



BOARD MEETING AGENDA

September 15, 2026

12:00 p.m. CityPlace Building

- A. Call Meeting to Order
- B. Pledge of Allegiance
- C. Approval of Minutes – August 18, 2026
- D. Public Comments
- E. Local Labor Monitoring Report
- F. Local Labor Exemptions Report
- G. Financial Report
- H. Applications for Consideration
 - 1. Pane Vita, LLC
 - 2. 308 Atlantic LLC/Johnstone Supply Company
 - 3. Pier Marsh Properties, LLC
 - 4. BTC Block 20 Partnership, L.P./Bonadio & Co., LLP
- I. Project Modifications
 - 1. Vistas - Increase
 - 2. The Marketplace – PILOT Modification
- J. Executive Session – to discuss the proposed acquisition and sale of real property where the value could be significantly affected by public disclosure.
- K. Governance Committee Report
- L. Executive Director Discussion Items
 - Dashboard
- M. Chair Discussion Items
- N. Adjourn Meeting

Next meeting: Tuesday, October 20, 2026



BOARD MEETING MINUTES

August 18, 2026

Time & Place: 12:02 p.m. at City Place

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

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

T. Tolefree called the meeting to order at 12:02 p.m. and N. Jones led the board in the Pledge of Allegiance.

On motion by B. Hickey, second by R. King, all aye, minutes of the July 21, 2026 meeting were approved.

Chair Tolefree invited those who had signed up for public comment to come forward. The following individuals spoke: Heidi Beutler and Allen Blaire.

C. Loewke presented the Local Labor Monitoring report for July 2026.

C. Loewke presented the Local Labor Exemption report for July 2026.

G. Genovese presented the Financial Report for July 2026.

Executive Director Liss presented the following projects for consideration:

Crazy Dog T-Shirts, Inc.

Crazy Dog T-Shirts, Inc., a design and printing company currently operating in the City of Rochester, recently purchased and is locating its operations to 472 Atlantic Ave. Crazy Dogs T-Shirts, Inc., is proposing to renovate the building's interior and purchase new state-of-the-art screen-printing equipment. The \$2.4 million project is expected to create 6.5 FTEs in addition to its existing 61 FTEs. The applicant is seeking approval for sales tax exemption. The benefit/incentive ratio is 53:1.

The applicant was represented by Pete Borelli, Operations Manager. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance, and does not anticipate any local labor exemptions at this time. R. Finnerty stated there were no comments at the public hearing held on August 13, 2026.

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 APRIL 13, 2026, WITH RESPECT TO A CERTAIN BEING UNDERTAKEN BY CRAZY DOG T-SHIRTS, INC. OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA; (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 N. Jone, 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	Yea
M. Velazquez	Yea		

107 St. Bridget's Drive LLC/Finger Lakes Chemicals, LLC

107 St. Bridget's Drive, LLC, a real estate holding company, proposes the construction of a 12,000 square foot expansion of an existing warehouse located at 107 St. Bridget's Drive in the City of Rochester for related entity Finger Lakes Chemicals Inc., a manufacturer of commercial cleaners, additives, and degreasers. The new warehouse will increase Finger Lakes Chemicals Inc.'s ability to produce, warehouse, and ship products. This is the first phase of a larger campus improvement plan. Finger Lakes Chemicals Inc. plans to add 3.5 FTEs in addition to its existing 26.5 FTEs. The \$1.7 million project is seeking a real property tax abatement, sales tax exemption, and mortgage recording tax exemption. The benefit/incentive ratio is 20:1.

The applicant was represented by Spencer Read. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance, and does not anticipate any local labor exemptions at this time. R. Finnerty stated there were no comments at the public hearing held on August 13, 2026.

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 AUGUST 13, 2026, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY 107 ST. BRIDGET'S DRIVE, LLC OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY") AND FINGER LAKES CHEMICALS, INC., A NEW YORK CORPORATION FOR ITSELF OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "TENANT"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA; (iii) APPOINTING THE COMPANY AND THE TENANT AS AGENTS OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE TENANT IN THE FORM OF A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE PROJECT AND TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT, (B) A PARTIAL MORTGAGE RECORDING TAX EXEMPTION AND (C) A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A PAYMENT- IN-LIEU-OF-TAX AGREEMENT ("PILOT AGREEMENT"); AND (v) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, PILOT AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

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

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

Shoecraft Road Apartments, LLC

Shoecraft Road Apartments, LLC proposes the construction of four two-story, 10-unit apartment buildings in the Town of Webster. The project will create 40 new rental apartments consisting of 8 one-bedroom units, 24 two-bedroom units, and 8 three-bedroom units. Rents will range from \$1,700 for a one-bedroom unit to \$2,700 for a three-bedroom unit. At least 20% of the units (8) will be affordable units with rents averaging 90% AMI, based on household size. All units will include washers and dryers, stainless steel appliances, and plank flooring. Site amenities include a sport court, dog park, and residential and visitor parking. There are two existing structures on the property- one of which will be converted to a single-family home and the other into a community center. The applicant is seeking approval of a sales tax exemption, mortgage recording tax exemption, and qualifies for the Enhanced HousingPlus real property tax abatement recommended in the housing study. The \$12 million project is projected to create 2 direct FTEs and has a benefit/incentive ratio of 7:1

The applicant was represented by Nick Graziose from Gerber Homes. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance, and does not anticipate any local labor exemptions at this time. R. Finnerty stated there were comments at the public hearing held on August 13, 2026 and those comments have been distributed to the Board.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (i) ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON AUGUST 13, 2026, WITH RESPECT TO A CERTAIN BEING UNDERTAKEN BY SHOECRAFT ROAD APARTMENTS LLC, OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA; (iii) APPOINTING THE COMPANY AS AGENT OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE 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.

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

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

King Park 2022 LLC

King Park 2022 LLC, a real estate development company, is constructing a multi-phased project, which will include the construction of eight (8) pole barn style buildings, totaling 88,000 square feet. The buildings will be designed to meet the needs of small businesses and skilled trades contractors in search of affordable rental spaces. This application represents the second phase and consists of the construction of two 12,000 square foot buildings and one 8,000 square foot building. Each building will be divided up into multiple units with associated parking, office space and related facilities. The project is projected to create 3 new FTEs. The \$3 million project is seeking a mortgage recording tax exemption, sales tax exemption, and real property tax abatement. The benefit/incentive ratio is 14:1

The applicant was represented by Austin Vyskocil from Rochester Earths. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance, and does not anticipate any local labor exemptions at this time. R. Finnerty stated there were no comments at the public hearing held on August 13, 2026.

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 AUGUST 13, 2026, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY KING PARK 2022 LLC, OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA; (iii) APPOINTING THE COMPANY AS AGENT OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT, (B) A PARTIAL MORTGAGE RECORDING TAX EXEMPTION AND (C) A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A PAYMENT-IN-LIEU-OF-TAX AGREEMENT ("PILOT AGREEMENT"); AND (V) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, PILOT AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

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

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

Panorama Landing, LLC/Town Square Health

Panorama Landing, LLC, a real estate holding company, proposes the construction of a new 9,000 square foot building in the Town of Pittsford, for its tenant, Town Square Health, a physician-owned primary care practice. Town Square Health is considered "retail" under Section 862 of the General Municipal Law. The project qualifies as a unique facility as it is the first of its kind in Monroe County to tailor its services to older adults on Medicare while offering on-site telehealth appointments with specialists. The \$3.9 million project is seeking a sales tax exemption, mortgage recording tax exemption, and a real property tax abatement. The project is projected to create 30 new FTEs in addition to an existing 2 FTEs. The benefit to incentive ration is 90:1.

The applicant was represented by Evan Gallina from Gallina Developments and Michael Mendoza from Town Square Health. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance, and does not anticipate any local labor exemptions at this time. R. Finnerty stated there were no comments at the public hearing held on August 14, 2026.

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 AUGUST 14, 2026, WITH RESPECT TO A CERTAIN BEING UNDERTAKEN BY PANORAMA LANDING, LLC OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY") AND TOWN SQUARE HEALTH, INC. OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "TENANT"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA; (iii) APPOINTING THE COMPANY AND THE TENANT AS AGENTS OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE TENANT IN THE FORM OF SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, RENOVATION AND EQUIPPING OF THE PROJECT AND TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT, (B) A PARTIAL MORTGAGE RECORDING TAX EXEMPTION AND (C) REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A PAYMENT-IN-LIEU-OF-TAX AGREEMENT ("PILOT AGREEMENT"); AND (V) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, PILOT AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

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

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

Pittsford Canalside Properties LLC

Pittsford Canalside Properties LLC, a real estate holding company, plans to construct a mixed-use development on 7.5 acres in the Village of Pittsford. The development will ultimately contain 156 apartment units in 7 unique 3-story buildings. This application is for the second phase of the project which includes 4 buildings totaling 100 units. The apartments will range from \$1,900 to \$4,000 and rents will be under 150% AMI. The value attributed to Phase 1 will not receive an abatement. The site was part of the NYS Brownfield program and was successfully remediated including the removal of over 90,000 tons of soil. This site will feature public benefit and amenities including new public access points to the canal, sidewalks, gazebos, benches, landscaping and docks. Upon completion, the project will create 24 direct FTEs in the restaurant and the complex. The 45 million project is seeking a mortgage recording tax, sales tax exemption, and qualifies for the HousingPlus real property tax abatement recommended in the Housing Study. The Benefit/Incentive ratio is 8:1.

The applicant was represented by Chris Nadler, Esq. from Mark IV Enterprises. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance, and does

not anticipate any local labor exemptions at this time. R. Finnerty stated there were comments at the public hearing held on August 14, 2026.

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 AUGUST 14, 2026, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY PITTSFORD CANALSIDE PROPERTIES LLC, OR A RELATED ENTITY FORMED OR TO BE FORMED (THE "COMPANY"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA; (iii) APPOINTING THE COMPANY AS AGENT OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT, (B) A PARTIAL MORTGAGE RECORDING TAX EXEMPTION AND (C) A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A PAYMENT-IN-LIEU-OF-TAX AGREEMENT ("PILOT AGREEMENT"); AND (v) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, PILOT AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT

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

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

Executive Director Liss presented the following modifications for considerations:

XC international, LLC - New Tenant

XC International, LLC received board approval in April 2025 for a project consisting of the construction of a 42,000 square foot warehouse with office spaces for its tenants, Cargo Transit, Inc and Extreme Logistics Transportation, Inc. in the Town of Chili. The applicant is seeking approval for an additional tenant, Spectrum Northeast, LLC, a media distributor and operator of communications infrastructure.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE SUBLEASE OF A PORTION OF THE FACILITY TO SPECTRUM NORTHEAST, LLC AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by N. Jones, second by L. Bolzner, to approve a sublease of a portion of the facility to Spectrum Northeast, LLC, a roll call vote resulted as follows and the motion carried:

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

Precise Tool & Manufacturing, Inc. - Increase

Precise Tool & Manufacturing Inc. is constructing a 40,000 square foot addition to its existing facility in the Town of Gates. The project was approved by the board in June 2025. The applicant is requesting an increase in project costs of \$1,400,000 due to the increases in material and labor costs. The new sales tax exemption is not to exceed \$280,000. The total project cost is now \$5,000,000.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY AUTHORIZING (i) ADDITIONAL FINANCIAL ASSISTANCE TO PRECISE TOOL & MANUFACTURING INC. (THE "COMPANY") IN AMOUNTS EXCEEDING THE AMOUNTS PREVIOUSLY APPROVED BY THE AGENCY; AND (ii) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF RELATED DOCUMENTS.

On motion by B. Hickey, second by R. King, to approve an increase in project costs, a roll call vote resulted as follows and the motion carried:

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

Executive Director Liss presented the July 2026 Dashboard.

On motion by B. Hickey, second by R. Ryerse, all aye, the board entered into Executive Session at 1:18 p.m. under Section 105(h) of the Public Officers Law to discuss proposed acquisition of real property where the value could be significantly affected by public disclosure.

On motion by R. King, second by N. Jones, all aye, the board came out of Executive Session at 1:47 PM

There being no further business to discuss, on motion by R. King, N. Jone, all aye, the regular meeting of the Board was adjourned at 1:48 p.m.



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

September 8th, 2026

1. This report covers our site visits between **August 1st, 2026** and **August 31st, 2026**.
2. During this period Loewke Brill made **56** monthly site visits.
3. During this period Loewke Brill made **1** follow-up visits.
4. Loewke Brill checked for residence with **604** workers.
5. Of those workers, there was **1** non-compliant.
 - a. 1 – No proof of residence
 - i. 08/10/26 – Delmonte Development LLC – 1 from G.P. Flooring no ID, compliant on follow-up visit 08/11/26
 - b. 0 – Out of Area
 - c. 0 – Invalid ID
6. There were “2” new COMIDA sign(s) delivered
 1. Qualitrol Corp.
 2. WDG2, LLC

August 2026 COMIDA Verified Local Labor Exemption Report

Board Meeting – September 15th, 2026

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

- 120 ReDev, LLC – Ramos & Sons Construction, LLC – Lack of Local Labor - 120 ReDedev, LLC is receiving benefits from both COMIDA as well as the New York State Office of Economic opportunity and Partnership with defined local labor & MWBE goals. This project was listed on the Rochester Builders Exchange (ROBEX) back in December of 2025 giving local contractors an opportunity to bid. They also reached out directly to 10 contractors, and received 4 bids. They have chosen Ramos & Sons Construction, LLC based out of Syracuse, NY, which had a lower price and are a MWBE registered entity. Ramos and Sons, LLC will only be utilizing a maximum of 6 out of area employees, but will also utilize local labor with at least 5 local workers, which will be validated during inspections.
- 120 ReDev, LLC – Truax & Hovey LTD – No Local Labor Available - Truax & Hovey LTD, based out of Liverpool, NY (Onondaga County), will be performing the floor leveling services at the 120 Redev LLC project at 120 East Avenue in Rochester. Gyp-Crete, the material being used on the project, is a floor underlayment material commonly used in multifamily housing, hotels, and other mixed-use projects. The material is fire resistant and reduces sound transmission between floors. It also dries at a quicker rate than concrete, making it easier to install. There are no local contractors that perform this work in the COMIDA designated local area, and this has been a common waiver submitted to the IDA.

COMIDA

Statement of Financial Position

	Year To Date 08/31/2026	Year Ending 12/31/2025
	Actual	Actual
Assets		
Current Assets		
Cash and Cash Equivalents	952,011	593,478
Cash - Grant Funding	4,186,991	9,448,940
Short Term Investments	16,218,876	17,431,162
Prepaid Expenses	18,475	27,203
Other Current Assets	154,800	141,170
Total Current Assets	21,531,153	27,641,953
Long-term Assets		
Property & Equipment	10,798	12,683
Other Long-term Assets	150,041	150,041
Total Long-term Assets	160,839	162,724
Total Assets	21,691,992	27,804,677
Liabilities and Net Assets		
Liabilities		
Short-term Liabilities		
Accounts Payable	28,306	160,254
Accrued Liabilities	856,923	599,977
Grant Liabilities	4,186,991	9,448,940
Total Short-term Liabilities	5,072,220	10,209,171
Long Term Liabilities	227,417	227,418
Total Liabilities	5,299,637	10,436,589
Net Assets		
Net Assets	17,368,089	18,998,413
Change In Net Assets	(975,734)	(1,630,325)
Total Net Assets	16,392,355	17,368,088
Total Liabilities and Net Assets	21,691,992	27,804,677

Summary Statement of Activities - All Funds with Prior Year

	Year To Date 08/31/2026	Year To Date 08/31/2026	Prior Year To Date 08/31/2025
	Actual	Budget	Actual
Revenue			
Fee Income	1,446,862	201,851	587,947
Interest Income	312,249	443,504	544,502
Gain on Sale of Fixed Assets	0	0	30,903
Total Revenue	1,759,111	645,355	1,163,352
Payroll	377,870	392,800	336,260
Program & Community Development	1,959,426	1,645,624	1,352,277
General & Administrative	479,056	579,300	499,560
APEX Activity, Net	(81,507)	0	(17,812)
Total Expenses	2,734,845	2,617,724	2,170,285
Change In Net Assets	(975,734)	(1,972,369)	(1,006,934)



APPLICATION SUMMARY

DATE: September 15, 2026

APPLICANT:

Pane Vita, LLC
10 White Street
Rochester, NY 14608

PROJECT ADDRESS:

10 White Street
Rochester, NY 14608

PROJECT SUMMARY:

Pane Vita, LLC manufactures and distributes specialty Italian-style bakery and prepared food products, including stuffed breads, pizza dough products, and other specialty baked goods for retail and foodservice customers. The company is proposing improvements to its holding and storage facilities in the City of Rochester, along with the purchase of new equipment, including dough-mixing equipment and upgrades to the plant's freezing systems, to support continued growth and expansion. The \$3.9 million project is expected to create 30 FTEs in addition to its existing 71 FTEs over the next three years. The applicant is seeking approval for sales tax exemptions only. This project is contingent on support from Empire State Development. The project has a benefit-to-incentive ratio of 565:1.

**PROJECT AMOUNT:
EXEMPTIONS:**

\$3,983,000– Sales Tax Exemption Only
\$36,880

**JOBS: EXISTING:
NEW:**

71	FTEs
30	FTEs

PUBLIC HEARING DATE:

N/A

BENEFIT TO INCENTIVE RATIO:

565:1

SEQR:

REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY:

MANUFACTURER

APPROVED PURPOSE:

JOB CREATION

County of Monroe Industrial Development Agency

MRB Cost Benefit Calculator

Date September 15th, 2026
Project Title Pane Vita, LLC
Project Location 10 White Street Rochester, NY 14608

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment

\$3,983,000

Temporary (Construction)

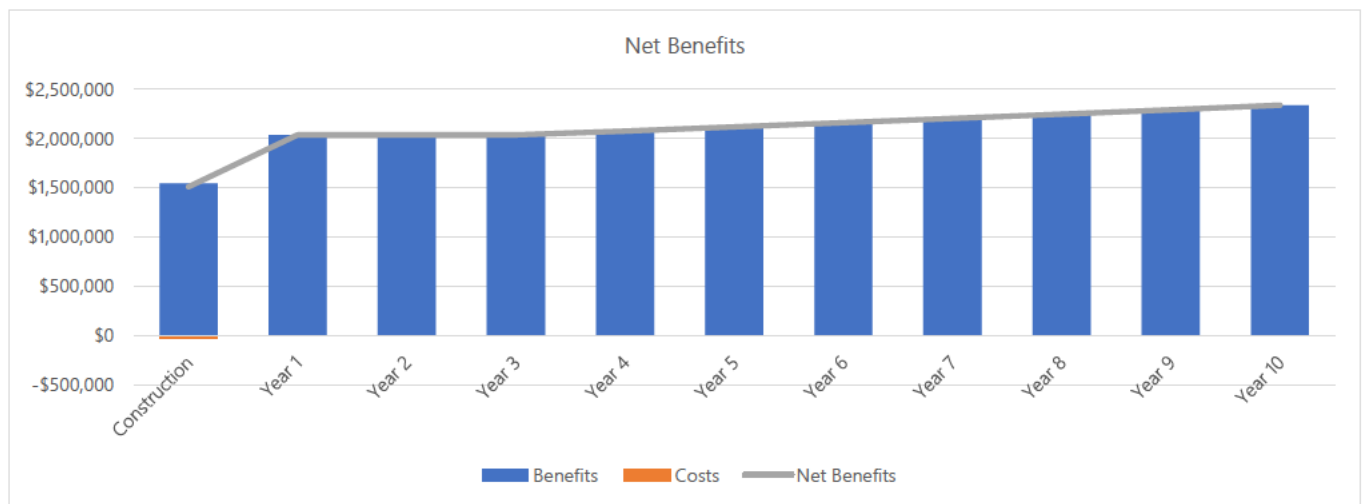
	Direct	Indirect	Total
Jobs	20	5	25
Earnings	\$1,227,968	\$232,996	\$1,460,964
Local Spend	\$3,186,400	\$793,155	\$3,979,555

Ongoing (Operations)

Aggregate over life of the PILOT

	Direct	Indirect	Total
Jobs	30	1	31
Earnings	\$13,652,030	\$6,699,376	\$20,351,406

Figure 1



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

Figure 2

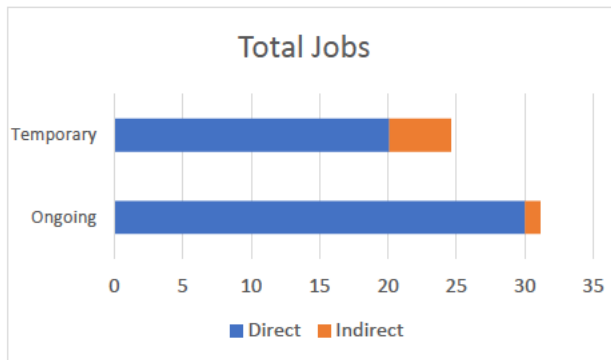
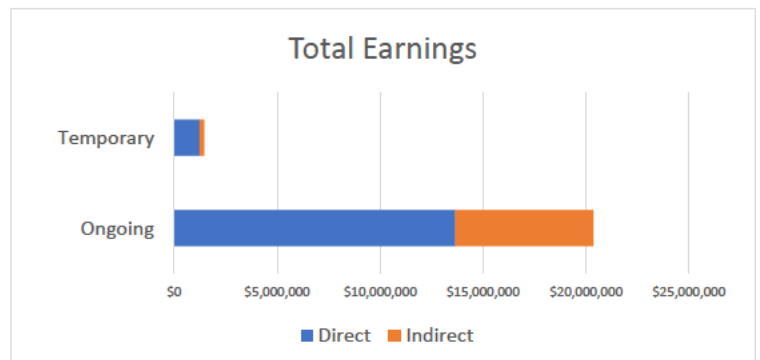


Figure 3



Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$0	\$0
Sales Tax Exemption	\$36,880	\$36,880
Local Sales Tax Exemption	\$18,440	\$18,440
State Sales Tax Exemption	\$18,440	\$18,440
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$36,880	\$36,880

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$21,965,056	\$19,829,433
To Private Individuals	\$21,812,370	\$19,691,592
Temporary Payroll	\$1,460,964	\$1,460,964
Ongoing Payroll	\$20,351,406	\$18,230,628
Other Payments to Private Individuals	\$0	\$0
To the Public	\$152,687	\$137,841
Increase in Property Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$10,227	\$10,227
Ongoing Jobs - Sales Tax Revenue	\$142,460	\$127,614
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$1,134,243	\$1,023,963
To the Public	\$1,134,243	\$1,023,963
Temporary Income Tax Revenue	\$65,743	\$65,743
Ongoing Income Tax Revenue	\$915,813	\$820,378
Temporary Jobs - Sales Tax Revenue	\$10,227	\$10,227
Ongoing Jobs - Sales Tax Revenue	\$142,460	\$127,614
Total Benefits to State & Region	\$23,099,299	\$20,853,395

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$19,829,433	\$18,440	1075:1
State	\$1,023,963	\$18,440	56:1
Grand Total	\$20,853,395	\$36,880	565:1

*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
(Pane Vita, LLC Project)
OSC Code 2602-26-027A

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 September 15, 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 PANE VITA, 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) 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, **PANE VITA, LLC**, a New York limited liability company for itself or a related entity formed or to be formed (collectively, the "Company") has requested that the Agency assist with a certain Project (the "Project"), consisting of: (A) the renovation and modernization of an existing approximately 42,796 square-foot building located at 10 White Street in the City of Rochester, New York 14608 and all other lands in the City of Rochester where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project including, but not limited to, upgrades to the plant's freezing systems, upgrades to refrigeration system and improvements to holding and storage systems (collectively, the "Improvements"); and (B) the acquisition and installation therein, thereon or thereabout of certain machinery, equipment and related personal property including, but not limited to, additional dough-mixing equipment and ovens (collectively, the "Equipment" and, together with the Improvements, the "Facility"), all for use by the Company in its business as a manufacturer of premium specialty breads; 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 application and other correspondence submitted by the Company to the Agency, the Agency hereby finds and determines that:

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

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

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

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

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

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

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

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

Section 4. Based upon the representation and warranties made by the Company in its application for financial assistance, the Agency hereby authorizes and approves (i) the Company as its agent, to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax in an amount up to **\$461,000**, which result in New York State and local sales and use tax exemption benefits ("sales and use tax exemption benefits") not to exceed **\$36,880**. 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.

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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><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.

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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 September 15, 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 15th day of September, 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: Pane Vita, LLC
Address: 10 White Street
City/State/Zip: Rochester, NY 14608
Tax Id No.: [REDACTED]
Contact Name: Joseph Lisi
Title: President
Telephone: [REDACTED]
E-Mail: [REDACTED]

B. Applicant's Legal Counsel

Name: Ronald Mittleman
Firm: Mittleman Esq.
Address: 10243 Orchard Reserve Drive
City/State/Zip: West Palm Beach, FL 33412
Telephone: [REDACTED]
Email: [REDACTED]

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

Name	%	Corporate Title
<u>Joseph A. Lisi</u>	<u>72</u>	<u>President / CEO</u>
<u>Anthony Russo</u>	<u>28</u>	<u>Investor / Shareholder</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

D. Is the business applying for assistance certified as an MWBE or service-disabled veterans' agency? ☐ Yes ☒ No

II. PROJECT

A. Address of proposed project facility

Address: 10 White Street Rochester NY 14608

Tax Map Parcel Number: 105.600-0002-007.003/0000 PP

City/Town/Village: City of Rochester

School District: City of Rochester

Zip: 14608

Current Legal Owner of Property:

10 White Street, LLC

B. Benefits Requested (Check all that apply)

- ☒ Sales Tax Exemption
- ☐ Mortgage Recording Tax Exemption
- ☐ Real Property Tax Abatement
- ☐ Industrial Revenue Bond Financing

C. Description of project (check all that apply)

- ☐ New Construction
- ☒ Existing Facility
- ☐ Acquisition
- ☒ Expansion
- ☒ Renovation/Modernization
- ☒ Acquisition of machinery/equipment
- ☐ Other (specify) _____

D. Proposed User(s)/Tenant(s) of the Facility

If there are multiple Users/Tenants, please attach additional pages.

Are the user and owner related entities? ☐ Yes ☒ No

Company Name: _____

Address: _____

City/State/Zip: _____

Tax ID No: _____

Contact Name: _____

Title: _____

Telephone: _____

Email: _____

% of facility to be occupied by user/tenant _____

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

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

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

F. Project Timeline

Proposed Date of Acquisition: _____

Proposed Commencement Date of Construction: 12-26

Anticipated Completion Date: 12-27

G. Contractor(s)

SJS Construction
Ben Mitiga Construction

II. PROJECT (cont'd)

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

NAICS Code: **311412**

Project Andiamo, which means "Let's Go" in Italian, intends to invest \$3.51 million over a two-year period to increase production, freezing, processing, and storage capacity at the Rochester facility. In Year 1, the Company plans to upgrade the plant's freezing systems to improve efficiency, achieve lower freezing temperatures, and increase product throughput. The project will also include improvements to holding and storage facilities. Additional dough-mixing equipment will be added to increase production volume and provide redundancy for backup capacity. With improved mixing and processing capabilities, the plant will also need expanded proofing systems and additional oven capacity of approximately 30% to 35% to handle the increased processing volume. Refrigeration system upgrades will further improve freezing throughput and operational efficiency. In Year 2, the Company plans to add a larger dough-sheeting and processing line. This addition will significantly increase plant capacity and allow the Company to fully benefit from the Year 1 investments in freezing, mixing, proofing, oven, refrigeration, and storage systems. State, County, and City support are critical to advancing this project in Rochester. The machinery and equipment contemplated for this investment are transferable to another location, making public-sector assistance an important factor in supporting the Company's continued investment, production growth, and job creation in the Rochester market.

Pane Vita Foods, LLC is a manufacturer of premium specialty breads, stuffed bread products, a line of fully enrobed dough products, as well as a line of premium fully prepared quesadilla products. Pane Vita provides product to some of the nation's leading food service, retail supermarket, and club store operators throughout the United States, Canada, and Mexico.

Pane Vita products are packaged for sale into the retail and food service channels such as supermarkets, club stores, convenience stores, restaurants and pizza chains, and QSR operators. These products are produced fresh, IQF frozen, and shipped directly through our national distribution channels.

The Company occupies a 58,000 square foot USDA manufacturing facility in Rochester, New York. The facility is equipped with state of the art European dough processing, baking, freezing, and packaging equipment that allows Pane Vita sufficient capacity to service our customers and allow for future growth. The equipment is configured to produce consistent quality products at high volumes in order to meet our customers' demand at competitive prices.

Pane Vita's management is a team of experienced industry professionals that have decades of experience developing, manufacturing, and marketing upscale pizza, stuffed bread, and frozen bakery products nationwide. The plant is under USDA inspection, employs an active HACCP Plan and operates under the strict guidelines of the SQF level 2 (Safe Quality Food) food safety program protocol with third party audits.

Our programs and products offer a proven formula for success -- state-of-the-art proprietary equipment, a complete line of premium products, and a comprehensive support program that will insure continued long-term mutually rewarding sales and profits to your program.

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.

Financial assistance is necessary to offset project costs and make the project financially feasible. without this assistance, the project would not move forward as proposed.

- 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.

☐ **Housing**

☐ **Local Tax Jurisdiction Sponsored PILOT**

☒ **NO PROPERTY TAX ABATEMENT IS SOUGHT FOR THIS PROJECT**

IV. APPLICANT PROJECT COSTS

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

Building Construction or Renovation

- a. Materials a. \$ 446,000
b. Labor b. \$ 564,000

Site Work

- c. Materials c. \$ _____
d. Labor d. \$ _____
e. Non-Manufacturing Equipment e. \$ _____
f. Manufacturing Equipment f. \$ 2,623,000
g. Equipment Furniture and Fixtures g. \$ 15,000
h. Land and/or Building Purchase h. \$ _____
i. Soft Costs (Legal, Architect, Engineering) i. \$ 50,000
Other (specify) j. Training j. \$ 110,000
k. Install and setup k. \$ 175,000
l. _____ l. \$ _____
m. _____ m. \$ _____

Total Project Costs \$ 3,983,000
(must equal Total Sources)

- B. Sources of Funds for Project Costs:

- a. Tax-Exempt Industrial Revenue Bond a. \$ _____
b. Taxable Industrial Revenue Bond b. \$ _____
c. Bank Financing c. \$ 1,593,200
d. TOTAL Public Sources d. \$ _____

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

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

- e. Equity e. \$ 2,389,800

TOTAL SOURCES \$ 3,983,000
(must equal Total Project Costs)

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

☒ Yes ☐ No

If yes, please specify bank, underwriter, etc.

Private investor and banking combination as well as
industry strategic partnership.

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
Pane Vita, LLC

A. IDA PILOT Benefits:

Current Assessment	
Value of New Construction & Renovation Costs	
Estimated New Assessed Value Subject to IDA	\$0
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:	\$36,880
Estimated duration of ST exemption:	12/31/2027

C. Mortgage Recording Tax Exemption (MRTE) Benefit:

Estimated Value of MRTE:	\$0
--------------------------	-----

D. Industrial Revenue Bond Benefit

IRB inducement amount:	\$0
------------------------	-----

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

Total Value of Incentives:	\$36,880
Project Construction Costs:	\$3,983,000
	0.93%

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

VII. PROJECTED EMPLOYMENT

Complete for each Applicant or User/Tenant

Company Name: Pane Vita, LLC

Applicant: ☒ or User/Tenant: ☐

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

	Current # of jobs at proposed project location or to be relocated to project location	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be RETAINED	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be CREATED upon THREE Years after Project completion	Estimate number of residents of the Labor Market Area in which the Project is located that will fill the FTE and PTE jobs to be created upon THREE Years after Project Completion **
Full time (FTE)	71	71	30	30
Part Time (PTE)				
Total	71	71	30	30

** 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 Pane Vita, 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.

X

100% Local Labor

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

X

Local Labor Market

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

X

Bid Processing

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

X

Monitoring

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

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

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

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

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

X

Signage

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

X

Exemption Process

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

- 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.

Pane Vita, LLC

(APPLICANT COMPANY)

(TENANT COMPANY)

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.

Pane Vita, LLC

(APPLICANT COMPANY)

(TENANT COMPANY)


 President 7.30.26
 Signature, Title Date

Signature, Title Date

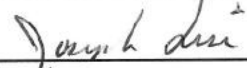
X. CERTIFICATION

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

Pane Vita, LLC

 President 7-30-26
Signature, Title Date

TENANT COMPANY

Signature, Title Date

Rev 1/2026 13



MONROE COUNTY

ECONOMIC
DEVELOPMENT

Phone: 585-

34

CityPlace, 50 West Main Street, Suite 1150, Rochester, NY 14614

100 | Fax: 585-753-2028 | www.monroecountybusiness.org



APPLICATION SUMMARY

DATE: September 15, 2026

APPLICANT:

308 Atlantic LLC
274 North Goodman St.
Rochester, NY 14607

TENANT/PROJECT LOCATION:

Johnstone Supply Company
308 Atlantic Ave
Rochester, NY 14607

PROJECT SUMMARY:

308 Atlantic LLC, a real estate holding company, proposes the construction of a 50,000-square-foot building in the City of Rochester. Approximately half of the building will be occupied by Johnstone Supply Company, a distributor of HVAC equipment and materials looking to expand its operations in the City of Rochester, with the remaining space designated for flex/light industrial use. Johnstone Supply plans to add 2 FTEs in addition to its existing 7 FTEs. The \$8.1 million project is seeking a real property tax abatement, sales tax exemption, and mortgage recording tax exemption. The benefit/incentive ratio is 6:1.

PROJECT AMOUNT:

\$8,111,000 Lease/Leaseback with Abatement
\$312,000 Landlord Sales Tax Exemption
\$46,913 Mortgage Recording Tax Exemption
\$28,480 Tenant Sales Tax Exemption

TENANT:

JOBS: EXISTING:

7 FTEs

NEW:

2 FTEs

REQUIREMENT:

1 FTE

PUBLIC HEARING DATE:

August 13, 2026

BENEFIT TO INCENTIVE RATIO:

6:1

SEQR:

REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY:

MANUFACTURER

APPROVED PURPOSE:

JOB CREATION

County of Monroe Industrial Development Agency

MRB Cost Benefit Calculator

Date August 18th, 2026
Project Title 308 Atlantic LLC
Project Location 308 Atlantic Ave Rochester, NY 14607

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment

\$8,111,000

Temporary (Construction)

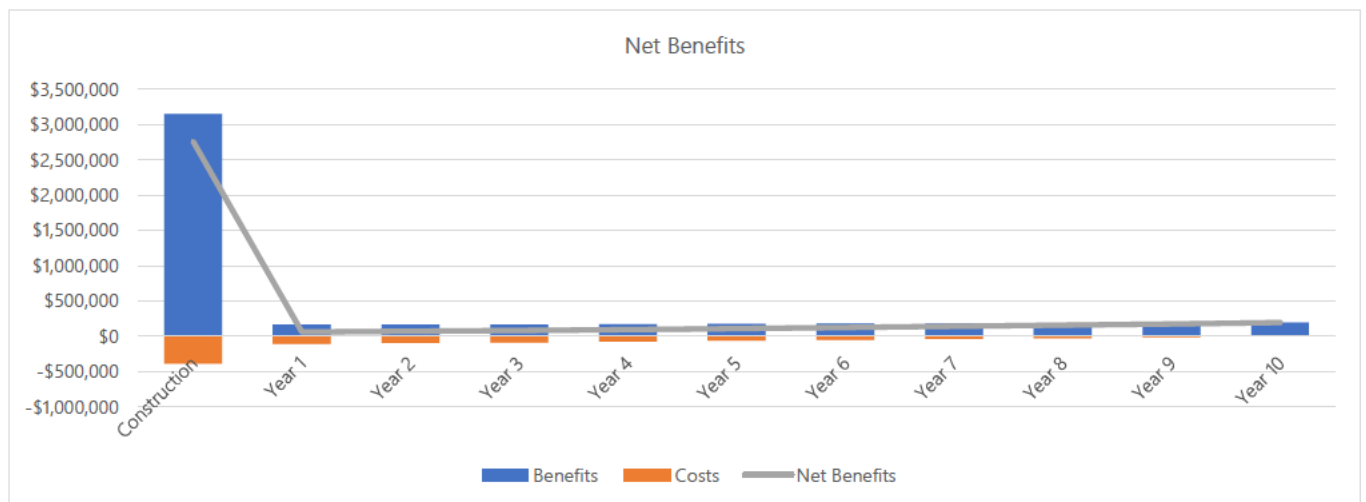
	Direct	Indirect	Total
Jobs	41	9	50
Earnings	\$2,500,639	\$474,474	\$2,975,113
Local Spend	\$6,488,800	\$1,615,185	\$8,103,985

Ongoing (Operations)

Aggregate over life of the PILOT

	Direct	Indirect	Total
Jobs	2	1	3
Earnings	\$1,121,795	\$551,659	\$1,673,453

Figure 1



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

Figure 2

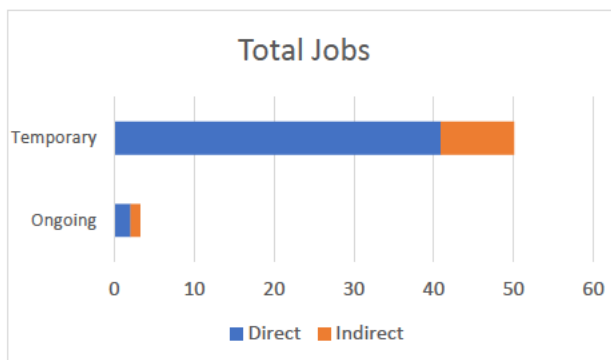
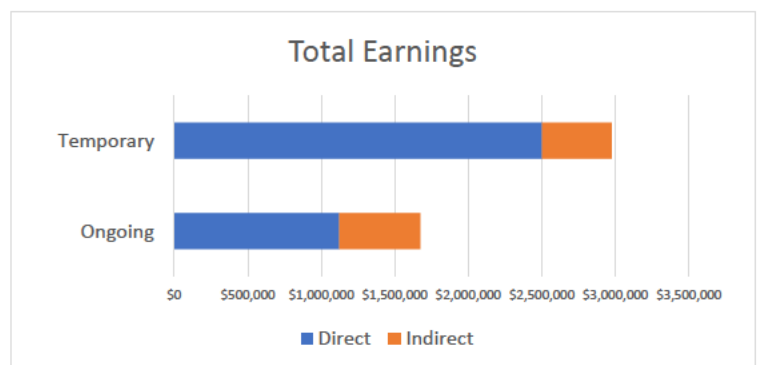


Figure 3



Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$564,847	\$524,779
Sales Tax Exemption	\$340,480	\$340,480
Local Sales Tax Exemption	\$170,240	\$170,240
State Sales Tax Exemption	\$170,240	\$170,240
Mortgage Recording Tax Exemption	\$46,913	\$46,913
Local Mortgage Recording Tax Exemption	\$15,638	\$15,638
State Mortgage Recording Tax Exemption	\$31,275	\$31,275
Total Costs	\$952,239	\$912,172

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$5,418,729	\$5,146,896
To Private Individuals	\$4,648,567	\$4,474,180
Temporary Payroll	\$2,975,113	\$2,975,113
Ongoing Payroll	\$1,673,453	\$1,499,066
Other Payments to Private Individuals	\$0	\$0
To the Public	\$770,163	\$672,716
Increase in Property Tax Revenue	\$737,623	\$641,397
Temporary Jobs - Sales Tax Revenue	\$20,826	\$20,826
Ongoing Jobs - Sales Tax Revenue	\$11,714	\$10,493
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$241,725	\$232,657
To the Public	\$241,725	\$232,657
Temporary Income Tax Revenue	\$133,880	\$133,880
Ongoing Income Tax Revenue	\$75,305	\$67,458
Temporary Jobs - Sales Tax Revenue	\$20,826	\$20,826
Ongoing Jobs - Sales Tax Revenue	\$11,714	\$10,493
Total Benefits to State & Region	\$5,660,455	\$5,379,553

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$5,146,896	\$710,657	7:1
State	\$232,657	\$201,515	1:1
Grand Total	\$5,379,553	\$912,172	6:1

*Discounted at 2%

Additional Comments from IDA

This is a good project.

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

Motion By: _____
Seconded By: _____

RESOLUTION

(308 Atlantic LLC and JSWG Supply, LLC Project)
OSC Codes 2602-26-035A and 2602-26-036A

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 September 15, 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 AUGUST 13, 2026, WITH RESPECT TO A CERTAIN PROJECT (AS DEFINED BELOW) BEING UNDERTAKEN BY 308 ATLANTIC LLC OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY") AND JSWG SUPPLY, LLC OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "TENANT"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA (AS DEFINED BELOW); (iii) APPOINTING THE COMPANY AND THE TENANT AS AGENTS OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE TENANT IIN THE FORM OF SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT AND TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT, (B) A PARTIAL MORTGAGE RECORDING TAX EXEMPTION AND (C) A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A PAYMENT-IN-LIEU-OF-TAX AGREEMENT ("PILOT AGREEMENT"); AND (V) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, PILOT AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

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

WHEREAS, **308 ATLANTIC LLC**, a New York limited liability company, for itself or a related entity formed or to be formed (collectively, the "Company") and **JSWG SUPPLY, LLC**, a Pennsylvania limited liability company for itself or a related entity formed or to be formed (collectively, the "Tenant") have requested that the Agency assist with a certain Project (the "Project"), consisting of: (A) the acquisition of a leasehold interest in an approximately

3.08-acre parcel of land located at 308 Atlantic Avenue in the City of Rochester, New York 14607 and all other lands in the City of Rochester where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the "Land"); (B) the construction on the Land of an approximately 50,000 square-foot flex/light industrial facility (the "Improvements") approximately 50% of which is expected to be occupied by the Tenant and (C) the acquisition and installation in, on or about the Improvements of certain machinery, equipment and related personal property (the "Equipment" and, together with the Land and the Improvements, the "Facility"), all for use by the Tenant in connection with its business as a distributor of HVAC equipment and materials; 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, August 13, 2026, at 9:45 a.m., local time, at the Agency's Offices located at 50 West Main Street, Rochester, New York 14614, the Agency held a public hearing with respect to the Project and the proposed Financial Assistance (as defined below) being contemplated by the Agency, whereat interested parties were provided a reasonable opportunity, both orally and in writing, to present their views; and

WHEREAS, it is contemplated that the Agency will (i) negotiate a project agreement (the "Project Agreement"), pursuant to which the Agency will appoint the Company and the Tenant as its agents 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 Tenant in the form of a sales and use tax exemption for purchases and rentals related to the acquisition, construction and equipping of the Facility and to the Company in the form of (a) a sales and use tax exemption for purchases and rentals related to the acquisition, construction and equipping of the Facility, (b) a partial mortgage recording tax exemption for financing relating to the Project and (c) a partial real property tax abatement structured through the PILOT Agreement; and

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

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

WHEREAS, the City of Rochester's Director of Zoning and Permitting (the "Director of Zoning"), as lead agency, conducted an uncoordinated review of the Project pursuant to the New York State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law and its implementing regulations at 6 N.Y.C.R.R. Part 617 (collectively referred to as "SEQRA"), which resulted in the issuance of a negative declaration by the Manager of Zoning on September 8, 2026 (the "Negative Declaration"), concluding the SEQRA process.

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

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

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

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

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

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

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

(f) The Director 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 an "Unlisted Action" pursuant to SEQRA, the Director of Zoning also issued a Negative Declaration on September 8, 2026, determining that the Project did not present a potential significant adverse environmental impact. The Agency, having reviewed the materials presented by the Company, further determines that the Project does not pose a potential significant adverse environmental impact and thus ratifies the Negative Declaration previously issued by the 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, equipping, repair and maintenance of the Facility by the Agency and the lease or sublease of the Facility to the Company will promote job opportunities, health, general prosperity and the economic welfare of the inhabitants of the County of Monroe and the people of the State of New York and improve their standard of living, thereby serving the public purposes of the Act and, therefore, the same is approved.

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

Section 4. Subject to the Company executing the Project Agreement and the delivery to the Agency of a binder, certificate or other evidence of liability insurance policy for the Project satisfactory to the Agency, the Agency hereby authorizes the Company to proceed with the acquisition, construction and equipping of the Project and hereby appoints the Company as the true and lawful agent of the Agency to acquire, construct and equip the Facility, and such appointment includes the following activities as they relate to the construction, erection, completion, use, repair and maintenance of the Improvements and the purchase, use, lease, placement, installation, repair, maintenance and replacement of the Equipment, whether or not any materials or supplies described below are incorporated into or become an integral part of the Improvements or the Equipment: (i) all purchases, leases, rentals and other uses of tools, machinery and equipment in connection with acquiring, constructing, equipping, repairing and maintaining the Facility, (ii) all purchases, rentals, uses or consumption of supplies, materials and services of every kind and description in connection with acquiring, constructing, equipping, repairing and maintaining the Facility, and (iii) all purchases, leases, rentals and uses of equipment, machinery, and other tangible personal property (including installation costs with respect thereto), installed or placed in, upon or under the Improvements, Land or the Equipment, including all repairs, maintenance and replacement of all such property. Said agents are authorized to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agents for the Agency, and in general to do all things which may be requisite or proper for completing the Facility, all with the same powers and with the same validity as the Agency could do if acting on its own behalf. As agent of the Agency, the Company is authorized to delegate such agency, in whole or in part, to agents, subagents, contractors, subcontractors, contractors and subcontractors of such agents and subagents and to such other parties as the Company chooses; provided, however, the Project Agreement shall expire on **December 31, 2027** (unless extended for good cause by the Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency) if the Lease Agreement and Leaseback Agreement contemplated have not been executed and delivered. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are authorized and directed to execute and deliver to said agent an appropriate letter on Agency letterhead describing the authority granted under this resolution.

Section 5. Based upon the representation and warranties made by the Company in its application for financial assistance, the Agency hereby authorizes and approves (i) the Company as its agent, to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax in an amount up to **\$3,900,000** which results in New York State and local sales and use tax exemption benefits ("sales and use tax exemption benefits") not to exceed **\$312,000**. The Agency agrees to consider any requests by the Company for increase to the amount of sales and use tax exemption benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services; (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 **\$6,255,000**, resulting in a mortgage tax exemption not to exceed **\$46,913**; and (iii) a partial real property tax abatement.

Section 6. Based upon the representation and warranties made by the Tenant in its application for financial assistance, the Agency hereby authorizes and approves (i) the Tenant 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 **\$356,000** which result in New York State and local sales and use tax exemption benefits not to exceed **\$28,480**. The Agency agrees to consider any requests by the Tenant 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 7. Pursuant to Section 875(3) of the New York General Municipal Law, the Agency may recover or recapture from the Company and/or the Tenant, their respective 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 and/or the Tenant, their respective 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 and/or the Tenant, their respective 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 and/or the Tenant, their respective 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 and/or the Tenant, their respective 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 and/or the Tenant, their respective 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 8. 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 9. 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 10. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver any mortgage, assignment of leases and rents, security agreement, UCC-1 Financing Statements and all documents reasonably contemplated by these resolutions or required by any lender identified by

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

Section 11. 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 12. 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 September 15, 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 15th day of September, 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: 308 Atlantic LLC
Address: 274 North Goodman St
City/State/Zip: Rochester, NY 14607
Tax Id No.: [REDACTED]
Contact Name: Allan Stern
Title: Partner
Telephone: [REDACTED]
E-Mail: [REDACTED]

B. Applicant's Legal Counsel

Name: Jordan Morgenstern
Firm: Morgenstern, Devoesick, Kroll, P
Address: 1080 Pittsford-Victor Rd
City/State/Zip: Pittsford, NY 14534
Telephone: [REDACTED]
Email: [REDACTED]

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

Name	%	Corporate Title
<u>Allan Stern</u>	<u>50</u>	<u>Partner</u>
<u>Jordan Morgenstern</u>	<u>25</u>	<u>Partner</u>
<u>Adrian Morgenstern</u>	<u>25</u>	<u>Partner</u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>

D. Is the business applying for assistance certified as an MWBE or service-disabled veterans' agency? ☐ Yes ☒ No

II. PROJECT

A. Address of proposed project facility

Address: 308 Atlantic Ave

Tax Map Parcel Number: 122.210-0001-004.00

City/Town/Village: Rochester

School District: RCSD

Zip: 14607

Current Legal Owner of Property:

308 Atlantic LLC

B. Benefits Requested (Check all that apply)

- ☒ Sales Tax Exemption
- ☒ Mortgage Recording Tax Exemption
- ☒ Real Property Tax Abatement

☐ Industrial Revenue Bond Financing

C. Description of project (check all that apply)

- ☒ New Construction
- ☐ Existing Facility
- ☐ Acquisition
- ☐ Expansion
- ☐ Renovation/Modernization
- ☐ Acquisition of machinery/equipment
- ☐ Other (specify) _____

D. Proposed User(s)/Tenant(s) of the Facility

If there are multiple Users/Tenants, please attach additional pages.

Are the user and owner related entities? ☐ Yes ☒ No

Company Name: JSWG Supply LLC

Address: 2608 Dearborn st

City/State/Zip: Easton, PA 18045

Tax ID No: [REDACTED]

Contact Name: Craig Wallace

Title: President

Telephone: [REDACTED]

Email: [REDACTED]

% of facility to be occupied by user/tenant 50%

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

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

Name	%	Corporate Title
<u>Craig Wallace</u>	<u>34</u>	<u>President</u>
<u>Eric Wallace</u>	<u>26</u>	<u></u>
<u>Tom Wallace</u>	<u>26</u>	<u></u>
<u>Jeff Greene</u>	<u>20</u>	<u></u>

F. Project Timeline

Proposed Date of Acquisition: n/a

Proposed Commencement Date of Construction: 10/1/26

Anticipated Completion Date: 7/1/27

G. Contractor(s)

Lefrois Builders

II.PROJECT (cont'd)

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

423730
NAICS Code: _____

308 Atlantic LLC (Stern Properties) is proposing a 50,000 sq/ft building on an empty four (4) acre lot. The lead tenant is Johnstone Supply Co. They are a large distributor of HVAC equipment and material with many locations in the Northeast. They would like to expand. They wish to lease 25,000 sq ft. The empty lot was purchased previously. The new 50,000 sq ft building is a combination steel/masonry structure with several loading docks for the lead tenant. The building can be described as a flex/light industrial building, which can accommodate office, distribution, or light manufacturing tenants. We are also in active negotiations with other potential tenants such as a theatre group and a defense contractor for the balance of the building. There is also plans for a 4,000 sq ft retail/office building in the southwest corner of the property.

II. PROJECT (cont'd)

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

Please explain why financial assistance is necessary.

Due to the substantial increase in the cost of construction and interest rates are at 15-20 year high, financial assistance is required.

Locations:

- 95 Halstead St Rochester, NY (will be vacated)
- 6808 Corssbow Dr East Syracuse, NY 13057
- 2540 Walden Ave Cheektowaga, NY 14225
- 9 Cooper Ave Tonawanda, NY 14150

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

☒ Yes ☐ No

Location:

See locations listed in column to the left

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:

The lead tenant needs to move into a larger building

in order to maintain a competitive advantage

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

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

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

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

☐ NO

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

Check One:

☒ **JOBSPLUS**

Requirements:

- Applicant must commit to a 10% increase in full-time equivalent employment, measured on the existing impacted employee base, over a 3 year period. The required number of jobs is 1.

☐ **LEASEPLUS**

Requirements:

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

☐ **ENHANCED JOBSPLUS**

Requirements:

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

☐ **GREEN JOBSPLUS**

Requirements:

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

☐ **SHELTER RENT**

For student housing or affordable housing projects.

☐ **Housing**

☐ **Local Tax Jurisdiction Sponsored PILOT**

☐ **NO PROPERTY TAX ABATEMENT IS SOUGHT FOR THIS PROJECT**

IV. APPLICANT PROJECT COSTS

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

Building Construction or Renovation

- a. Materials a. \$ 3000000
b. Labor b. \$ 1800000

Site Work

- c. Materials c. \$ 900000
d. Labor d. \$ 500000
e. Non-Manufacturing Equipment e. \$ _____
f. Manufacturing Equipment f. \$ _____
g. Equipment Furniture and Fixtures g. \$ _____
h. Land and/or Building Purchase h. \$ 1500000
i. Soft Costs (Legal, Architect, Engineering) i. \$ 55000
Other (specify) j. _____ j. \$ _____
k. _____ k. \$ _____
l. _____ l. \$ _____
m. _____ m. \$ _____

Total Project Costs \$7755000
(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. \$ 6255000
d. TOTAL Public Sources d. \$ _____

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

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

- e. Equity e. \$ 1500000
TOTAL SOURCES \$7755000
(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.

Nextier 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 JSWG Supply LLC

- 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. \$ N/A
b. Labor b. \$ N/A
c. Non-Manufacturing Equipment c. \$ N/A
d. Manufacturing Equipment d. \$ N/A
e. Furniture and Fixtures e. \$ 16000
Other (specify) f. Racking f. \$ 220000
g. Fork lift g. \$ 50000
h. IT/Communication h. \$ 20000
i. Showroom shelving i. \$ 50000

Total Project Costs \$ 356000

Value of Incentives
308 Atlantic LLC

A. IDA PILOT Benefits:

Current Assessment	\$400,000
Value of New Construction & Renovation Costs	\$3,900,000
Estimated New Assessed Value Subject to IDA	\$4,300,000
Current Taxes	\$12,200
Current Taxes Escalator	2%
PILOT Terms - Years	10
County Tax rate/\$1,000	6.63000
Local Tax Rate* Tax Rate/\$1,000	
School Tax Rate /\$1,000	23.87000
Total Tax Rate	30.50000

B. Sales Tax Exemption Benefit:

Estimated value of Sales Tax exemption:	\$340,480
Estimated duration of ST exemption:	12/31/2027

C. Mortgage Recording Tax Exemption (MRTE) Benefit:

Estimated Value of MRTE:	\$46,913
--------------------------	----------

D. Industrial Revenue Bond Benefit

IRB inducement amount:	\$0
------------------------	-----

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

Total Value of Incentives:	\$952,239
Project Construction Costs:	\$8,111,000
	11.74%

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	\$160,342	\$0	\$577,280	\$737,623	\$1,302,469	\$564,847
1	90%	\$2,586	\$0	\$9,309	\$11,895	\$118,950	\$107,055
2	80%	\$5,275	\$0	\$18,991	\$24,266	\$121,329	\$97,063
3	70%	\$8,070	\$0	\$29,056	\$37,127	\$123,756	\$86,629
4	60%	\$10,976	\$0	\$39,516	\$50,492	\$126,231	\$75,738
5	50%	\$13,994	\$0	\$50,383	\$64,378	\$128,755	\$64,378
6	40%	\$17,129	\$0	\$61,669	\$78,798	\$131,330	\$52,532
7	30%	\$20,383	\$0	\$73,386	\$93,770	\$133,957	\$40,187
8	20%	\$23,761	\$0	\$85,548	\$109,309	\$136,636	\$27,327
9	10%	\$27,266	\$0	\$98,166	\$125,432	\$139,369	\$13,937
10	0%	\$30,902	\$0	\$111,255	\$142,156	\$142,156	\$0
-		-	-	-	-	-	-
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-		-	-	-	-	-	-
-		-	-	-	-	-	-
-		-	-	-	-	-	-

VII. PROJECTED EMPLOYMENT

Complete for each Applicant or User/Tenant

Company Name: JSWG Supply

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)	7	7	2	2
Part Time (PTE)				
Total	7	7	2	2

** 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 308 Atlantic LLC/JSWG Supply 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.

AB

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.**

N

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.

N

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.

N

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.

M ✓

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.

M ✓

Exemption Process

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

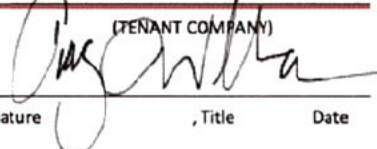
- Warranty issues related to installation of specialized equipment whereby the manufacturer requires installation by only approved installers (a copy of the equipment warranty confirming the use of specific installers must be provided). The granting of an exemption for the use of non-local labor on warranty 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.

308 Atlantic LLC			JSWG Supply LLC		
(APPLICANT COMPANY)			(TENANT COMPANY)		
	Pres	1/23/2			
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.

308 Atlantic LLC

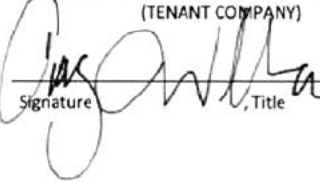
(APPLICANT COMPANY)

 President 1/25/22

Signature, Title Date

JSWG Supply LLC

(TENANT COMPANY)



Signature, Title Date



Rev 1/2026 12

CityPlace, 50 West Main Street, Suite 1150, Rochester, NY 14614
Phone: 585-753-2000 | Fax: 585-753-2028 | www.monroecountybusiness.org

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

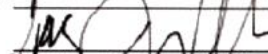
308 Atlantic LLC

 President 7/23/26
Signature Title Date



TENANT COMPANY

JSWG Supply LLC

 7/23/26
Signature Title Date

Rev 1/22/26 13

CityPlace, 50 West Main Street, Suite 1150, Rochester, NY 14614
Phone: 585-753-2000 | Fax: 585-753-2028 | www.monroecountybusiness.org

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

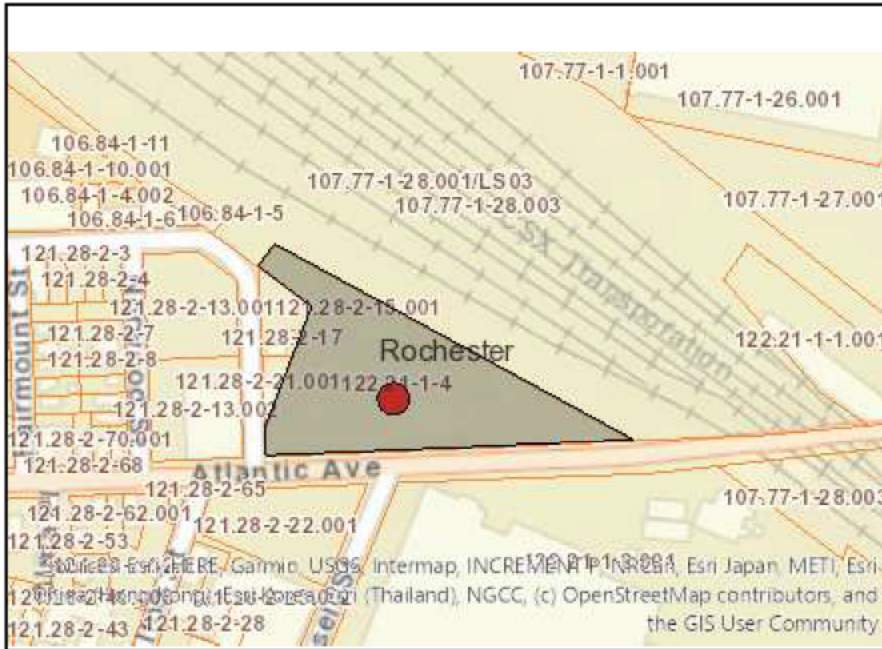
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: 308 Atlantic Ave			
Project Location (describe, and attach a location map): 308 Atlantic Ave Rochester NY 14609			
Brief Description of Proposed Action: 308 Atlantic Ave is a 3.98± acre vacant, overgrown parcel in the City of Rochester, on the north side of Atlantic Ave, east of Anderson Ave, and south of the CSX Transportation Railroad. The proposed project is the construction a 50,000± SF flex-space building with loading docks and associated parking including 95± parking spaces. The building will be constructed along the rear of the lot with parking closer to the street. Space will remain in the southwest corner of the parcel for a future proposed 4,000± SF retail building which will front Atlantic Ave and provide an additional 13± parking spaces. The proposed flex-space use is permitted in the M-1 Industrial Zoning District which includes warehouses, wholesale distribution facilities, and mixed-use facilities. Two new points of access will be from Atlantic Ave with new curb cuts. New storm and sanitary utilities will utilize the existing laterals to the site to connect into the existing 18" combined sewer main along Atlantic, and a new 6" water service connecting to the existing 8" water main, both owned and operated by the City of Rochester.			
Name of Applicant or Sponsor: Jordan Morgenstern, 308 Atlantic LLC		Telephone: (585) 672-5500 E-Mail: jordan@morgdevo.com	
Address: 274 N Goodman St			
City/PO: Rochester		State: NY	Zip Code: 14607
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO ☒	YES ☐
3. a. Total acreage of the site of the proposed action?		3.98 acres	
b. Total acreage to be physically disturbed?		3.6 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		3.98 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: ☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify:	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☐	☒	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year or 500-year flood plain?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	☐	☒
	☒	☐
	☐	☒
City of Rochester storm sewer system		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☐	☒
See attached		
21. Is the project located within, or within ½ mile of, a disadvantaged community? If No, could impacts from the project affect a disadvantaged community? If Yes to either question in 21, answer the following question. a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):	NO	YES
	☐	☒
	☐	☐
There are no impacts		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Matt Tomlinson, Marathon Engineering, as Agent</u> Date: <u>09/08/26</u> Signature: <u></u> Title: <u>Project Manager</u>		



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	Yes
Part 1 / Question 21 [Disadvantaged Community]	Yes

Project: 308 Atlantic Warehouse

Date: 9/8/26

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

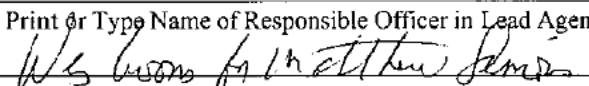
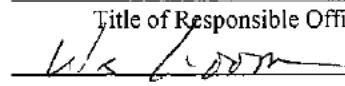
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing:	☒	☐
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐
12. Is the potentially affected disadvantaged community identified as having comparatively higher burdens or vulnerabilities by the Disadvantaged Community Assessment Tool ?	☒	☐
13. Will the proposed action cause or increase a pollution burden within a disadvantaged community?	☒	☐

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur," or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

N/A

☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
☒	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
City of Rochester Director of Zoning and Permitting _____ Name of Lead Agency 9/8/26 _____ Date	
Matthew Simonis _____ Print or Type Name of Responsible Officer in Lead Agency Director of Zoning and Permitting _____ Title of Responsible Officer in Lead Agency	
 _____ Signature of Responsible Officer in Lead Agency  _____ Signature of Preparer (if different from Responsible Officer)	



APPLICATION SUMMARY

DATE: September 15, 2026

APPLICANT:

Pier Marsh Properties, LLC
2024 W Henrietta Road, Suite 3G
Rochester, NY 14623

TENANT/PROJECT LOCATION:

Marchioni & Associates LLC
M&A Title Agency LLC
1615 Jefferson Road
Henrietta, NY 14623

PROJECT SUMMARY:

Pier Marsh Properties, LLC, a real estate holding company, proposes the renovation of a 7,500-square-foot building in the Town of Henrietta. The building will be occupied by Marchioni & Associates a law firm focusing on residential and commercial real estate transactions and estate planning and M&A Title Agency, its in-house title company. Both tenants are related entities and together will create 5 FTEs in addition to the existing 33.5 FTEs. The \$2.1 million project is seeking a real property tax abatement and sales tax exemption. The benefit/incentive ratio is 29:1.

PROJECT AMOUNT:

\$2,150,000 Lease/Leaseback with Abatement
\$114,000 Sales Tax Exemption

JOBS: EXISTING:

NEW:

REQUIREMENT:

33.5	FTEs
5	FTEs
4	FTEs

PUBLIC HEARING DATE:

September 14, 2026

BENEFIT TO INCENTIVE RATIO:

29:1

SEQR:

REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY:

REHABILITATION OF EXISTING COMMERCIAL BUILDING

APPROVED PURPOSE:

JOB CREATION

County of Monroe Industrial Development Agency

MRB Cost Benefit Calculator

Date September 15th, 2026
Project Title Pier Marsh Properties, LLC
Project Location 1615 Jefferson Road Henrietta, NY 14623

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment

\$2,150,000

Temporary (Construction)

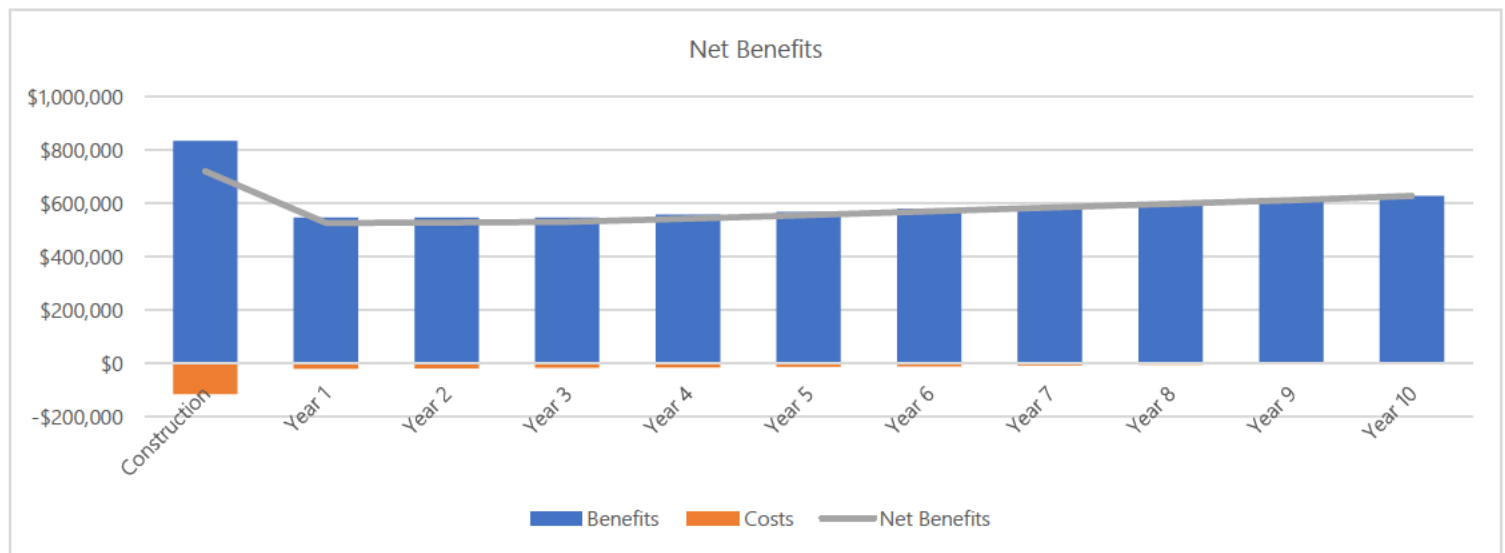
	Direct	Indirect	Total
Jobs	11	2	13
Earnings	\$662,850	\$125,770	\$788,620
Local Spend	\$1,720,000	\$428,141	\$2,148,141

Ongoing (Operations)

Aggregate over life of the PILOT

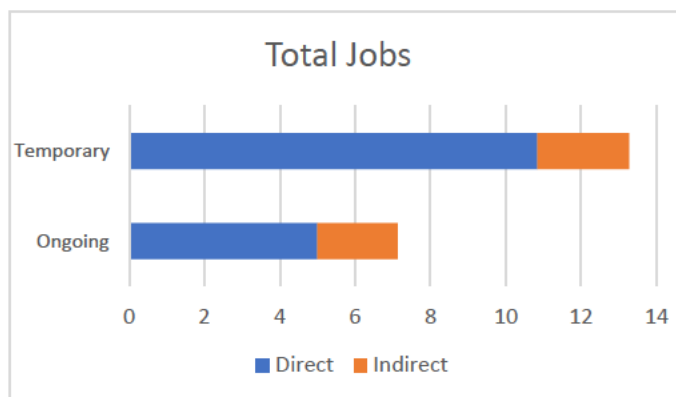
	Direct	Indirect	Total
Jobs	5	2	7
Earnings	\$4,233,188	\$1,231,263	\$5,464,451

Figure 1



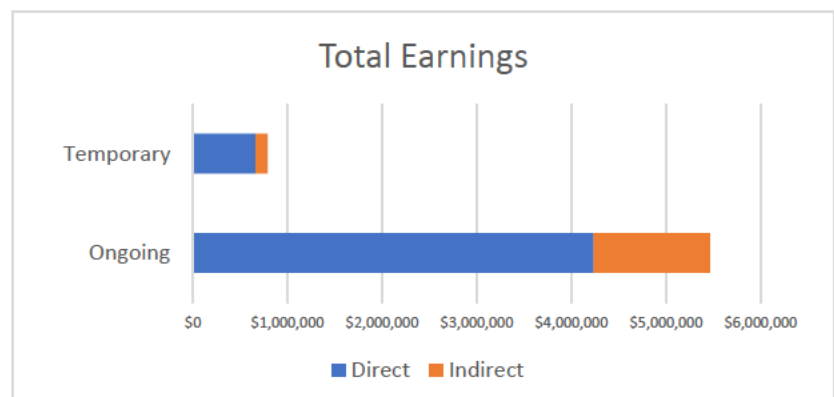
Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2



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Figure 3



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

Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$104,004	\$96,626
Sales Tax Exemption	\$114,000	\$114,000
Local Sales Tax Exemption	\$57,000	\$57,000
State Sales Tax Exemption	\$57,000	\$57,000
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$218,004	\$210,626

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$6,432,659	\$5,841,516
To Private Individuals	\$6,253,070	\$5,683,631
Temporary Payroll	\$788,620	\$788,620
Ongoing Payroll	\$5,464,451	\$4,895,012
Other Payments to Private Individuals	\$0	\$0
To the Public	\$179,588	\$157,884
Increase in Property Tax Revenue	\$135,817	\$118,099
Temporary Jobs - Sales Tax Revenue	\$5,520	\$5,520
Ongoing Jobs - Sales Tax Revenue	\$38,251	\$34,265
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$325,160	\$295,549
To the Public	\$325,160	\$295,549
Temporary Income Tax Revenue	\$35,488	\$35,488
Ongoing Income Tax Revenue	\$245,900	\$220,276
Temporary Jobs - Sales Tax Revenue	\$5,520	\$5,520
Ongoing Jobs - Sales Tax Revenue	\$38,251	\$34,265
Total Benefits to State & Region	\$6,757,818	\$6,137,065

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$5,841,516	\$153,626	38:1
State	\$295,549	\$57,000	5:1
Grand Total	\$6,137,065	\$210,626	29:1

*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
(Pier Marsh Properties, LLC Project)
OSC Code 2602-26-041A

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 September 15, 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 SEPTEMBER 14, 2026, WITH RESPECT TO A CERTAIN PROJECT (AS DEFINED BELOW) BEING UNDERTAKEN BY PIER MARSH PROPERTIES, LLC, OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA (AS DEFINED BELOW); (iii) APPOINTING THE COMPANY AS AGENT OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, RENOVATION AND EQUIPPING OF THE PROJECT AND (B) 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, **PIER MARSH PROPERTIES, LLC**, a New York limited liability company for itself or a related entity formed or to be formed (collectively, the "Company") has requested that the Agency assist with a certain Project (the "Project"), consisting of: (A) the acquisition of a leasehold interest in an approximately 1.48-acre parcel of land located at 1615 Jefferson Road in the Town of Henrietta, New York 14623 and all other lands in the Town of Henrietta where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the "Land") including the approximately 8,586 square-foot building thereon (the "Existing Improvements"); (B) the renovation of the Existing Improvements including, but not limited to, the complete renovation of the first floor to maximize offices, conference rooms and a reception area, the installation of a new roof and canopy/vestibule, the modernization of the exterior brick and redesign and expansion of the

existing parking lot (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 as office space; and

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

WHEREAS, pursuant to Section 859-a of the Act, on Monday, September 14, 2026, at 10:30 a.m., local time, in the Main Meeting Room at the Henrietta Town Hall, 475 Calkins Road, Henrietta, New York 14623, the Agency held a public hearing with respect to the Project and the proposed Financial Assistance (as defined below) being contemplated by the Agency, whereat interested parties were provided a reasonable opportunity, both orally and in writing, to present their views; and

WHEREAS, it is contemplated that the Agency will (i) negotiate a project agreement (the "Project Agreement"), pursuant to which the Agency will appoint the Company as its agent for the purpose of undertaking the Project, (ii) negotiate and enter into a lease agreement (the "Lease Agreement"), leaseback agreement (the "Leaseback Agreement") and payment-in-lieu-of-tax agreement (the "PILOT Agreement") with the Company and (iii) provide financial assistance (the "Financial Assistance") to the Company in the form of (a) a sales and use tax exemption for purchases and rentals related to the acquisition, renovation and equipping of the Facility and (b) 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 Henrietta Town Planning Board (the "Planning Board"), 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 Planning Board, dated July 21, 2026 (the "Negative Declaration"), concluding the SEQRA process.

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

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

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

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

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

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

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

(f) The Planning Board has conducted an uncoordinated review of the Project pursuant to Article 8 of the Environmental Conservation Law and 6 N.Y.C.R.R. Part 617 (collectively referred to as "SEQRA"). In addition to classifying the Project as an "Unlisted Action" pursuant to SEQRA, the Planning Board also issued a Negative Declaration on July 21, 2026, determining that the Project did not present a potential significant adverse environmental impact. The Agency, having reviewed the materials presented by the Company, further determines that the Project does not pose a potential significant adverse environmental impact and thus ratifies the Negative Declaration previously issued by the Planning Board pursuant to 6 N.Y.C.R.R. § 617.7.

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

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

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

appointment includes the following activities as they relate to the renovation, erection, completion, use, repair and maintenance of the Improvements and the purchase, use, lease, placement, installation, repair, maintenance and replacement of the Equipment, whether or not any materials or supplies described below are incorporated into or become an integral part of the Improvements or the Equipment: (i) all purchases, leases, rentals and other uses of tools, machinery and equipment in connection with acquiring, renovating, equipping, repairing and maintaining the Facility, (ii) all purchases, rentals, uses or consumption of supplies, materials and services of every kind and description in connection with acquiring, renovating, equipping, repairing and maintaining the Facility, and (iii) all purchases, leases, rentals and uses of equipment, machinery, and other tangible personal property (including installation costs with respect thereto), installed or placed in, upon or under the Improvements, Land or the Equipment, including all repairs, maintenance and replacement of all such property. Said agents are authorized to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agents for the Agency, and in general to do all things which may be requisite or proper for completing the Facility, all with the same powers and with the same validity as the Agency could do if acting on its own behalf. As agent of the Agency, the Company is authorized to delegate such agency, in whole or in part, to agents, subagents, contractors, subcontractors, contractors and subcontractors of such agents and subagents and to such other parties as the Company chooses; provided, however, the Project Agreement shall expire on **December 31, 2027** (unless extended for good cause by the Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency) 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 **\$1,425,000** which results in New York State and local sales and use tax exemption benefits ("sales and use tax exemption benefits") not to exceed **\$114,000**. The Agency agrees to consider any requests by the Company for increase to the amount of sales and use tax exemption benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services; and (ii) a partial real property tax abatement.

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

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

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

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

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

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

Section 11. This resolution shall take effect immediately.

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				
Truman Tolefree				
Raymond A. Ryerse Jr.				
Brian Hickey				
Ann L. Burr				

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 September 15, 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 15th day of September, 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: Pier Marsh Properties, LLC
Address: 2024 W Henrietta Road, Suite 3G
City/State/Zip: Rochester, NY 14623
Tax Id No.: [REDACTED]
Contact Name: John D. Marchioni
Title: Sole Member
Telephone: [REDACTED]
E-Mail: [REDACTED]

B. Applicant's Legal Counsel

Name: Monique F. Marchioni, Esq.
Firm: Marchioni & Associates LLC
Address: 2024 W Henrietta Road, Suite 3G
City/State/Zip: Rochester, NY 14623
Telephone: [REDACTED]
Email: [REDACTED]

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

Name	%	Corporate Title
<u>John D Marchioni</u>	<u>100</u>	<u>Sole 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>
<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: 1615 Jefferson Road

Tax Map Parcel Number: 162.08-1-17

City/Town/Village: Henrietta

School District: Rush Henrietta

Zip: 14623

Current Legal Owner of Property:
Pier Marsh Properties, LLC

B. Benefits Requested (Check all that apply)

☒ Sales Tax Exemption

☐ Mortgage Recording Tax Exemption

☒ Real Property Tax Abatement

☐ Industrial Revenue Bond Financing

C. Description of project (check all that apply)

☐ New Construction

☐ Existing Facility

☐ Acquisition

☐ Expansion

☒ Renovation/Modernization

☐ Acquisition of machinery/equipment

☐ Other (specify) _____

D. Proposed User(s)/Tenant(s) of the Facility

If there are multiple Users/Tenants, please attach additional pages.

Are the user and owner related entities? ☒ Yes ☐ No

Company Name: Marchioni & Associates LLC

Address: 2024 W. Henrietta Road, Suite 3G

City/State/Zip: Rochester, NY 14623

Tax ID No: [REDACTED]

Contact Name: John D. Marchioni

Title: Member

Telephone: [REDACTED]

Email: [REDACTED]

% of facility to be occupied by user/tenant 95%

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

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

Name	%	Corporate Title
John D Marchioni	100	Sole Member
_____	_____	_____
_____	_____	_____
_____	_____	_____

F. Project Timeline

Proposed Date of Acquisition: 12/29/2025

Proposed Commencement Date of Construction: 10/01/2026

Anticipated Completion Date: 6/1/2027

G. Contractor(s)

G4 Construction Services LLC

II. PROJECT

A. Address of proposed project facility

Address: 1615 Jefferson Road

Tax Map Parcel Number: 162.08-1-17

City/Town/Village: Henrietta

School District: Rush Henrietta

Zip: 14623

Current Legal Owner of Property:

Pier Marsh Properties, LLC

B. Benefits Requested (Check all that apply)

☒ Sales Tax Exemption

☐ Mortgage Recording Tax Exemption

☒ Real Property Tax Abatement

☐ Industrial Revenue Bond Financing

C. Description of project (check all that apply)

☐ New Construction

☐ Existing Facility

☐ Acquisition

☐ Expansion

☒ Renovation/Modernization

☐ Acquisition of machinery/equipment

☐ Other (specify) _____

D. Proposed User(s)/Tenant(s) of the Facility

If there are multiple Users/Tenants, please attach additional pages.

Are the user and owner related entities? ☒ Yes ☐ No

Company Name: M&A Title Agency LLC

Address: 2024 W. Henrietta Road, Suite 3G

City/State/Zip: Rochester, NY 14623

Tax ID No: [REDACTED]

Contact Name: John D. Marchioni

Title: Member

Telephone: [REDACTED]

Email: [REDACTED]

% of facility to be occupied by user/tenant 5%

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

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

Name	%	Corporate Title
John D Marchioni	100	Sole Member
_____	_____	_____
_____	_____	_____
_____	_____	_____

F. Project Timeline

Proposed Date of Acquisition: 12/29/2025

Proposed Commencement Date of Construction: 10/01/2026

Anticipated Completion Date: 6/01/2027

G. Contractor(s)

G4 Construction Services LLC

II.PROJECT (cont'd)

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

NAICS Code: **541110**

Pier Marsh Properties, LLC is the real estate holding company for Marchioni & Associates LLC and M&A Title Agency LLC who will be occupying the subject property.

Marchioni & Associates was formed in 2005 with a staff of five, and together with M&A Title Agency has since grown to a combined staff of 35 employees. Marchioni & Associates is a law firm primarily focused on residential and commercial real estate transactions in upstate New York, as well as estate planning and business formation services. We represent investors, buyers, sellers and lenders in their real estate transactions. M&A Title Agency is our in-house title company that we use to examine title, clear exceptions and issue policies to assist clients of Marchioni & Associates in insuring their real estate transactions. Currently, we have two office locations: one in the Town of Brighton and the other in the Town of Pittsford. We have intentions of expanding our firm but have reached our maximum space accommodations in both office locations.

To foster our need for growth and more space, Pier Marsh Properties purchased 1615 Jefferson Road at the end of 2025. It provides us with over 7,500 square feet of office space to combine our existing two offices into one, a corner lot in a high visibility area, and more than an acre of land to maximize our need for parking. We are working with Passero Associates and G4 Construction Services to transform the space (which was previously operated as a spa by the prior owner) into our future firm headquarters. In July, we received conditional approval of our site plan from the Town of Henrietta's Planning Board, and in the beginning of September, we are going before the Zoning Board of Appeals for a variance to obtain additional parking spaces to maximize our need for parking to support our continued growth. Our design plans include a complete renovation of the first floor of the building to maximize offices, conference rooms and a reception area for a growing staff. Our plans also include exterior modifications including modernizing the exterior brick of the building, replacing the roof, parking lot redesign and the addition of a canopy/vestibule at the north end of the building to make a more visible and prominent front entrance.

We are very excited about this new project and the growth that it will promote in our firm and community.

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.

COMIDA support is critical to the success of this project. We are a small boutique law firm that will be operating two office locations during the course of this project while also incurring substantial overhead and construction costs to renovate our new location into our future headquarters. Without assistance, the project renovation could not occur at the same scope to allow us to foster greater growth.

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

☒ Yes ☐ No

Location:

1159 Pittsford Victor Road, Suite 100, Pittsford, NY 14534

2024 W. Henrietta Road, Suite 3G, Rochester NY 14623

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

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

☒ Yes ☐ No

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

COMIDA's support will allow us to condense locations and move

to a single centrally and conveniently located headquarters that

will provide room for continued growth.

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

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

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

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

☐ NO

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

Check One:

☒ **JOBSPLUS**

Requirements:

- Applicant must commit to a 10% increase in full-time equivalent employment, measured on the existing impacted employee base, over a 3 year period. The required number of jobs is 4.

☐ **LEASEPLUS**

Requirements:

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

☐ **ENHANCED JOBSPLUS**

Requirements:

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

☐ **GREEN JOBSPLUS**

Requirements:

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

☐ **SHELTER RENT**

For student housing or affordable housing projects.

☐ **Housing**

☐ **Local Tax Jurisdiction Sponsored PILOT**

☐ **NO PROPERTY TAX ABATEMENT IS SOUGHT FOR THIS PROJECT**

IV. APPLICANT PROJECT COSTS

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

Building Construction or Renovation

- a. Materials a. \$ 1,100,000
b. Labor b. \$ 750,000

Site Work

- c. Materials c. \$ 75,000
d. Labor d. \$ 75,000
e. Non-Manufacturing Equipment e. \$ _____
f. Manufacturing Equipment f. \$ _____
g. Equipment Furniture and Fixtures g. \$ 250,000
h. Land and/or Building Purchase h. \$ _____
i. Soft Costs (Legal, Architect, Engineering) i. \$ 150,000
Other (specify) j. _____ j. \$ _____
k. _____ k. \$ _____
l. _____ l. \$ _____
m. _____ m. \$ _____

Total Project Costs \$ 2,150,000
(must equal Total Sources)

- B. Sources of Funds for Project Costs:

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

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

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

- e. Equity e. \$ 2,150,000

TOTAL SOURCES \$ 2,150,000
(must equal Total Project Costs)

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

☐ Yes ☒ No

If yes, please specify bank, underwriter, etc.

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
Pier Marsh Properties, LLC

A. IDA PILOT Benefits:

Current Assessment	\$1,190,000
Value of New Construction & Renovation Costs	\$1,175,000
Estimated New Assessed Value Subject to IDA	\$2,365,000
Current Taxes	\$22,182
Current Taxes Escalator	2%
PILOT Terms - Years	10
County Tax rate/\$1,000	5.36000
Local Tax Rate* Tax Rate/\$1,000	0.75000
School Tax Rate /\$1,000	12.53000
Total Tax Rate	18.64000

B. Sales Tax Exemption Benefit:

Estimated value of Sales Tax exemption:	\$114,000
Estimated duration of ST exemption:	12/31/2027

C. Mortgage Recording Tax Exemption (MRTE) Benefit:

Estimated Value of MRTE:	\$0
--------------------------	-----

D. Industrial Revenue Bond Benefit

IRB inducement amount:	\$0
------------------------	-----

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

Total Value of Incentives:	\$218,004
Project Construction Costs:	\$2,150,000
	10.14%

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	\$39,055	\$5,465	\$91,297	\$135,817	\$239,821	\$104,004
1	90%	\$630	\$88	\$1,472	\$2,190	\$21,902	\$19,712
2	80%	\$1,285	\$180	\$3,003	\$4,468	\$22,340	\$17,872
3	70%	\$1,966	\$275	\$4,595	\$6,836	\$22,787	\$15,951
4	60%	\$2,673	\$374	\$6,250	\$9,297	\$23,243	\$13,946
5	50%	\$3,409	\$477	\$7,968	\$11,854	\$23,707	\$11,854
6	40%	\$4,172	\$584	\$9,753	\$14,509	\$24,182	\$9,673
7	30%	\$4,965	\$695	\$11,606	\$17,266	\$24,665	\$7,400
8	20%	\$5,788	\$810	\$13,529	\$20,127	\$25,159	\$5,032
9	10%	\$6,641	\$929	\$15,525	\$23,096	\$25,662	\$2,566
10	0%	\$7,527	\$1,053	\$17,595	\$26,175	\$26,175	\$0
-	40%	-	-	-	-	-	-
-	40%	-	-	-	-	-	-
-	30%	-	-	-	-	-	-
-	30%	-	-	-	-	-	-
-	20%	-	-	-	-	-	-
-	20%	-	-	-	-	-	-
-	10%	-	-	-	-	-	-

VII. PROJECTED EMPLOYMENT

Complete for each Applicant or User/Tenant

Company Name: **Marchioni & Associates LLC**

Applicant: ☐ or User/Tenant: ☒

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

	Current # of jobs at proposed project location or to be relocated to project location	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be RETAINED	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be CREATED upon THREE Years after Project completion	Estimate number of residents of the Labor Market Area in which the Project is located that will fill the FTE and PTE jobs to be created upon THREE Years after Project Completion **
Full time (FTE)	28	28	4	4
Part Time (PTE)	3	3	0	0
Total	29.5	29.5	4	4

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

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VII. PROJECTED EMPLOYMENT

Complete for each Applicant or User/Tenant

Company Name: M&A Title Agency LLC

Applicant: ☐ or User/Tenant: ☒

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

	Current # of jobs at proposed project location or to be relocated to project location	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be RETAINED	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be CREATED upon THREE Years after Project completion	Estimate number of residents of the Labor Market Area in which the Project is located that will fill the FTE and PTE jobs to be created upon THREE Years after Project Completion **
Full time (FTE)	4	4	1	1
Part Time (PTE)	0	0	0	0
Total	4	4	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 Pier Marsh Properties, 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.

JDM

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.**

JDM

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.

JDM

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.

JDM

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.

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 Marchioni & Associates LLC and M&A Title Agency 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.

JDM

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.**

JDM

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.

JDM

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.

JDM

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.

JDM

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.

JDM

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.

Pier Marsh Properties, LLC

(APPLICANT COMPANY)


Signature, Member, Title, Date 8/21/26

Marchioni & Associates LLC

(TENANT COMPANY)


Signature, Member, Title, Date 8/21/26

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.

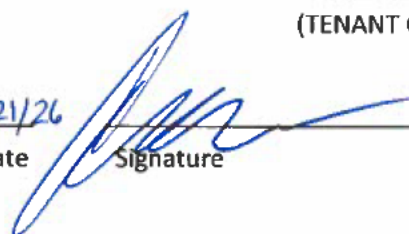
*If the sales tax benefits are required prior to closing, a non-refundable twenty-five percent (25%) of the IDA fee and Legal fees are payable at that time. This amount will be applied towards the IDA fee and Legal fee.

Pier Marsh Properties, LLC

Marchioni & Associates LLC

(APPLICANT COMPANY)

(TENANT COMPANY)

	Member	8/21/26		Member	8/21/26
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

Pier Marsh Properties, LLC

 **Member** 8/21/26
Signature, Title, Date

TENANT COMPANY

Marchioni & Associates LLC

 **Member** 8/21/26
Signature, Title, Date



TOWN OF HENRIETTA

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

STEPHEN L. SCHULTZ
Supervisor

CRAIG C. ECKERT
Deputy Town Supervisor

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

Sent Via Email

July 23, 2026

Cole Overhoff
Passero Associates
242 W. Main Street, Suite 100
Rochester, NY 14614

Re: **Application No. 26-005: Marchioni & Associates Office Project** – For final site plan approval for the renovation of the existing facility into a +/- 8,500 S.F. law office building on +/-1.48 acres located at 1615 Jefferson Road in a Commercial B-2 Zoned District. Tax Account No. 162.08-1-17.

Dear Mr. Overhoff:

At a regular scheduled Planning Board Meeting held on July 21, 2026, the Henrietta Planning Board approved the final site plan for the proposed Marchioni & Associates Office Project at 1615 Jefferson Road. This approval shall be subject to compliance with the enclosed resolution and any comments received from the Town of Henrietta and other concerned agencies to the satisfaction of the Director of Engineering & Planning.

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

Respectfully,

Heather Voss
Deputy Town Clerk
Town of Henrietta

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

Resolution for Approval of Site Plan Application No. 26-005 by Marchioni & Associates for Law Office

WHEREAS, Passero Associates, on behalf of Marchioni & Associates, LLC (the "Applicant") has submitted an application to the Town of Henrietta requesting site plan approval (the "Application") for the renovation of an existing site into a law office (the "Development") all at property located at or about 1615 Jefferson Rd. (the "Property"), with the location and said Application more fully detailed in application materials on file with the Town, inclusive of the proposed site plan map set drawn by Passero Associates, generally titled/referred to "1615 Jefferson Road Site Development Plan", and last dated on or about June 2026 (the "Plans").

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

RESOLVED, that the transitional buffer to the east property line shall be reduced to six feet, conditioned upon the installation and maintenance of a six-foot high solid fence beginning at the northeast corner of the parking space on the east property line closest to Jefferson Road, and extending south therefrom along the area between the property line and the edge of pavement of the parking spaces to the north east, terminating at minimum at the southern end of the fourth parking spot of the northeast parking space cluster, all given that such transitional buffer is consistent with the character of the existing paved area to the east and south of the property, and given that the addition of the fence will act to create additional visual buffering preserving visual compatibility; and, be it further

RESOLVED, that, in consideration of all criteria and information relevant to the Application, including but not limited to as discussed during the Planning Board meeting(s), as addressed herein, as addressed pursuant to SEQR, based upon the Application materials, and as otherwise set forth in the record, and subject to any conditions set forth herein, the Planning Board hereby approves the Application, issuing final site plan approval, all as detailed in the Application and the Plans, and all subject to satisfaction of the following conditions:

1. Address all outstanding comments issued by the Town of Henrietta, including but not limited to:
 - a. Comments of the Town Dir. of Engineering & Planning to his satisfaction, including those dated July 1, 2026; and
 - b. Comments of the Town Dir. of Building and Fire Prevention to his satisfaction, including those dated July 15, 2026; and
 - c. Comments of the Town of Henrietta Landscaping Consultant (Stantec), including those dated July 13, 2026, to the satisfaction of the Dir. of Engineering & Planning.
 - d. Comments of the Town Fire Marshal to his satisfaction, including those dated June 30, 2026; and
2. As it relates to the proposed land banked parking in the landscaped mall area – a variance shall be required to construct the same. A note shall be added to the Map indicating the same.
3. As it relates to the parking areas to the east and south of the site along the residentially-zoned boundaries: The parking areas there shall be permitted only to the extent they remain within the existing bounds of the pre-existing parking area there already in existence - the parking area shall not further encroach upon the setbacks to the east and south, except as expressly permitted herein relative to the six parking spaces to the northeast. The Plans shall be revised accordingly.
4. Compliance with the Town Code at Section 295-60[C], including but not limited to the provision of improvements/security in compliance therewith as required by Town Law Section 274-a.

5. Provide all necessary easements, including but not limited to for public improvements/utilities, etc., all to the satisfaction of the Town Dir. of Engineering & Planning.
6. Utility districting required shall be completed to the satisfaction of the Town Board or designee.
7. Obtain permits and approvals required from other governmental agencies and address relevant outstanding comments of the same, all to the satisfaction of the Town Dir. of Engineering & Planning.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

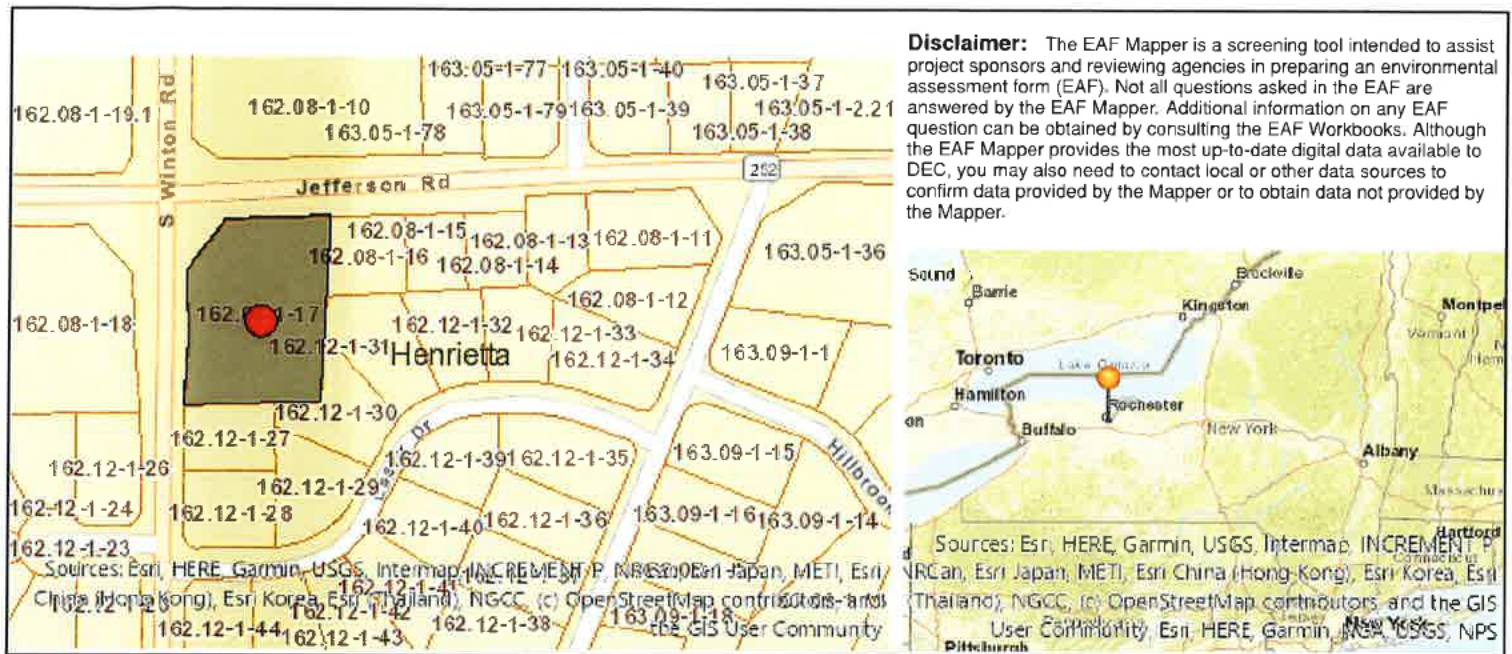
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

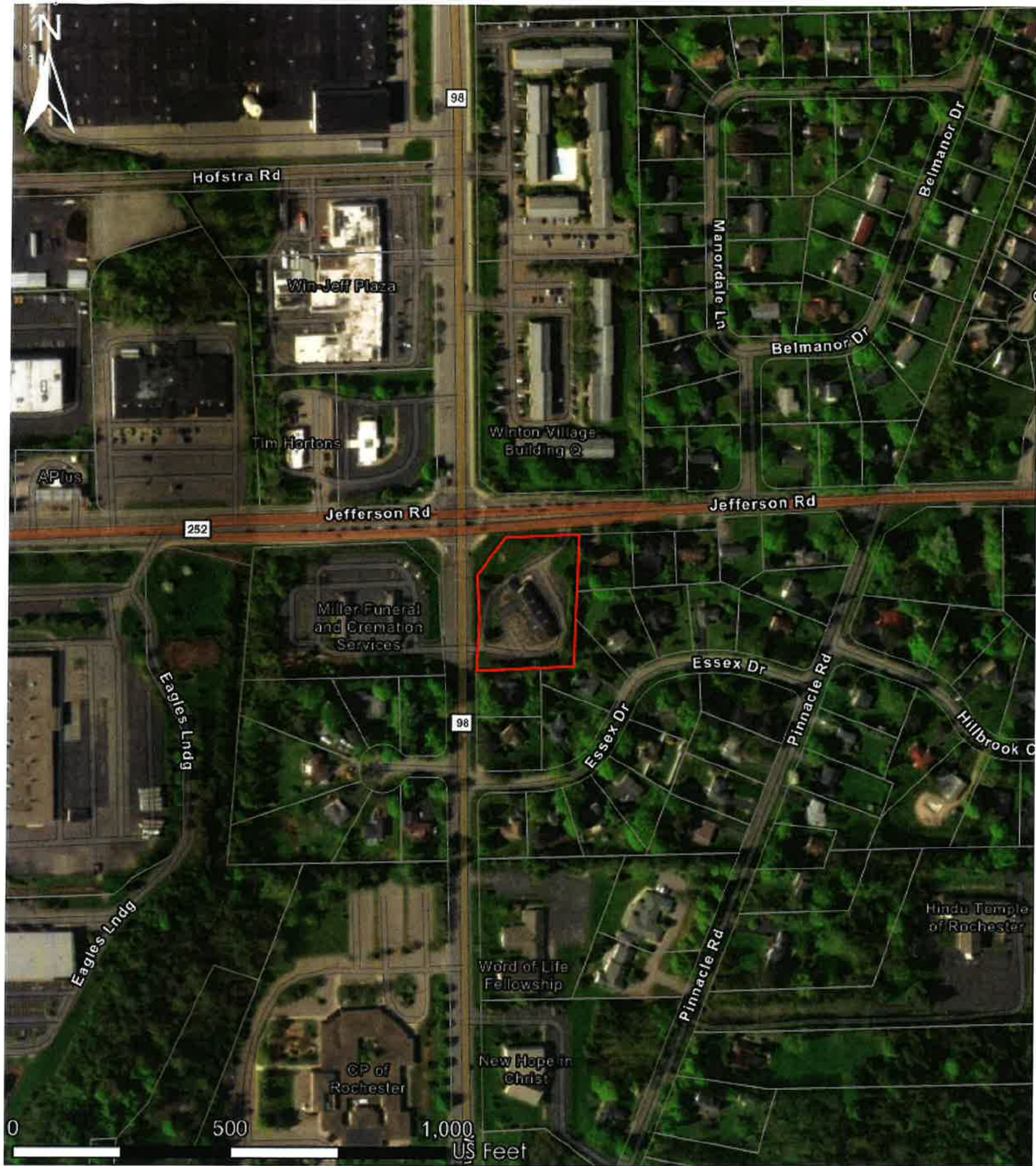
Part 1 – Project and Sponsor Information			
Name of Action or Project: 1615 Jefferson Road Renovation			
Project Location (describe, and attach a location map): 1615 Jefferson Road, Henrietta, Monroe County, NY 14623 Tax ID: 162.08-1-17			
Brief Description of Proposed Action: The proposed project consists of the renovation of the existing Luxe Spa, located at 1615 Jefferson Road, into an approximately 8,500-square-foot law office building containing conference rooms, private offices, breakout and cubicle spaces, and associated support areas. Proposed site improvements include expansion of the existing 50-space parking lot to a total of 68 parking spaces (plus 7 land banked spaces), a new circulation loop, building renovations at the northern entrance, and landscaping improvements.			
Name of Applicant or Sponsor: Trevor Haut, PE, Passero Associates		Telephone: 585-514-9491 E-Mail: thaut@passero.com	
Address: 242 W Main Street, Suite 100			
City/PO: Rochester		State: NY	Zip Code: 14614
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Henrietta Planning Board - Site Plan Approval Town of Henrietta Zoning Board of Appeals - Variances		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		1.48 acres	
b. Total acreage to be physically disturbed?		1.48 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.48 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☒	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☐	☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ Allen Creek is located approximately 400 ft from the proposed project site. No impacts to wetlands are anticipated. _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☐	☒
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☒
Stormwater runoff from impervious surfaces (parking lots).		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☐	☒
The remediation site is located approximately 1000 ft from the proposed project site. No impacts to the proposed project site are anticipated.		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Trevor Haut, PE, Passero Associates</u> Date: <u>6/11/2026</u>		
Signature: <u></u> Title: <u>Project Manager</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



Legend

- Project Location
- Parcels

Location Map

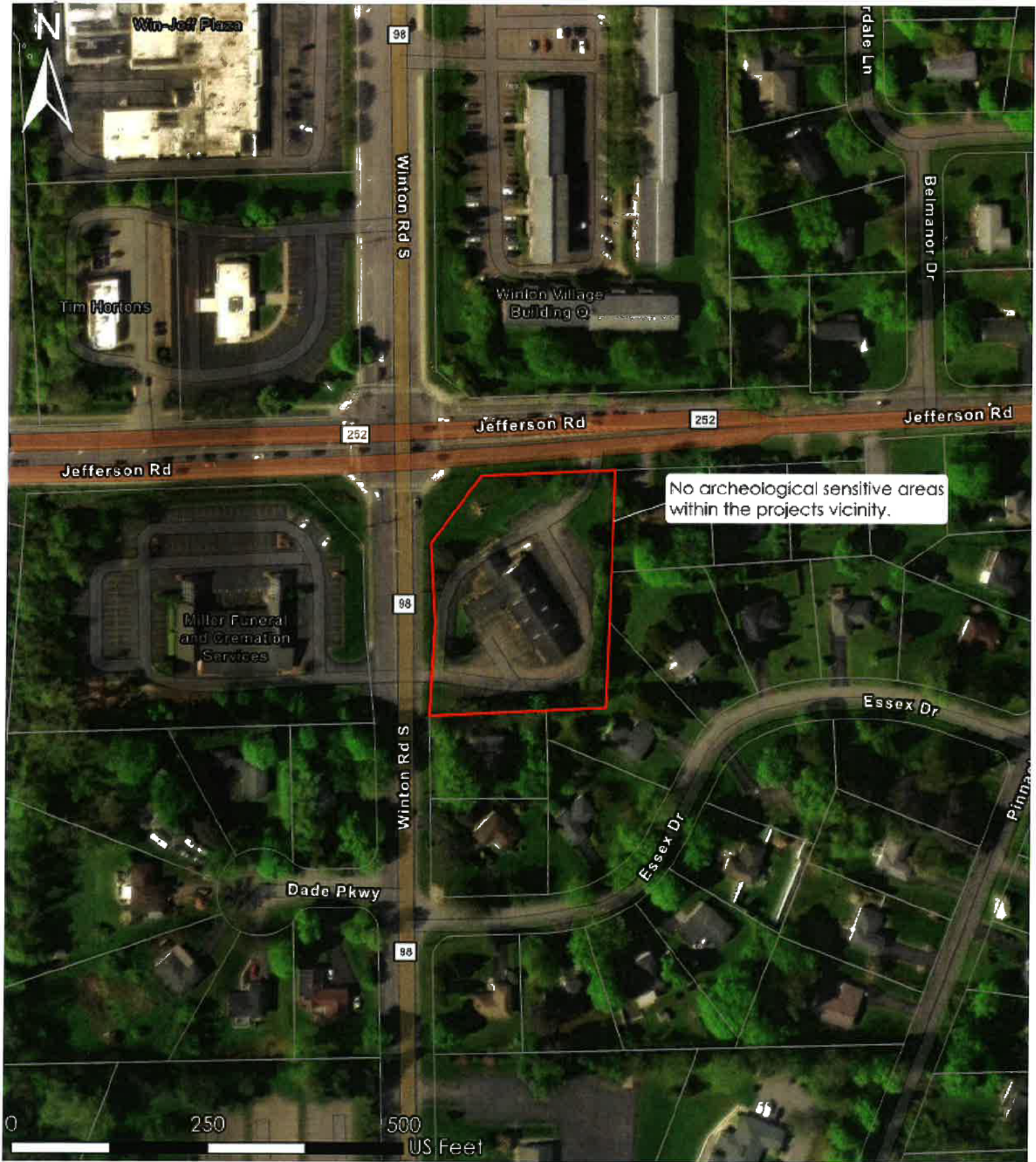
Maps created by: Passero Associates GIS, AV
 CRS: NAD83 State Plane New York West
 Municipality: Town of Henrietta
 Source: 102 Monroe County GIS

PASSERO
 architecture engineering

Service Credits:

Sources: Esri, TerraFirma, Garmin, FAO, NOAA, USGS, W OpenStreetMap contributors, and the GIS User Community, New York State, Vantage

Date: 5/8/2026



No archeological sensitive areas within the projects vicinity.

Legend

- Project Location
- Parcels
- National Register Building Listings
- Historic Building Districts
- Eligible
- Listed
- Historic Building Points
- Eligible
- Listed

Archeological Sensitive Areas

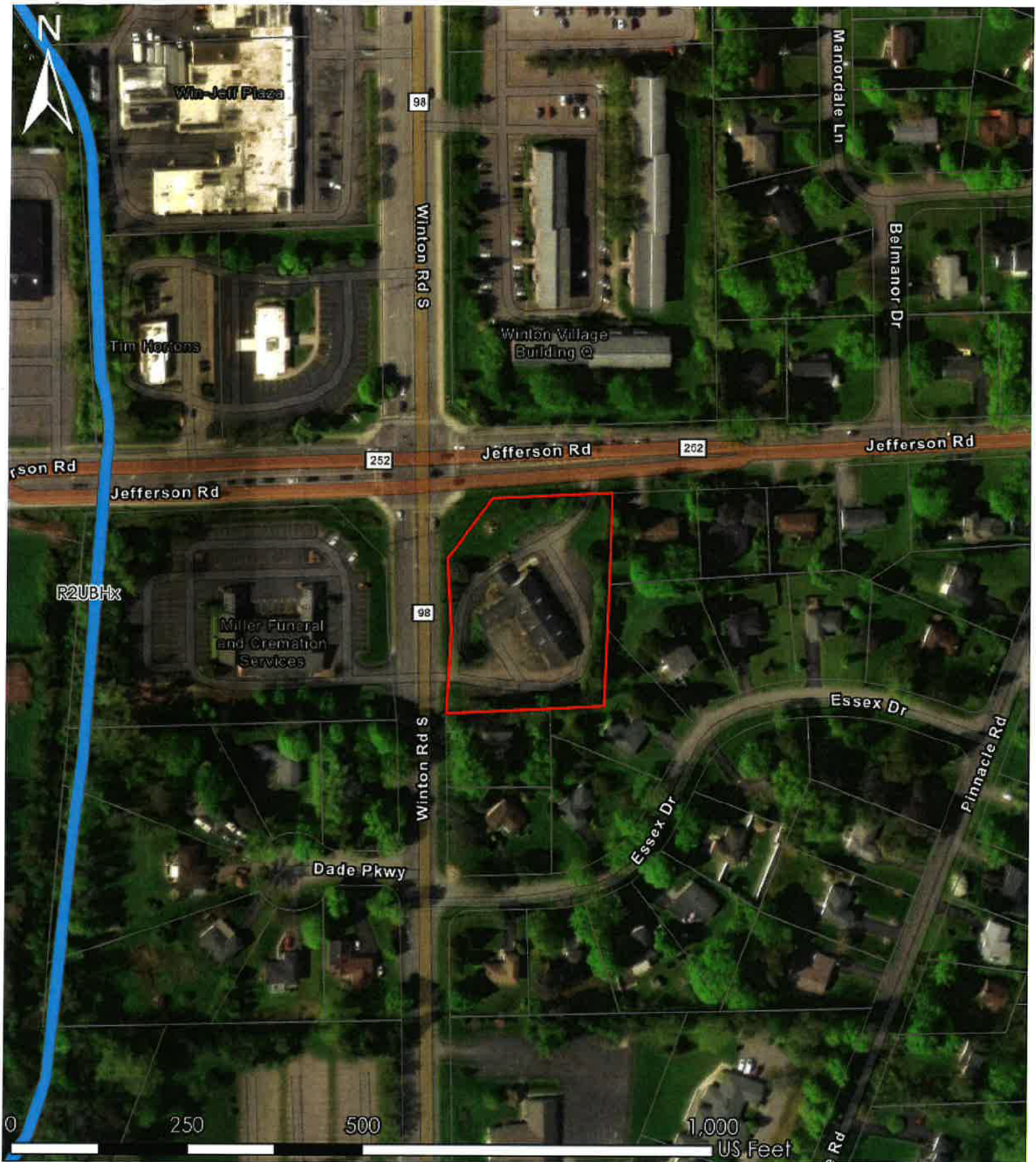
Maps created by: Passero Associates GIS, AV
 CRS: NAD83 State Plane New York West
 Municipality: Town of Henrietta
 Source: Cult. Source Information System

PASSERO
 architecture engineering

Service Credits:

Division for Historic Preservation, New York State Office of Parks, Recreation and Historic Preservation. Sources: ERI, TCR/DEM, GLO/DEM, FAO, NOAA, USGS, DOP/SHS/SHS/Map, contributors, and the GIS User Community, New York State, Mantol

Date: 5/8/2026



Legend

- Project Location
- Parcels
- NWI Wetlands
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

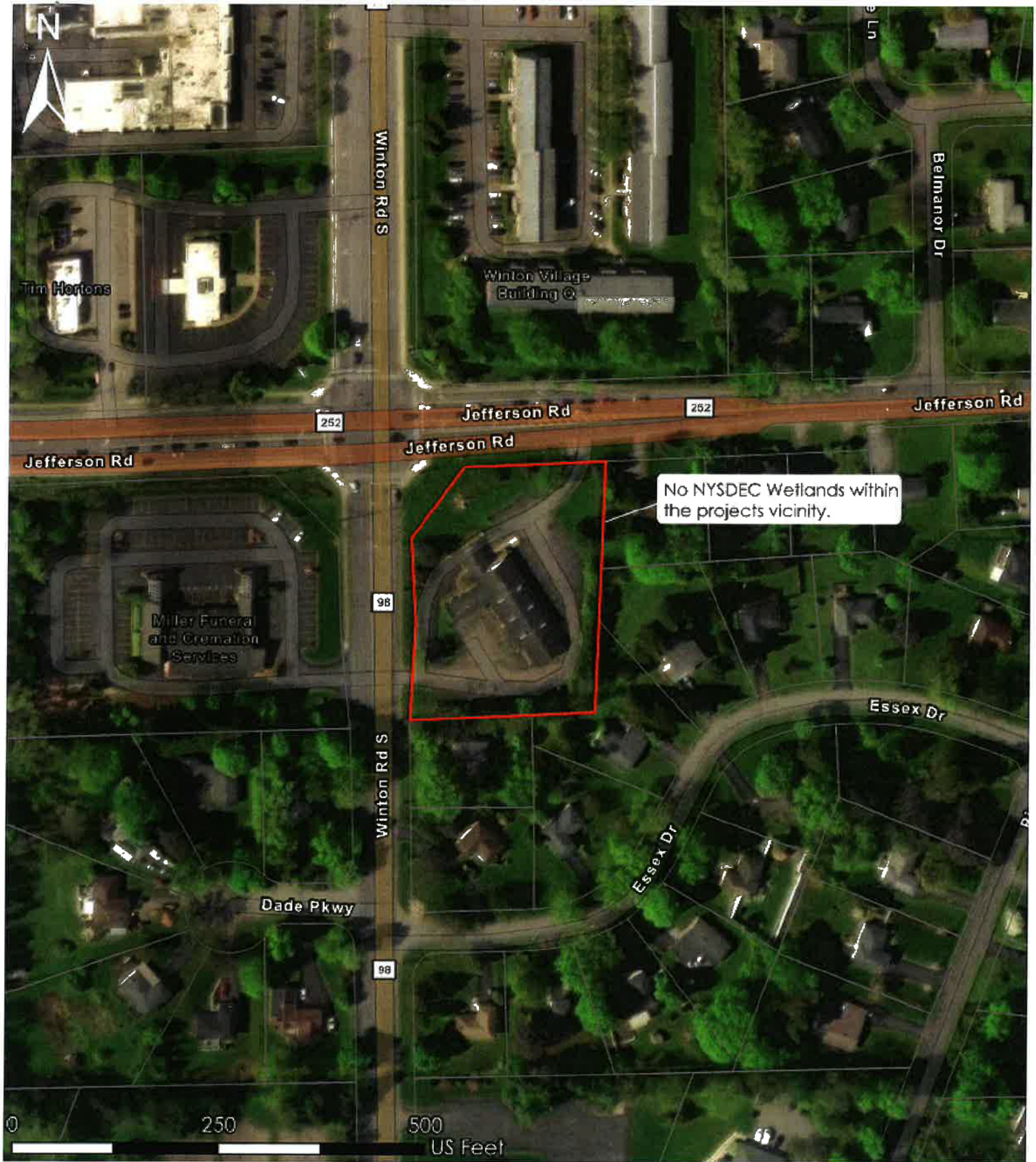
USFWS National Wetlands Inventory

Maps created by: Passero Associates GIS, AV
 CRS: NAD83 State Plane New York West
 Municipality: Town of Henrietta
 Source: 104 and Wildlife Service

PASSERO
 architecture engineering
 Service Credits:

Source: USGS, USFWS, NOAA, USGS, B
 Operations Map contributors, and the GIS User
 Community, New York State, and

Date: 5/8/2026



Legend

- Project Location
- Parcels
- Informational Freshwater Wetland Mapping
- Previously Mapped Freshwater Wetlands
- 100ft Buffer

NYSDEC Wetlands

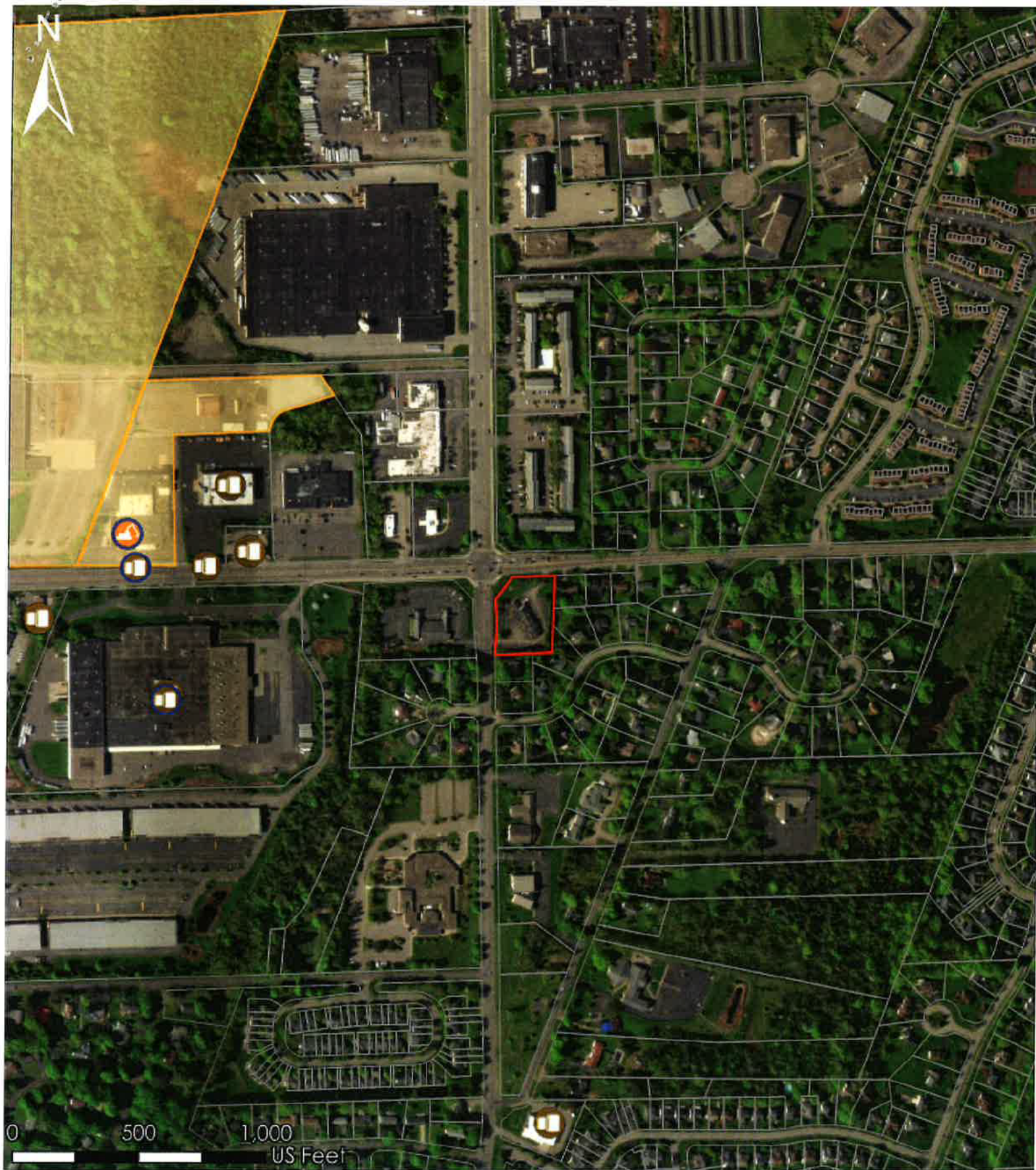
Maps created by: Passero Associates GIS, AV
CRS: NAD83 State Plane New York West
Municipality: Town of Henrietta
Scale: 1:10000
Source: NYSDEC

PASSERO

architecture engineering

Service Credits:
New York State Department of Environmental Conservation, NYSDEC, Sources: Ext. Permits, Garmin, FAD, NOAA, USGS, B
OpenStreetMap contributors, and the GIS User Community, New York State, Microsoft, Vantor

Date: 5/8/2026



Legend

- | | |
|-------------------------------|--------------------------------|
| Project Location | Active Landfills |
| Parcel | Inactive Solid Waste Landfills |
| Remediation Parcels | Remediation Sites |
| Superfund | Active Sites |
| Hazardous Waste (TSCFs) | No-Action Sites |
| Regulated Transfer Facilities | Closed Sites |
| CSO Outfalls | |

Hazardous Waste Map

Maps created by: Passero Associates GIS, AV
 CRS: NAD83 State Plane New York West
 Municipality: Town of Henrietta
 Source: Environmental Resource Mapper

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PASSERO
 architecture engineering

Service Credits:

1. The NYS DEC asks to be credited in derived products... U.S. EPA Office of Land and Emergency Management, The NYS DEC asks to be credited in derived products
 NYSDEC Division of Materials Management
 Bureau of Hazardous Waste and Radiation Management

Date: 5/8/2026

Project: 26-005

Date: July 2, 2026

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing:	☒	☐
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

Project: 26-005

Date: July 2, 2026

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

For the support documentation for Part 2, see the attached "EAF Part 3 for Marchioni Associates Office Project at 1615 Jefferson Road" Town Board supplement dated July 2, 2026.

☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
☒	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Henrietta Planning Board	
Name of Lead Agency	Date
James W. Grunert	07/21/2026
Print or Type Name of Responsible Officer in Lead Agency	Planning Board Chairman
Signature of Responsible Officer in Lead Agency	Title of Responsible Officer
<i>James W. Grunert</i>	Christopher E. Martin
	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

EAF Part 3 for Marchioni Associates Office Project
1615 Jefferson Road
Tax Account No. 162.08-1-17

July 2, 2026

In addition to the narrative below, this EAF Part 2 hereby incorporates the following, which is made a part of this Part 3 reasoned elaboration;

- a. Planning Board Application 26-005 for at 1615 Jefferson Road, prepared by Passero Associates, dated June 17, 2026;
- b. Short Environmental Assessment Form, Part 1, prepared by Passero Associates, dated June 11, 2026;
- c. Site Plan for 1615 Jefferson Road, prepared by Passero Associates, dated June, 2026;
- d. Letter of Intent from Trevor D. Haut, PE of Passero Associates to the Town of Henrietta Planning Board dated June 16, 2026;
- e. Letter from Grace Sherburne, Planner 2 of the Monroe County Department of Planning & Development to the Town of Henrietta dated June 30, 2026;
- f. Interoffice Memorandum from RT Magin of the Town of Henrietta to the Planning Board dated June 30, 2026;
- g. Interoffice Memorandum from Christopher E. Martin, PE of the Town of Henrietta to the Planning Board dated July 1, 2026.

1. Material Conflict with Adopted Land Use Plan or Zoning

The property is zoned Commercial, B-2, and an office building is a permitted use in this district.

2. Change in Use or Intensity of the Use of Land

The proposed office is currently located within an existing building, so the building and minor site renovations are not expected to have a significant adverse impact.

3. Impairment of the Character or Quality of the Existing Community

There are currently existing commercial and office uses within the vicinity of 1615 Jefferson Road. As a result, the proposal to add an addition to the current self-storage facility is not expected to have a significant adverse impact.

4. Impact on Critical Environmental Areas

No impact; there are no CEA's located within or adjacent to the site.

5. Impact on Transportation

No impact; even though there may be a very slight increase in traffic caused by the proposed office building, this type of re-use of an existing building should create little or no increase in traffic during the peak trip time periods.

6. Impacts on Energy

No impact; the energy system in this area is more than adequate to handle the demands from this office building.

7. Impact on Existing Water Supplies and Wastewater Treatment Facilities

No impact; the water and sanitary sewer system in this area is more than adequate to handle the minor demands from the office building.

8. Impact on Historic and Archeological Resources

No impact; the existing building is not located within an archeo-sensitive area.

9. Impact on Natural Resources

No impact; there are no scenic or aesthetic resources in the vicinity of the site.

10. Impact on Erosion, Flooding or Drainage

Small impact. The proposed site work for the parking lot expansion addition has the potential to create turbidity and sediment in the adjacent storm sewer system if the proper erosion control devices are not implemented or maintained. The grading plan shall use a stabilized construction entrance, silt fence, and other erosion control devices to control site erosion. Also, site inspections will be performed until the site is stabilized to ensure that erosion is not leaving the site.

The site is not located within a floodplain so there should be no issue with flooding.

The existing storm sewer system will control the drainage on the site so there should be no impact on the adjacent drainage system.

11. Impact on Human Health

No impact.



APPLICATION SUMMARY

DATE: September 15, 2026

APPLICANT:

BTC Block 20 Partnership, L.P.
100 Corporate Parkway, Suite 500
Amherst, NY 14226

TENANT/PROJECT LOCATION:

Bonadio & Co., LLP
600 Willowbrook Office Park
Perinton, NY 14450

PROJECT SUMMARY:

BTC Block 20 Partnership, L.P., a real estate holding company for related entity, Uniland, is renovating a 100,000 square foot vacant office building in the Town of Perinton for its tenant, Bonadio & Co., LLP, a professional services firm providing accounting, tax, advisory, and consulting services. This project was competitive with Ontario County. The \$15.6 million project includes interior renovations, technology and infrastructure improvements, and the acquisition of furniture, fixtures, and equipment. The project is seeking a mortgage recording tax exemption, sales tax exemption, and custom 20-year real property tax abatement. The tenant is seeking a sales tax exemption only. The project is projected to create 34 FTEs in addition to Bonadio's existing 339 FTEs. The benefit/incentive ratio is 31:1.

PROJECT AMOUNT:

\$15,661,009 Lease/Leaseback with Abatement
\$474,970- Landlord Sales Tax Exemption
\$344,000- Tenant Sales Tax Exemption
\$47,708 Mortgage Recording Tax Exemption

JOBS: EXISTING:

NEW:

REQUIRED:

339	FTEs
34	FTEs
34	FTEs

PUBLIC HEARING DATE:

September 14, 2026

BENEFIT TO INCENTIVE RATIO:

31:1

SEQR:

INTERNAL RENOVATIONS ONLY; SEQR PROCESS COMPLETE.

ELIGIBILITY:

REHABILITATION OF EXISTING COMMERCIAL BUILDING VACANT FOR A LONG TIME

APPROVED PURPOSE:

JOB CREATION

County of Monroe Industrial Development Agency

MRB Cost Benefit Calculator

Date August, 18th 2026
Project Title BTC Block 20 Partnership L.P.
Project Location 600 Willowbrook Office Park, Perinton, NY 14450

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

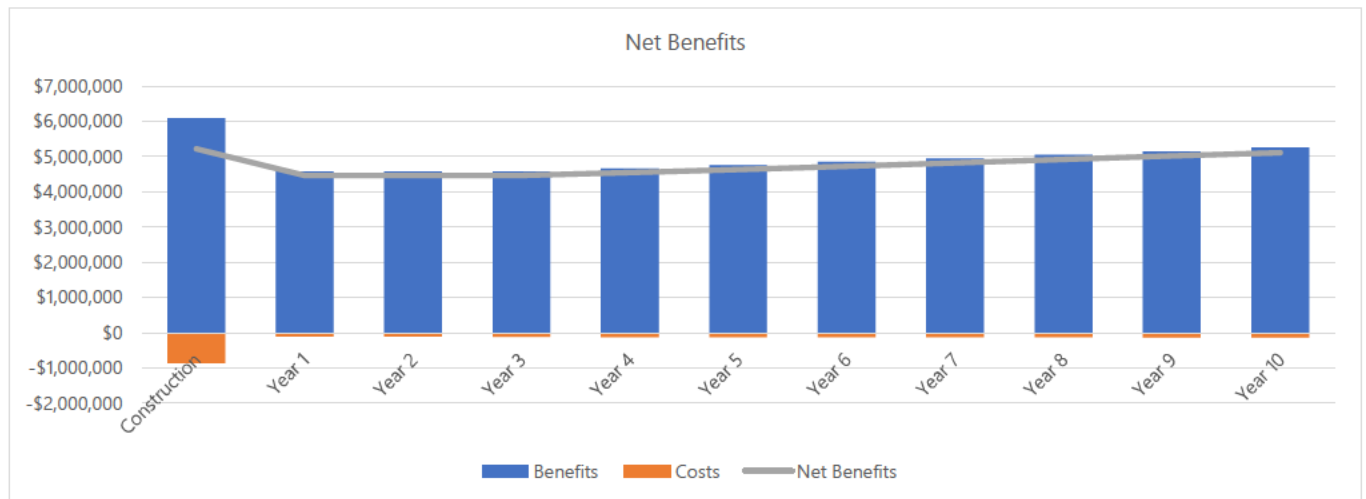
Project Total Investment

\$15,661,009

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	79	18	97
Earnings	\$4,828,323	\$916,132	\$5,744,455
Local Spend	\$12,528,807	\$3,118,657	\$15,647,464

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	34	8	42
Earnings	\$84,377,974	\$16,669,502	\$101,047,476

Figure 1



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

Figure 2

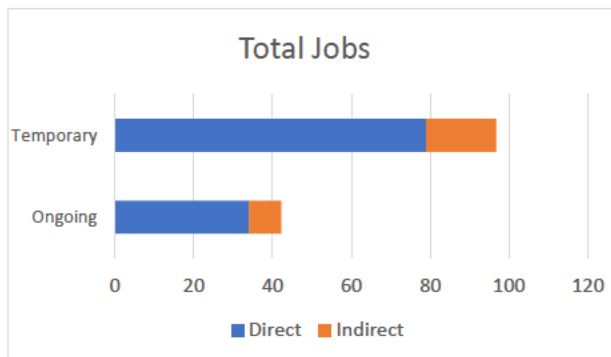
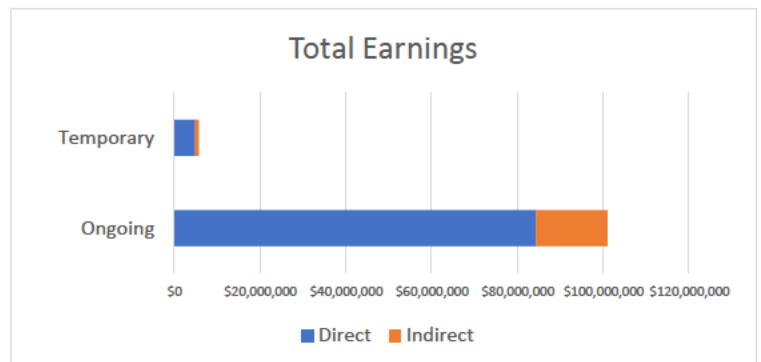


Figure 3



Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$2,679,936	\$2,158,302
Sales Tax Exemption	\$818,970	\$818,970
Local Sales Tax Exemption	\$409,485	\$409,485
State Sales Tax Exemption	\$409,485	\$409,485
Mortgage Recording Tax Exemption	\$47,708	\$47,708
Local Mortgage Recording Tax Exemption	\$15,903	\$15,903
State Mortgage Recording Tax Exemption	\$31,805	\$31,805
Total Costs	\$3,546,614	\$3,024,980

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$107,293,865	\$87,748,822
To Private Individuals	\$106,791,931	\$87,331,318
Temporary Payroll	\$5,744,455	\$5,744,455
Ongoing Payroll	\$101,047,476	\$81,586,863
Other Payments to Private Individuals	\$0	\$0
To the Public	\$501,934	\$417,504
Increase in Property Tax Revenue	(\$245,610)	(\$193,815)
Temporary Jobs - Sales Tax Revenue	\$40,211	\$40,211
Ongoing Jobs - Sales Tax Revenue	\$707,332	\$571,108
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$5,553,180	\$4,541,229
To the Public	\$5,553,180	\$4,541,229
Temporary Income Tax Revenue	\$258,500	\$258,500
Ongoing Income Tax Revenue	\$4,547,136	\$3,671,409
Temporary Jobs - Sales Tax Revenue	\$40,211	\$40,211
Ongoing Jobs - Sales Tax Revenue	\$707,332	\$571,108
Total Benefits to State & Region	\$112,847,045	\$92,290,051

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$87,748,822	\$2,583,690	34:1
State	\$4,541,229	\$441,290	10:1
Grand Total	\$92,290,051	\$3,024,980	31:1

*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

(BTC Block 20 Partnership, L.P. and Bonadio & Co., LLC Project)
OSC Codes 2602-26-032A and 2602-26-033A

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 September 15, 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 SEPTEMBER 14, 2026, WITH RESPECT TO A CERTAIN PROJECT (AS DEFINED BELOW) BEING UNDERTAKEN BY BTC BLOCK 20 PARTNERSHIP, L.P. OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY") AND BONADIO & CO., LLP OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "TENANT"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA (AS DEFINED BELOW); (iii) APPOINTING THE COMPANY AND THE TENANT AS AGENTS OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE TENANT IN THE FORM OF SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, RENOVATION AND EQUIPPING OF THE PROJECT AND TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, RENOVATION AND EQUIPPING OF THE PROJECT, (B) A PARTIAL MORTGAGE RECORDING TAX EXEMPTION AND (C) A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A PAYMENT-IN-LIEU-OF-TAX AGREEMENT ("PILOT AGREEMENT"); AND (V) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, PILOT AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

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

WHEREAS, **BTC BLOCK 20 PARTNERSHIP, L.P.**, a Delaware limited partnership, for itself or a related entity formed or to be formed (collectively, the "Company") and **BONADIO & CO., LLP** for itself or a related entity formed or to be formed (collectively, the "Tenant") have requested that the Agency assist with a certain Project (the "Project"), consisting of: (A) the acquisition of a leasehold interest in an approximately 5.98-acre parcel of land located

at 1451 Pittsford-Victor Road in the Town of Perinton, New York 14564 and all other lands in the Town of Perinton where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the "Land") together with the approximately 100,000 square foot building located 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 and the Improvements, the "Facility") all for sublease to the Tenant for use in its business as an accounting firm; 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, August 13, 2026, at 1:00 p.m., local time, in the Town Board Room at the Perinton Town Hall, 1350 Turk Hill Road, Fairport, New York 14450, the Agency held a public hearing with respect to the Project and the proposed Financial Assistance (as defined below) being contemplated by the Agency, whereat interested parties were provided a reasonable opportunity, both orally and in writing, to present their views; and

WHEREAS, it is contemplated that the Agency will (i) negotiate a project agreement (the "Project Agreement"), pursuant to which the Agency will appoint the Company and the Tenant as its agents 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 Tenant in the form of a sales and use tax exemption for purchases and rentals related to the acquisition, renovation and equipping of the Facility and to the Company in the form of (a) a sales and use tax exemption for purchases and rentals related to the acquisition, renovation and equipping of the Facility, (b) a partial mortgage recording tax exemption for financing relating to the Project and (c) a partial real property tax abatement structured through the PILOT Agreement;

WHEREAS, the proposed real property tax abatement deviates from the Agency's Uniform Tax Exemption Policy and is set forth on **Schedule A** attached hereto.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 5. Based upon the representation and warranties made by the Company in its application for financial assistance, the Agency hereby authorizes and approves (i) the Company as its agent, to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax in an amount up to **\$5,937,119** which results in New York State and local sales and use tax exemption benefits ("sales and use tax exemption benefits") not to exceed **\$474,970**. 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 **\$6,361,009**, resulting in a mortgage tax exemption not to exceed **\$47,708**; and (iii) a partial real property tax abatement.

Section 6. Based upon the representation and warranties made by the Tenant in its application for financial assistance, the Agency hereby authorizes and approves (i) the Tenant 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 **\$4,300,000** which result in New York State and local sales and use tax exemption benefits not to exceed **\$344,000**. The Agency agrees to consider any requests by the Tenant 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 7. Pursuant to Section 875(3) of the New York General Municipal Law, the Agency may recover or recapture from the Company and/or the Tenant, their respective 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 and/or the Tenant, their respective 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 and/or the Tenant, their respective 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 and/or the Tenant, their respective 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 and/or the Tenant, their respective 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 and/or the Tenant, their respective 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 8. 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 9. 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 10. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver any mortgage, assignment of leases and rents, security agreement, UCC-1 Financing Statements and all documents reasonably contemplated by these resolutions or required by any lender identified by the Company (the "Lender") up to a maximum principal amount necessary to undertake the Project, acquire the Facility and/or finance or refinance equipment and other personal property and related transactional costs (hereinafter, with the Lease Agreement, Leaseback Agreement and PILOT Agreement are collectively referred to as, the "Agency Documents"); and, where appropriate, the Secretary or Assistant Secretary of the Agency is hereby authorized to affix the seal of the Agency (if any) to the Agency Documents and to attest the same, all with such changes, variations, omissions and insertions as the Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency shall approve, the execution thereof by the Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency to constitute conclusive

evidence of such approval; provided in all events recourse against the Agency is limited to the Agency's interest in the Project.

Section 11. 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 12. 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 September 15, 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 15th day of September, 2026.

Ana J. Liss, Executive Director

SCHEDULE A

For years 1 through 5, the payment due under the PILOT Agreement shall be an amount equal to the real property taxes that would be due based upon the property's 2026 assessed value. For years 6 through 20, the payment due under the PILOT Agreement shall increase by 2% per year, compounded annually.



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: BTC Block 20 Partnership, L.P.
Address: 100 Corporate Parkway, Suite 500
City/State/Zip: Amherst, NY 14226
Tax Id No.: [REDACTED]
Contact Name: David Tytko
Title: Sr. Market Research Manager
Telephone: [REDACTED]
E-Mail: [REDACTED]

B. Applicant's Legal Counsel

Name: Susan Hassinger Esq.
Firm: Uniland Development Co.
Address: 100 Corporate Parkway, Suite 500
City/State/Zip: Amherst, NY 14226
Telephone: [REDACTED]
Email: [REDACTED]

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

Name	%	Corporate Title
<u>Univest II Corporation</u>	<u>90%</u>	<u></u>
<u>Sole Limited Partner</u>	<u>10%</u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
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<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: 600 Willow Brook Office Park

Tax Map Parcel Number: 193.02-1-21.11

City/Town/Village: Town of Perinton

School District: Victor Central School District

Zip: 14450

Current Legal Owner of Property:

BTC Block 20 Partnership, L.P.

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: Bonadio & Co., LLP

Address: 171 Sully's Trail

City/State/Zip: Pittsford, NY 14534

Tax ID No: [REDACTED]

Contact Name: Rose Matthews

Title: Director, Finance & Accounting

Telephone: [REDACTED]

Email: [REDACTED]

% of facility to be occupied by user/tenant 100%

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

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

Name	%	Corporate Title
<u>See Attached</u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

F. Project Timeline

Proposed Date of Acquisition: N/A

Proposed Commencement Date of Construction: 11/1/26

Anticipated Completion Date: 11/1/27

G. Contractor(s)

TBD

II.PROJECT (cont'd)

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

NAICS Code: 541211

The proposed project consists of the renovation, modernization, and equipping of an existing 100,000 square foot office building that will be occupied by The Bonadio Group to support its ongoing professional services operations. The office building has been vacant for several years after Windstream, a telecommunications and network services company, relocated its employees to the city of Rochester.

The project includes interior renovations, technology and infrastructure improvements, and the acquisition and installation of furniture, fixtures, and equipment necessary to support current and future business needs.

The investment will modernize the facility, improve operational efficiency, and create a collaborative work environment that supports the organization's long-term business strategy. The project is intended to enhance employee productivity, accommodate evolving technology requirements, and provide a flexible workspace that supports continued growth.

The Bonadio Group is an established professional services firm providing accounting, tax, advisory, and consulting services to businesses, nonprofit organizations, governmental entities, and individuals throughout the Greater Rochester region and beyond. The organization has maintained a significant presence in Monroe County and is committed to continuing its investment in the local community.

The project will support the retention of existing employment within Monroe County while positioning the organization for future growth. In addition to preserving high-quality professional jobs, the investment is expected to generate economic activity through the use of local contractors, suppliers, and service providers during construction and ongoing operations. The renovated facility will strengthen the organization's ability to attract and retain talent, meet the evolving needs of its clients, and remain competitive within the regional marketplace.

II. PROJECT (cont'd)

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

Please explain why financial assistance is necessary.

The project would not be undertaken in its current scope, timing, or location without assistance from the Agency. The IDA benefits are a significant factor in offsetting the costs associated with the office lease and tenant improvements, making the project financially viable. The assistance helps support the company's investment in the community, facilitates the expansion of its operations, and enables the creation and retention of jobs that might otherwise be delayed, reduced, or located elsewhere. Accordingly, the Agency's assistance is an important inducement for proceeding with the project as proposed.

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

☒ Yes ☐ No

Location:

Albany, Buffalo, East Aurora, New York City,
Syracuse, and Utica

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:

The Bonadio Group will be relocating from
171 Sully's Trail, Pittsford NY. The relocation
will allow The Bonadio Group to retain and
attract in-demand talent to its firm.

- 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 34.

☐ **LEASEPLUS**

Requirements:

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

☐ **ENHANCED JOBSPLUS**

Requirements:

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

☐ **GREEN JOBSPLUS**

Requirements:

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

☐ **SHELTER RENT**

For student housing or affordable housing projects.

☐ **Housing**

☒ **Local Tax Jurisdiction Sponsored PILOT**

☐ **NO PROPERTY TAX ABATEMENT IS SOUGHT FOR THIS PROJECT**

IV. APPLICANT PROJECT COSTS

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

Building Construction or Renovation

- a. Materials a. \$ 5,937,119
b. Labor b. \$ 5,023,890

Site Work

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

Total Project Costs \$ 10,961,009
(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. \$ 6,361,009
d. TOTAL Public Sources d. \$ _____

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

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

- e. Equity e. \$ 4,600,000
TOTAL SOURCES \$ 10,961,009
(must equal Total Project Costs)

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

☐ Yes ☒ No

If yes, please specify bank, underwriter, etc.

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

Use additional sheets as necessary

Company Name Bonadio & Co., LLP

- 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. \$ 1,000,000
b. Labor b. \$ 400,000
c. Non-Manufacturing Equipment c. \$ _____
d. Manufacturing Equipment d. \$ _____
e. Furniture and Fixtures e. \$ 3,300,000
Other (specify): f. _____ f. \$ _____

g. _____ g. \$ _____
h. _____ h. \$ _____
i. _____ i. \$ _____

Total Project Costs \$ 4,700,000

VI. Value of Incentives

Project name: BTC Block 20 Partnership L.P

A. IDA PILOT Benefits:

	Current Taxes	148,129
Current Assessment *	4,389,000	
Dollar Value of New Construction & Renovation Costs	2,968,559	
Estimated New Assessed Value Subject to IDA	7,357,559	
Current Taxes Escalator	2%	

County Tax rate/\$1,000	9.29
Local Tax Rate** Tax Rate/\$1,000	2.57
School Tax Rate /\$1,000	21.89
Total Tax Rate	33.75

PILOT Year	% Abatement	% Escalator	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT Amount	Full Tax Payment w/o PILOT	Net
1	100%	0%	40,774	11,280	96,075	148,129	248,318	100,189
2	100%	0%	40,774	11,280	96,075	148,129	253,284	105,155
3	100%	0%	40,774	11,280	96,075	148,129	258,350	110,221
4	100%	0%	40,774	11,280	96,075	148,129	263,517	115,388
5	100%	0%	40,774	11,280	96,075	148,129	268,787	120,658
6	100%	2%	41,589	11,505	97,997	151,091	274,163	123,071
7	100%	2%	42,421	11,735	99,957	154,113	279,646	125,533
8	100%	2%	43,269	11,970	101,956	157,195	285,239	128,043
9	100%	2%	44,135	12,210	103,995	160,339	290,944	130,604
10	100%	2%	45,018	12,454	106,075	163,546	296,763	133,216
11	100%	2%	45,918	12,703	108,196	166,817	302,698	135,881
12	100%	2%	46,836	12,957	110,360	170,153	308,752	138,598
13	100%	2%	47,773	13,216	112,567	173,556	314,927	141,370
14	100%	2%	48,728	13,480	114,819	177,028	321,225	144,198
15	100%	2%	49,703	13,750	117,115	180,568	327,650	147,082
16	100%	2%	50,697	14,025	119,457	184,179	334,203	150,023
17	100%	2%	51,711	14,305	121,847	187,863	340,887	153,024
18	100%	2%	52,745	14,592	124,284	191,620	347,705	156,084
19	100%	2%	53,800	14,883	126,769	195,453	354,659	159,206
20	100%	2%	54,876	15,181	129,305	199,362	361,752	162,390
Total			923,090	255,365	2,175,074	3,353,529	6,033,465	2,679,936

* Assessment based on 2026 tax bill

** Local Tax Rate for Town/City/Village

B. Sales Tax Exemption Benefit:

Estimated value of Sales Tax exemption:	\$818,970.00	Landlord	\$474,970.00
Estimated duration of Sales Tax exemption:	12/31/2027	Tenant	\$344,000.00
			\$818,970.00

C. Mortgage Recording Tax Exemption Benefit:

Estimated Value of Mortgage Recording Tax exemption:	\$47,708
--	----------

D. Industrial Revenue Bond Benefit

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

Total Value of Incentives:	\$3,546,613.51	22.65%
Sources of Funds (Section IV.	\$15,661,009.00	

VII. PROJECTED EMPLOYMENT

Complete for each Applicant or User/Tenant

Company Name: Bonadio & Co., LLP

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)	319	319	32	32
Part Time (PTE)	40	40	4	4
Total	339	339	34	34

** 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 BTC Block 20 Partnership, L.P. / Bonadio & Co., LLP

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.

MJM / MP

100% Local Labor

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

MJM / MP

Local Labor Market

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

MJM / MP

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.

MJM / MP

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.

MJM /MP

Signage

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

MJM /MP

Exemption Process

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

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

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

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

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

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

BTC Block 20 Partnership, L.P. By: Univest II Corporation, General Partner

Bonadio & Co., LLP

(APPLICANT COMPANY)

(TENANT COMPANY)

 President 7/22/26
Signature , Title Date

Michael Parrinello CFO 7/22/26
Digitally signed by Michael Parrinello
Date: 2026.07.22 12:53:32 -04'00'
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.

BTC Block 20 Partnership, L.P. By: Univest II Corporation, General Partner

Bonadio & Co., LLP

(APPLICANT COMPANY)

(TENANT COMPANY)

 **President** 7/22/26
Signature, Title Date

Michael Parrinello Digitally signed by Michael Parrinello
Date: 2026.07.22
12:54:28 -04'00' **CFO** 7/22/26
Signature, Title Date

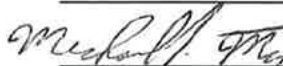
X. CERTIFICATION

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

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

APPLICANT COMPANY

BTC Block 20 Partnership, L.P. By: Univest II Corporation, General Partner

 **President** 7/22/26
Signature, Title Date

TENANT COMPANY

Bonadio & Co., LLP

 **CFO** 7/22/26
Signature, Title Date



Rev 1/2026 13

BONADIO & CO. LLP
PARTNER OWNERSHIP FOR LICENSING

As of: May 31, 2026

Last Name	First Name	Title	Partner (Y or N)	CPA (Y or N)	Capital Interest Percent	Voting Interest Percent
Abram	Christopher	Partner	Y	Y	0.30%	0.88%
Acker	Jason	Partner	Y	Y	0.61%	0.88%
Alfred	Bradley	Partner	Y	Y	0.40%	0.88%
Amyot	Jared	Partner	Y	Y	0.10%	0.88%
Arbore	Jennifer	Partner	Y	Y	1.24%	0.88%
Arnold	Jennifer	Partner	Y	Y	0.25%	0.88%
Bedell	Jean	Partner	Y	Y	0.16%	0.88%
Bigham	Richard	Partner	Y	Y	1.22%	0.88%
Bloss	Kathleen	Partner	Y	Y	0.28%	0.88%
Borowski	Andrew	Partner	Y	Y	0.13%	0.88%
Bresler	Heidi	Partner	Y	Y	0.16%	0.88%
Burns	Terrence	Partner	Y	Y	0.40%	0.88%
Card	Jamie	Partner	Y	Y	1.97%	0.88%
Corona	Amanda	Partner	Y	Y	0.26%	0.88%
Couchman	Jeffrey	Partner	Y	Y	0.66%	0.88%
Cox	Nancy	Partner	Y	Y	1.13%	0.88%
Della Sala	Amanda	Partner	Y	Y	0.13%	0.88%
Dinolfo	David	Partner	Y	Y	0.59%	0.88%
Donnelly	Scott	Partner	Y	Y	0.13%	0.88%
Doyle	Timothy	Partner	Y	Y	1.43%	0.88%
Ermakov	Alex	Partner	Y	Y	0.44%	0.88%
Evans	Gregg	Partner	Y	Y	0.66%	0.88%
Fabian	David	Partner	Y	Y	3.40%	0.88%
Fellinger	Robert	Partner	Y	Y	0.86%	0.88%
Fries	Paul	Partner	Y	Y	2.28%	0.88%
Gamble	Tamara	Partner	Y	Y	1.26%	0.88%
Ganer	Casey	Partner	Y	Y	0.85%	0.88%
Ganer	Terry	Partner	Y	Y	0.81%	0.88%
Gardner	Leisha	Partner	Y	Y	0.93%	0.88%
Genovese	Gregg	Partner	Y	Y	2.24%	0.88%
Genovese	Ralph	Partner	Y	Y	0.80%	0.88%
Gianatasio	Thomas	Partner	Y	Y	1.84%	0.88%
Gonzalez	Gratsiela	Partner	Y	Y	0.46%	0.88%
Hammond	Timothy	Partner	Y	Y	0.16%	0.88%
Hancock	Sarah	Partner	Y	Y	0.76%	0.88%
Hines	Keeley Ann	Partner	Y	Y	0.21%	0.88%
Holliday	Marie	Partner	Y	Y	0.49%	0.88%
Jensen	Matthew	Partner	Y	Y	0.17%	0.88%

BONADIO & CO. LLP
PARTNER OWNERSHIP FOR LICENSING

As of: May 31, 2026

Last Name	First Name	Title	Partner (Y or N)	CPA (Y or N)	Capital Interest Percent	Voting Interest Percent
Jerose	Jay	Partner	Y	Y	0.16%	0.88%
Johnson	Catherine	Partner	Y	Y	0.18%	0.88%
Jozic	Aimee	Partner	Y	Y	0.92%	0.88%
Kennedy	Peter	Partner	Y	Y	0.34%	0.88%
Klaben	Todd	Partner	Y	Y	0.86%	0.88%
Knutson	Paul	Partner	Y	Y	0.88%	0.88%
Kofira	Aaron	Partner	Y	Y	0.96%	0.88%
Kowalski	Kristin	Partner	Y	Y	0.18%	0.88%
Kroll	Gary	Partner	Y	Y	0.97%	0.88%
Lafountain	Brian	Partner	Y	Y	0.76%	0.88%
Leggiero	Heather	Partner	Y	Y	0.44%	0.88%
Lewis	Jeffrey	Partner	Y	Y	1.75%	0.88%
Lipphardt	Bettina	Partner	Y	Y	1.48%	0.88%
Lortie	Daniel	Partner	Y	Y	1.88%	0.88%
Lynch Hignett	Karen	Partner	Y	Y	0.25%	0.88%
Mangione	Janine	Partner	Y	Y	2.34%	0.88%
McCurdy	John	Partner	Y	Y	1.05%	0.88%
McDonald	William	Partner	Y	Y	1.16%	0.88%
McGivney	Kenneth	Partner	Y	Y	0.96%	0.88%
Miller	Jonathan	Partner	Y	Y	1.04%	0.88%
Minemier	Dawn	Partner	Y	Y	0.40%	0.88%
Moore	Rochelle	Partner	Y	Y	0.10%	0.88%
Mundy	Michelle	Partner	Y	Y	0.77%	0.88%
Nasoni	Karen	Partner	Y	Y	0.79%	0.88%
Neamon	Denise	Partner	Y	Y	1.31%	0.88%
Nostramo	Gloria	Partner	Y	Y	0.20%	0.88%
Pacilli	Jennifer	Partner	Y	Y	0.16%	0.88%
Paille	Jeffrey	Partner	Y	Y	1.39%	0.88%
Palladino	Lisa	Partner	Y	Y	0.69%	0.88%
Parrinello	Michael	Partner	Y	Y	3.28%	0.88%
Peplin	Joseph	Partner	Y	Y	0.66%	0.88%
Peresan	Joseph	Partner	Y	Y	0.62%	0.88%
Pike	Timothy	Partner	Y	Y	1.68%	0.88%
Powell	Leah	Partner	Y	Y	1.26%	0.88%
Prout	Cheryl	Partner	Y	Y	0.80%	0.88%
Raponi	Theresa	Partner	Y	Y	0.57%	0.88%
Reid	Justin	Partner	Y	Y	0.69%	0.88%
Rhode	Kevin	Partner	Y	Y	0.57%	0.88%

BONADIO & CO. LLP
PARTNER OWNERSHIP FOR LICENSING

As of: May 31, 2026

Last Name	First Name	Title	Partner (Y or N)	CPA (Y or N)	Capital Interest Percent	Voting Interest Percent
Riccelli	Wendy	Partner	Y	Y	1.00%	0.88%
Ruiz	Ariel	Partner	Y	Y	0.59%	0.88%
Schrader	Brett	Partner	Y	Y	0.62%	0.88%
Shepard	Randall	Partner	Y	Y	1.43%	0.88%
Smith	Michael	Partner	Y	Y	1.64%	0.88%
Southard	Shawn	Partner	Y	Y	0.15%	0.88%
Terrigino	Steven	Partner	Y	Y	1.95%	0.88%
Testo	Kevin	Partner	Y	Y	1.11%	0.88%
Thaine	Adam	Partner	Y	Y	0.44%	0.88%
Trubia	Jeffrey	Partner	Y	Y	1.33%	0.88%
Turner	Stephen	Partner	Y	Y	0.73%	0.88%
Turoski	Cynthia	Partner	Y	Y	0.54%	0.88%
Tyler	Diana	Partner	Y	Y	0.16%	0.88%
Urban	Robert	Partner	Y	Y	0.43%	0.88%
Valerio	Marc	Partner	Y	Y	0.99%	0.88%
Vollmer	Michael	Partner	Y	Y	0.16%	0.88%
Walther	Alan	Partner	Y	Y	1.13%	0.88%
Weinberger	Joseph	Partner	Y	Y	0.22%	0.88%
Wexler	Jeffrey	Partner	Y	Y	2.59%	0.88%
Whitworth	Joshua	Partner	Y	Y	0.71%	0.88%
Wood	Jennifer	Partner	Y	Y	1.19%	0.88%
Wutz	Joseph	Partner	Y	Y	0.21%	0.88%
Wyant	Chelsey	Partner	Y	Y	0.10%	0.88%
Zicari	Bruce	Partner	Y	Y	4.55%	0.88%
Zielinski	Robert	Partner	Y	Y	0.61%	0.88%
Ball	Timothy	Partner	Y	N	1.24%	0.88%
Caryl	Courtney	Partner	Y	N	0.10%	0.88%
Conway	Mallory	Partner	Y	N	0.16%	0.88%
Enright	Robert	Partner	Y	N	3.46%	0.88%
Mayer	Paul	Partner	Y	N	0.46%	0.88%
Miller	Lauren	Partner	Y	N	1.33%	0.88%
Mollner	Jason	Partner	Y	N	0.31%	0.88%
Murray	Chelsea	Partner	Y	N	0.29%	0.88%
Sullivan	Ashley	Partner	Y	N	0.29%	0.88%
Tsai	Stephen	Partner	Y	N	0.42%	0.88%
Wood	Charlie	Partner	Y	N	1.99%	0.88%
Young	Kyle	Partner	Y	N	0.73%	0.88%



THE BONADIO GROUP

CPAs, Consultants & More

600 WillowBrook, Fairport, New York
WillowBrook Office Park



139



 Uniland



MODIFICATION SUMMARY

DATE: September 15, 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

MODIFICATION REQUEST:

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. The project was approved by the board in January 2026, for a sales tax exemption, mortgage recording tax exemption and a real property tax abatement. The applicant is requesting a \$330,000 increase in project costs with an increase in the mortgage recording tax exemption to an amount not to exceed \$300,000 to reflect an updated financing structure. The total project cost is \$47,280,000. The updated benefit-to-incentive ratio is the same as the original at 7:1.

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

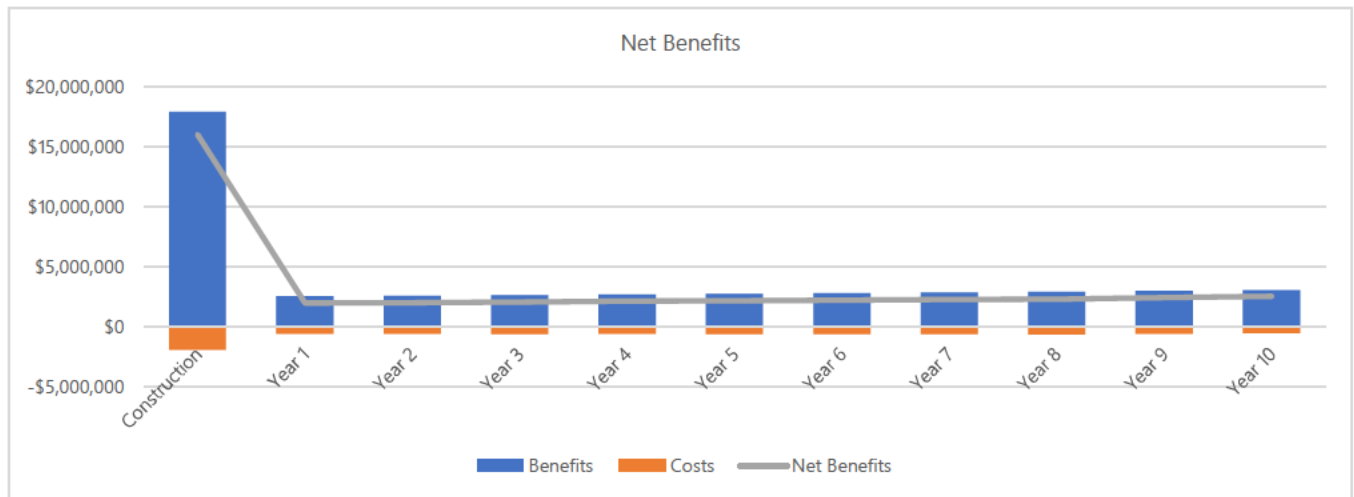
Temporary (Construction)

	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

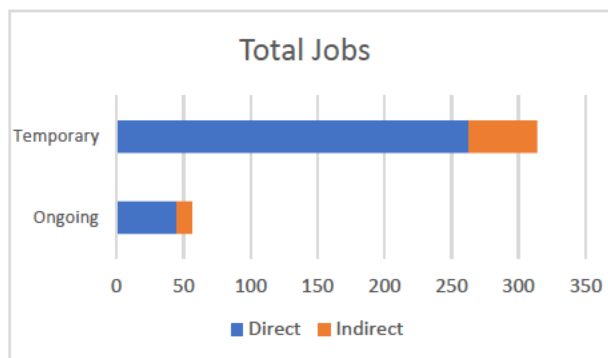
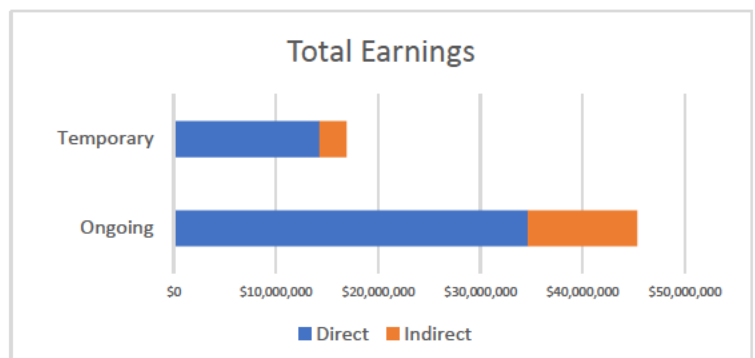


Figure 3



Fiscal Impacts

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	\$300,000	\$300,000
Local Mortgage Recording Tax Exemption	\$100,000	\$100,000
State Mortgage Recording Tax Exemption	\$200,000	\$200,000
Total Costs	\$9,192,012	\$8,264,177

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	\$7,267,977	8:1
State	\$2,690,393	\$996,200	3:1
Grand Total	\$60,917,646	\$8,264,177	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 Modification)
OSC Code 2602-26-004B

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 September 15, 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 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") 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 January 20, 2026 (the "Authorizing Resolution"), the Agency appointed **Vistas at Strong LLC, Vistas at SA LLC, Vistas at Montgomery LLC and Vistas at Highland LLC**, or an entity formed or to be formed (collectively, the "Company"), the true and lawful agent of the Agency to undertake certain projects (collectively, the "Project"); 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 \$30,000,000, resulting in a mortgage tax exemption not to exceed \$225,000; and

WHEREAS, by the Project Modification Request, dated August 18, 2026, the Company has now requested that the Agency approve an increase in the principal amount of the mortgage for financing relating to the Project in an amount up to **\$40,000,000** which would result in a partial exemption of mortgage recording tax in the amount of **\$300,000**; and

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

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

Section 1. The Agency hereby authorizes and approves the Company to obtain a mortgage for financing relating to the Project in an amount not to exceed **\$40,000,000** which would result in a partial mortgage recording tax exemption of **\$300,000**.

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 increase of the sales tax exemption, and the increase in the partial mortgage recording tax exemption.

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:

	<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 September 15, 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 15th day of September, 2026.

Ana J. Liss, Executive Director



PROJECT MODIFICATION REQUEST

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

Applicant:	See attached.	
Project Address:	See attached.	
Contact Name:	See attached.	
Contact Company:	See attached.	
Contact Address:	See attached.	
Contact Email:	See attached.	Contact Phone: See attached.

Employment in Monroe County:	0	0	09/08/2026
	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:	\$ 46,950,000	\$ 330,000	\$ 47,280,000
	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:

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

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

Signed: _____ Date: 9/8/26

Print Name and Title: Angelo Ingrassia

Staff Use Only:

Date Received 9/2/26

Date of Original Approval:

1/20/26

New Code 2602

26 004 B

2/20

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	\$ 17,165,000	\$	\$ 17,165,000
b. Labor	\$ 17,500,000	\$	\$ 17,500,000
Site Work			
c. Materials	\$ 2,090,000	\$	\$ 2,090,000
d. Labor	\$ 2,425,000	\$	\$ 2,425,000
e. Non-Manufacturing Equipment	\$	\$	\$ 0
f. Furniture & Fixtures	\$ 650,000	\$	\$ 650,000
g. Land and/or Building Purchase	\$ 900,000	\$	\$ 900,000
h. Manufacturing Equipment	\$	\$	\$ 0
i. Soft Costs (Legal, Architect, Engineer)	\$ 6,220,000	\$	\$ 6,220,000
Other Costs (specify)			
j. Hard cost Contingency	\$	\$ 330,000	\$ 330,000
k. _____	\$	\$	\$ 0
l. _____	\$	\$	\$ 0
m. _____	\$	\$	\$ 0
Total Project Costs	\$ 46,950,000	\$ 330,000	\$ 47,280,000

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)	\$ 30,000,000	\$ 10,000,000	\$ 40,000,000
e. Historical Tax credits	\$ 4,220,000	\$ -1,225,000	\$ 2,995,000
f. Equity	\$ 12,730,000	\$ -8,445,000	\$ 4,285,000
Total Sources	\$ 46,950,000	\$ 330,000	\$ 47,280,000

B. Reason for Increase:

At the time of our submission of our original application, we were not anticipating constructing Building #100 simultaneously with Building #200. However, after speaking with our general contractor, it was impressed upon us that constructing both buildings simultaneously was more advantageous and would increase efficiencies. As such, the bank financing figure in our original application did not include financing for Building #100, hence the large equity figure in the original application. The decrease in our equity as shown in the modification request is simply the result of us securing financing for Building #100 in addition to the rest of the project.

C. Amount of Sale Tax Exemptions Taken to Date: \$ _____

Value of Incentives
Vistas at Strong, SA, Montgomery and Highland LLC

A. IDA PILOT Benefits:	
Current Assessment	\$1,861,200
Value of New Construction & Renovation Costs	\$19,255,000
Estimated New Assessed Value Subject to IDA	\$21,116,200
Current Taxes	\$57,371
Current Taxes Escalator	2%
PILOT Terms - Years	16
County Tax rate/\$1,000	6.96000
Local Tax Rate* Tax Rate/\$1,000	23.86500
School Tax Rate /\$1,000	
Total Tax Rate	30.82500
B. Sales Tax Exemption Benefit:	
Estimated value of Sales Tax exemption:	\$1,592,400
Estimated duration of ST exemption:	12/31/2027
C. Mortgage Recording Tax Exemption (MRTE) Benefit:	
Estimated Value of MRTE:	\$300,000
D. Industrial Revenue Bond Benefit	
IRB inducement amount:	\$0
E. Percentage of Project Costs financed from Public Sector sources:	
Total Value of Incentives:	\$9,192,012
Project Construction Costs:	\$46,280,000
	19.86%

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	\$849,755	\$2,913,708	\$0	\$3,763,463	\$11,063,075	\$7,299,612
1	95%	\$6,701	\$22,976	\$0	\$29,677	\$593,535	\$563,859
2	95%	\$6,835	\$23,436	\$0	\$30,270	\$605,406	\$575,136
3	95%	\$6,971	\$23,904	\$0	\$30,876	\$617,514	\$586,638
4	90%	\$14,222	\$48,765	\$0	\$62,986	\$629,864	\$566,878
5	90%	\$14,506	\$49,740	\$0	\$64,246	\$642,462	\$578,216
6	90%	\$14,796	\$50,735	\$0	\$65,531	\$655,311	\$589,780
7	90%	\$15,092	\$51,749	\$0	\$66,842	\$668,417	\$601,576
8	90%	\$15,394	\$52,784	\$0	\$68,179	\$681,786	\$613,607
9	80%	\$31,404	\$107,680	\$0	\$139,084	\$695,421	\$556,337
10	70%	\$48,048	\$164,751	\$0	\$212,799	\$709,330	\$496,531
11	60%	\$65,345	\$224,061	\$0	\$289,407	\$723,516	\$434,110
12	50%	\$83,315	\$285,678	\$0	\$368,993	\$737,987	\$368,993
13	40%	\$101,978	\$349,670	\$0	\$451,648	\$752,746	\$301,099
14	30%	\$121,354	\$416,107	\$0	\$537,461	\$767,801	\$230,340
15	20%	\$141,464	\$485,062	\$0	\$626,526	\$783,157	\$156,631
16	10%	\$162,330	\$556,609	\$0	\$718,938	\$798,820	\$79,882

I. **Applicant**

A. **Name** Vistas at Strong LLC
Address 1100 S Goodman St
City/state/zip Rochester NY, 14620
Tad Id No. [REDACTED]
Tax Map Parcel Number 136.33-1-1.006
Contact Name Angelo Ingrassia
Title Manager
Telephone [REDACTED]
E-mail [REDACTED]

A. **Name** Vistas at SA LLC
Address 1114 S Goodman St
City/state/zip Rochester NY, 14620
Tad Id No. [REDACTED]
Tax Map Parcel Number 136.33-1-1.004
Contact Name Angelo Ingrassia
Title Manager
Telephone [REDACTED]
E-mail [REDACTED]

A. **Name** Vistas at Montgomery LLC
Address 1122 S Goodman St
City/state/zip Rochester NY, 14620
Tad Id No. [REDACTED]
Tax Map Parcel Number 136.33-1-1.005
Contact Name Angelo Ingrassia
Title Manager
Telephone [REDACTED]
E-mail [REDACTED]

A. **Name** Vistas at Highland LLC
Address 1110 S Goodman St.
City/state/zip Rochester NY, 14620
Tad Id No. [REDACTED]
Tax Map Parcel Number 136.33-1-1.003
Contact Name Angelo Ingrassia
Title Manager
Telephone [REDACTED]
E-mail [REDACTED]



MODIFICATION SUMMARY – PILOT Modification

DATE: September 15, 2026

APPLICANT:

The Marketplace
1265 Scottsville Road
Rochester, NY 14625

PROJECT LOCATION:

West Henrietta Road and Miracle Mile Drive
Rochester, NY 14623

ORIGINAL APPROVAL DATE:

December 17, 2013

Modification Request:

The Marketplace has requested that the Agency amend the PILOT Agreement payment schedule with respect to the 2027 Town of Henrietta and Monroe County tax year and the 2026-2027 Rush-Henrietta Central School District tax year for all of the parcels that comprise the site. The Town and School District have each granted their respective support of the Agency and the Marketplace to amend and modify the terms of the PILOT agreement.

Motion By: _____
Seconded By: _____

RESOLUTION
(The Marketplace Project)

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 September 15, 2026, at 12:00 p.m.

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

RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL
DEVELOPMENT AGENCY AUTHORIZING THE MODIFICATION OF THE
EXISTING PAYMENT-IN-LIEU-OF-TAX AGREEMENT, DATED AS OF
FEBRUARY 1, 2014, BY AND BETWEEN THE AGENCY AND THE
MARKETPLACE WITH RESPECT TO THE PAYMENT SCHEDULE
THEREUNDER AND THE EXECUTION AND DELIVERY OF CERTAIN
DOCUMENTS IN CONNECTION THEREWITH.

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

WHEREAS, **THE MARKETPLACE** is the developer of an approximately 125.46 acres parcel of land (the "Land"), located in the Town of Henrietta (the "Town") leased to the Company by Hylan Enterprises, Inc., pursuant to a ground lease as described in a Memorandum of Lease recorded in the Monroe County Clerk's Office in Liber 4130 of Deeds, page 225; as amended by Memorandum of Lease recorded in Liber 4733 of Deeds, page 181, and a Memorandum of Lease recorded in Liber 4733 of Deeds, page 174, and has subleases on the Land with certain operating retail tenants; and

WHEREAS, the Company and the Agency executed and delivered a Sublease Agreement, a Sub-Leaseback Agreement and Payment in Lieu of Tax Agreement (the "Original PILOT" and, collectively with the Sublease Agreement and Sub-Leaseback Agreement, the "Documents"), each dated as of February 1, 2014, by and between the Agency and the Company; and

WHEREAS, the Documents were each amended by that certain Amendment to Agreements, by and between the Agency and the Company, dated as of February 26, 2020 and recorded in the Monroe County Clerk's Office on February 28, 2020 in Liber 12316 of Deeds, at page 210, to remove from the Original PILOT the newly formed University of Rochester Parcel; and

WHEREAS, the Documents were further each amended by that certain Amendment to Agreements, by and between the Agency and the Company, dated as of January 30, 2025 and

recorded in the Monroe County Clerk's Office on March 10, 2025 in Liber 13072 of Deeds, at page 318, to remove from the Original PILOT the Floor & Décor Parcel; and

WHEREAS, the Original PILOT was further modified and amended by (i) that certain Modification of PILOT Benefits for 2018, dated as of February 1, 2018, which amended the PILOT Agreement payment schedule with respect to 2018 Town and Monroe County (the "County") tax year and the 2018-2019 School Main Mall and Macy's PILOT payments only, (ii) that certain Modification of PILOT Benefits for 2019, dated as of January 1, 2019, which amended the PILOT Agreement payment schedule with respect to 2019 and 2020 Town and County tax years and the 2019-2020 School Main Mall and Macy's PILOT payments only, (iii) that certain Modification of PILOT Benefits to Remove Subdivided UR Parcel, dated as of February 26, 2020, (iv) that certain that certain Modification of PILOT Benefits for 2020, dated as of July 1, 2020, which amended the PILOT Agreement payment schedule with respect to the 2021 Town and County tax year and the 2020-2021 School tax year for the Main Mall and Macy's PILOT payments only, (v) that certain that certain Modification of PILOT Benefits for 2021, dated as of August 1, 2021, which amended the PILOT Agreement payment schedule with respect to the 2022 Town and County tax year and the 2021-2022 School tax year for the Main Mall and Macy's PILOT payments only, (vi) that certain Modification of PILOT Benefits for 2022-2023, dated as of August 1, 2022, which amended the PILOT Agreement payment schedule with respect to the 2023 Town and County tax year and the 2022-2023 School tax year, (vii) that certain Modification of PILOT Benefits to Remove the Cornerstone Parcel, dated as of November 18, 2022, (viii) that certain Modification of PILOT Benefits for 2023-2024, dated as of October 1, 2023, which amended the PILOT Agreement payment schedule with respect to the 2024 Town and County tax year and the 2023-2024 School tax year; (ix) that certain Modification of PILOT Benefits for 2024-2025, dated as of September 1, 2024, which amended the PILOT Agreement payment schedule with respect to the 2025 Town and County tax year and the 2024-2025 School tax year; and (x) that certain Modification of PILOT Benefits to Remove the Floor & Décor Parcel, dated as of January 30, 2025, which removed the Floor & Décor parcel from the Original PILOT (as so amended and modified, the "PILOT Agreement"); and

WHEREAS, the Town and the Rush-Henrietta Central School District (the "School District") have each granted their respective support for the Agency and the Company to further amend and modify the terms of the PILOT Agreement to establish payment schedules for all remaining tax parcels through the balance of the term of the Original PILOT Agreement; and

WHEREAS, the Agency desires to amend the PILOT Agreement payment schedule with respect to 2027 Town and County tax year and the 2026-2027 School tax year and all future tax years through the balance of the term of the Original PILOT Agreement.

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

Section 1. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized, on behalf of the Agency to negotiate, execute and deliver any and all documents necessary to modify and amend the PILOT Agreement with respect to 2027 Town and County tax year and the 2026-2027 School tax year and all future tax years through the balance of the term of the Original PILOT Agreement.

Section 2. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of such Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 3. These Resolutions shall take effect immediately.

[Remainder of Page Intentionally Left Blank]

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

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

The Resolutions were thereupon duly adopted.

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

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

That I have compared the annexed extract of the minutes of the meeting of the County of Monroe Industrial Development Agency (the "Agency"), including the resolutions contained therein, held on September 15, 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 15th day of September, 2026.

Ana J. Liss, Executive Director

**THE MARKETPLACE
1265 Scottsville Rd.
Rochester, New York 14624
(585) 464-9400**

September 2, 2026

County of Monroe Industrial Development Agency
City Place Suite 1150
50 W. Main Street
Rochester, NY 14614

Attn: Ana J. Liss, Executive Director
AnaLiss@monroecounty.gov

(Via Email)

Dear Ms. Liss:

As counsel to The Marketplace, I am requesting the County of Monroe Industrial Development Agency ("COMIDA") amend the existing Application to modify the current Original PILOT and related lease and leaseback for the 2026/2027 school and 2027 County Town tax years for the Marketplace Mall parcels per the attached Pilot analysis

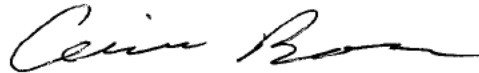
As has been done for several years, the Town Supervisor took the lead with input from the Town Assessor to establish payments for each parcel moving towards full tax equivalents. This year has the added complexity of a new subdivision map that causes the 124 acres (inclusive of existing UR Parcel) to be subdivided into 14 tax parcels.

With the Town of Henrietta's input, we have attempted to use the Subdivision Map being considered by the Town at its September meeting (attached and color coded) to show likely mailing addresses proposed by the Town and correspondingly have the COMIDA Amendment track the relevant parcels based on this new subdivision map. This will facilitate the anticipated transfers and related removals of the M&T Parcel (anticipated for October 2026) and additional UR Parcel (anticipated for November or December 2026) and the Mary Cariola Parcel (anticipated for November or December 2026).

It is the Town's request that payments under the PILOT terminate on the transfer date with respect to MCC as this will be a transfer from IDA exemption to MCC exemption. The county will establish separate tax parcel numbers in the coming months based on this new subdivision map. If possible, we would ask that the PILOT Amendment attach as exhibits the color-coded subdivision map in the form attached and the anticipated mailing address summary of parcels. We can add to be assigned tax parcels numbers when the county makes them available.

Please advise me at your earliest opportunity. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cecilia Bonaccio', written in a cursive style.

Cecilia Bonaccio, Esq.

Senior Counsel

Cc : Rachel Baranello, Greg Hofmann, Stephen Schultz, Robin Finnerty

Motion By: _____

Seconded By: _____

RESOLUTION

A regular meeting of the County of Monroe Industrial Development Agency (the "Agency"), was held on September 15, 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 authorizing Allison Clark (i) to pay certain routine and reoccurring budgeted expenditures up to \$1,500.00 and (ii) as an "Authorized Signatory" for the Agency to sign certain purchase orders, insurance and vendor quotes and other routine organizational matters for the Agency.

RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY AUTHORIZING ALLISON CLARK (I) TO PAY CERTAIN EXPENDITURE FOR THE AGENCY AND (II) AS AN AUTHORIZED SIGNATORY FOR CERTAIN MATTERS

WHEREAS, 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;

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

Section 1. In consequence of the foregoing, the Agency hereby determines to authorize Allison Clark (i) to pay certain routine and reoccurring budgeted expenditures up to \$1,500.00 for the Agency and (ii) as an Authorized Signatory for the Agency to sign certain purchase orders, insurance and vendor quotes and other routine organizational matters for the Agency.

Section 2. The appropriate officers and agents of the Agency, including the Authorized Signatory, are hereby authorized and directed, jointly and severally, for and in the name and on behalf of the Agency, to execute and deliver any and all documents, including, without limitation, any and all documents and certificates, and to do any and all things and take any and all actions which may be necessary or advisable, in their discretion, including any subsequent agreements, waivers or consents.

Section 3. This resolution shall take effect immediately.

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

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

The Resolution was thereupon duly adopted.

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

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

That I have compared the annexed extract of the minutes of the meeting of the County of Monroe County Industrial Development Agency (the “Agency”), including the resolutions contained therein, held on the 15th day of September, 2026, with the original thereof on file in the office of the Issuer, and that the same is a true and correct copy of the proceedings of the Corporation 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 said Corporation had due notice of said meeting and that the meeting was all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand as of September 15, 2026.

By: _____
Ana J. Liss

Executive Director