor: P&L Linden, LLC
800 Linden Avenue
Rochester, NY 14625

Assignee: 800 Linden LLC
2169 East Ave
Rochester, NY 14610

PROJECT LOCATION:

800 Linden Ave
Rochester, NY 14625

ORIGINAL APPROVAL DATE:

June 20, 2017

MODIFICATION REQUEST:

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.

ORIGINAL PROJECT AMOUNT:

\$1,821,550

Motion By: _____
Seconded By: _____

RESOLUTION

(Assignment of P & L Linden, LLC Project to 800 Linden LLC)
OSC Code 2602-26-002A

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 January 20, 2026 at 12:00 p.m.

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

RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING 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.

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

WHEREAS, by resolution duly adopted on June 20, 2017, the Agency appointed P & L Linden, LLC, a New York limited liability company ("P & L Linden"), the true and lawful agent of the Agency to undertake a certain project (the "Project") consisting of: (A) the acquisition by lease, license or otherwise, of an interest in an approximately 1.10-acre parcel of land located at 800 Linden Avenue in the Town of Pittsford, New York 14534 (the "Land"), together with the existing approximately 10,500± square-foot building thereon (the "Existing Improvements"); (B) the renovation and modernization of the Existing Improvements (the "Improvements"), and (C) the acquisition and installation therein, thereon or thereabout of certain machinery, equipment and related personal property (the "Equipment" and, together with the Land, the Existing Improvements and the Improvements, the "Facility"), to be subleased to KAFL, Inc., a wholesale insurance brokerage agency, for use as office space; and

WHEREAS, the Agency and P & L Linden executed and delivered (i) a certain Lease Agreement, dated as of July 1, 2017, by and between P & L Linden and the Agency, pursuant to which P & L Linden leased the Facility to the Agency (the "Lease Agreement"), a memorandum of which (the "Memorandum of Lease") was recorded in the Monroe County Clerk's Office on August 23, 2017 in Liber 11908 of Deeds, at Page 513; (ii) a certain Leaseback Agreement, dated as of July 1, 2017, by and between the Agency and P & L Linden, pursuant to which the Agency leased the Facility back to P & L Linden (the "Leaseback Agreement"), a memorandum of which was recorded in the Monroe County Clerk's Office on August 23, 2017 in Liber 11908

of Deeds, at Page 518 (the "Memorandum of Leaseback"); and (iii) a certain Payment-In-Lieu-Of-Tax Agreement, dated as of July 1, 2017, by and between the Agency and P & L Linden (the "PILOT Agreement"; and, together with Lease Agreement and the Leaseback Agreement, the "Documents"); and

WHEREAS, pursuant to the Documents, the Agency provided financial assistance (the "Financial Assistance") to P & L Linden in the form of (a) sales and use tax exemptions for purchases and rentals related to the acquisition, renovation and equipping of the Facility; (b) a 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, by Application for Assumption, dated December 4, 2025. P & L Linden LLC (hereinafter, the "Assignor") has requested the Agency's approval of the change in ownership of the Facility and assignment of the Financial Assistance and the Documents to 800 Linden LLC, a New York limited liability company or an entity formed or to be formed on its behalf (collectively, herein, the "Assignee"); and

WHEREAS, Assignor and the Assignee represent that the change in ownership of the Facility to the Assignee will not in any way change the use of the Facility and that the Facility will continue to constitute a "project" as such quoted term is defined in the Act; and

WHEREAS, the Agency now desires to adopt a resolution: (i) approving the change in ownership of the Facility, (ii) approving the assignment of the Financial Assistance and the Documents to the Assignee and (iii) approving the execution of any and all documents necessary to effectuate the assignment of the Financial Assistance and the Documents.

NOW, THEREFORE, BE IT RESOLVED by the County of Monroe Industrial Development Agency (a majority of the members thereof affirmatively concurring) as follows:

Section 1. The Agency hereby consents to the transfer of Assignor's rights, title and interests in and to the Facility to the Assignee.

Section 2. The Agency hereby consents to the assignment of the Financial Assistance and the Documents from Assignor to the Assignee.

Section 3. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency is hereby authorized, on behalf of the Agency, to execute and deliver any and all documents necessary to effectuate the above-described assignments and continuation of the Financial Assistance and the Documents with respect to the Facility.

Section 4. This resolution shall take effect immediately.

[Remainder of Page Intentionally Left Blank]

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

	<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 January 20, 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 20th day of January, 2026.

Ana J. Liss, Executive Director



COUNTY OF MONROE
COMIDA

INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR ASSUMPTION

Each applicant seeking assumption of an existing Project must complete this form and provide additional information if requested. A **non-refundable** application fee of \$350 must be included with this application. Make check payable to COMIDA. If assumption is approved, assumption will require preparation of legal documentation and a fee of \$2,000 plus legal costs.

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 online at www.monroecountyida.org.

I. PROJECT

a. Address 800 Linden Ave
City/State/Zip Rochester, NY 14625
TAX Map No 138.15-1-10

b. Current Project Owner
P&L Linden, LLC

c. Does Applicant contemplate any changes in use or tenancy of the project? YES NO

If YES, provide information on additional pages.

II. APPLICANT

a. Name 800 Linden LLC
Address 2169 East Ave
City/State/Zip Rochester, NY 14610
TAX ID No 41-2611540
Contact Name Alma Vieru
Title President
Telephone # 585-784-7470 x210
Email AVieru@LMTnet.com

b. Owners of 20% or more Applicant Company
Alma Vieru
Mihai Vieru

Do any of these owners currently own property within Monroe County New York? YES NO

III. APPLICANT Legal Counsel

Name James Bonsignore
Firm Woods Oviatt Gilman
Address 1900 Bausch & Lomb Place
City/State/Zip Rochester, NY 14604
Telephone # 585-987-2903
Email jbonsignore@woodsoviatt.com

IV. CERTIFICATION

Current Project Owner represents that (i) it is not in default under any documents executed in connection with the Project being assigned; (ii) Assignee must agree to assume Current Project Owner's rights, interest, duties, obligations and liability set forth in any documents executed in connection with the Project being assigned; and (iii) Assignee will pay all fees of the Agency and its counsel in connection with the assignment of said Project.

Signed:

Current Project Owner:

Lorric Gibbons, President

Name Title

Date

12/3/2025

Assignee:

Alma Vieru, President 12/4/2025

Name Title

Date



MODIFICATION SUMMARY

DATE: January 20, 2026

APPLICANT:

JM&J Leasing Henrietta, LLC 100 Thielman Dr. Buffalo, NY 14206
--

TENANT/PROJECT LOCATION:

Skyworks, LLC Middle Road Henrietta, NY 14467

MODIFICATION REQUEST:

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.

PROJECT AMOUNT

<u>ORIGINAL</u> \$9,226,901

Motion By: _____
Seconded By: _____

RESOLUTION

(JM&J Leasing Henrietta LLC and Skyworks, LLC Project)
OSC Code 2602-23-034B and 2602-23-035B

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 January 20, 2026, at 12:00 p.m.

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

RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING 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.

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 December 19, 2023, the Agency appointed **JM&J LEASING HENRIETTA LLC**, a New York limited liability company, for itself or an entity formed or to be formed (collectively, the "Company") and **SKYWORKS, LLC**, a limited liability company for itself or a related entity formed or to be formed (collectively, the "Tenant"), the true and lawful agents of the Agency to undertake a certain project (the "Project") consisting of: (A) the acquisition of a leasehold interest in an approximately 9.23-acre parcel of land located on Middle Road 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 an approximately 27,000 square-foot building, approximately 6,000 square feet of which will be used as office space, approximately 11,000 square feet of which will be used for the repair and remanufacture of construction equipment, and approximately 10,000 square feet of which will be warehouse 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") to be subleased to the Tenant for use in its business as a family-owned and operated full-service equipment rental, sales and service company; and

WHEREAS, the Agency previously appointed the Company and the Tenant as its true and lawful agents to make purchases of goods and services relating to the Project that would otherwise be subject to New York State and local sales and use tax (the "Sales and Use Tax Exemption Benefits") through December 31, 2025; and

WHEREAS, the Company and the Tenant have now, pursuant to a certain Project Modification Request, dated December 30, 2025, requested the Agency grant an extension to the Sales and Use Tax Exemption Benefits through December 31, 2026; and

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

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

Section 1. Based upon the representation and warranties made by the Company and the Tenant in their request, the Agency hereby authorizes and approves the Company and the Tenant, as its agents, to continue to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax through **December 31, 2026**. The Agency agrees to consider any requests by the Company and/or the Tenant for another extension or an increase to the amount of Sales and Use Tax Exemption Benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services.

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

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

Section 4. This resolution shall take effect immediately.

[Remainder of Page Intentionally Left Blank]

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

	<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 January 20, 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 20th day of January, 2026.

Ana J. Liss, Executive Director



PROJECT MODIFICATION REQUEST

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

Applicant: JM&J Leasing Middle Road, LLC/owner and Skyworks, L.L.C./tenant

Project Address: 65 Middle Road Henrietta, NY

Contact Name: Chad A LaCivita

Contact Company: Skyworks, L.L.C.

Contact Address: 100 Thielman Drive, Buffalo, NY 14206

Contact Email: chadl@skyworksllc.com Contact Phone: 585-749-4936

Employment in Monroe County: 27 0 12/30/25

Full Time Part Time As of Date

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

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

Assistance Requested: Check all that apply.

Property Tax Abatement Mortgage Tax Exemption Sales Tax Exemption

Project Cost Information: \$ 9,221,000 \$ 1,059,402 \$ 10,280,402

Original Project Cost Increase in Project Costs New Project Costs

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

12/31/2025 12/31/2026 \$ approx. \$320,000

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

Reason for Extension:
 Construction took longer than expected due to change orders for the project including changing blacktop to concrete and other improvements

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

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

Signed: Chad LaCivita Digitally signed by Chad LaCivita Date: 12/30/2026
Date: 2025.12.30 16:02:32 -05'00'

Print Name and Title: Chad A LaCivita VP of Operations

Staff Use Only: 2/20

Date Received 12/30/25 Date of Original Approval: 12/19/23 New Code 2602 23 034 B
23 035 B



MODIFICATION SUMMARY

DATE: January 20, 2026

APPLICANT: Waffle8er, LLC
155 Balta Drive
Rochester, NY 14623

PROJECT LOCATION: 3780 West Ridge Road
Rochester, NY 14626

MODIFICATION REQUEST: 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.

PROJECT AMOUNT ORIGINAL
\$8,665,354

Motion By: _____
Seconded By: _____

RESOLUTION
(Waffle8er LLC Project Modification)
OSC Code 2602-24-030B

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 January 20, 2026, at 12:00 p.m.

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

RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE EXTENSION OF THE SALES TAX EXEMPTION BENEFIT GRANTED TO WAFFLE8ER LLC (THE "COMPANY") THROUGH DECEMBER 31, 2026; 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 December 17, 2024 (the "Authorizing Resolution"), the Agency appointed **WAFFLE8ER LLC**, a New York limited liability company for itself or a related entity formed or to be formed (collectively, the "Company") requested the Agency to assist with a certain Project (the "Project"), consisting of: (A) the acquisition of a leasehold interest in an existing approximately 133,000 square-foot building (the "Existing Improvements") located at 3780 West Ridge Road in the Town of Greece, New York 14626 and all other lands in the Town of Greece where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the "Land"); (B) the renovation of the Existing Improvements including, but not limited to, turning it from a dry storage facility into a food manufacturing plant with wash-down walls, fire suppressants, ammonia-driven cold storage, electrical upgrades, new flooring, drainage and various office improvements (collectively, the "Improvements"); and (C) the acquisition and installation therein, thereon or thereabout of certain machinery, equipment and related personal property (the "Equipment" and, together with the Land, the Existing Improvements and the Improvements, the "Facility"), all for use by the company in its business as a producer of waffles and other frozen foods; and

WHEREAS, the Agency initially appointed the Company as its true and lawful agent to make purchases of goods and services relating to the Project that would otherwise be subject to New York State and local sales and use tax (the "Sales and Use Tax Exemption Benefits") through December 31, 2025;

WHEREAS, the Company has, pursuant to a Project Modification Request, dated December 30, 2025, requested the Agency grant a further extension to the Sales and Use Tax Benefits through December 31, 2026; and

WHEREAS, the Agency desires to adopt a resolution authorizing (i) the extension in Sales and Use Tax Exemption Benefits; 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. Based upon the representation and warranties made by the Company in its request, the Agency hereby authorizes and approves the Company, as its agent, to continue to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax through **December 31, 2026**. The Agency agrees to consider any requests by the Company for another extension or an increase to the amount of Sales and Use Tax Exemption Benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services.

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

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

Section 4. This resolution shall take effect immediately.

[Remainder of Page Intentionally Left Blank]

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

	<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 January 20, 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 20th day of January, 2026.

Ana J. Liss, Executive Director



PROJECT MODIFICATION REQUEST

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

Applicant: Waffle8er, LLC

Project Address: _____

Contact Name: _____

Contact Company: SatisPie LLC

Contact Address: 155 Balta Drive Rochester, NY 14623

Contact Email: mp@satispie.com Contact Phone: 7169824600

Employment in Monroe County: 0 0 12/30/2025

Full Time Part Time As of Date

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

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

Assistance Requested: Check all that apply.

Property Tax Abatement Mortgage Tax Exemption Sales Tax Exemption

Project Cost Information: \$ _____ \$ _____ \$ 0

Original Project Cost Increase in Project Costs New Project Costs

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

12/31/2025 12/31/2026 \$ 0

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

Reason for Extension:
Project delayed due to real estate availability.

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

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

Signed: Michael Pinkowski Digitally signed by 04724b53-1926-4cd9-b078-3b5e61830b0e Date: 12/30/2025
Date: 2025.12.30 15:40:50 -05'00'

Print Name and Title: Michael Pinkowski, President

Staff Use Only: 2/20
Date Received 12/30/25 Date of Original Approval: 12/17/24 New Code 2602 24030 B



MODIFICATION SUMMARY

DATE: January 20, 2025

APPLICANT:

Rock Depot, LLC 35 Deep Rock Road Rochester, NY 14624

PROJECT LOCATION:

37 Deep Rock Rd. Rochester, NY 14624

MODIFICATION REQUEST:

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.
--

PROJECT AMOUNT

<u>ORIGINAL</u> \$3,901,366

Motion By: _____
Seconded By: _____

RESOLUTION
(Rock Depot LLC Project Modification)
OSC Project Code 2602-23-011C

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 January 20, 2026, at 12:00 p.m.

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

RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING 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.

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 16, 2023, the Agency appointed **Rock Depot 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 aggregate approximately 1.8-acre parcel of land located at 37 Deep Rock Road in the Town of Gates, New York 14624 and all other lands in the Town of Gates where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (collectively, the "Land"); (B) the construction of an approximately 35,000 square-foot building thereon consisting of approximately 30,000 square feet of warehouse space with eight loading docks and approximately 5,000 square feet of office 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"), to be subleased primarily to Rydex Logistics LLC (the "Tenant"), for use in its business of making local deliveries, cross docking and temporary storage of dry goods; and

WHEREAS, the Agency previously appointed the Company as its true and lawful agent to make purchases of goods and services relating to the Project that would otherwise be subject to New York State and local sales and use tax (the "Sales and Use Tax Exemption Benefits") through December 31, 2024; and

WHEREAS, the Company, pursuant to a certain Project Modification Request, dated April 8, 2025, then requested the Agency grant an extension to the Sales and Use Tax Exemption Benefits through December 31, 2025; and

WHEREAS, the Company, has now, pursuant to a certain Project Modification Request, dated January 8, 2026, requested the Agency grant an extension to the Sales and Use Tax Exemption Benefits through December 31, 2026; and

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

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

Section 1. Based upon the representation and warranties made by the Company in its request, the Agency hereby authorizes and approves the Company, as its agent, to continue to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax through **December 31, 2026**. The Agency agrees to consider any requests by the Company for another extension or an increase to the amount of Sales and Use Tax Exemption Benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services.

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

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

Section 4. This resolution shall take effect immediately.

[Remainder of Page Intentionally Left Bank]

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 January 20, 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 20th day of January, 2026.

Ana J. Liss, Executive Director

PROJECT MODIFICATION REQUEST

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

Applicant: Deep Rock II LLC

Project Address: 37 Deep Rock Rd Rochester, NY 14624

Contact Name: Roman Kshysyak

Contact Company: _____

Contact Address: _____

Contact Email: dsbooks2020@gmail.com Contact Phone: 585-576-3220

Employment in Monroe County: _____

Full Time Part Time As of Date

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

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

Assistance Requested: Check all that apply.

Property Tax Abatement Mortgage Tax Exemption Sales Tax Exemption

Project Cost Information: \$ _____ \$ _____ \$ 0 _____

Original Project Cost Increase in Project Costs New Project Costs

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

12/31/2025 05/31/2026 \$ 23,096+ _____

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

Reason for Extension:
 Construction should have been completed in November but due to weather and some labor delays completion date was pushed.

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

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

Signed: Roman Kshysyak Date: 1/08/2025

Print Name and Title: Roman Kshysyak, Manager

COMIDA Travel Report 2025

Name of Attendee(s)	Dates	Location	Description	Total Cost
Robin Finnerty Allison Clark Ana Liss	February 2025	Albany, NY	<u>NYSEDC Spring Economic Development Conference</u> – Two-day conference with economic development professionals from across New York State, including IDAs. The conference provides opportunities for staff to network with regional partners and participate in various training sessions throughout the two days.	\$3,539.46 \$1,179.82 per person
Robin Finnerty Allison Clark Ana Liss	May 2025	Cooperstown, NY	<u>NYSEDC Annual Economic Development Conference</u> – Three-day conference with economic development professionals from across New York State, including IDAs. The conference provides opportunities for staff to network with regional partners and participate in various training sessions throughout the conference.	\$4,345.80 \$1,468.60 per person
Robin Finnerty Allison Clark Ana Liss	November 2025	Verona, NY	<u>NYSEDC 2025 Leadership & Policy Summit</u> – One-day leadership and policy-focused conference bringing together economic development professionals from across New York State, including IDAs and regional partners. The Summit focuses on emerging policy issues, leadership development, and statewide economic development priorities. Attendees participate in policy briefings, panel discussions, and networking opportunities designed to strengthen collaboration and inform strategic decision-making in economic development practice.	\$2,557.08 \$852.36 per person
Chad Weber	March 2025	New Orleans, LA	<u>NADCO Credit Risk Institute</u> – The thorough NADCO Credit Risk Institute will give new and experienced CDC credit analysts the tools needed to effectively analyze small business financial statements and underwrite SBA 504 loans. The Institute begins with an introduction to financial statements, needed for new analysts, and will progressively take students through the principles and concepts contained in the NADCO-created Credit Risk Institute Credit Analysis Model. Upon successful completion of the Institute Course work, CDC analysts will receive the NADCO Credit Risk Institute Certification.	\$1463.72
Chad Weber	June 2025	Albany, NY	<u>NYS Economic Development Council Basic Development Course</u> – This course is designed to meet the needs of professionals and volunteers relatively new to the development field. Attendees will learn best practices to help prepare their communities for business retention and expansion, business attraction, and grow an entrepreneurial ecosystem. The course focuses on the development, organization, and operation of economic development activities in both the public and private sectors. The faculty of the BEDC is comprised of seasoned practitioners and consultants recognized for their experience	\$1611.54

COMIDA Travel Report 2025

			and expertise across economic development practice. The course also highlights leading national and international trends and best practices in economic development.	
Conor Martin	May 2025	Cooperstown, NY	<u>NYS EDC Annual Meeting</u> – The NYS EDC Annual meeting provided economic developers an opportunity to network, learn from peers, and highlight the achievements of economic development organizations around the state. Featured topics of the various breakout rooms included brownfield redevelopment, tourism promotion, access to capital in rural communities, and more. Dinner and networking receptions provided opportunities to speak with peers in other, similar communities, to learn what strategies they’ve employed to combat familiar challenges. Finally, the event introduced us to economic developers working statewide and nationally to share trends that have the potential to effect out local economic development landscape.	\$1486.60



COUNTY OF MONROE
COMIDA
 INDUSTRIAL DEVELOPMENT AGENCY

Dashboard

December 31, 2025

Incentives Summary							
Sales Tax Exemptions		Mortgage Recording Tax Exemption		PILOTS		Total Company Investment	
Year To Date	Prior Year End	Year To Date	Prior Year End	Year To Date	Prior Year End	Year To Date	Prior Year End
31	22	12	13	9	12	\$193,357,386	\$340,047,153

Jobs Summary							
Number of Total Projects		Existing Jobs Retained per Application		New Jobs Projected by Applicant		New Jobs Required*	
Year To Date	Prior Year End	Year To Date	Prior Year End	Year To Date	Prior Year End	Year To Date	Prior Year End
31	26	563	1245	466	704	36	168

Fees for Approved Projects (includes all app and agency fees)					
Total		Paid to Date		Outstanding	
2025 Projects YTD	2024 Projects YE	2025 Projects YTD	2024 Projects YE	2025 Projects YTD	2024 Projects YE
\$1,278,277	\$2,260,486	\$321,604	\$695,145	\$956,673	\$1,565,341

Workforce Development Fund					
Beginning Balance \$2,500,000					
Allocated Fee income		Committed Funds		Fund Balance	
2025 YE	2024 YE	2025	2024 YE	2025 YTD	2024 YE
\$89,282	\$1,403,284	\$4,241,452	\$2,479,000	\$124,563	\$82,079

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

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