



COUNTY OF MONROE  
**COMIDA**  
INDUSTRIAL DEVELOPMENT AGENCY

**BOARD MEETING AGENDA**

**June 17, 2025**

12:00 p.m. CityPlace Building

- A. Call Meeting to Order
- B. Pledge of Allegiance
- C. Approval of Minutes – May 20, 2025
- D. Public Comments
- E. Local Labor Monitoring Report – May – Kevin Loewke
- F. Local Labor Exemptions Report – May – Kevin Loewke
- G. Financial Report – May – Gregg Genovese
- H. Applications for Consideration
  - 1. Precise Tool & Manufacturing Inc
  - 2. Taouk Fisher LLC
- I. Project Modifications
  - 1. 50 Chestnut Ventures LLC/Columbus Building Apartments LLC – Assumption
- J. Executive Director – Discussion Items
  - Rochester Works Enhanced Recovery Program - Workforce Development Fund Request
  - The Young CEO Program - Contract Extension Request
  - Rochester Childfirst Network – Contract Extension Request
  - PARIS Report Update
  - Housing Study Update
  - Dashboard
- K. Chair Burr – Discussion Items
- L. Adjourn Meeting

Next meeting: Tuesday, July 15, 2025



BOARD MEETING MINUTES  
May 20, 2025

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

Board Present: A. Burr, R. King, N. Jones, T. Tolefree, L. Bolzner

Board Absent: R. Ryerse

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

Chair Burr called the meeting to order at 12:01 p.m. and R. King led the board in the Pledge of Allegiance.

On motion by N. Jones, second by R. King, all aye, minutes of the April 15, 2025 meeting were approved.

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

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

G. Genovese presented the financial report for April 2025.

Executive Director Liss presented the following projects for consideration:

**QED Technologies International LLC**

QED Technologies International LLC, is renovating and expanding into a 20,000 square foot facility adjacent to their current location in the City of Rochester. Renovations to current warehouse space include the creation of foundational infrastructure and the addition of a mezzanine to house offices for QED's fabrication, service, and application teams. The expansion also includes the installation of metrology tools, equipment, and MRF platforms to increase QED's R&D and manufacturing processes. QED plans to create 43 FTEs in addition to its 15 existing FTEs. The \$3.8 million project is seeking a sales tax exemption. The cost benefit ratio is 483:1.

The applicant was represented by Shannon Weaver, Human Resources Manager and Daniel Keeley, Business Development 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. Ms. Finnerty stated that there were no comments at the public hearing which was held on May 15, 2025.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (i) ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON MAY 15, 2025, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY QED TECHNOLOGIES INTERNATIONAL, 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 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 L. Bolzner, second by R. King 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	A. Burr	Yea
N. Jones	Yea	R. Ryerse	Absent

### **JK Property Solutions, LLC**

JK Property Solutions, LLC, a real estate holding company, is adding a 10,300 square foot expansion to its facility in the Town of Chili for related entity J Kozel & Son. The expanded facility will be used to consolidate the company's Tool Ranch Ontario division and newly acquired N/S Fasteners. A majority of the new facility will serve as office and warehouse space with the remaining portion being dedicated to Tool Ranch's drive through pick-up operations. J Kozel & Sons plans to create 9 FTEs in addition to its existing 29 FTEs. The \$2.8 million dollar project is seeking a real property tax abatement, mortgage recording tax exemption and sales tax exemption. The cost benefit ratio is 39:1.

The applicant was represented by Jeff Loeffler, President. 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. Ms. Finnerty stated that there were no comments at the public hearing which was held on May 15, 2025.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (i) ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON MAY 15, 2025, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY JK PROPERTY SOLUTIONS, 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 R. King, second by N. Jones, for inducement and final resolution approving a real property tax abatement, mortgage recording tax exemption and sales tax exemption, a roll call vote resulted as follows and the motion carried:

T. Tolefree	Yea	R. King	Yea
L. Bolzner	Yea	A. Burr	Yea
N. Jones	Yea	R. Ryerse	Absent

Executive Director Liss presented the following modifications for considerations:

**Tilden RH Highlands/Rochester Highlands NY, LLC - Assumption**

Tilden Rochester Highlands Apartments, LLC has entered into an agreement to purchase the housing project at 336-380 Westfall Road in the City of Rochester and is requesting approval to assume the real property tax abatement.

The applicant was represented by Stephen Catarinella, Esq, Chief Investment Officer, who participated on Zoom.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE ASSIGNMENT BY ROCHESTER HIGHLANDS NEW YORK, LLC OF CERTAIN FINANCIAL ASSISTANCE AND DOCUMENTS IN CONNECTION WITH A CERTAIN PROJECT LOCATED AT 336-380 WESTFALL ROAD IN THE CITY OF ROCHESTER, NEW YORK, TO TILDEN ROCHESTER HIGHLANDS APARTMENTS, LLC; AND THE EXECUTION OF RELATED DOCUMENTS.

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

**Fairlife, LLC – Extension and Sublease Approval**

fairlife, LLC is constructing a manufacturing facility in the Town of Webster to produce high-protein milk beverages using a cold-filtration process. In October 2023, the project was approved for a mortgage recording tax exemption, sales tax exemption and a custom real property tax abatement. The applicant is seeking approval of the sublease of the wastewater treatment plant portion of the facility to Solutions Group. Solutions Group will cause, through the general contract Haskell, the completion of the wastewater treatment plant, which is an integral and essential part of the project. Fairlife is also seeking an extension of the sales tax exemption through December 31, 2026 due to a longer than originally anticipated construction schedule.

The applicant was represented by Kevin McAuliffe, Esq.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING (i) THE EXTENSION OF THE SALES AND USE TAX EXEMPTION BENEFITS GRANTED TO FAIRLIFE, LLC (THE "COMPANY") THROUGH DECEMBER 31, 2026; (ii) AUTHORIZING THE SUBLEASE OF A PORTION OF THE FACILITY TO SOLUTIONS GROUP; AND (iii) THE EXECUTION OF RELATED DOCUMENTS.

On motion by N. Jones, second by L. Bolzner, all aye, motion carried to approve an extension of the sales tax exemption through December 31, 2026 and approve a sublease of the wastewater treatment portion of the facility to the Solutions Group.

**Whitney Baird Associates – Increase**

Whitney Baird Associates, LLC, a local real estate development company, was approved in 2010 to acquire and renovate the former Culver Road Armory in the City of Rochester. In August 2013, phase II was approved and in March 2016 phase III was approved for a custom real property tax abatement, sales and mortgage recording tax exemptions. Phase III of the project consists of a 15,000 square foot multi-tenant building. The project was approved for a modification to increase and extend their sales tax exemption in February of 2023. The applicant is requesting an additional increase in sales tax exemptions. The total project cost is now \$5,979,762 and exemptions are now not to exceed \$202,287.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING ADDITIONAL FINANCIAL ASSISTANCE TO WHITNEY BAIRD ASSOCIATES LLC (THE "COMPANY") IN AMOUNTS EXCEEDING THE AMOUNTS PREVIOUSLY APPROVED BY THE AGENCY AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by R. King, second by L. Bolzner, all aye, motion carried to approve an increase in project costs of \$1,000,000 for an increase in the sales tax exemption to an amount not to exceed \$202,287.

#### **Rock Depot – Renewal and Extension**

Rock Depot, LLC, a real estate holding company, is constructing a new 35,000 sq. ft. facility in the Town of Gates. The \$3,901,366 project was originally approved in May of 2023. The project was approved for a real property tax abatement, sales tax exemption and mortgage recording tax exemption. The applicant is seeking an extension on the sales tax exemption through December 31, 2025 due to construction delays caused by water pressure issues at the end of the water main.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE EXTENSION OF THE SALES TAX EXEMPTION BENEFIT GRANTED TO ROCK DEPOT ROC LLC (THE "COMPANY") THROUGH DECEMBER 31, 2025; AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by R. King, second by T. Tolefree, all aye, motion carried to approve an extension of the sales tax exemption through December 31, 2025.

#### **Buckingham Properties, LLC/Popli Design Group - Extensions**

Buckingham Properties LLC is renovating 220 Alexander Street, a 117,350 square foot building located in the City of Rochester. Renovations of 35,000 square feet on the building's 6th and 7th floors will be completed for tenant Popli Design Group (PDG). The \$4,900,000 project was originally approved in March 2025 for a special real property tax abatement, sales tax exemption and mortgage recording tax exemption. The applicant and tenant are seeking an extension of the sales tax exemption through December 31, 2026 as the anticipated project completion date has been extended due to delays related to supply chain, planning, and design.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE EXTENSION OF THE SALES TAX EXEMPTION BENEFITS GRANTED TO BUCKINGHAM PROPERTIES LLC (THE "COMPANY") AND POPLI ARCHITECTURE + ENGINEERING & L.S., D.P.C. (THE "TENANT:") THROUGH DECEMBER 31, 2026; AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by L. Bolzner, second by N. Jones, all aye, motion carried to approve an extension of the sales tax exemptions through December 31, 2026.

On motion by R. King, second by N. Jones, all aye, motion carried to enter into executive session under Section 105(d) to discuss proposed litigation at 12:39 pm.

On motion by L. Bolzner, second by N. Jones, all aye, motion carried to come out of Executive Session and continue the regular meeting at 12:51 pm.

On motion by N. Jones, second by R. King, all aye, motion carried to approve the execution of a 5-year extension of the Tolling Agreement.

On motion by R. King, second by N. Jones, all aye, motion carried to appoint the following officers:

Ann Burr, Chair  
Truman Tolefree, Vice Chair  
Ray Ryerse, Secretary  
Lisa Bolzner, Treasurer  
Ethics Officer – Chair of Audit Committee  
Contracting Officer – Executive Director

There being no further business to discuss, on motion by T. Tolefree, second by L. Bolzner, all aye, the regular meeting of the Board was adjourned at 12:57 p.m.



## May 2025 Monthly C.O.M.I.D.A. Report

June 2<sup>nd</sup>, 2025

1. This report covers our site visits between May 1<sup>st</sup>, 2025 and May 31<sup>st</sup>, 2025.
2. During this period Loewke Brill made 57 monthly site visits.
3. During this period Loewke Brill made “7” Follow up visits.
4. Loewke Brill checked for residence with 1743 workers.
5. Of those workers, there were “16” non-compliant.
  - a. 10- No proof of residence
    - i. 05/01/25- CPP & Conifer Realty – AAC – 1 no ID. USC – 1 no ID. Both compliant on follow up 05/02/25
    - ii. 05/05/25 – Indus Lehigh Station, LLC – Colonial – 1 no ID. M.P.S.M. – 1 no ID. Both compliant on follow up 05/06/25
    - iii. 05/20/25 – Fairlife, LLC – Insley McIntyre – 1 no ID. LeChase – 1 no ID. Both compliant on follow up visit 05/21/25
    - iv. 05/27/25 – CPP & Conifer Realty – CM Armitage – 1 no ID. Tactical – 1 no ID. Both compliant on follow up visit 05/28/25
    - v. 05/28/25 – 49 East Avenue, LLC – USC – 2 no ID. 1 compliant on follow up visit 05/28/25, 1 off job site.
  - b. 6 – Out of Area
    - i. 05/06/25 – Fairlife, LLC – Billitier – 1 out of area. Worker removed from jobsite, waiver subsequently filed.
    - ii. 05/13/25 – Sibley ReDevelopment II LP – Image City – 4 out of area. All workers off job site on follow up visit 05/14/25

iii. 05/20/25 – Fairlife, LLC – Frank Lil & Son – 1 out of area. Worker removed from jobsite, waiver subsequently filed.

c. 0 – Invalid ID

6. There were “2” new COMIDA sign(s) delivered

a. The Raymond Corporation

b. DelMonte Development, LLC

**May 2025 COMIDA Verified Local Labor Exemption Report**

**Board Meeting – June 17<sup>th</sup>, 2025**

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

- Fairlife, LLC – Local 33 / Frank Lil & Sons – No Local Labor Available - Local 33 on behalf of Frank Lill & Son, Inc is asking for an exemption for one iron worker on the Fairlife, LLC project. Iron Workers Local 33 has provided a letter for the worker (from Local 40 in NYC) stating his experience and skill level as necessary for the project. Loewke Brill considers this waiver request to be valid and recommends the waiver to be processed.
- Fairlife, LLC – Local 33 / Frank Lil & Sons - No Local Labor Available - Local 33 on behalf of Frank Lill & Son, Inc is asking for an exemption for one iron worker on the Fairlife, LLC project. Iron Workers Local 33 has provided a letter for the worker (from Local 387 in Atlanta, GA) stating his experience and skill level as necessary for the project. Loewke Brill considers this waiver request to be valid and recommends the waiver to be processed.
- Fairlife, LLC – Local 33 / Frank Lil & Sons - No Local Labor Available - Local 33 on behalf of Frank Lill & Son, Inc is asking for an exemption for six iron workers on the Fairlife, LLC project. Iron Workers Local 33 has provided a letter for each worker (5 from Local 40 in NYC, 1 from Local 623 in Baton Rouge, LA) stating their experience and skill level as necessary for the project. Loewke Brill considers this waiver request to be valid and recommends the waiver to be processed.
- Fairlife, LLC – Local 13 / P&J - No Local Labor Available - Local 13 on behalf of Poster & Jaeckle is asking for an exemption for two welders on the Fairlife, LLC project. Plumbers & Pipefitters Local 13 has provided two letters for the workers (Both from Local 13 but living in Glens Falls, NY (Warren County)) stating their experience and skill level as necessary for the project. Loewke Brill considers this waiver request to be valid and recommends the waiver to be processed.
- Fairlife, LLC – Local 86 / O’Connell Electric - No Local Labor Available - O’Connell Electric is asking for an exemption for five electrical worker on the Fairlife, LLC project. IBEW/ Local 86 has provided a letter for each worker (all journeyman wireman) stating their experience and skill level as necessary for the project. Loewke Brill considers this waiver request to be valid and recommends the waiver to be processed.
- Fairlife, LLC – SMIC – Specialized Construction - SMIC is being brought in to supplement labor for the AS/RS racking system installation at the Fairlife, LLC project on Tebor Rd in Webster. SMIC is being brought in to help add workforce to the scope E-80 is already performing. E-80 was previously issued a specialized waiver for the project to install the AS/RS system, and SMIC would be adding a total of 10 workers based out of Clarksville, Tennessee.
- Fairlife, LLC – Local 13 / JW Danforth - No Local Labor Available - Local 13 on behalf of JW Danforth is asking for an exemption for five journeyman plumbers on the Fairlife, LLC project. Iron Workers Local 13 has provided a letter for the workers (all NYS residents) stating their experience and skill level as necessary for the project. Loewke Brill considers this waiver request to be valid and recommends the waiver to be processed.



- 1733 Ridge Road, LLC – Henderson-Johnson, Co. – No Local Labor Available -Henderson Johnson Co., based out of Syracuse (Onondaga County), will be performing the floor leveling services at the 1733 Ridge Road, LLC project located at 1733 Ridge Road East in the town of Irondequoit. Gyp-Crete, the material being used on the project, is a floor underlayment material commonly used in multi family 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.
- ESIV, LLC – Henderson-Johnson, Co. – No Local Labor Available -Henderson Johnson Co., based out of Syracuse (Onondaga County), will be performing the floor leveling services at the ESIV, LLC project located on Old Hitching Post Lane in Rush Henrietta. Gyp-Crete, the material being used on the project, is a floor underlayment material commonly used in multi family 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.
- Unither Manufacturing, LLC – Local 13 / Crosby-Brownlie - No Local Labor Available - Local 13 on behalf of Crosby-Brownlie is asking for an exemption for up to 10 journey workers on the Unither Manufacturing, LLC project. Plumbers & Pipefitters Local 13 has provided a letter as well as Crosby-Brownlie for the workers (all NYS residents) stating their experience and skill level as necessary for the project. Loewke Brill considers this waiver request to be valid and recommends the waiver to be processed.

**COMIDA**  
**Statement of Financial Position**

	Year To Date 05/31/2025	Year Ending 12/31/2024
	Actual	Actual
<b>Assets</b>		
Current Assets		
Cash and Cash Equivalents	1,346,138	5,197,148
Cash - Grant Funding	3,421,077	5,046,811
Accounts Receivable, Net	76,771	29,159
Short Term Investments	17,193,602	13,670,805
Prepaid Expenses	15,718	20,989
Other Current Assets	199,922	115,790
<b>Total Current Assets</b>	<b>22,253,228</b>	<b>24,080,702</b>
Long-term Assets		
Property & Equipment	545,032	633,184
Other Long-term Assets	195,009	195,009
<b>Total Long-term Assets</b>	<b>740,041</b>	<b>828,193</b>
<b>Total Assets</b>	<b>22,993,269</b>	<b>24,908,895</b>
<b>Liabilities and Net Assets</b>		
Liabilities		
Short-term Liabilities		
Accounts Payable	2,031,142	320,850
Accrued Liabilities	507,103	249,741
Grant Liabilities	1,534,763	5,045,095
<b>Total Short-term Liabilities</b>	<b>4,073,008</b>	<b>5,615,686</b>
Long Term Liabilities	294,797	294,797
<b>Total Liabilities</b>	<b>4,367,805</b>	<b>5,910,483</b>
Net Assets		
Net Assets	18,998,414	17,980,965
Change In Net Assets	(372,950)	1,017,447
<b>Total Net Assets</b>	<b>18,625,464</b>	<b>18,998,412</b>
<b>Total Liabilities and Net Assets</b>	<b>22,993,269</b>	<b>24,908,895</b>

**Summary Statement of Activities - All Funds with Prior Year**

	Year To Date 05/31/2025	Year To Date r 05/31/2025	Year To Date 05/31/2024
	Actual	Budget	Actual
Revenue			
Fee Income	474,502	271,334	224,859
Interest Income	325,597	200,000	334,727
Gain on Sale of Fixed Assets	59,800	-	-
<b>Total Revenue</b>	<b>859,899</b>	<b>471,334</b>	<b>559,586</b>
Payroll			
Program & Community Development	220,137	188,683	157,379
General & Administrative	746,624	1,408,598	902,766
APEX Activity, Net	307,494	284,906	298,274
	(41,405)	-	11,768
<b>Total Expenses</b>	<b>1,232,849</b>	<b>1,882,188</b>	<b>1,370,186</b>
<b>Change In Net Assets</b>	<b>(372,950)</b>	<b>(1,410,854)</b>	<b>(810,600)</b>



## APPLICATION SUMMARY

**DATE:** June 17, 2025

**APPLICANT:** Precise Tool & Manufacturing Inc.  
9 Coldwater Crescent  
Rochester, NY 14624

**PROJECT LOCATION:** 9 Coldwater Crescent  
Rochester, NY 14624

**PROJECT SUMMARY:** Precise Tool & Manufacturing Inc. is proposing the construction of a 40,000 square foot addition to their existing facility in the Town of Gates. This addition will support and grow the company’s manufacturing operations; making CNC machined components for customers in the automotive, rail, aviation, medical, and aerospace fields. Precise Tool plans to create 10 new FTEs in addition to its existing 100 FTEs. The \$3.6 million project is seeking a real property tax abatement and sales tax exemption. The cost benefit ratio is 25:1.

**PROJECT AMOUNT:** \$3,600,000 Lease/Leaseback with Abatement  
\$200,000 Sales Tax Exemption

<b>JOBS: EXISTING:</b>	100	FTEs
<b>NEW:</b>	10	FTEs
<b>REQUIREMENT:</b>	10	FTEs

**PUBLIC HEARING DATE:** June 12, 2025

**BENEFIT TO INCENTIVE RATIO:** 25:1

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

**ELIGIBILITY:** MANUFACTURER

**APPROVED PURPOSE:** JOB CREATION

# County of Monroe Industrial Development Agency

## MRB Cost Benefit Calculator



Date: June 17 2025  
 Project Title: Precise Tool + Manufacturing Inc  
 Project Location: 9 Coldwater Crecent, Rochester, NY 14624

### Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

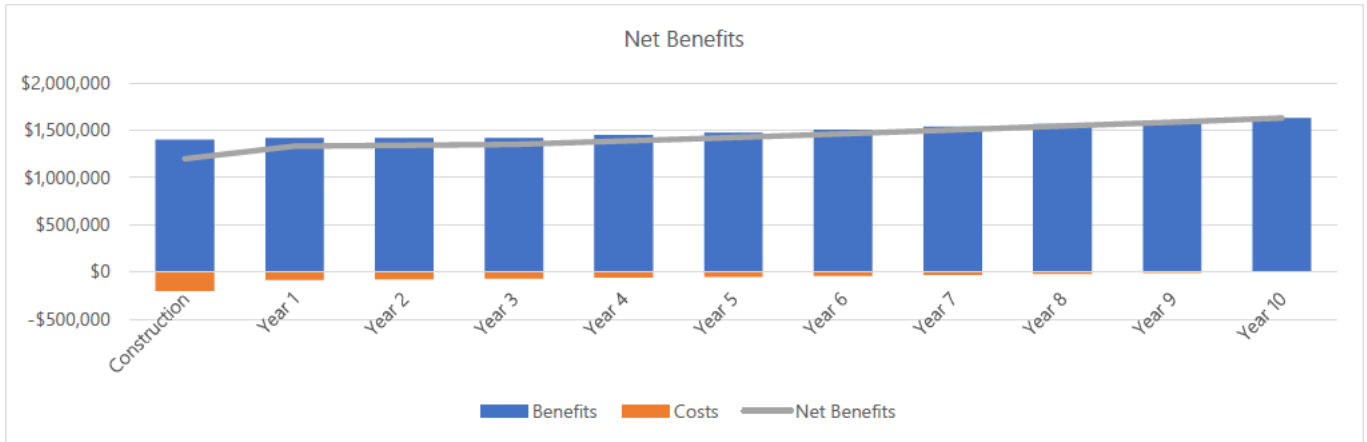
Project Total Investment  
 \$3,600,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	18	4	22
Earnings	\$1,109,888	\$210,591	\$1,320,479
Local Spend	\$2,880,000	\$716,886	\$3,596,886

Ongoing (Operations) Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	10	2	12
Earnings	\$11,641,266	\$2,538,162	\$14,179,428

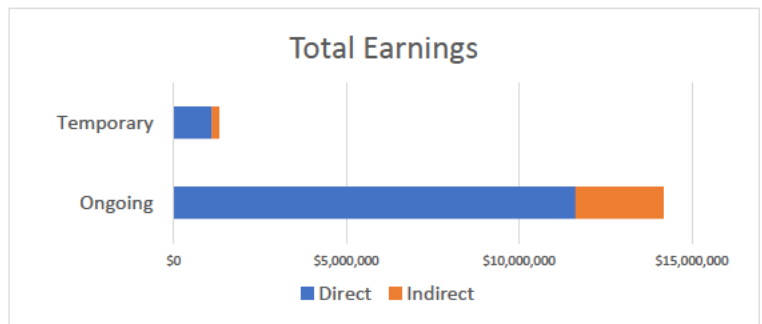
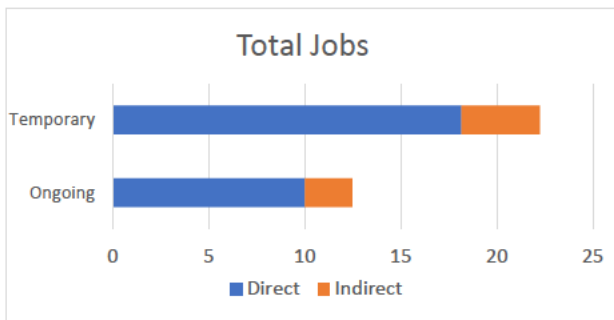
Figure 1



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

Figure 2

Figure 3



# Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

## Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$453,848	\$421,654
Sales Tax Exemption	\$200,000	\$200,000
Local Sales Tax Exemption	\$100,000	\$100,000
State Sales Tax Exemption	\$100,000	\$100,000
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
<b>Total Costs</b>	<b>\$653,848</b>	<b>\$621,654</b>

## State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$16,201,078</b>	<b>\$14,635,810</b>
<b>To Private Individuals</b>	<b>\$15,499,907</b>	<b>\$14,022,298</b>
Temporary Payroll	\$1,320,479	\$1,320,479
Ongoing Payroll	\$14,179,428	\$12,701,819
Other Payments to Private Individuals	\$0	\$0
<b>To the Public</b>	<b>\$701,171</b>	<b>\$613,511</b>
Increase in Property Tax Revenue	\$592,672	\$515,355
Temporary Jobs - Sales Tax Revenue	\$9,243	\$9,243
Ongoing Jobs - Sales Tax Revenue	\$99,256	\$88,913
Other Local Municipal Revenue	\$0	\$0
<b>State Benefits</b>	<b>\$805,995</b>	<b>\$729,160</b>
<b>To the Public</b>	<b>\$805,995</b>	<b>\$729,160</b>
Temporary Income Tax Revenue	\$59,422	\$59,422
Ongoing Income Tax Revenue	\$638,074	\$571,582
Temporary Jobs - Sales Tax Revenue	\$9,243	\$9,243
Ongoing Jobs - Sales Tax Revenue	\$99,256	\$88,913
<b>Total Benefits to State &amp; Region</b>	<b>\$17,007,073</b>	<b>\$15,364,969</b>

## Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$14,635,810	\$521,654	28:1
State	\$729,160	\$100,000	7:1
<b>Grand Total</b>	<b>\$15,364,969</b>	<b>\$621,654</b>	<b>25:1</b>

\*Discounted at 2%

### Additional Comments from IDA

This is a good project.

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

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

**RESOLUTION**  
(Precise Tool & Manufacturing Inc. Project)  
OSC Code 2602-25-019A

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 June 17, 2025 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 JUNE 12, 2025, WITH RESPECT TO A CERTAIN PROJECT (AS DEFINED BELOW) BEING UNDERTAKEN BY PRECISE TOOL & MANUFACTURING 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 (AS DEFINED BELOW); (iii) APPOINTING THE COMPANY AS AGENT OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT 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, **PRECISE TOOL & MANUFACTURING INC.**, a New York corporation for itself or a related entity formed or to be formed (collectively, the "Company") has requested that the Agency assist with a certain Project (the "Project"), consisting of: (A) the acquisition or retention of a leasehold interest in a portion of an approximately 11.83-acre parcel of land located at 9 Coldwater Crescent in the Town of Gates, New York 14624 and all other lands in the Town of Gates where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (collectively, the "Land"); (B) the construction of an approximately 40,000 square-foot addition (the "Improvements") to the existing building thereon; and (C) the acquisition and installation therein, thereon or thereabout of certain machinery, equipment and related personal property (the "Equipment" and, together with the Land and the Improvements, the "Facility"), all for use by Company in its business of

manufacturing CNC machined components for the automotive, rail, aviation, medical and aerospace industries; 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, June 12, 2025, at 11:00 a.m., local time, in the Supervisor's Conference Room at the Gates Town Hall, 1605 Buffalo Road, Rochester, New York 14624, the Agency held a public hearing with respect to the Project and the proposed Financial Assistance (as defined below) being contemplated by the Agency, whereat interested parties were provided a reasonable opportunity, both orally and in writing, to present their views; and

WHEREAS, it is contemplated that the Agency will (i) negotiate a project agreement (the "Project Agreement"), pursuant to which the Agency will appoint the Company as its agent for the purpose of undertaking the Project, (ii) negotiate and enter into a lease agreement (the "Lease Agreement"), leaseback agreement (the "Leaseback Agreement") and payment-in-lieu-of-tax agreement (the "PILOT Agreement") with the Company and (iii) provide financial assistance (the "Financial Assistance") to the Company in the form of (a) a sales and use tax exemption for purchases and rentals related to the acquisition, construction and equipping of the Facility 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 Gates 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 May 19, 2025 (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 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 Planning Board also issued a Negative Declaration on May 19, 2025, determining that the Project did not present a potential significant adverse environmental impact. The Agency, having reviewed the materials presented by the Company, further determines that the Project does not pose a potential significant adverse environmental impact and thus ratifies the Negative Declaration previously issued by the Planning Board pursuant to 6 N.Y.C.R.R. § 617.7.

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

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

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

appointment includes the following activities as they relate to the construction, erection, completion, use, repair and maintenance of the Improvements and the purchase, use, lease, placement, installation, repair, maintenance and replacement of the Equipment, whether or not any materials or supplies described below are incorporated into or become an integral part of the Improvements or the Equipment: (i) all purchases, leases, rentals and other uses of tools, machinery and equipment in connection with acquiring, constructing, equipping, repairing and maintaining the Facility, (ii) all purchases, rentals, uses or consumption of supplies, materials and services of every kind and description in connection with acquiring, constructing, equipping, repairing and maintaining the Facility, and (iii) all purchases, leases, rentals and uses of equipment, machinery, and other tangible personal property (including installation costs with respect thereto), installed or placed in, upon or under the Improvements, Land or the Equipment, including all repairs, maintenance and replacement of all such property. Said agents are authorized to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agents for the Agency, and in general to do all things which may be requisite or proper for completing the Facility, all with the same powers and with the same validity as the Agency could do if acting on its own behalf. As agent of the Agency, the Company is authorized to delegate such agency, in whole or in part, to agents, subagents, contractors, subcontractors, contractors and subcontractors of such agents and subagents and to such other parties as the Company chooses; provided, however, the Project Agreement shall expire on **December 31, 2026** (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 **\$2,500,000** which results in New York State and local sales and use tax exemption benefits ("sales and use tax exemption benefits") not to exceed **\$200,000**. 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 June 17, 2025, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

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

IN WITNESS WHEREOF, I have hereunto set my hand on this 17<sup>th</sup> day of June, 2025.

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



## APPLICATION FOR ASSISTANCE

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

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

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

### I. APPLICANT

#### A. Applicant Information

Name: Precise Tool + MFG Inc.  
 Address: 9 Coldwater Crescent  
 City/State/Zip: Rochester, NY 14624  
 Tax Id No.: \_\_\_\_\_  
 Contact Name: John Gizzi  
 Title: Owner  
 Telephone: [REDACTED]  
 E-Mail: [REDACTED]

#### B. Applicant's Legal Counsel

Name: Ryan A. Lown  
 Firm: Phillips Lytle LLP  
 Address: 28 Main Street  
 City/State/Zip: Rochester, NY 14614  
 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 P. Gizzi</u>	<u>70</u>	<u>CEO</u>
<u>John S. Gizzi</u>	<u>10</u>	<u>President</u>
<u>James M. Gizzi</u>	<u>10</u>	<u>Vice President</u>
<u>Joseph P. Gizzi</u>	<u>10</u>	<u>Vice President</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: 9 Coldwater Crescent

Tax Map Parcel Number: 133.07-1-24.11

City/Town/Village: Rochester, NY 14624

School District: Gates Chili

Zip: 14624

Current Legal Owner of Property:

John Gizzi

### 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
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_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

### F. Project Timeline

Proposed Date of Acquisition: \_\_\_\_\_

Proposed Commencement Date of Construction: 06-18-2025

Anticipated Completion Date: 04-01-2026

### G. Contractor(s)

Chris Burnett Construction

G-4 Construction Services LLC

## II.PROJECT (cont'd)

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

NAICS Code: 332322

Proposed project is to build a 40,000 sq ft. addition on to the west end of the existing building. 200'X200' The addition will be used to support the continuing manufacturing operations of this 50 year old, 3rd generation company. Precise Tool + MFG was started in the Founders garage in 1972 and moved to the existing location in 1975 with the initial building of 12,000 SQ FT and has grown to 250,000 SQ FT today.

The company manufactures CNC machined components for automotive, rail, aviation, medical and aerospace. The company provides engineering services and utilizes high tech CNC Machines to make their customer's parts. The parts are made from aluminum steel, castings, and solids. Aerospace parts are made from Inconel and Titanium.

This COMIDA project will provide added space necessary to continue operations in Rochester, NY.

## 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 will help lower cost by providing needed space for more CNC Equipment. The project will help grow the company, hire more employees and purchase more needed equipment to keep Precise the leading manufacturer it has been for the past 50+ years.

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

Yes  No

Location:

Advatech Industries Inc.

3850 Buffalo Rd., Rochester, NY 14624

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

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

Yes  No

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

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

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

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

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

NO

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

Check One:

**JOBSPLUS**

**Requirements:**

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

**LEASEPLUS**

**Requirements:**

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

**ENHANCED JOBSPLUS**

**Requirements:**

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

**GREEN JOBSPLUS**

**Requirements:**

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

**SHELTER RENT**

For student housing or affordable housing projects.

**Local Tax Jurisdiction Sponsored PILOT**

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

**IV. APPLICANT PROJECT COSTS**

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

**Building Construction or Renovation**

- a. Materials a. \$ 2,000,000
- b. Labor b. \$ 500,000

**Site Work**

- c. Materials c. \$ 500,000
  - d. Labor d. \$ 500,000
  - 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. Legal j. \$ 50,000
  - k. Architect k. \$ 25,000
  - l. Engineer l. \$ 25,000
  - m. \_\_\_\_\_ m. \$ \_\_\_\_\_
- Total Project Costs** \$ 3,600,000  
**(must equal Total Sources)**

B. Sources of Funds for Project Costs:

- a. Tax-Exempt Industrial Revenue Bond a. \$ 0
- b. Taxable Industrial Revenue Bond b. \$ 0
- c. Bank Financing c. \$ 0
- d. TOTAL Public Sources d. \$ 0

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

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

- e. Equity e. \$ 3,600,000
- TOTAL SOURCES** \$ 3,600,000  
**(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** \$ \_\_\_\_\_



## VII. PROJECTED EMPLOYMENT

Complete for each Applicant or User/Tenant

Company Name: Precise Tool + MFG Inc.

Applicant:  or User/Tenant:

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

	Current # of jobs at proposed project location or to be relocated to project location	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be <b>RETAINED</b>	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be <b>CREATED</b> upon THREE Years after Project completion	Estimate number of residents of the Labor Market Area in which the Project is located that will fill the FTE and PTE jobs to be created upon THREE Years after Project Completion **
Full time (FTE)	100	100	10	10
Part Time (PTE)	0	0	0	0
Total	100	100	10	10

\*\* 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 Precise Tool & MFG INC

Applicant:  and/or User/Tenant:

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

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

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

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

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

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

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

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

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

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



**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.

Precise Tool + Mfg Inc

(APPLICANT COMPANY)

Precise Tool + Mfg, Inc

(TENANT COMPANY)

for P Myje CEO 5-14-25  
Signature , Title Date

for P Myje CEO 5-14-25  
Signature , Title Date

**X. CERTIFICATION**

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

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

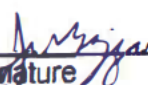
**APPLICANT COMPANY**

Precise Tool + Mfg Inc


 Title: CEO Date: 5-14-25  
 Signature \_\_\_\_\_, Title \_\_\_\_\_, Date \_\_\_\_\_

**TENANT COMPANY**

Precise Tool + Mfg Inc


 Title: CEO Date: 5-14-25  
 Signature \_\_\_\_\_, Title \_\_\_\_\_, Date \_\_\_\_\_



# Short Environmental Assessment Form

## Part 1 - Project Information


### Instructions for Completing

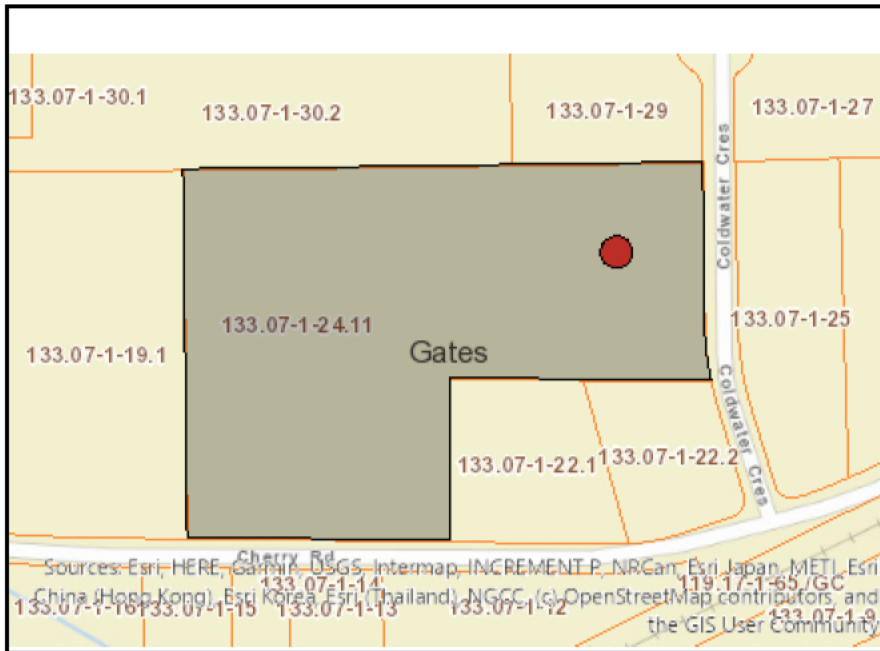
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Precise Tool Expansion			
Project Location (describe, and attach a location map): 9 Coldwater Crescent, Gates, NY 14624			
Brief Description of Proposed Action: A 40,000 sf manufacturing warehouse addition to the existing 156,523 sf manufacturing / office space at 9 Coldwater Crescent. The addition will be to the rear of the existing building and will be on existing and approved land-banked pavement area. The increase in pavement and loss of flood plain storage requires a modification to the existing stormwater management area.			
Name of Applicant or Sponsor: John Gizzi		Telephone: (585) 471-0874 E-Mail: jpgiz@rochester.rr.com	
Address: 9 Coldwater Crescent			
City/PO: Rochester		State: NY	Zip Code: 14624
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Area Variances from the Town of Gates ZBA, Building Variance from the NYS Dept of State, and Wetland Disturbance Notification to the Army Corps of Engineers.		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 11.83± acres	
b. Total acreage to be physically disturbed?		_____ 4.2± acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 23.73± acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ <u>Disturbance of 0.091± acres of Federally protected wetland. This work was previously permitted by the U.S.A.C.E on July 25, 2012, however this permit has expired and will need to be reapplied for.</u> _____	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> 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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
_____		
Stormwater runoff will be directed to the Cheery Road 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)?	NO	YES
If Yes, explain the purpose and size of the impoundment:		
Purpose: Stormwater management; Size: 4 acre-feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>
_____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: DEC Spill #8504733: Location: 15 Coldwater Crescent; Date of Spill: 3/22/1986; Date Spill was Closed: 6/1/1986		
DEC Spill #8607752: Location: 15 Coldwater Crescent; Date of Spill: 3/18/1987; Date Spill was Closed: 3/31/1987	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DEC Spill #8909672: Location: 9 Coldwater Crescent; Date of Spill: 1/8/1990; Date Spill was Closed: 3/6/1990		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: Sponsor: Schultz Associates - Engineers & Land Surveyors, P.C.      Date: 12/10/24		
Signature:  for Schultz Associates, P.C. Title: Project Engineer		



**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 in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



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 and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	Yes



## Spill Incidents Database Search Details

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### Spill Record

#### Administrative Information

**DEC Region:** 8

**Spill Number:** 8504733

#### Spill Date/Time

**Spill Date:** 03/22/1986    **Spill Time:** 12:00:00 PM

**Call Received Date:** 03/22/1986    **Call Received Time:** 12:38:00 PM

#### Location

**Spill Name:** ALLSTATE TOOL & DIE COMPA

**Address:** 15 COLDWATER CRESCENT DRI

**City:** GATES    **County:** Monroe

#### Spill Description

Material Spilled	Amount Spilled	Resource Affected
------------------	----------------	-------------------

Material not identified	N/A	
-------------------------	-----	--

**Cause:** Unknown

**Source:** Unknown

**Waterbody:** BARGE CANAL

#### Record Close

**Date Spill Closed:** 06/01/1986

"Date Spill Closed" means the date the spill case was closed by the case manager in the Department of Environmental Conservation (the Department). The spill case was closed because either; a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary, or b) the case was closed for administrative reasons (e.g., multiple reports of a single spill consolidated into a single spill number). The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary.

If you have questions about this reported incident, please contact the [Regional Office](#) where the incident occurred.

[Return To Results](#)

[Refine This Search](#)

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## Spill Incidents Database Search Details

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### Spill Record

#### Administrative Information

**DEC Region:** 8

**Spill Number:** 8607752

#### Spill Date/Time

**Spill Date:** 03/18/1987    **Spill Time:** 11:00:00 AM

**Call Received Date:** 03/18/1987    **Call Received Time:** 11:08:00 AM

#### Location

**Spill Name:** ALLSTATE TOOL & DIE CO

**Address:** 15 COLDWATER CRESCENT

**City:** GATES    **County:** Monroe

#### Spill Description

**Material Spilled**    **Amount Spilled**    **Resource Affected**

#2 fuel oil                      UNKNOWN    Surface Water

**Cause:** Tank Overfill

**Source:** Commercial/Industrial

**Waterbody:** LITTLE BLACK CREEK

#### Record Close

**Date Spill Closed:** 03/31/1987

"Date Spill Closed" means the date the spill case was closed by the case manager in the Department of Environmental Conservation (the Department). The spill case was closed because either; a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary, or b) the case was closed for administrative reasons (e.g., multiple reports of a single spill consolidated into a single spill number). The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary.

If you have questions about this reported incident, please contact the [Regional Office](#) where the incident occurred.

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## Spill Incidents Database Search Details

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### Spill Record

#### Administrative Information

**DEC Region:** 8

**Spill Number:** 8909672

#### Spill Date/Time

**Spill Date:** 01/08/1990    **Spill Time:** 11:00:00 AM

**Call Received Date:** 01/08/1990    **Call Received Time:** 11:55:00 AM

#### Location

**Spill Name:** PRECISE TOOL & MANUF. INC

**Address:** 9 COLDWATER CRESCENT

**City:** GATES    **County:** Monroe

#### Spill Description

**Material Spilled**    **Amount Spilled**    **Resource Affected**

waste oil/used oil    UNKNOWN    Soil

**Cause:** Deliberate

**Source:** Commercial/Industrial

**Waterbody:**

#### Record Close

**Date Spill Closed:** 03/06/1990

"Date Spill Closed" means the date the spill case was closed by the case manager in the Department of Environmental Conservation (the Department). The spill case was closed because either; a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary, or b) the case was closed for administrative reasons (e.g., multiple reports of a single spill consolidated into a single spill number). The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary.

If you have questions about this reported incident, please contact the [Regional Office](#) where the incident occurred.

[Return To Results](#)

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## Town of Gates

Supervisor  
Cosmo A. Giunta

Planning Board Chairman  
Juan Ruiz

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

May 20, 2025

Schultz Associates  
Attention: Chris Schultz  
129 South Union St.  
Spencerport, NY 14559

**Re: Precise Tool Expansion  
9 Coldwater Crescent**

Dear Mr. Schultz:

As you are aware, the Gates Planning Board, held a Public Hearing on, Monday, May 19, 2025. At that meeting, the Board declare this an Unlisted Action and based on the review of the impacts on the environment that the board has discussed and the town engineer has reviewed, and the board is Granting a negative declaration of environmental significance and no further SEQR action is required. As well at this meeting the Board **GRANTED Prelim & Final Site Plan Approval of Precise Tool Extension, located at 9 Coldwater Crescent** with the following initial conditions:

- 1 **All necessary Permits are obtained** prior to the signature of the Planning Board Chairman.
- 2 All Conditions of the **Preliminary Site Approval** are to be incorporated into the **Final Plan**.
- 3 Fire Marshal must review and approve the Final Site Plan **prior to the signature of the Planning Board Chairman**, including all the concerns of the Fire Marshal.
- 4 **All Stamps of Approval from All Regulatory Agencies** (including the Fire Marshal) are to be **affixed to the Final Site Plan prior to the signature of the Planning Board Chairman**.
- 5 A **Letter of Credit** is to be submitted to the Town of Gates in the **amounts sufficient to cover** construction of all **Drainage, Landscaping, and As-Built-Survey**.
- 6 The **building is to be constructed** according to the renderings and samples as presented to the Planning Board.
- 7 **All comments** of the New York State **Department of Transportation** are to be incorporated into the final plan.
- 8 The applicant is to pay particular attention to the **maintenance and cleanliness of the bordering roads** to the property during the construction phase to the satisfaction of the Town's Dept. of Public Works.
9. The applicant must submit the Final Site Plan Review Fee to the Town of Gates prior to the signature of the Planning Board Chairman on the Final Plan.
10. The building elevations and materials must adhere to the approved specifications.
11. No outside storage of vehicles and/or materials will be permitted.
12. Compliance set by Monroe County Dept. of Planning and Development are to be **incorporated into the Final Site Plan**.
13. The Dumpster enclosure must be shown on the final site plan.

14. All **Final Drainage** plan must be provided to the Town Engineer for his review and approval
15. All **necessary Easement agreements** need to be reviewed and approved by the **Town Attorney**
16. All **Signage** will conform to Town of Gates standards
17. A detailed **Lighting Plan**, (including Catalogs and Photometrics) must be included in Final Plan.
18. All **requirements from the DEC** are to be included in the Final Site Plan.

**MOTION PASSED: FINAL SITE PLAN APPROVED**

Very truly yours,  
Town of Gates  
PLANNING BOARD



Juan Ruiz, Chairman

MW/LA

cc: Town Files,  
Town Board Members,  
Daniel G. Schum, Town Attorney



## APPLICATION SUMMARY

**DATE:** June 17, 2025

**APPLICANT:** Taouk Fisher LLC  
PO Box 52  
Spencerport, NY 14559

**TENANT/PROJECT LOCATION:** Taouk Development, LLC  
296 Fisher Road  
Rochester, NY 14624

**PROJECT SUMMARY:** Taouk Fisher LLC is proposing the construction of three flex space buildings, totaling 39,000 square feet, in the Town of Chili. These three buildings will create 30 rentable units catered to small businesses and skilled tradespeople in need of functional workspace and storage. Each move-in-ready unit includes a 14ft overhead door, private amenities, and office space. Taouk Development, a related entity, is a local, family-owned business specializing in real estate development, excavation, site work, demolition and landscaping, will be the facility's first tenant. Taouk Development plans to create 1.5 FTEs in addition to its existing 8 FTEs. The \$5.3 million project is seeking a real property tax abatement, sales tax exemption, and partial mortgage recording tax exemption. The cost benefit ratio is 5:1.

**PROJECT AMOUNT:** \$5,333,325 Lease/Leaseback with Abatement  
\$260,093 Sales Tax Exemption  
\$33,750 Mortgage Recording Tax Exemption

<b>JOBS: EXISTING:</b>	8	FTEs
<b>NEW:</b>	1.5	FTEs
<b>REQUIREMENT:</b>	1	FTE

**PUBLIC HEARING DATE:** June 12, 2025

**BENEFIT TO INCENTIVE RATIO:** 5:1

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

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

**APPROVED PURPOSE:** JOB CREATION

# County of Monroe Industrial Development Agency

## MRB Cost Benefit Calculator



Date: June 17 2025  
 Project Title: Taouk Fisher LLC  
 Project Location: 296 Fisher Road, Chili, NY 14624

### Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

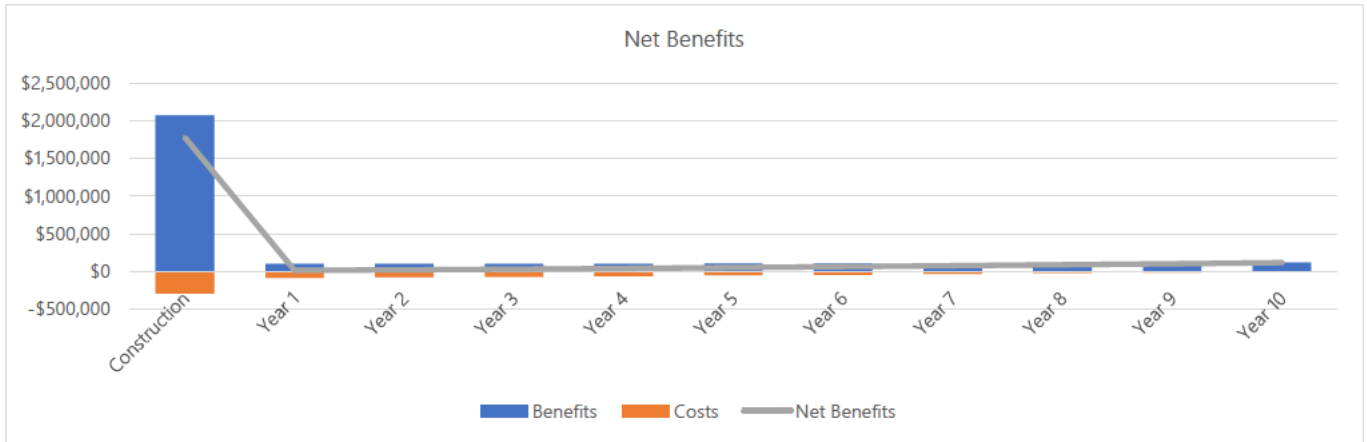
Project Total Investment  
 \$5,333,325

	Temporary (Construction)		
	Direct	Indirect	Total
Jobs	27	6	33
Earnings	\$1,644,276	\$311,987	\$1,956,263
Local Spend	\$4,266,660	\$1,062,052	\$5,328,712

	Ongoing (Operations)		
	Direct	Indirect	Total
Jobs	2	0	2
Earnings	\$825,472	\$179,979	\$1,005,450

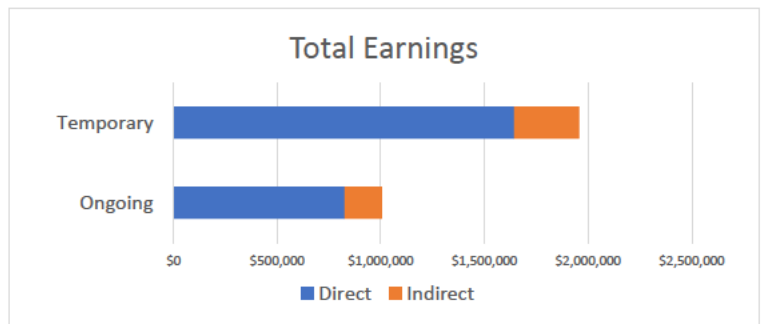
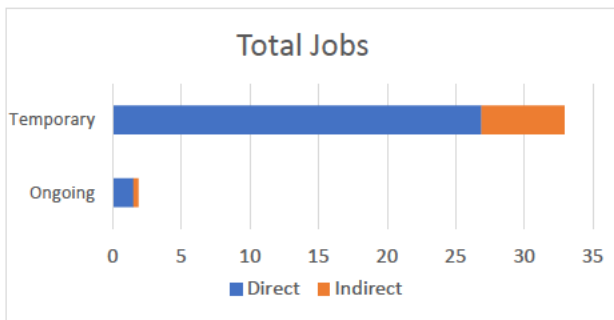
Figure 1



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

Figure 2

Figure 3



# Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

## Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$453,848	\$421,654
Sales Tax Exemption	\$260,093	\$260,093
Local Sales Tax Exemption	\$130,046	\$130,046
State Sales Tax Exemption	\$130,046	\$130,046
Mortgage Recording Tax Exemption	\$33,750	\$33,750
Local Mortgage Recording Tax Exemption	\$11,250	\$11,250
State Mortgage Recording Tax Exemption	\$22,500	\$22,500
<b>Total Costs</b>	<b>\$747,691</b>	<b>\$715,497</b>

## State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$3,575,117</b>	<b>\$3,392,291</b>
<b>To Private Individuals</b>	<b>\$2,961,713</b>	<b>\$2,856,937</b>
Temporary Payroll	\$1,956,263	\$1,956,263
Ongoing Payroll	\$1,005,450	\$900,674
Other Payments to Private Individuals	\$0	\$0
<b>To the Public</b>	<b>\$613,404</b>	<b>\$535,354</b>
Increase in Property Tax Revenue	\$592,672	\$515,355
Temporary Jobs - Sales Tax Revenue	\$13,694	\$13,694
Ongoing Jobs - Sales Tax Revenue	\$7,038	\$6,305
Other Local Municipal Revenue	\$0	\$0
<b>State Benefits</b>	<b>\$154,009</b>	<b>\$148,561</b>
<b>To the Public</b>	<b>\$154,009</b>	<b>\$148,561</b>
Temporary Income Tax Revenue	\$88,032	\$88,032
Ongoing Income Tax Revenue	\$45,245	\$40,530
Temporary Jobs - Sales Tax Revenue	\$13,694	\$13,694
Ongoing Jobs - Sales Tax Revenue	\$7,038	\$6,305
<b>Total Benefits to State &amp; Region</b>	<b>\$3,729,126</b>	<b>\$3,540,852</b>

## Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$3,392,291	\$562,951	6:1
State	\$148,561	\$152,546	1:1
<b>Grand Total</b>	<b>\$3,540,852</b>	<b>\$715,497</b>	<b>5:1</b>

\*Discounted at 2%

### Additional Comments from IDA

This is a good project.

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

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

**RESOLUTION**  
(Taouk Fisher LLC Project)  
OSC Code 2602-25-020A

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 June 17, 2025 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 JUNE 12, 2025, WITH RESPECT TO A CERTAIN PROJECT (AS DEFINED BELOW) BEING UNDERTAKEN BY TAOUK FISHER LLC, OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA (AS DEFINED BELOW); (iii) APPOINTING THE COMPANY AS AGENT OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT, (B) A PARTIAL MORTGAGE RECORDING TAX EXEMPTION AND (C) A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A PAYMENT-IN-LIEU-OF-TAX AGREEMENT ("PILOT AGREEMENT"); AND (v) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, PILOT AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

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

WHEREAS, **TAOUK FISHER 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 a portion of an approximately 5-acre parcel of land located at 296 Fisher Road in the Town of Chili, New York 14624 and all other lands in the Town of Chili where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (collectively, the "Land"); (B) the construction thereon of three (3) flex buildings consisting of two (2) buildings containing approximately 12,000 square feet of space with ten 1,250 square-foot units and one (1) building containing approximately 15,000 square feet of space with ten 1,500 square-foot units (collectively, the "Improvements"); and (C) the

acquisition and installation therein, thereon or thereabout of certain machinery, equipment and related personal property (the "Equipment" and, together with the Land and the Improvements, the "Facility"), all for use by small businesses and tradespeople including, but not limited to, electricians, plumbers, landscapers, carpenters and flooring contractors; 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, June 12, 2025, at 10:00 a.m., local time, in the Main Meeting Room at the Chili Town Hall, 3333 Chili Avenue, Rochester, New York 14624, the Agency held a public hearing with respect to the Project and the proposed Financial Assistance (as defined below) being contemplated by the Agency, whereat interested parties were provided a reasonable opportunity, both orally and in writing, to present their views; and

WHEREAS, it is contemplated that the Agency will (i) negotiate a project agreement (the "Project Agreement"), pursuant to which the Agency will appoint the Company as its agent for the purpose of undertaking the Project, (ii) negotiate and enter into a lease agreement (the "Lease Agreement"), leaseback agreement (the "Leaseback Agreement") and payment-in-lieu-of-tax agreement (the "PILOT Agreement") with the Company and (iii) provide financial assistance (the "Financial Assistance") to the Company in the form of (a) a sales and use tax exemption for purchases and rentals related to the acquisition, construction and equipping of the Facility, (b) a partial mortgage recording tax exemption for financing relating to the Project and (c) a partial real property tax abatement structured through the PILOT Agreement; and

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

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

WHEREAS, the Planning Board of the Town of Chili (the "Planning Board"), as lead agency, conducted an uncoordinated review of the Project pursuant to the New York State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law and its implementing regulations at 6 N.Y.C.R.R. Part 617 (collectively referred to as "SEQRA"), which resulted in the issuance of a negative declaration by the Planning Board, dated January 9, 2024 (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 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 Planning Board also issued a Negative Declaration on January 9, 2024, determining that the Project did not present a potential significant adverse environmental impact. The Agency, having reviewed the materials presented by the Company, further determines that the Project does not pose a potential significant adverse environmental impact and thus ratifies the Negative Declaration previously issued by the Planning Board pursuant to 6 N.Y.C.R.R. § 617.7.

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

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

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

appointment includes the following activities as they relate to the construction, erection, completion, use, repair and maintenance of the Improvements and the purchase, use, lease, placement, installation, repair, maintenance and replacement of the Equipment, whether or not any materials or supplies described below are incorporated into or become an integral part of the Improvements or the Equipment: (i) all purchases, leases, rentals and other uses of tools, machinery and equipment in connection with acquiring, constructing, equipping, repairing and maintaining the Facility, (ii) all purchases, rentals, uses or consumption of supplies, materials and services of every kind and description in connection with acquiring, constructing, equipping, repairing and maintaining the Facility, and (iii) all purchases, leases, rentals and uses of equipment, machinery, and other tangible personal property (including installation costs with respect thereto), installed or placed in, upon or under the Improvements, Land or the Equipment, including all repairs, maintenance and replacement of all such property. Said agents are authorized to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agents for the Agency, and in general to do all things which may be requisite or proper for completing the Facility, all with the same powers and with the same validity as the Agency could do if acting on its own behalf. As agent of the Agency, the Company is authorized to delegate such agency, in whole or in part, to agents, subagents, contractors, subcontractors, contractors and subcontractors of such agents and subagents and to such other parties as the Company chooses; provided, however, the Project Agreement shall expire on **December 31, 2026** (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 **\$3,251,160** which results in New York State and local sales and use tax exemption benefits ("sales and use tax exemption benefits") not to exceed **\$260,093**. 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 **\$4,500,000**, resulting in a mortgage tax exemption not to exceed **\$33,750**; and (iii) a partial real property tax abatement.

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

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

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

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

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

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

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

Section 11. This resolution shall take effect immediately.

*[Remainder of Page Intentionally Left Blank]*

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

	<u><i>Yea</i></u>	<u><i>Nay</i></u>	<u><i>Absent</i></u>	<u><i>Abstain</i></u>
Lisa Bolzner				
Rhett King				
Norman Jones				
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 June 17, 2025, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

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

IN WITNESS WHEREOF, I have hereunto set my hand on this 17<sup>th</sup> day of June, 2025.

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Ana J. Liss, Executive Director



COUNTY OF MONROE  
**COMIDA**  
 INDUSTRIAL DEVELOPMENT AGENCY

**APPLICATION FOR ASSISTANCE**

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

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

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

**I. APPLICANT**

**A. Applicant Information**

Name: Taouk Fisher, LLC  
 Address: PO BOX 52  
 City/State/Zip: Spencerport, NY 14559  
 Tax Id No.: [REDACTED]  
 Contact Name: Daniel J. Thomas Jr  
 Title: Manager  
 Telephone: [REDACTED]  
 E-Mail: [REDACTED]

**B. Applicant's Legal Counsel**

Name: John Marchioni  
 Firm: Marchioni & Associates  
 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>Daniel J. Thomas Jr</u>	<u>100</u>	<u>Manager</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<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: 296 Fisher Road

Tax Map Parcel Number: 134.19-1-8

City/Town/Village: Chili

School District: Gates Chili

Zip: 14624

Current Legal Owner of Property:

Taouk Fisher, 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: Taouk Development LLC

Address: PO BOX 52

City/State/Zip: Spencerport, NY 14559

Tax ID No. [REDACTED]

Contact Name: Daniel J. Thomas Jr

Title: Manager

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>Daniel J. Thomas Jr</u>	<u>100</u>	<u>Manager</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

### F. Project Timeline

Proposed Date of Acquisition: 2022

Proposed Commencement Date of Construction: 7-1-2025

Anticipated Completion Date: 8-1-2026

### G. Contractor(s)

Taouk Development, LLC, Central Roadways

JPL Plumbing, Alliance Doors

## II.PROJECT (cont'd)

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

NAICS Code: 531120

Taouk Fisher, LLC - Flex Space Development  
296 Fisher Road, Rochester, NY 14624 | Town of Chili

Taouk Fisher, LLC proposes the construction of three new flex space buildings at 296 Fisher Road to support small business growth in the Town of Chili and surrounding areas.

#### Project Overview

Two buildings - 12,000 sq. ft. each, with ten 1,250 sq. ft. units

One building - 15,000 sq. ft. with ten 1,500 sq. ft. units

Total: 30 modern, rentable flex space units

#### Target Tenants

Geared toward small businesses and tradespeople such as:

Electricians, plumbers, landscapers, carpenters, flooring contractors

Other service professionals needing functional workspace and storage

#### Community Impact

Provides affordable commercial space for local businesses

Improves area aesthetics by relocating business storage out of residential zones

Encourages economic growth and supports job creation

#### Unit Features

Each move-in-ready unit includes:

14-ft overhead door

Heating & cooling

Running water, private bathroom, and office area

#### First Tenant & Jobs

Taouk Development will occupy the first unit, enabling:

Hiring of two full-time employees

Operational growth and service expansion

Additional roles: Maintenance technician and property manager

#### Construction Timeline

Project will span ~2 years in 3 phases (10 units per phase)

**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.

Since this is a new business, it will not generate income until construction is complete and tenants begin occupying the space. Financial assistance is essential to ensure the project can be completed as planned and to support operations during the lease-up period while vacancies are being filled.

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

Yes  No

Location:

2550 Manitou Road

Rochester NY 14624

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

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

Yes  No

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

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

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

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

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

NO

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

Check One:

**JOBSPLUS**

Requirements:

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

**LEASEPLUS**

Requirements:

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

**ENHANCED JOBSPLUS**

Requirements:

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

**GREEN JOBSPLUS**

Requirements:

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

**SHELTER RENT**

For student housing or affordable housing projects.

**Local Tax Jurisdiction Sponsored PILOT**

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

**IV. APPLICANT PROJECT COSTS**

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

**Building Construction or Renovation**

- a. Materials a. \$ 2,526,760
- b. Labor b. \$ 631,690

**Site Work**

- c. Materials c. \$ 724,400
- d. Labor d. \$ 181,100
- e. Non-Manufacturing Equipment e. \$ \_\_\_\_\_
- f. Manufacturing Equipment f. \$ \_\_\_\_\_
- g. Equipment Furniture and Fixtures g. \$ \_\_\_\_\_
- h. Land and/or Building Purchase h. \$ 475,000
- i. Soft Costs (Legal, Architect, Engineering) i. \$ 519,375
- Other (specify) j. \_\_\_\_\_ j. \$ \_\_\_\_\_
- k. \_\_\_\_\_ k. \$ \_\_\_\_\_
- l. \_\_\_\_\_ l. \$ \_\_\_\_\_
- m. \_\_\_\_\_ m. \$ \_\_\_\_\_

**Total Project Costs** \$ 5,333,325  
**(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. \$ 4,500,000
- d. TOTAL Public Sources d. \$ \_\_\_\_\_

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

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

- e. Equity e. \$ 833,325
- TOTAL SOURCES** \$ 5,333,325  
**(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 \_\_\_\_\_

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

**Estimated Costs Eligible for Sales Tax Exemption Benefit**

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

**Total Project Costs** \$ \_\_\_\_\_



**VII. PROJECTED EMPLOYMENT**

Complete for each Applicant or User/Tenant

Company Name: Taouk Development, LLC

Applicant:  or User/Tenant:

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

	Current # of jobs at proposed project location or to be relocated to project location	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be <b>RETAINED</b>	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be <b>CREATED</b> upon THREE Years after Project completion	Estimate number of residents of the Labor Market Area in which the Project is located that will fill the FTE and PTE jobs to be created upon THREE Years after Project Completion **
Full time (FTE)	7	7	1	1
Part Time (PTE)	2	2	1	1
Total	8	8	1.5	1.5

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

[Remainder of this Page Intentionally Left Blank]

## VIII. LOCAL LABOR

To be completed by all Applicants and Users/Tenants of Projects which include the construction of new, expanded or renovated facilities:

Company Name Taouk Fisher, LLC & Taouk Development, 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.

DT

### 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.**

DT

### 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.

DT

### 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.

DT

### 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.

D1

**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.

D1

**Exemption Process**

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

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

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

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

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


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

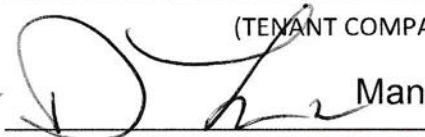
Taouk Fisher, LLC

Taouk Dvelopment, LLC

(APPLICANT COMPANY)

(TENANT COMPANY)

 Manager 5-20-25  
 Signature, Title Date

 Manager 5-20-25  
 Signature, Title Date

**IX. FEES**

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


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

**Taouk Fisher, LLC**

**Taouk Development, LLC**

(APPLICANT COMPANY)

(TENANT COMPANY)

  
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**

Taouk Fisher, LLC

[Signature] \_\_\_\_\_, Title \_\_\_\_\_ Date 5-20-25

**TENANT COMPANY**

Taouk Development, LLC

[Signature] \_\_\_\_\_, Title \_\_\_\_\_ Date 5-20-25

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

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

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

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Fisher Road "Flex Space"			
Project Location (describe, and attach a location map): 296 Fisher Road- Town of Chili Tax Number 134.19-1-8			
Brief Description of Proposed Action: Following the July 2023 Chili Town Board Incentive Zoning approval, the site is planned to be developed into a light industrial flex space use with no more than 30 units in 3 single-story buildings of 10 units each. Outside storage is also proposed on an asphalt surface.  Site improvements include sanitary sewers, storm sewers and stormwater management facilities.			
Name of Applicant or Sponsor: LandTech Richard Giraulo		Telephone: 442-9902	
Address: 1105 Ridgeway Avenue		E-Mail: rgiraulo@landtechny.com	
City/PO: Rochester		State: NY	Zip Code: 14615
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 5.0 acres b. Total acreage to be physically disturbed? _____ 5.0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 5.0 acres			YES <input type="checkbox"/>
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			



Project:

Date:

**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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project:

Date:

### 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.

- 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.

TOWNS OF CHILI PLANNING BOARD  
Name of Lead Agency

JAN. 9, 2024  
Date

JOHN A. HELLABY JR  
Print or Type Name of Responsible Officer in Lead Agency

VICE CHAIR PERSON  
Title of Responsible Officer

[Signature]  
Signature of Responsible Officer in Lead Agency

[Signature]  
Signature of Preparer (if different from Responsible Officer)

**PRINT FORM**



# TOWN OF CHILI

STATE OF NEW YORK \* COUNTY OF MONROE  
ESTABLISHED IN 1822



**John A. Hellaby**  
**Glenn Hyde**  
**David Cross**  
**Matt Emens**  
**Paul Bloser**  
Board Members

**David J Dunning**  
Supervisor/Liaison

**Michael Nyhan**  
Chairperson

## PLANNING BOARD

### DECISION LETTER

January 12, 2024

Page | 1 of 2

Daniel Thomas  
P.O. Box 52  
Spencerport, New York 14559

**Re:** Application of Daniel Thomas, P.O. Box 52 Spencerport, New York 14559 owner/applicant; for preliminary site plan approval to construct three (3) buildings (15,000 sq. ft.) with leasable space at the property located at 296 Fisher Road.  
*RA-10 District with Incentive Zoning*

To whom it may concern:

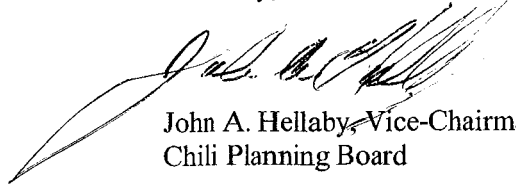
The Chili Planning Board unanimously approved (vote 4-0) the above application with conditions during their public hearing on January 9, 2024.

#### **Conditions:**

1. Upon completion of the project, the applicant shall submit a Landscape Certificate of Compliance to the Building Department from the Landscape Architect certifying that all approved plantings have been furnished and installed in substantial conformance with the approved landscape plan.
2. Approval is subject to final approval by the Town Engineer and Commissioner of Public Works.
3. The Town Engineer and Commissioner of Public Works shall be given copies of any correspondence with other approving agencies.
4. Applicant shall comply with all pertinent Monroe County Development Review Committee comments.
5. The Town will require the applicant to enter into a Storm Water Control Facility Maintenance Agreement (SWCFMA) with the Town and to provide access easement to the Town. The access easement(s) and the SWCFMA will need to be reviewed and approved by the Department of Public Works and the Planning Board Attorney and then filed with the Monroe County Clerk's Office prior to the signing of mylars.
6. Building permits shall not be issued prior to applicant complying with all conditions.
7. Application is subject to all required permits, inspections, and code compliance regulations.
8. Applicant to comply with all required life safety conditions and permits from the Town Fire Marshal.
9. No on-site storage of any noxious materials.
10. No on-site motor repair or heavy equipment repair.
11. All on-site storage of maintenance materials such as, but not limited to, Topsoil, Sand, Mulch, Gravel, etc. will be restricted to the (4) four 20-foot X 20-foot spots in the North East area of the site as shown on Site Plan dated December 28, 2023 not to exceed (5) Five feet in height.

The Planning Board has granted a waiver for final site plan approval. The Planning Board declared itself as the lead agency under the State Environmental Quality Review Act (SEQRA) and determined that the application was an Unlisted Action with no significant environmental impact. This decision was based on the information provided by the applicant on the Environmental Assessment Form and any evidence presented during the public hearing.

Sincerely,

A handwritten signature in black ink, appearing to read "John A. Hellaby". The signature is fluid and cursive, with a long, sweeping underline that extends to the left.

John A. Hellaby, Vice-Chairman  
Chili Planning Board

MPN/gd

XC: Matt Piston, Assistant Town Counsel

Planning Board Members

Paul Wanzenried, Bldg. Dept. Manager

David Dunning, Town Supervisor

Michael Hanscom, Town Engineers Office

David Lindsay, Supt. Highway/Comm. of Public Works

File



## ASSIGNMENT/ASSUMPTION SUMMARY

**DATE:** June 17, 2025

**APPLICANT:**

Assignor:  
50 Chestnut Ventures LLC  
336-380 Westfall Rd  
Rochester, NY 14620

Assignee:  
Columbus Building Apartments LLC  
277 Alexander Street, Suite 204  
Rochester, NY 14607

**PROJECT LOCATION:**

50 Chestnut Street  
Rochester, NY 14604

**ORIGINAL APPROVAL DATE:**

April 21, 2015 and February 25, 2020

**MODIFICATION REQUEST:**

In 2015, 50 Chestnut Ventures LLC was approved for a Shelter Rent abatement, partial mortgage recording tax exemption and sales tax exemption for the largely vacant 165,000 sq ft, 13-story building in the City of Rochester. The project renovated existing apartments and converted office space into 75 new market rate apartments. In 2018, the PILOT agreement was terminated due to unpaid PILOT payments. In 2020, the new owners of 50 Chestnut Ventures LLC, requested reinstatement of the PILOT Agreement, which was approved. At this time, Columbus Building Apartments LLC, has entered into an agreement to purchase the building, and is requesting approval to assume the real property tax abatement.

**ORIGINAL PROJECT AMOUNT:**

\$8,819,129

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

**RESOLUTION**

(Assignment of 50 Chestnut Ventures LLC Project to Columbus Building Apartments LLC)  
OSC Code 2602-25-021A

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 June 17, 2025 at 12:00 p.m.

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

RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE ASSIGNMENT BY 50 CHESTNUT VENTURES LLC OF CERTAIN FINANCIAL ASSISTANCE AND DOCUMENTS (EACH AS DEFINED BELOW) IN CONNECTION WITH A CERTAIN PROJECT LOCATED AT 40-52 CHESTNUT STREET IN THE CITY OF ROCHESTER, NEW YORK, TO COLUMBUS BUILDING APARTMENTS LLC OR AN ENTITY FORMED OR TO BE FORMED ON ITS BEHALF; AND THE EXECUTION OF RELATED DOCUMENTS.

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

WHEREAS, by resolution duly adopted on February 25, 2020, the Agency appointed 50 Chestnut Ventures LLC, a New York limited liability company ("50 Chestnut"), the true and lawful agent of the Agency to undertake a certain project (the "Project") consisting of: (A) the acquisition of a leasehold interest in a portion of an approximately 0.66±-acre parcel of land located at 50 Chestnut Street in the City of Rochester, New York (the "Land") together with the existing 13-story, approximately 165,000 square-foot building thereon (the "Existing Improvements"); (B) the renovation of a portion of the Existing Improvements consisting of the renovation/updating of two floors of existing apartments and the conversion of six vacant floors of office space into 75 one- and two-bedroom apartments (collectively, the "Improvements"); and (C) the acquisition and installation therein, thereon or thereabout of certain machinery, equipment and related personal property (the "Equipment" and, together with the Land and the Improvements, the "Facility"); and

WHEREAS, the Agency and 50 Chestnut executed and delivered (i) a certain Lease Agreement, dated as of May 1, 2020 but effective as of November 19, 2018, by and between 50 Chestnut and the Agency, pursuant to which 50 Chestnut leased the Facility to the Agency (the "Lease Agreement"), a memorandum of which (the "Memorandum of Lease") was recorded in the Monroe County Clerk's Office on May 12, 2020 in Liber 12340 of Deeds, at Page 92; (ii) a certain Leaseback Agreement, dated as of May 1, 2020 but effective as of November 19, 2018,

by and between the Agency and 50 Chestnut, pursuant to which the Agency leased the Facility back to 50 Chestnut (the "Leaseback Agreement"), a memorandum of which was recorded in the Monroe County Clerk's Office on May 12, 2020 in Liber 12340 of Deeds, at Page 97 (the "Memorandum of Leaseback"); and (iii) a certain Payment-In-Lieu-Of-Tax Agreement, dated as of May 1, 2020 but effective as of November 19, 2018, by and between the Agency and 50 Chestnut (the "PILOT Agreement"; and, together with Lease Agreement and the Leaseback Agreement, the "Documents"); and

WHEREAS, pursuant to the Documents, the Agency provided financial assistance (the "Financial Assistance") to 50 Chestnut in the form of (a) sales and use tax exemptions for purchases and rentals related to the acquisition, renovation and equipping of the Facility; (b) a mortgage recording tax exemption for financing relating to the Project; and (c) a partial real property tax abatement structured through the PILOT Agreement; and

WHEREAS, by Application for Assumption, dated June 9, 2025, 50 Chestnut Ventures LLC (hereinafter, the "Assignor") has requested the Agency's approval of the change in ownership of the Facility and assignment of the Financial Assistance and the Documents to Columbus Building Apartments LLC, a New York limited liability company or an entity formed or to be formed on its behalf (collectively, herein, the "Assignee"); and

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

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

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

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

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

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

Section 4. This resolution shall take effect immediately.

*[Remainder of Page Intentionally Left Blank]*

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

	<u><i>Yea</i></u>	<u><i>Nay</i></u>	<u><i>Absent</i></u>	<u><i>Abstain</i></u>
Lisa Bolzner				
Rhett King				
Norman Jones				
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 June 17, 2025, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

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

IN WITNESS WHEREOF, I have hereunto set my hand on this 17<sup>th</sup> day of June, 2025.

---

Ana J. Liss, Executive Director



# COUNTY OF MONROE COMIDA

INDUSTRIAL DEVELOPMENT AGENCY

## APPLICATION FOR ASSUMPTION

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

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

### I. PROJECT

- a. Address 50 Chestnut St  
City/State/Zip Rochester, NY 14604  
TAX Map No [REDACTED]
- b. Current Project Owner  
50 Chestnut Ventures LLC
- c. Does Applicant contemplate any changes in use or tenancy of the project? YES  NO

If YES, provide information on additional pages.

### II. APPLICANT

- a. Name To be formed  
Address 277 Alexander St Suite 204  
City/State/Zip Rochester, NY 14607  
TAX ID No To be formed  
Contact Name Ami Notis, Excelsior Realty  
Title Manager  
Telephone # [REDACTED]  
Email [REDACTED]

- b. Owners of 20% or more Applicant Company  
Pinchus Einhorn  
Samuel Einhorn

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

### III. APPLICANT Legal Counsel

Name Betsy Brugg  
Firm Woods Oviatt  
Address 1900 Bausch & Lomb Place  
City/State/Zip Rochester, New York 14604  
Telephone # [REDACTED]  
Email [REDACTED]

### IV. CERTIFICATION

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

**Signed:**

**Current Project Owner:**

Daniel Elstein  
Daniel Elstein Manager 5/29/21  
Name, Title Date

**Assignee:**

Ami N  
Ami Notis - Manager 06/09/2025  
Name, Title Date



## WD FUND SUPPORT APPLICATION

COMIDA is proud to support workforce development initiatives to improve access to employment opportunities. Please fill in all information below and attach your program proposal to be considered for support. For questions and submissions, please email Allison Clark at [AllisonClark@monroecounty.gov](mailto:AllisonClark@monroecounty.gov) or call (585) 753-2006.

Organization and/or Program Name: RochesterWorks, Inc., Enhanced Recovery Services

RochesterWorks, Inc., Enhanced Recovery Services

Contact Name: Dave Seeley Contact Phone: [REDACTED]

Contact Email: [REDACTED] Year program started: 2019

Address: 100 College Ave., Suite 200 City: Rochester State: NY Zip: 14607

Tax EIN: [REDACTED]

**Please attach to this page your proposal for program funding. Please note, you must address each of the questions below to be considered for funding**

- A brief overview of your program including your program's mission and target audience.
- Who are your other community partners, if any. Please list all funding partners, collaborative partners as well as businesses or industry groups for job placement.
- How your program is directly linked to job creation in Monroe County. Are jobs available for the program participants to be placed into upon completion of the program/training.
- How you plan to measure the success of your program. Performance metrics should include success rates, job placement rates and number of participants. If your program is new, projected metrics should be included.
- Amount of funding requested and how these dollars would be used.
- A copy of the operating budget and statement of financial position (balance sheet).
- Administration and operation of the organization. Please give a basic outline of how the program organizational structure as well as staff duties, org chart and an explanation of internal controls.
- Copy of your most recent audit.

**COMIDA Workforce Development Fund Application**  
**RochesterWorks, Inc., Enhanced Recovery Services Program**  
**Re-application for funding - \$200,000**  
**May 30, 2025**

**Program Overview:** RochesterWorks' Enhanced Recovery Services (ERS) program seeks an additional \$200,000 in grant funding from the COMIDA Workforce Development Fund to further its impact of increasing the number of certified health care professionals available to address the opioid crisis—and substance use disorder, in general.

The \$200,000 awarded to RochesterWorks ERS program by COMIDA in September, 2023 has been essential towards sustaining high level of performance the program has established, in providing short-term training and work experience to people who have been impacted by substance use disorders, qualifying them to fill those jobs. RochesterWorks seeks to continue to partnership with COMIDA for an additional year.

Our target audience includes people in recovery from substance use disorders and others who have been impacted by the opioid crisis and addiction in general.

The Enhanced Recovery Services program was initially started using a US Department of Labor National Dislocated Worker Grant awarded to the New York State Department of Labor in 2019. The USDOL grant ended in June 2022. RochesterWorks has been able to sustain programming through a combination of Workforce Innovation and Opportunity Act (WIOA) and foundation funding. However, as RochesterWorks has endured a 10% reduction in WIOA funding for the most recent program year, the COMIDA partnership has grown even more essential.

Our program model includes 1) assessment by a specialized career services advisor; 2) individualized career services, including resume development and soft skills drawing on elements of the 5 Steps to Rapid Employment curriculum; 3) classroom instruction (online or in-person) leading to the Certified Recovery Peer Advocate (CRPA), Credentialed Alcohol and Substance Abuse Counselor (CASAC), and other similar credentials; 4) supportive services, including transportation, digital divide supportive services, and emergency supportive services, to help overcome barriers to employment; 5) up to 500 hours of paid work experience toward the CRPA or similar credential; and 6) an unsubsidized placement in a related job.

**Community Partnerships:** We have MOUs with 14 system partners, including

- Providers of substance abuse treatment and recovery services, who also provide both subsidized work experience and unsubsidized employment opportunities for our program participants: Delphi Rise, East House, Huther Doyle, Recovery Houses of Rochester, ROCovery Fitness, CORE Center, Rochester Regional Health System, Venture Forthe, Westfall Associates, and Salvation Army Adult Rehab Center;
- Training providers: DePaul NCADD-RA and Recovery Coach University

- Providers of referrals and supportive services: Monroe County Sheriff's Office and Veterans Outreach Center

Additionally, the following foundations are our current funding partners: Mother Cabrini Health Foundation and ESL Charitable Foundation.

**Job Creation:** Certified Recovery Peer Advocates (CRPAs) are a subset of the standard occupational title social and human service assistants. According to data provided by Lightcast, social and human service assistant jobs are projected to increase by 5% in Monroe County between 2022 and 2025, with 2,104 employed in 2025. Credentialed Alcohol and Substance Abuse Counselors (CASACs) are a subset of the standard occupational title substance abuse, behavioral disorder, and mental health counselors. These jobs are projected to increase by 10% in Monroe County between 2022 and 2025, with 859 employed in 2025. Anecdotal evidence suggests that we will continue to see a tight labor market for these jobs. Through May 2023, we had hosted three Recovery Services and Mental Health Professional Job Fairs with a peak of 11 employers participating. At least 26 job or internship offers were made and 55 follow-up interviews were scheduled. Each placement represents a job that would not have been filled without a trained candidate available for hire.

## **Program Performance (November 2023 – June 2024):**

The following was submitted to COMIDA in April, 2025 as required Progress Reporting for the Grant Period: October 2023 – October 2024. ***We would look to maintain the performance goals that were affixed to the 2023 grant.***

### **A) Program Activities and Services Provided**

With the help of the initial funding from COMIDA, ERS provided a full range of services designed to support participant success at every stage of their journey:

- **Training Support:** Individual Training Account funds were used for Recovery Coach University and/or NCADD-RA (National Council on Alcoholism & Drug Dependence – Rochester Area). We had 14 individuals who participated in paid training and an additional 22 that were involved in free trainings, such as Narcan Administration, Family Peer Advocate and Mental Health First Aid Training.
- **Technology and Equipment:** Laptops with A/V technical support, a one-year subscription to Microsoft Office, weather-resistant tote bags, ergonomic and wireless mice, and thumb drives.
- **Transportation Assistance:** Gas cards and bus passes to help participants access appointments, interviews, internships, and support meetings.
- **DMV Support Services:** Funding to address civil penalties, driver responsibility assessments, and court fines for driver's license reinstatement.

- **Work-Ready Clothing Support:** Gift cards for the purchase of professional clothing for interviews and employment.
- **Career Exposure and Networking:** Specialized job fairs promoting training and careers in recovery, mental health, and prevention.

## B) Performance Metrics:

The performance goals were included in our initial application from 2023.

Performance Measure	Annual Goal	Actual	% performance rate obtained
Participants Receiving career services	26	38	146%
Participants Receiving training services	20	36	180%
Participating Completing training services	17	36	220%*
Training completion rate	85%	100%	100%
Participants in paid work experience	14	12	86%
Participants placed in unsubsidized employment	17	34	200%
Job Placement Rate	65%	89%	89%

\*COMIDA funded 14 paid trainings, however, there were an additional 22 program participants who received free training from a provider partner.

## C) Community Partnerships

ERS partnered with local organizations to deliver training, supportive services, and job placement. Highlights include collaborations with Recovery Coach University, NCADD-RA, and several behavioral health and recovery-focused employers. The three job fairs held during Year 1 provided platforms for participants to connect directly with hiring employers and training institutions.

## Funding Request (October 1<sup>st</sup>, 2025– October 31<sup>th</sup>, 2026)

Item	Amount	Description
Salaries	\$90,000	2 FTEs Specialized Career Service Advisors
Fringe	\$30,600	Fringe for 2 FTEs Specialized Career Service Advisors
Operations Costs	\$23,400	Occupancy, supplies, contracted services, and related operations costs allocable to 2 FTEs Specialized Career Service Advisors

Training	\$15,000	Participant training costs
Wage subsidies	\$15,318	Participant costs for paid work experience
Supportive services	\$7,500	Participant supportive services costs
Allocated Costs	\$18,182	10% costs allocated to IT, HR, other contracted services
<b>Total</b>	<b>\$200,000</b>	

We are also planning for \$250,000 in matching foundation funds to support our additional participant training, paid work experience, and supportive services costs.

**Attachments:**

1. Organizational operating budget
2. Balance sheet
3. Organizational chart
4. Independent audit
5. Statement of Internal Controls

May 13, 2025

Allison Clark  
Monroe County Economic Development Corp.  
50 W. Main St.  
Rochester, NY 14604

Regarding: Funding Extension

I hope this request finds you well. I am writing to request an extension for the use of the current funding allocated for the Young CEO Program in October of 2024.


While we are committed to providing meaningful opportunities for local youth through entrepreneurship and financial literacy education, we have encountered a challenge this Spring with securing enough qualified applicants for the program. We have found that this may be largely due to competing with outdoor sports. While we had some applicants apply there were not enough quality applicants, which would directly impact the completion rate of the program.

Unfortunately, this has prevented us from justifying the use of the current funding as initially intended. Given that our expiration date for utilizing these funds is July 31st and considering our next program session will not begin until September 2025, I believe it would be prudent and economically sensible to carry over the funding for the next cohort. By pushing the funding to the Fall 2025 class, we can ensure that the resources are used effectively and to their full potential of serving the youth. This timing aligns better with the recruitment and preparation process, ensuring that we can attract and adequately support a larger and more qualified group of participants.

I appreciate your consideration of this request and remain hopeful that you will support us in making the most of these valuable funds. Please feel free to contact me at 585-957-3658 or [vargasfinancial@outlook.com](mailto:vargasfinancial@outlook.com) to discuss this further.

Thank you for your time and continued support of the Young CEO Program.

Sincerely,



Nakia Vargas  
Founder & Director, Young CEO Program  
Vargas Financial Services



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## Program Report: The Young CEO Program

### Program Overview

The Young CEO Program is designed to empower young individuals by equipping them with the skills, knowledge, and resources to become successful entrepreneurs. This initiative is committed to fostering a culture of entrepreneurship among youth, focusing on business creation, financial literacy, and sustainable practices.

### Program Goals

- Recruit and onboard 11 young aspiring entrepreneurs.
- Guide participants through the process of starting a business, including securing a DBA (Doing Business As) registration.
- Facilitate financial independence by setting up fully funded business accounts.
- Develop comprehensive business plans for each participant's venture.

### Program Metrics

- **Participants Onboarded:** 11
- **Participants Graduated:** 9
- **Businesses Established:** 9 (all registered under DBAs)

**Completion Rate:** Out of the 11 participants who joined the program, 9 successfully completed all requirements, resulting in a **completion rate of 81.8%**.

### Achievements

1. **Business Formation:** All 9 graduates successfully established businesses registered under DBAs.
2. **Financial Setup:** Each business was fully funded and connected to a business account established with ESL Federal Credit Union. This ensured that participants began their entrepreneurial journey with financial backing and proper account management tools.
3. **Business Plans:** Each graduate completed a comprehensive business plan, outlining their vision, operational strategies, marketing approach, and financial projections.

## **Program Highlights**

- Participants gained practical experience in business registration and management, developing skills they can utilize for future entrepreneurial endeavors.
- The partnership with ESL Federal Credit Union provided critical support in financial literacy and business account management.
- Graduates now have the tools and resources to operate and grow their businesses effectively.

**Impact** The Young CEO Program not only facilitated the launch of nine new businesses but also instilled confidence, entrepreneurial skills, and financial acumen in its participants. This program has empowered young leaders to contribute to the local economy while pursuing their passions.

The Young CEO Program wraps up with an amazing Graduation that doubles as a vendor event. It's such a special day where the community, family, friends, and program partners come together to celebrate and support these young entrepreneurs. We go all out to decorate, capture the day and create a vibrant environment for the participants' first sales experience. What's even better is that the event helps these businesses generate income—every single one made at least \$100 in profit from vending at their own graduation! This is hands down my favorite part of the program. It's the moment where the students really get to see all their hard work pay off and feel proud of what they've accomplished.



# Rochester Childfirst Network

SERVING CHILDREN SINCE 1857

10 June 2025

Allison Clark  
Director of Operations  
County of Monroe Industrial Development Agency (COMIDA)  
50 West Main Street, Suite 1150  
Rochester, NY 14614

Dear Allison,

Thank you again for COMIDA's generous support of our **Family Child Care Workforce Development Services** at Rochester Childfirst Network (RCN). Your investment has allowed us to take meaningful steps toward stabilizing and strengthening the early childhood workforce across Monroe County.

In light of the tremendous demand we've encountered—over **\$1.5 million** in requested assistance from local Family Child Care (FCC) providers—and the need to establish new systems for grant administration, I am writing to respectfully request an extension of our current grant period from **June 30, 2025 to December 31, 2025**.

While the pilot has taken longer than initially projected due to these factors, as well as staffing transitions within our FCC office, we've now completed the foundational first phase and are well-positioned to move forward efficiently. The remaining stages of the project will allow us to directly distribute additional support to providers and further our shared goal of investing in the stability and sustainability of the childcare workforce.

We're grateful for your partnership and flexibility as we continue this important work, and we look forward to sharing continued progress in the months ahead.

Sincerely,

Mike Hoskins  
Director of Development & Marketing



COUNTY OF MONROE  
**COMIDA**  
 INDUSTRIAL DEVELOPMENT AGENCY

**Dashboard**

As of May 31, 2025

**Incentives Summary**

Sales Tax Exemptions		Mortgage Recording Tax Exemption		PILOTS		Total Company Investment	
Year To Date	Prior Year End	Year To Date	Prior Year End	Year To Date	Prior Year End	Year To Date	Prior Year End
15	22	6	13	6	12	\$94,722,182	\$340,047,153

**Jobs Summary**

Number of Total Projects		Existing Jobs Retained per Application		New Jobs Projected by Applicant		New Jobs Required*	
Year To Date	Prior Year End	Year To Date	Prior Year End	Year To Date	Prior Year End	Year To Date	Prior Year End
7	25	144	1245	292	704	20	168

**Fees for Approved Projects (includes all app and agency fees)**

Total		Paid to Date		Outstanding	
2025 Projects YTD	2024 Projects YE	2025 Projects YTD	2024 Projects YE	2025 Projects YTD	2024 Projects YE
\$667,229	\$2,260,486	\$41,174	\$680,195	\$626,055	\$1,580,291

**Workforce Development Fund**  
 Beginning Balance \$2,500,000

Allocated Fee income		Committed Funds		Fund Balance	
2025 YE	2024 YE	2025	2024 YE	2025 YTD	2024 YE
\$47,450	\$1,403,284	\$0	\$2,479,000	\$82,079	\$1,485,363

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

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