



PROJECT MODIFICATION REQUEST

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

Applicant:	Lang and Son's Properties LLC		
Project Address:	240 Lucius Gordon Dr, West Henrietta, NY 14586		
Contact Name:	Jeff Lang		
Contact Company:	Lang and Son's Properties LLC		
Contact Address:	1759 Middle Road, Rush, NY 14543		
Contact Email:	[REDACTED]	Contact Phone:	[REDACTED]

Employment in Monroe County:	35	0	1/22/26
	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: \$ 1,500,000 \$ 1,000,000 \$ 2,500,000
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.)

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

Reason for Extension:

Reason for Extension:

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

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

Signed: Jeff Lang Date: 07/09/2026
Print Name and Title: Jeff Lang, President

Staff Use Only:	2/20	
Date Received <u>7/9/2026</u>	Date of Original Approval: <u>2/17/2026</u>	New Code 2602_26 005 B _____

Project Modification Request - Page 2

Required when requesting an Increase in Project Costs

A. Applicant Project Costs	Original/Current Approval	Requested Increase Modification	Revised Approval Requested
Building Construction or Renovation			
a. Materials	\$ 633,000	\$ 400,000	\$ 1,033,000
b. Labor	\$ 400,000	\$ 387,000	\$ 787,000
Site Work			
c. Materials	\$ 300,000	\$ 50,000	\$ 350,000
d. Labor	\$ 100,000	\$ 25,000	\$ 125,000
e. Non-Manufacturing Equipment	\$	\$	\$ 0
f. Furniture & Fixtures	\$ 25,000	\$ 0	\$ 25,000
g. Land and/or Building Purchase	\$ 500,000	\$ 0	\$ 500,000
h. Manufacturing Equipment	\$	\$	\$ 0
i. Soft Costs (Legal, Architect, Engineer)	\$ 42,000	\$ 23,000	\$ 65,000
Other Costs (specify)			
j. Bank Closing Costs	\$ 0	\$ 40,000	\$ 40,000
k. Bank Interest Costs	\$ 0	\$ 75,000	\$ 75,000
l. _____	\$	\$	\$ 0
m. _____	\$	\$	\$ 0
Total Project Costs	\$ 2,000,000	\$ 1,000,000	\$ 3,000,000

Sources of Funds for Project Costs

a. Tax Exempt Industrial Revenue Bond	\$	\$	\$ 0
b. Taxable Industrial Revenue Bond	\$	\$	\$ 0
c. Tax Exempt Civic Facility Bond	\$	\$	\$ 0
d. Bank Financing (subject to recording tax)	\$ 1,500,000	\$ 1,000,000	\$ 2,500,000
e. Public Sources	\$	\$	\$ 0
f. Equity	\$ 500,000	\$	\$ 500,000
Total Sources	\$ 2,000,000	\$ 1,000,000	\$ 3,000,000

B. Reason for Increase:

Rising material prices, skilled labor shortages, complex permitting costs, unforeseen site work due to existing utilities.

C. Amount of Sale Tax Exemptions Taken to Date: \$ 38,571.04

Motion By: _____

Seconded By: _____

R. King
B. Hickey

RESOLUTION

(Lang and Son's Properties LLC Project Modification)

OSC Code 2602-26-005B

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 July 21, 2026 at 12:00 p.m.

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

RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY AUTHORIZING (i) ADDITIONAL FINANCIAL ASSISTANCE TO LANG AND SON'S PROPERTIES LLC IN AMOUNTS EXCEEDING THE AMOUNTS PREVIOUSLY APPROVED BY THE AGENCY AND (ii) THE EXECUTION OF RELATED DOCUMENTS.

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

WHEREAS, by Resolution duly adopted on February 17, 2026 (the "Authorizing Resolution"), the Agency appointed **Lang and Son's Properties LLC**, a New York limited liability company, for itself or an entity formed or to be formed (collectively, the "Company"), the true and lawful agent of the Agency to undertake a certain project (the "Project") consisting of: (A) the acquisition of a leasehold interest in an approximately 1.75-acre parcel of land located at 240 Lucius Gordon Drive in the Town of Henrietta, New York 14586 and all other lands in the Town of Henrietta where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the "Land"); (B) the construction thereon of an approximately 16,000 square-foot building, approximately 4,000 square feet of which will be used as office space and approximately 12,000 square feet of which will be used as warehousing space (collectively, the "Improvements"); and (C) the acquisition and installation therein, thereon or thereabout of certain machinery, equipment and related personal property (the "Equipment" and, together with the Land and the Improvements, the "Facility"), all for use by Kaplan Schmidt Electric (the "Tenant") in its business as a commercial electrical contractor; and

WHEREAS, the Agency previously appointed the Company as its true and lawful agent to make purchases of goods and services relating to the Project that would otherwise be subject to New York State and local sales and use tax (the "Sales and Use Tax Exemption Benefits") in an amount up to \$958,000, which would result in New York State and local sales and use tax exemption benefits not to exceed \$76,640; and

WHEREAS, the Agency, at the time of the Authorizing Resolution, authorized financial assistance, including, but not limited to, a mortgage (or mortgages), in connection with the financing of the Facility or portions thereof and including any refinancing thereof, securing an aggregate principal amount not to exceed \$1,500,000, resulting in a mortgage tax exemption not to exceed \$11,250; and

WHEREAS, by the Project Modification Request, dated July 9, 2026, the Company has now requested that the Agency approve (i) an increase purchases of goods and services relating to the Project that would otherwise be subject to New York State and local sales and use tax in an amount up to **\$1,408,000**, which would result in New York State and local Sales and Use Tax Exemption Benefits not to exceed **\$112,640** (as increased, the "Sales and Use Tax Exemption Benefits"), (ii) an increase in the principal amount of the mortgage for financing relating to the Project in an amount up to **\$2,500,000** which would result in a partial exemption of mortgage recording tax in the amount of **\$18,750**; and

WHEREAS, the Agency desires to adopt a resolution authorizing (i) an increase in the sales tax exemption benefits, (ii) an increase in the partial mortgage recording tax exemption for financing related to the Project and (iii) the execution and delivery of any documents necessary and incidental thereto.

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

Section 1. Based upon the representation and warranties made by the Company in its request, the Agency hereby authorizes and approves the Company, as its agent, to continue to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use in an amount up to **\$1,408,000**, which result in New York State and local Sales and Use Tax Exemption Benefits not to exceed **\$112,640**. 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 Agency hereby authorizes and approves the Company to obtain a mortgage for financing relating to the Project in an amount not to exceed **\$2,500,000** which would result in a partial mortgage recording tax exemption of **\$18,750**.

Section 3. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver any agreements, documents or certificates necessary and incidental to providing the Company with the increase of the sales tax exemption, and the increase in the partial mortgage recording tax exemption.

Section 4. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of such Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency acting, desirable and proper to effect the purposes of the foregoing

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

Section 5. This resolution shall take effect immediately.

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

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

The Resolutions were thereupon duly adopted.

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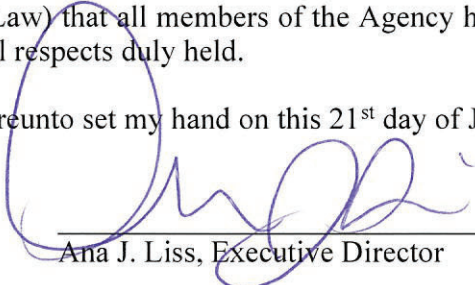
STATE OF NEW YORK)
COUNTY OF MONROE) ss.:

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

That I have compared the annexed extract of the minutes of the meeting of the County of Monroe Industrial Development Agency (the "Agency"), including the resolutions contained therein, held on July 21, 2026, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

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

IN WITNESS WHEREOF, I have hereunto set my hand on this 21st day of July, 2026.



Ana J. Liss, Executive Director