



BOARD MEETING AGENDA

November 18, 2025

12:00 p.m. CityPlace Building

- A. Call Meeting to Order
- B. Pledge of Allegiance
- C. Approval of Minutes – October 21, 2025
- D. Public Comments
- E. Local Labor Monitoring Report – October – Kevin Loewke
- F. Local Labor Exemption Report – October – Kevin Loewke
- G. Financial Report – October – Gregg Genovese
- H. Applications for Consideration
 1. Ontario Exteriors, Inc.
 2. 2 Minutes for Holding, LLC/Crease HVAC, Inc.
 3. Indus Hospitality Group Inc.
- I. Project Modifications
 - HIS Land LLC – Increase and Extension
 - ESIV LLC – Increase and Extension
 - Innovation Partners ROC LLC – Extension
 - Jay's Acquisitions II LLC – Extension
 - JTEK Properties, LLC/Woerner Industries, LLC – Extension
 - Khoury Estates Inc. d/b/a Julia K. Caters – Extension
 - RES Exhibit Services Inc. – Extension
 - King Park 2022 LLC – Extension
- J. Governance Committee
 - RFP Professional Services Approvals
- K. Housing Study Review and Discussion
- L. Executive Director – Discussion Items
 - Website Refresh
 - Dashboard
- M. Chair Discussion Items
- N. Adjourn Meeting

Next meeting: Tuesday, December 16, 2025



COUNTY OF MONROE
COMIDA
INDUSTRIAL DEVELOPMENT AGENCY

BOARD MEETING MINUTES
October 21, 2025

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

Board Present: T. Tolefree, R. King, L. Bolzner, B. Hickey

Board Absent: N. Jones, R. Ryerse

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

Chair Tolefree called the meeting to order at 12:03 p.m. and R. King led the board in the Pledge of Allegiance.

On motion by L. Bolzner, second by B. Hickey, all aye, minutes of the September 23, 2025 meeting were approved.

C. Loewke presented the local labor monitoring report for September 2025.

G. Genovese presented the financial report for September 2025.

Executive Director Liss presented the following project for consideration:

Love Beets Production LLC

Love Beets Production LLC is planning to renovate and purchase new equipment for its facility located at 1150 Lee Road in the Town of Greece. Love Beets, a food manufacturer specializing in beets and other root vegetables, proposes the purchase and installation of new racking for its cold storage facility as well as the purchase of new equipment including dry peelers, turn table automation equipment, and bags to barrels machines. Love Beets plans to create 11 FTEs in addition to its existing 117 FTEs. The \$1,130,000 project is seeking a sales tax exemption only. The cost benefit ratio is 87:1.

The applicant was represented by Annette Cucchiara, Managing Director, Product Developer, Finance Director. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance. The applicant does not anticipate local labor exemptions.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (i) APPOINTING LOVE BEETS PRODUCTION, LLC, OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY") AS ITS AGENT TO UNDERTAKE A CERTAIN PROJECT; (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA; (iii) APPOINTING THE COMPANY AS AGENT OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE PROJECT; AND (v) AUTHORIZING THE EXECUTION AND DELIVERY OF A PROJECT AGREEMENT AND RELATED DOCUMENTS.

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

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

120 Redev, LLC

120 Redev, LLC proposes the redevelopment of 120 East Ave, a mostly vacant 36,646 square foot building located in the City of Rochester. 120 Redev, LLC plans to create 33 affordable residential condos with the intent to sell units to families earning between 80-100% of Area Median Income (apx. \$58,180-\$103,900). The much-needed housing units, will include 5 studio units, 17 one-bedroom units, and 11 two-bedroom units. The \$12.5 million project plans to retain the existing restaurant space located on the ground floor which will create jobs. The applicant is seeking approval for sales and mortgage recording tax exemptions. The benefit/incentive ration is 11:1.

The applicant was represented by Ryan Benz, Manager. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance. The applicant does not anticipate local labor exemptions. R. Finnerty stated that there were no comments at the public hearing which was held on October 16, 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 OCTOBER 16, 2025, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY 120 REDEV, 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, RENOVATION AND EQUIPPING OF THE PROJECT, AND (B) A PARTIAL MORTGAGE RECORDING TAX EXEMPTION; AND (v) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

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

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

Gallina Elmgrove LLC

Gallina Development LLC is proposing the construction of a 33,900 sq. ft. office/warehouse building in the Town of Gates. The building will join 15 existing buildings in the Elmgrove Crossing Business Park. This building is considered a flex property to help cater to the demand for light industrial and flex space and will be divided into suites for tenants to be identified. The applicant is seeking approval of sales tax and mortgage recording tax exemptions only. The Benefit/Incentive ratio is 6:1.

The applicant was represented by Evan Gallina, Member. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance. The applicant does not anticipate local labor exemptions. R. Finnerty stated that there were no comments at the public hearing which was held on October 16, 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 OCTOBER 16, 2025, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY GALLINA ELMGROVE 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, AND (B) A PARTIAL MORTGAGE RECORDING TAX EXEMPTION; AND (v) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

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

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

The Finance Committee Report was given by Chair Tolefree. The Finance Committee met on October 20, 2025 and reviewed the proposed 2026 operating budget, the workforce development fund and current investment portfolio. The committee recommended the full board accept the 2026 operating budget, as presented. The committee also discussed future revenue and long-term spending.

On motion by B. Hickey, second by R. King, all aye, motion carried to approve and accept the 2026 operating budget, as recommended by the Finance Committee.

Executive Director Liss introduced Dr. Robin Cole, Vice President, Economic & Workforce Development, MCC and Julianna Frisch, Acting Mpower Program Director. Dr. Cole and Ms. Frisch reviewed results from the prior year contract and presented their request for 2026.

On motion by L. Bolzner, second by R. King, to approve the execution and delivery of a contract with Monroe Community College for the Mpower program in an amount not to exceed \$500,000 through December 31, 2026, a roll call vote resulted as follows and the motion carried:

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

Executive Director Liss reviewed the request regarding the Cascade District LLC and the set aside requirements.

On motion by B. Hickey, second by R. King, to approve a JobsPlus real property tax abatement without any additional requirements for the Cascade District LLC Project, a roll call vote resulted as follows and the motion carried:

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

Executive Director Liss reported that COMIDA will transition to an online software platform for board meeting management.

On motion by R. King, second by L. Bolzner, to authorize a three-year contract with OnBoard at a cost of \$5,500 for the first year plus the purchase of iPads and Apple Pencils at a cost not to exceed \$5,000, a roll call vote resulted as follows and the motion carried:

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

The Compliance Committee Report was given by Chair Tolefree. The Compliance Committee met on October 21, 2025 to discuss compliance matters with respect to certain COMIDA projects. With the exception of one project, the committee is recommending job waivers be granted for year 2024 for 17 projects

On motion by R. King, second by B. Hickey, to grant job creation waivers for 2024 for the following projects, as identified by project code:

2602 13 045
2602 13 068
2602 14 029
2602 15 079
2602 16 031
2602 17 004
2602 17 010
2602 18 062
2602 19 011
2602 19 017
2602 19 027
2602 19 048
2602 20 003
2602 21 050
2602 22 003
2602 22 025

A, a roll call vote resulted as follows and the motion carried:

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

There being no further business to discuss, on motion by B. Hickey, second by R. King, all aye, the regular meeting of the Board was adjourned at 1:16 p.m.



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

November 4th, 2025

1. This report covers our site visits between October 1st, 2025 and October 31st, 2025.
2. During this period Loewke Brill made 63 monthly site visits.
3. During this period Loewke Brill made “3” Follow up visits.
4. Loewke Brill checked for residence with 1282 workers.
5. Of those workers, there were “6” non-compliant.
 - a. 6– No proof of residence
 - i. ESIV, LLC – October 9th, 2025 – 2 from Nolan NO ID, 1 from Pro-Carpet NO ID. 1 from Nolan off job site on follow up 10/10/25, 2 now compliant.
 - ii. Sibley Redevelopment LP – October 13th, 2025 – 1 from B-Rock NO ID. Compliant on follow up visit 10/14/25
 - iii. Fairlife, LLC – October 24th, 2025 – 2 from Billitier NO ID. Both compliant on follow up visit 10/27/25
 - b. 0 – Out of Area
 - c. 0 – Invalid ID
6. There were “3” new COMIDA sign(s) delivered
 - a. Buckingham Properties, LLC
 - b. IT Insights of Rochester
 - c. McAlpin Industries, Inc

October 2025 COMIDA Verified Local Labor Exemption Report

Board Meeting – November 18th, 2025

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

- Fairlife, LLC – Professional Services of Belmont – No Local Labor Available - Professional Insulation Services of Belmont is being hired to perform piping insulation work at the Fairlife, LLC project located at 1900 Tebor Road in Webster. The scope of work was listed on the local builders exchange and local companies were asked to bid. Only one local contractor responded to the listing and walked the project, but ultimately declined to bid. I spoke to the head of the insulators union who told me the local hall was empty, and he was not surprised other local contractors did not bid. It should be noted this contractor is already working on the project, but this is for a separate scope of work. The project did their due diligence to find a local company but unfortunately no one could commit to the job
- Fairlife, LLC – Elite Mechanical – Price Point - Elite Mechanical, located in Logansport Indiana, will be performing mechanical work at the Fairlife, LLC project located at 1900 Tebor Road in Webster. Fairlife received bids from one local contractor, after having posted the job on the Rochester Builders Exchange. The Fairlife team was informed that while there are currently two mechanical contractors on site, they should not be surprised if no one bids given that the halls are empty. The bid they did receive from a local contractor was significantly higher than Elite Mechanical. We received copies of all bids as well as proof of communication with the local Rochester workforce leaders.
- Buckingham Properties, LLC – R Design Resources/Teknion – Warranty - R Design Resources (Teknion), based out of Toronto Canada, will be installing the architectural wall systems at the Buckingham Properties, LLC project on 220 Alexander Street in Rochester. Teknion does design build wall systems which include fabrication, delivery, and installation of their moveable architectural wall systems. They do issue a warranty as long as the product is installed by certified and trained installers. There are two dealers of Teknion products in the COMIDA local labor area, but they do not have install teams. Teknion has agreed to involve local apprentices in the install process and will utilize apprentices from the carpenters or the glazers union. The company has provided all design specifications as well as a copy of the warranty.



APPLICATION SUMMARY

DATE: November 18, 2025

APPLICANT: Ontario Exteriors, Inc.
1350 Fairport, Rd
Fairport, NY

PROJECT ADDRESS: 1350 Fairport, Rd
Fairport, NY 14450

PROJECT SUMMARY: Ontario Exteriors, Inc. is proposing fleet upgrades and new equipment purchases to assist their growing business in the Town of Perinton. Ontario Exteriors, Inc. is an exterior contracting company that primarily performs commercial roofing and siding and is expected to create 3 new FTEs in addition to their existing 25 FTEs. The \$150,000 project is seeking a sales tax exemption through the small business sales tax exemption program. The cost benefit ratio is 157:1.

PROJECT AMOUNT: \$150,000 – Sales Tax Exemption Only
EXEMPTIONS: \$12,000

JOBS: EXISTING: 25 | FTEs
NEW: 3 | FTEs

PUBLIC HEARING DATE: N/A

BENEFIT TO INCENTIVE RATIO: 157 : 1

SEQR: TYPE II ACTION UNDER SEQR SECTION 617.5

ELIGIBILITY: EQUIPMENT PURCHASES

APPROVED PURPOSE: JOB CREATION

County of Monroe Industrial Development Agency

MRB Cost Benefit Calculator

Date: November 18 2025
 Project Title: Ontario Exteriors Inc
 Project Location: 1350 Fairport Rd, Fairport, NY 14450



Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

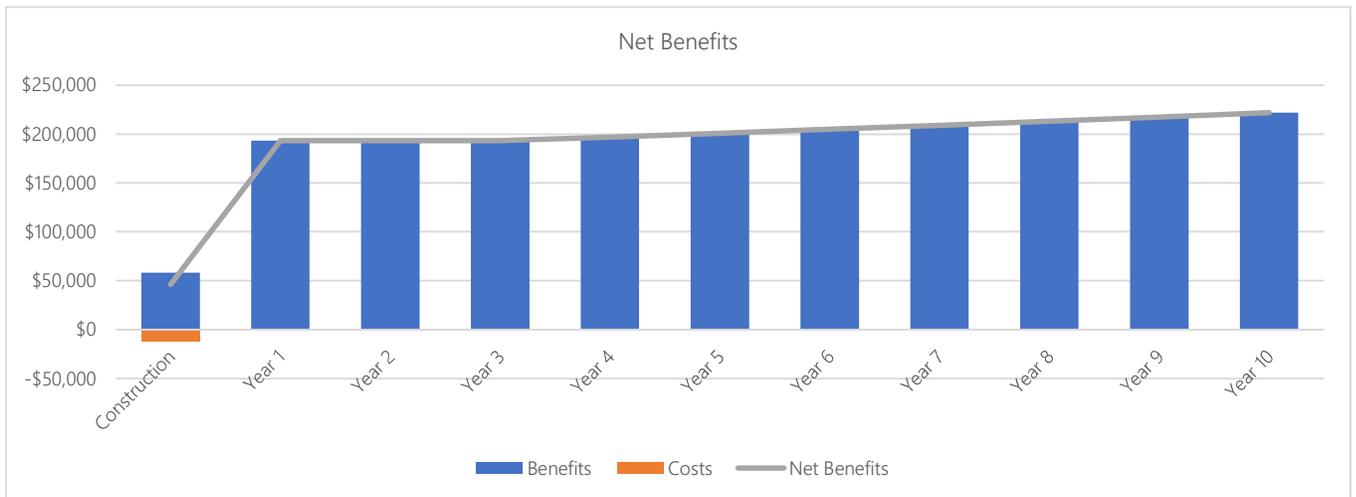
Project Total Investment

\$150,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	1	0	1
Earnings	\$46,245	\$8,775	\$55,020
Local Spend	\$120,000	\$29,870	\$149,870

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	3	1	4
Earnings	\$1,619,194	\$310,589	\$1,929,783

Figure 1



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

Figure 2

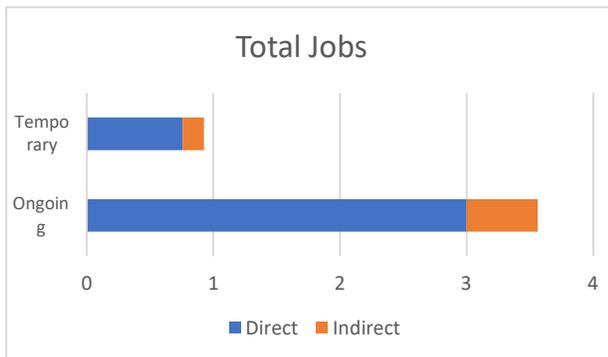
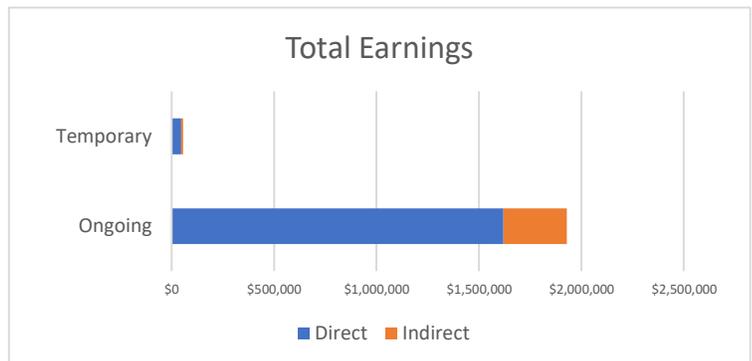


Figure 3



Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$0	\$0
Sales Tax Exemption	\$12,000	\$12,000
Local Sales Tax Exemption	\$6,000	\$6,000
State Sales Tax Exemption	\$6,000	\$6,000
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$12,000	\$12,000

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$1,998,696	\$1,796,190
To Private Individuals	\$1,984,803	\$1,783,704
Temporary Payroll	\$55,020	\$55,020
Ongoing Payroll	\$1,929,783	\$1,728,684
Other Payments to Private Individuals	\$0	\$0
To the Public	\$13,894	\$12,486
Increase in Property Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$385	\$385
Ongoing Jobs - Sales Tax Revenue	\$13,508	\$12,101
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$103,210	\$92,753
To the Public	\$103,210	\$92,753
Temporary Income Tax Revenue	\$2,476	\$2,476
Ongoing Income Tax Revenue	\$86,840	\$77,791
Temporary Jobs - Sales Tax Revenue	\$385	\$385
Ongoing Jobs - Sales Tax Revenue	\$13,508	\$12,101
Total Benefits to State & Region	\$2,101,906	\$1,888,943

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$1,796,190	\$6,000	299:1
State	\$92,753	\$6,000	15:1
Grand Total	\$1,888,943	\$12,000	157:1

*Discounted at 2%

Additional Comments from IDA

This is a good project.

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

Motion By: _____
Seconded By: _____

RESOLUTION
(Ontario Exteriors, Inc. Project)
OSC Code 2602-25-031A

A regular meeting of the County of Monroe Industrial Development Agency (the "Agency"), was held at the Agency's offices located at 50 West Main Street, Rochester, New York 14614, on November 18, 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) APPOINTING ONTARIO EXTERIORS, INC., OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY") AS ITS AGENT TO UNDERTAKE A CERTAIN PROJECT AS MORE FULLY DESCRIBED BELOW; (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA (AS DEFINED BELOW); (iii) APPOINTING THE COMPANY AS AGENT OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE PROJECT; AND (v) AUTHORIZING THE EXECUTION AND DELIVERY OF A PROJECT AGREEMENT AND RELATED DOCUMENTS.

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, **ONTARIO EXTERIORS, 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 the acquisition of one (1) Chevrolet 2500 pickup truck and one (1) 60' JLG man boom lift (collectively, the "Equipment") all to be maintained at the Company's current location of 1350 Fairport Road in the Village of Fairport, New York 14450, all for use by the Company in its business as a commercial roofer and sider; and

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 3. Subject to the Company executing the Project Agreement and the delivery to the Agency of a binder, certificate or other evidence of liability insurance policy for the Project satisfactory to the Agency, the Agency hereby authorizes the Company to proceed with the acquisition of the Equipment and hereby appoints the Company as the true and lawful agent of the Agency to acquire the Equipment, and such appointment includes the following activities as they relate to the purchase, use, lease, placement, installation, repair, maintenance and replacement of the Equipment, whether or not any materials or supplies described below are incorporated into or become an integral part of the Equipment: (i) all purchases, leases, rentals and other uses of tools, machinery and equipment in connection with acquiring, repairing and maintaining the Equipment, (ii) all purchases, rentals, uses or consumption of supplies, materials and services of every kind and description in connection with acquiring, repairing and maintaining the Equipment, and (iii) all purchases, leases, rentals and uses of equipment, machinery, and other tangible personal property (including installation costs with respect thereto), installed or placed in, upon or under the Equipment, including all repairs, maintenance and replacement of all such property. Said agents are authorized to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agents for the Agency, and in general to do all things which may be requisite or proper for completing the Project, all with the same powers and with the same validity as the Agency could do if acting on its own behalf. As agent of the Agency, the Company is authorized to delegate such agency, in whole or in part, to agents, subagents, contractors, subcontractors, contractors and subcontractors of such agents and subagents and to such other parties as the Company chooses; provided, however, the Project Agreement shall expire on **December 31, 2026** (unless extended for good cause by the Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency).

Section 4. Based upon the representation and warranties made by the Company in its application for financial assistance, the Agency hereby authorizes and approves (i) the Company as its agent, to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax in an amount up to **\$150,000**, which result in New York State and local sales and use tax exemption benefits ("sales and use tax exemption benefits") not to exceed **\$12,000**. 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.

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

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

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

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

Section 8. This resolution shall take effect immediately.

[Remainder of Page Intentionally Left Blank]

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

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

The Resolutions were thereupon duly adopted.

[Remainder of this Page is Intentionally Left Blank]

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

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

That I have compared the annexed extract of the minutes of the meeting of the County of Monroe Industrial Development Agency (the "Agency"), including the resolutions contained therein, held on November 18, 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 18th day of November, 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.

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

I. APPLICANT

A. Applicant Information

Name: Ontario Exteriors Inc
 Address: 1350 Fairport Rd
 City/State/Zip: Fairport, NY 14450
 Tax Id No.: 16-1485201
 Contact Name: Joe Leuzzi
 Title: CFO
 Telephone: 585-421-0880
 E-Mail: JLeuzzi@ontarioext.com

B. Applicant's Legal Counsel

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

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

Name	%	Corporate Title
<u>Christopher Davis</u>	<u>100</u>	<u>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: 1350 FAIRPORT RD

Tax Map Parcel Number: 152.11-1-28

City/Town/Village: PERINTON

School District: FAIRPORT CENTRAL

Zip: 14450

Current Legal Owner of Property:

SWAIN ENTERPRISES LLC

B. Benefits Requested (Check all that apply)

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

C. Description of project (check all that apply)

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

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

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

Are the user and owner related entities? Yes No

Company Name: _____

Address: _____

City/State/Zip: _____

Tax ID No: _____

Contact Name: _____

Title: _____

Telephone: _____

Email: _____

% of facility to be occupied by user/tenant _____

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

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

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

F. Project Timeline

Proposed Date of Acquisition: 11/19/25

Proposed Commencement Date of Construction: _____

Anticipated Completion Date: 12/31/26

G. Contractor(s)

Hoselton Chevy

Roy Teitsworth Inc

II.PROJECT (cont'd)

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

NAICS Code: 238160/238170

We are an exterior contractor that primarily performs commercial roofing and siding. We rely heavily on manpower and equipment. In order to get our manpower and equipment to job sites we use pickup trucks and trailers. Having a mobile unit on site that can transport employees, materials and equipment makes our company run smooth and efficient. We perform work mostly on buildings that are 5 stories and below. In order to install our products we use boom man lifts and lull fork lifts. the cost of renting this equipment is very expensive and over a duration of time it is more economical to purchase this equipment. These efficiencies lead to a higher capacity of work being completed at better margins and opportunity for growth which leads to more opportunity for job creation.

The vehicles and equipment we would be interest in are:

1-Chevrolet 2500 pick up truck
and
1-60' JLG man boom lift

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.

in the commercial world of construction the price of everything has gone up with inflation and tariffs. we are constantly notified of material increases and in order to keep employees we have to pay higher salaries. this has also created a desperation in competition which in turn forces us to lower margins in order to win bids for work. combining the lower margins with slow cash flow from commercial billings and payment (60days) creates a scenario where every dollar helps.

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

Yes No

Location:

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

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

Yes No

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

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

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

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

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

NO

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

Check One:

JOBSPLUS

Requirements:

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

LEASEPLUS

Requirements:

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

ENHANCED JOBSPLUS

Requirements:

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

GREEN JOBSPLUS

Requirements:

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

SHELTER RENT

For student housing or affordable housing projects.

Local Tax Jurisdiction Sponsored PILOT

NO PROPERTY TAX ABATEMENT IS SOUGHT FOR THIS PROJECT

IV. APPLICANT PROJECT COSTS

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

Building Construction or Renovation

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

Site Work

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

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

B. Sources of Funds for Project Costs:

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

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

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

- e. Equity e. \$ 150000

TOTAL SOURCES \$ 150000
(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: ONTARIO EXTERIORS 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 RETAINED	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be CREATED upon THREE Years after Project completion	Estimate number of residents of the Labor Market Area in which the Project is located that will fill the FTE and PTE jobs to be created upon THREE Years after Project Completion **
Full time (FTE)	25	25	3	3
Part Time (PTE)	0	0	0	0
Total	25	25	3	3

** 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 ONTARIO EXTERIOS 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.

JL

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.**

JL

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.

JL

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.

JL

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.

JL

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.

JL

Exemption Process

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

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

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

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

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

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

ONTARIO EXTERIOS INC

(APPLICANT COMPANY)

(TENANT COMPANY)

Digitally signed by Joe Leuzzi
 Date: 2025.09.30 11:22:59 -04'00'
 Joe Leuzzi  cfo 9/30/25

Signature, Title, Date

Signature, Title, Date

Signature, Title, Date

IX. FEES

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

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

ONTARIO EXTERIOS INC

(APPLICANT COMPANY)

Joe Leuzzi Digitally signed by Joe Leuzzi
Date: 2025.09.30 11:22:39 -04'00' **cfo** 9/30/25

Signature, Title Date

(TENANT COMPANY)

Signature, Title Date

X. CERTIFICATION

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

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

APPLICANT COMPANY

ONTARIO EXTERIOS INC

Joe Leuzzi Digitally signed by Joe Leuzzi
Date: 2025.09.30 11:22:18
-0400 cfo 9/30/25
Signature, Title Date

TENANT COMPANY

Signature, Title Date



APPLICATION SUMMARY

DATE: November 18, 2025

APPLICANT: 2 Minutes for Holding, LLC
60 Lansmere Way
Rochester, NY 14624

TENANT & PROJECT ADDRESS: Crease HVAC, Inc.
2145 E. Henrietta Rd.
Henrietta, NY 14623

PROJECT SUMMARY: 2 Minutes for Holding, LLC, a real estate holding company, is proposing the renovation of 2145 E. Henrietta Road, a 31,000 square foot building in the Town of Henrietta, for related entity Crease HVAC, Inc., a fabricator of ductwork for commercial HVAC projects. Renovations include, upgrades to electrical capabilities, replacement of overhead doors, insulation, and siding repairs. The \$835,000 project is projected to create 3.5 new FTEs in addition to the existing 20 FTEs. The applicant is seeking approval of sales tax exemption only. The benefit/incentive ratio is 130:1.

PROJECT AMOUNT: \$835,000 – Sales Tax Exemption Only
EXEMPTIONS: \$19,200 - Landlord
\$18,000 - Tenant

JOBS: EXISTING: 20 | FTEs
NEW: 3.5 | FTEs

PUBLIC HEARING DATE: N/A

BENEFIT TO INCENTIVE RATIO: 130:1

SEQR: TYPE II ACTION UNDER SEQR SECTION 617.5

ELIGIBILITY: MANUFACTURER

APPROVED PURPOSE: JOB CREATION

County of Monroe Industrial Development Agency

MRB Cost Benefit Calculator



Date: November 18, 2025
 Project Title: 2 Minutes for Holding LLC
 Project Location: 2145 East Henrietta Road, Henrietta, NY 14623

Economic Impacts

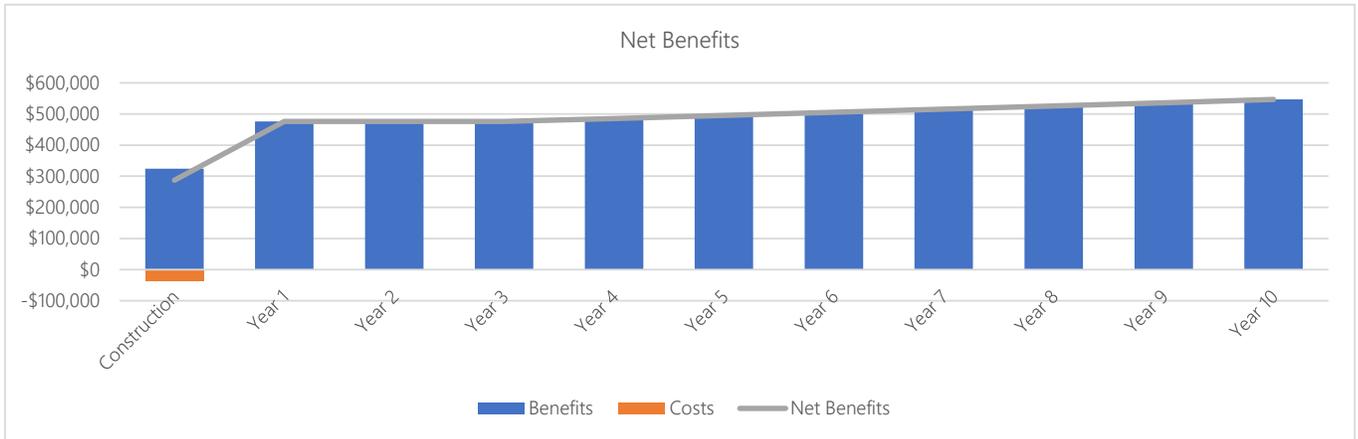
Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
 \$835,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	4	1	5
Earnings	\$257,432	\$48,846	\$306,278
Local Spend	\$668,000	\$166,278	\$834,278

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	4	1	4
Earnings	\$3,988,028	\$768,501	\$4,756,528

Figure 1



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

Figure 2

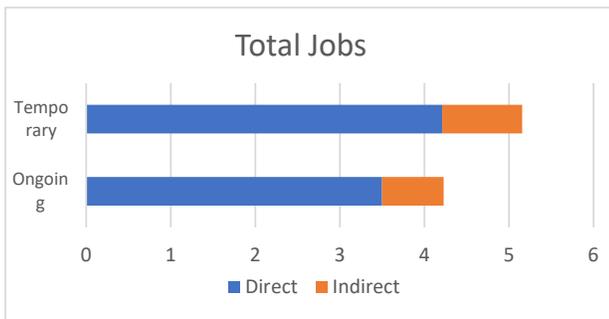


Figure 3



Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$0	\$0
Sales Tax Exemption	\$37,200	\$37,200
Local Sales Tax Exemption	\$18,600	\$18,600
State Sales Tax Exemption	\$18,600	\$18,600
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$37,200	\$37,200

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$5,098,246	\$4,599,108
To Private Individuals	\$5,062,806	\$4,567,138
Temporary Payroll	\$306,278	\$306,278
Ongoing Payroll	\$4,756,528	\$4,260,860
Other Payments to Private Individuals	\$0	\$0
To the Public	\$35,440	\$31,970
Increase in Property Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$2,144	\$2,144
Ongoing Jobs - Sales Tax Revenue	\$33,296	\$29,826
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$263,266	\$237,491
To the Public	\$263,266	\$237,491
Temporary Income Tax Revenue	\$13,783	\$13,783
Ongoing Income Tax Revenue	\$214,044	\$191,739
Temporary Jobs - Sales Tax Revenue	\$2,144	\$2,144
Ongoing Jobs - Sales Tax Revenue	\$33,296	\$29,826
Total Benefits to State & Region	\$5,361,512	\$4,836,599

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$4,599,108	\$18,600	247:1
State	\$237,491	\$18,600	13:1
Grand Total	\$4,836,599	\$37,200	130:1

*Discounted at 2%

Additional Comments from IDA

This is a good project.

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

Motion By: _____
Seconded By: _____

RESOLUTION
(2 Minutes for Holding, LLC and Crease HVAC Inc. Project)
OSC Code 2602-25-032A and 2602-25-033A

A regular meeting of the County of Monroe Industrial Development Agency (the "Agency"), was held at the Agency's offices located at 50 West Main Street, Rochester, New York 14614, on November 18, 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) APPOINTING 2 MINUTES FOR HOLDING, LLC, OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY") AND CREASE HVAC INC. OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "TENANT") AS ITS AGENTS TO UNDERTAKE A CERTAIN PROJECT AS MORE FULLY DESCRIBED BELOW; (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA (AS DEFINED BELOW); (iii) APPOINTING THE COMPANY AND THE TENANT AS AGENTS OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY AND THE TENANT 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 PROJECT AGREEMENTS AND RELATED DOCUMENTS.

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

WHEREAS, **2 MINUTES FOR HOLDING, LLC**, a New York limited liability company for itself or a related entity formed or to be formed (collectively, the "Company") and **CREASE HVAC INC.**, a New York corporation for itself or a related entity formed or to be formed (collectively, the "Tenant") have requested that the Agency assist with a certain Project (the "Project"), consisting of: (A) the renovation and modernization of an approximately 31,000 square-foot building located at 2145 East Henrietta Road in the Town of Henrietta, New York 14623 and all other lands in the Town of Henrietta where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project including, but not limited to, the upgrade of the electrical services, replacement of overhead doors, repairs and upgrades to the building insulation, siding, parking area and landscaping, all to enhance the Tenant's production, efficiency and sustainability in HVAC products and systems (collectively, the "Improvements"); and (B) the acquisition and installation therein, thereon or thereabout of

certain machinery, equipment and related personal property (collectively, the "Equipment" and, together with the Improvements, the "Facility"); and

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

WHEREAS, it is contemplated that the Agency will (i) negotiate project agreements (the "Project Agreements"), pursuant to which the Agency will appoint the Company and the Tenant as its agents for the purpose of undertaking the Project and (ii) provide financial assistance (the "Financial Assistance") to the Company and the Tenant in the form of sales and use tax exemptions for purchases and rentals related to the Project; and

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

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

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

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

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

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

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

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

such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries; and

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

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

Section 3. Subject to the Company and the Tenant executing respective Project Agreements 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 and the Tenant to proceed with the acquisition, renovation and equipping of the Project and hereby appoints the Company and the Tenant as the true and lawful agents of the Agency to acquire, renovate and equip the Facility, and such appointment includes the following activities as they relate to the construction, erection, completion, use, repair and maintenance of the Improvements and the purchase, use, lease, placement, installation, repair, maintenance and replacement of the Equipment, whether or not any materials or supplies described below are incorporated into or become an integral part of the Improvements or the Equipment: (i) all purchases, leases, rentals and other uses of tools, machinery and equipment in connection with acquiring, renovating, equipping, repairing and maintaining the Facility, (ii) all purchases, rentals, uses or consumption of supplies, materials and services of every kind and description in connection with acquiring, renovating, equipping, repairing and maintaining the Facility, and (iii) all purchases, leases, rentals and uses of equipment, machinery, and other tangible personal property (including installation costs with respect thereto), installed or placed in, upon or under the Improvements, Land or the Equipment, including all repairs, maintenance and replacement of all such property. Said agents are authorized to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agents for the Agency, and in general to do all things which may be requisite or proper for completing the Facility, all with the same powers and with the same validity as the Agency could do if acting on its own behalf. As agent of the Agency, the Company and the Tenant are 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 and/or the Tenant chooses; provided, however, the Project Agreement shall expire on **December 31, 2028** (unless extended for good cause by the Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency).

Section 4. Based upon the representation and warranties made by the Company in its application for financial assistance, the Agency hereby authorizes and approves (i) the Company as its agent, to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax in an amount up to **\$240,000**, which result in New York State and local sales and use tax exemption benefits ("sales and use tax exemption benefits") not to exceed **\$19,200**. The Agency agrees to consider any requests by the Company for increase to the amount of sales and use tax exemption benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services.

Section 5. Based upon the representation and warranties made by the Tenant in its application for financial assistance, the Agency hereby authorizes and approves (i) the Tenant as its agent, to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax in an amount up to **\$225,000** which result in New York State and local sales and use tax exemption benefits not to exceed **\$18,000**. The Agency agrees to consider any requests by the Tenant for increase to the amount of sales and use tax exemption benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services.

Section 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 Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized, on behalf of the Agency, to negotiate the Project Agreements, pursuant to which the Agency will appoint the Company and the Tenant as its agents for the purpose of undertaking the Project.

Section 8. 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 9. 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				
Raymond A. Ryerse Jr.				
Brian Hickey				
Truman Tolefree				

The Resolutions were thereupon duly adopted.

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

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

That I have compared the annexed extract of the minutes of the meeting of the County of Monroe Industrial Development Agency (the "Agency"), including the resolutions contained therein, held on November 18, 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 18th day of November, 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.

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

I. APPLICANT

A. Applicant Information

Name: 2 Minutes for Holding, LLC
 Address: 60 Lansmere Way
 City/State/Zip: Rochester, NY 14624
 Tax Id No.: TBD
 Contact Name: Kevin Bischooping
 Title: President
 Telephone: 585-729-6583
 E-Mail: kbischooping@creasehvac.com

B. Applicant's Legal Counsel

Name: Allison Rich
 Firm: Evans Fox Attorneys
 Address: 100 Meridian Centre Blvd, Suite 300
 City/State/Zip: Rochester, NY 14618
 Telephone: 585-787-7000
 Email: arich@evansfox.com

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

Name	%	Corporate Title
<u>Kevin Bischooping</u>	<u>100</u>	<u>President</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
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<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: 2145 East Henrietta Rd

Tax Map Parcel Number: 162.14-3-21.1

City/Town/Village: Henrietta

School District: Rush Henrietta CSD

Zip: 14623

Current Legal Owner of Property:

Cuperk Realty, 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: Crease HVAC, Inc.

Address: 853 West Ave

City/State/Zip: Rochester, NY 14611

Tax ID No: 20-2169529

Contact Name: Kevin Bischoping

Title: President

Telephone: 585-729-6583

Email: kbischoping@creasehvac.com

% of facility to be occupied by user/tenant 100

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

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

Name	%	Corporate Title
<u>Kevin Bischoping</u>	<u>100</u>	<u>President</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

F. Project Timeline

Proposed Date of Acquisition: 11/2025

Proposed Commencement Date of Construction: 11/2025

Anticipated Completion Date: 11/2028

G. Contractor(s)

Landmark Electric (Service Upgrade), TBD Electrical for Distribution,

Corporate Floors, Alliance Door, TBD HVAC

II. PROJECT (cont'd)

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

NAICS Code: 238220

Crease HVAC, Inc. formerly know as Great Lakes Ornamental Iron has been in business since 2005. In the past 10 years we have transformed from doing ornamental gates and railings to performing commercial and industrial HVAC projects.

10 years ago Crease HVAC did limited fabrication of our own ductwork and performed highly seasonal installation of the "air side" of HVAC projects as a subcontractor to mechanical contractors who self performed the "wet side" of HVAC projects. A majority of the work performed was for K-12 school districts and would lead to summertime employment of 6 to 8 employees with wintertime employment of 3 to 4 employees. Operating out of the owner at the time's pole barn of about 3,000 SF we manufactured odds and ends to round out projects.

5 years ago Crease HVAC moved into it's current location at 853 West Ave. The 7,000 SF space offered the ability to expand our manufacturing. By adding equipment to expand the types and sizes of ductwork we manufactured we have grown in the percentage of ductwork we can self perform. Through expansion of our manufacturing and growth of overall business Crease HVAC now reaches yearly high employment numbers in the low 20s and last year kept employment in the mid teens during our traditional off season.

Crease HVAC has maximized the amount of employees and growth we can achieve in our current sized facility. In an ideal world we would have added a project management position and administrative position but we currently have no space available to add a desk for those people. Those positions are needed to manage our current project load and to expand in the future.

In order to continue adding to our fabrication capabilities we need additional space to add equipment, staging, and material storage. By adding additional equipment the types, sizes, and quantity of ductwork we can fabricate will expand. This expanded ability will allow us to increase our manufacturing employees. It will also allow us to expand the number of projects we take on increasing our office and field employment as well. This one of the two major ductwork fabricators moved to Ontario County. Both major fabricators are now located at in Ontario County. This makes outsourcing our fabrication less productive as small orders and issues now require substantial trucking time from either source.

Over the past 18 months we have been searching for industrial space in Monroe County with little success. The 31,000 SF location at 2145 East Henrietta Rd offers the ability for the immediate and long term growth. In order to get the building to support the manufacturing portion there building will require an upgrade of the electrical services to 600 AMPs 3 Phase, replacement of overhead doors with insulated doors, repairs and upgrades to building insulation, and repairs and upgrades to the siding to make the building weather tight. There are additional repairs needed to deteriorated asphalt and yard space. We will also look to replace water damaged finishes in the office space.

As a commercial subcontractor ourselves and the owner's experience as a general construction project manager we intend to hire the subcontractors directly and avoid an additional layer of markup from hiring a general contractor.

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.

Any one portion of the project is financially possible on its own but combined would cause a cash flow burden that would prevent the other portions of the project from moving forward in a timely manner.

The building as it stands is suitable for cold storage but the repairs needed to make the building viable for fabrication would put us in a situation to make choices between repairs and making the equipment purchases necessary to support the manufacturing growth. Conversely making the equipment purchases without the power and envelope upgrades would not provide the proper space to use the equipment. The possible expenditures on equipment and building improvements would then restrict our cash flow for payroll.

Only the combination of the purchase of the building, the needed upgrades, and the machinery purchases allow for a successful project.

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

Yes No

Location:

853 West Ave, Rochester, NY 14611

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:

Our current space is leased and the landlord intends
on leasing the space after our relocation

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

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

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

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

NO

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

Check One:

JOBSPLUS

Requirements:

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

LEASEPLUS

Requirements:

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

ENHANCED JOBSPLUS

Requirements:

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

GREEN JOBSPLUS

Requirements:

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

SHELTER RENT

For student housing or affordable housing projects.

Local Tax Jurisdiction Sponsored PILOT

NO PROPERTY TAX ABATEMENT IS SOUGHT FOR THIS PROJECT

IV. APPLICANT PROJECT COSTS

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

Building Construction or Renovation

- a. Materials a. \$ 150,000
- b. Labor b. \$ 230,000

Site Work

- c. Materials c. \$ 90,000
- d. Labor d. \$ 120,000
- 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. \$ 20,000
- Other (specify) j. _____ j. \$ _____
- k. _____ k. \$ _____
- l. _____ l. \$ _____
- m. _____ m. \$ _____

Total Project Costs \$ 610,000
(must equal Total Sources)

B. Sources of Funds for Project Costs:

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

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

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

- e. Equity e. \$ 835,000

TOTAL SOURCES \$ 835,000
(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.

We have worked with Genesee Regional Bank to Secure
Equipment Loans and Lines of Credit Should they be Necessary
to Complete the Project

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 Crease HVAC, Inc.

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

Estimated Costs Eligible for Sales Tax Exemption Benefit

- a. Materials a. \$ _____
- b. Labor b. \$ _____
- c. Non-Manufacturing Equipment c. \$ 15,000
- d. Manufacturing Equipment d. \$ 200,000
- e. Furniture and Fixtures e. \$ 10,000

- Other (specify): f. _____ f. \$ _____
- g. _____ g. \$ _____
- h. _____ h. \$ _____
- i. _____ i. \$ _____

Total Project Costs \$ 225,000

VII. PROJECTED EMPLOYMENT

Complete for each Applicant or User/Tenant

Company Name: Crease HVAC, 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 RETAINED	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be CREATED upon THREE Years after Project completion	Estimate number of residents of the Labor Market Area in which the Project is located that will fill the FTE and PTE jobs to be created upon THREE Years after Project Completion **
Full time (FTE)	20	20	3	3
Part Time (PTE)	0	0	1	1
Total	20	20	3.5	3.5

** 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.

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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 2 Minutes for Holding, LLC; Crease HVAC, Inc.

Applicant: and/or User/Tenant:

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

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

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

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

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

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

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

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

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

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

X

Signage

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

X

Exemption Process

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

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

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

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

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

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

2 Minutes for Holding, LLC

(APPLICANT COMPANY)


 Digitally signed by Kevin Bischooping
 DN: C=US,
 E=kbischooping@creasehvac.com,
 O="Crease HVAC, Inc.", CN=Kevin
 Bischooping
 Date: 2025.10.24 12:59:43-04'00'

Kevin Bischooping **President** 10/24/25

Signature , Title Date

Crease HVAC, Inc.

(TENANT COMPANY)


 Digitally signed by Kevin Bischooping
 DN: C=US,
 E=kbischooping@creasehvac.com,
 O="Crease HVAC, Inc.", CN=Kevin
 Bischooping
 Date: 2025.10.24 12:59:50-04'00'

Kevin Bischooping **President** 10/24/25

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.	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.

2 Minutes for Holding, LLC

(APPLICANT COMPANY)

Kevin Bischooping  **President** 10/24/25

Signature, Title Date

Crease HVAC, Inc.

(TENANT COMPANY)

Kevin Bischooping  **President** 10/24/25

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

2 Minutes for Holding, LLC

Kevin Bischoff  Digitally signed by Kevin Bischoff
 DN: cn=US,
 email=kbischoff@creasehvac.com,
 o="Crease HVAC, Inc.", cn=Kevin
 Bischoff
 Date: 2025.10.24 13:00:08-0400

 Signature, Title, Date

TENANT COMPANY

Crease HVAC, Inc.

Kevin Bischoff  Digitally signed by Kevin Bischoff
 DN: cn=US,
 email=kbischoff@creasehvac.com,
 o="Crease HVAC, Inc.", cn=Kevin
 Bischoff
 Date: 2025.10.24 13:00:21-0400

 Signature, Title, Date



APPLICATION SUMMARY

DATE: November 18, 2025

APPLICANT: Indus Hospitality Group Inc.
950 Panorama Trail S
Rochester, NY 14625

PROJECT ADDRESS: 1180 Jefferson Road
Rochester, NY 14623

PROJECT SUMMARY: Indus Hospitality Group Inc. proposes the construction of a 48,000 sq ft Woodsprings by Choice Hotels in the Town of Henrietta. This unique offering to Monroe County’s hospitality landscape will cater to the demand for quality accommodations arising from tourism and events. This hotel will have partnerships with RIT and MCC’s Hospitality Management programs and will provide students with hands on experience in the hospitality industry. This facility is considered “retail” under Section 862 of the General Municipal Law. In order to qualify for benefits, Indus has demonstrated that a significant number of patrons from outside the economic development region will travel to the area and stay at the facility. This \$15 million project is expected to create 18.5 new FTEs over the next three years. The applicant is only requesting a sales tax exemption and mortgage recording tax exemption. The Benefit/Incentive ratio is 41:1.

PROJECT AMOUNT: \$15,190,000
EXEMPTIONS: \$505,480 Sales Tax Exemption
\$89,513 Mortgage Recording Tax Exemption

JOBS: EXISTING: 0 | FTEs
NEW: 18.5 | FTEs

PUBLIC HEARING DATE: 11/14/25

BENEFIT TO INCENTIVE RATIO: 41:1

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: November 18, 2025
 Project Title: Indus Hospitality Group Inc.
 Project Location: 1180 Jefferson Road, Rochester, NY 14623

Economic Impacts

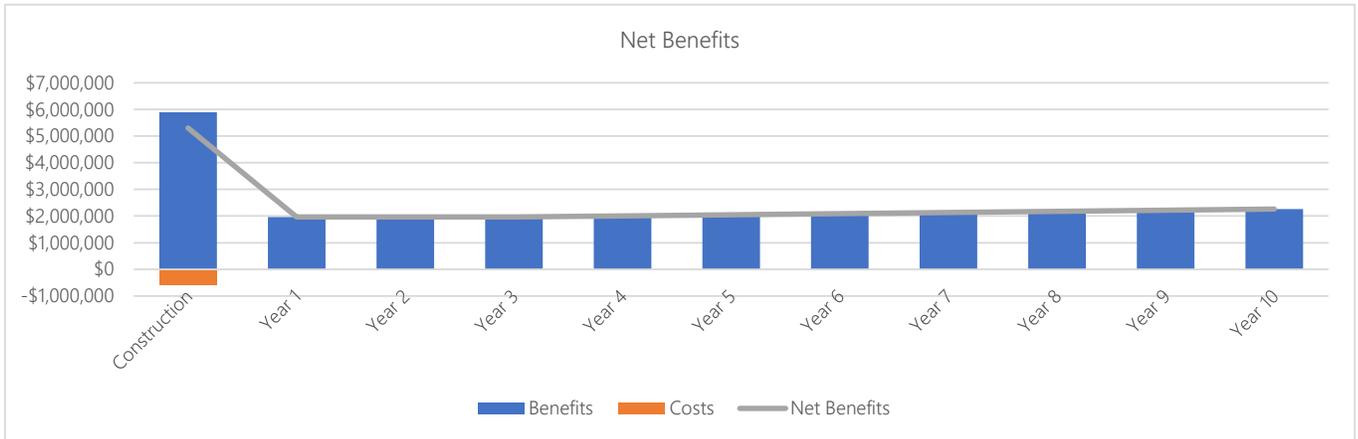
Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
 \$15,190,000

		Temporary (Construction)		
		Direct	Indirect	Total
Jobs		77	17	94
Earnings		\$4,683,110	\$888,579	\$5,571,689
Local Spend		\$12,152,000	\$3,024,862	\$15,176,862

		Ongoing (Operations)		
		Direct	Indirect	Total
Jobs		19	6	25
Earnings		\$13,069,967	\$6,589,313	\$19,659,279

Figure 1



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

Figure 2

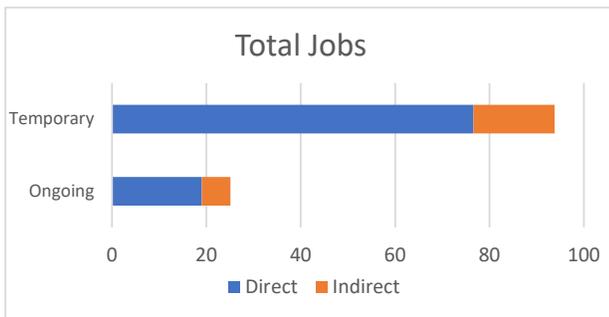


Figure 3



Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$0	\$0
Sales Tax Exemption	\$505,480	\$505,480
Local Sales Tax Exemption	\$252,740	\$252,740
State Sales Tax Exemption	\$252,740	\$252,740
Mortgage Recording Tax Exemption	\$89,513	\$89,513
Local Mortgage Recording Tax Exemption	\$29,838	\$29,838
State Mortgage Recording Tax Exemption	\$59,675	\$59,675
Total Costs	\$594,993	\$594,993

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$25,407,585	\$23,344,592
To Private Individuals	\$25,230,969	\$23,182,315
Temporary Payroll	\$5,571,689	\$5,571,689
Ongoing Payroll	\$19,659,279	\$17,610,626
Other Payments to Private Individuals	\$0	\$0
To the Public	\$176,617	\$162,276
Increase in Property Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$39,002	\$39,002
Ongoing Jobs - Sales Tax Revenue	\$137,615	\$123,274
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$1,312,010	\$1,205,480
To the Public	\$1,312,010	\$1,205,480
Temporary Income Tax Revenue	\$250,726	\$250,726
Ongoing Income Tax Revenue	\$884,668	\$792,478
Temporary Jobs - Sales Tax Revenue	\$39,002	\$39,002
Ongoing Jobs - Sales Tax Revenue	\$137,615	\$123,274
Total Benefits to State & Region	\$26,719,596	\$24,550,072

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$23,344,592	\$282,578	83:1
State	\$1,205,480	\$312,415	4:1
Grand Total	\$24,550,072	\$594,993	41:1

*Discounted at 2%

Additional Comments from IDA

This is a good project.

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

Motion By: _____
Seconded By: _____

RESOLUTION
(Indus Hospitality Group Inc. Project)
OSC Code 2602-25-034A

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 November 18, 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 NOVEMBER 14, 2025, WITH RESPECT TO A CERTAIN PROJECT (AS DEFINED BELOW) BEING UNDERTAKEN BY INDUS HOSPITALITY GROUP 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 PARTIAL MORTGAGE RECORDING TAX EXEMPTION; AND (v) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

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, **INDUS HOSPITALITY GROUP 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 of a leasehold interest in a portion of an approximately 14.77-acre parcel of land located at 1180 Jefferson Road in the Town of Henrietta, New York 14623 and all other lands in the Town of Henrietta where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the "Land"); (B) the construction thereon of an approximately 48,661 square-foot, 4-story, 123-room extended stay hotel to be known as Woodsprings by Choice Hotels which shall include, but not be limited to, guest laundry facilities, a fitness center, a business center and a large outdoor recreation space with fire pit and grilling station together with a parking area for approximately 191 vehicles (collectively, the "Improvements"); and (C) the acquisition and installation therein, thereon or thereabout of

certain machinery, equipment and related personal property (the "Equipment" and, together with the Land and the Improvements, the "Facility"); and

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

WHEREAS, pursuant to Section 859-a of the Act, on Friday, November 14, 2025, at 11:00 a.m., local time, in the Main Meeting Room at the Henrietta Town Hall, 475 Calkins Road, Henrietta, New York 14623, the Agency held a public hearing with respect to the Project and the proposed Financial Assistance (as defined below) being contemplated by the Agency, whereat interested parties were provided a reasonable opportunity, both orally and in writing, to present their views; and

WHEREAS, it is contemplated that the Agency will (i) negotiate a project agreement (the "Project Agreement"), pursuant to which the Agency will appoint the Company as its agent for the purpose of undertaking the Project, (ii) negotiate and enter into a lease agreement (the "Lease Agreement") and leaseback agreement (the "Leaseback 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 mortgage recording tax exemption for financing relating to the Project; 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, the Company has represented to the Agency that Monroe County is anticipating a significant increase in visitor traffic due to a series of upcoming events, including regional conferences, cultural festivals, sporting tournaments, and seasonal tourism activities; and

WHEREAS, the Company has represented to the Agency that the current availability of hotel accommodations may be insufficient to meet the projected demand, potentially impacting the county's ability to host guests, support local businesses, and maintain its reputation as a welcoming destination; therefore, it is necessary to assess and address the need for additional hotel rooms to ensure adequate lodging capacity and support the county's economic and hospitality goals; and

WHEREAS, the Project constitutes a "retail" project as defined under Section 862 of the Act and as such requires additional findings; and

WHEREAS, the Company has represented to the Agency that the Project is likely to attract a significant number of visitors from outside the economic development region (as established by Section 230 of the New York State Economic Development Law), and therefore the Project constitutes a "tourism destination" as defined in Section 862(2) of the Act; and

WHEREAS, the Project constitutes a "retail" project as defined under Section 862 of the Act and as such requires additional findings; and

WHEREAS, the Company has represented to the Agency that the Project is likely to attract a significant number of visitors from outside the economic development region (as established by Section 230 of the New York State Economic Development Law), and therefore the Project constitutes a "tourism destination" as defined in Section 862(2) of the Act; 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 Town Board of the Town of Henrietta (the "Town Board"), as lead agency, conducted a coordinated 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 Town Board, dated April 10, 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) Pursuant to Section 862 of the Act, the Project constitutes a "retail" project. Based on representations made by the Company to the Agency, the Project is located near several tourist destinations, including, but not limited to, Joseph A. Floreano Rochester Riverside Convention Center, the University of Rochester Orthopedics Center, the University of Rochester, the Rochester Institute of Technology, the CGI Rochester International Jazz Festival and upcoming Professional Golfers of American events, which attract a significant number of visitors from outside the economic development region (as established by Section 230 of the New York State Economic Development Law), and the Facility will provide lodging services to these destinations, therefore, constituting a "tourism destination" as defined in Section 862(2) of the Act; and

(g) The Town 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 Town Board also issued a Negative Declaration on April 10, 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 Town 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 and Leaseback Agreement contemplated have not been executed and delivered. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are authorized and directed to execute and deliver to said agent an appropriate letter on Agency letterhead describing the authority granted under this resolution.

Section 5. Based upon the representation and warranties made by the Company in its application for financial assistance, the Agency hereby authorizes and approves (i) the Company as its agent, to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax in an amount up to **\$6,318,500** which results in New York State and local sales and use tax exemption benefits ("sales and use tax exemption benefits") not to exceed **\$505,480**. 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 **\$11,935,000**, resulting in a mortgage tax exemption not to exceed **\$89,513**; 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 and Leaseback 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 and (B) the related Leaseback Agreement conveying the Project back to the Company; provided, that, 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.

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 and Leaseback Agreement are collectively referred to as, the "Agency Documents"); and, where appropriate, the Secretary or Assistant Secretary of the Agency is hereby authorized to affix the seal of the Agency (if any) to the Agency Documents and to attest the same, all with such changes, variations, omissions and insertions as the Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency shall approve, the execution thereof by the Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency to constitute conclusive evidence of such approval; provided in all events recourse against the Agency is limited to the Agency's interest in the Project.

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

Section 11. This resolution shall take effect immediately.

[Remainder of Page Intentionally Left Blank]

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

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

The Resolutions were thereupon duly adopted.

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

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

That I have compared the annexed extract of the minutes of the meeting of the County of Monroe Industrial Development Agency (the "Agency"), including the resolutions contained therein, held on November 18, 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 18th day of November, 2025.

Ana J. Liss, Executive Director



COUNTY OF MONROE
COMIDA
 INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR ASSISTANCE

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

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

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

I. APPLICANT

A. Applicant Information

Name: Indus Hospitality Group Inc
 Address: 1180 Jefferson Road
 City/State/Zip: Rochester, NY 14623
 Tax Id No.: 47-2049739
 Contact Name: Jett Mehta
 Title: President
 Telephone: 585-248-2440
 E-Mail: jmehta@indushg.com

B. Applicant's Legal Counsel

Name: Robert Brenner & Brian Mahoney
 Firm: Mahoney Brenner LLP
 Address: 83 South Main Street
 City/State/Zip: Canandaigua, NY 14424
 Telephone: 585-598-1251
 Email: rbrenner@mahoneybrenner.com

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

Name	%	Corporate Title
<u>Jett Mehta</u>	<u>51</u>	<u></u>
<u>Hasit Mehta</u>	<u>25</u>	<u></u>
<u>Bhoopinder S. Mehta Family Trust</u>	<u>12</u>	<u>Trust</u>
<u>Kripal K. Mehta Family Trust</u>	<u>12</u>	<u>Trust</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: 1180 Jefferson Road

Tax Map Parcel Number: 162.07-1-12

City/Town/Village: Henrietta

School District: Rush Henrietta CSD

Zip: 14623

Current Legal Owner of Property:

1180 Jeff Road LLC

B. Benefits Requested (Check all that apply)

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

C. Description of project (check all that apply)

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

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

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

Are the user and owner related entities? Yes No

Company Name: _____

Address: _____

City/State/Zip: _____

Tax ID No: _____

Contact Name: _____

Title: _____

Telephone: _____

Email: _____

% of facility to be occupied by user/tenant _____

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

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

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

F. Project Timeline

Proposed Date of Acquisition: Fall 2025

Proposed Commencement Date of Construction: Fall 2025

Anticipated Completion Date: Fall/Winter 2026

G. Contractor(s)

Indus Development Company LLC

II. PROJECT (cont'd)

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

NAICS Code: 721110

Indus Hospitality Group (IHG) is excited to propose the construction of a Woodsprings by Choice Hotels in Monroe County. This 48,661 sq.ft., 4 - story, 123-room extended stay property will feature a wood frame, ensuring it is an institutional quality Choice Hotel asset. Guests will enjoy a range of amenities, including complimentary breakfast and WiFi, a guest laundry, a fitness center, a business center, a suite shop, and a large outdoor recreation space with a fire pit and grilling station. Additionally, the hotel will provide 191 parking spaces, including 5 ADA and 6 EV spaces for uor guests.

We are excited about the partnership with RIT and MCC's Hospitality Management programs, offering students valuable opportunities to work in various operational roles such as front office, housekeeping, engineering, leadership, and food and beverage. With our extensive hospitality portfolio, spanning economy to mid-scale to upper-scale and extended stay properties, IHG can offer job-shadowing, training, and internships to students.

IHG is a local, family-owned hospitality company based in Rochester, NY, with over 80 locations throughout the Greater Rochester, Western New York, and Finger Lakes Region. We employ more than 1,200 individuals and are committed to supporting our community.

II. PROJECT (cont'd)

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

Please explain why financial assistance is necessary.

Financial assistance is important due to the current economic landscape which poses notable challenges to the hospitality sector, especially financing new hotels. The necessity for substantial support has never been more apparent, given the financial, inflationary, and supply chain pressures we face. The new Woodspring Suites by Choice Hotels will fit Monroe Counties acute need for new, high-quality hotel rooms, especially to support significant events and growth.

This new property is critical for our competitive edge and the success of key county assets like the convention center. The addition of the Woodspring Suites by Choice Hotels in Henrietta will enhance the regions hospitality offerings and provide employment opportunities.

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

Yes No

Location:

See Exhibit A

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

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

Yes No

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

K. State Environmental Quality Review (SEQR) Act Compliance

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

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

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

NO

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

Check One:

JOBSPLUS

Requirements:

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

LEASEPLUS

Requirements:

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

ENHANCED JOBSPLUS

Requirements:

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

GREEN JOBSPLUS

Requirements:

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

SHELTER RENT

For student housing or affordable housing projects.

Local Tax Jurisdiction Sponsored PILOT

NO PROPERTY TAX ABATEMENT IS SOUGHT FOR THIS PROJECT

IV. APPLICANT PROJECT COSTS

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

Building Construction or Renovation

- a. Materials a. \$ 4,592,500
- b. Labor b. \$ 3,757,500

Site Work

- c. Materials c. \$ 441,000
- d. Labor d. \$ 294,000
- e. Non-Manufacturing Equipment e. \$ 0
- f. Manufacturing Equipment f. \$ 0
- g. Equipment Furniture and Fixtures g. \$ 1,285,000
- h. Land and/or Building Purchase h. \$ 1,100,000
- i. Soft Costs (Legal, Architect, Engineering) i. \$ 1,310,000
- Other (specify) j. Contingency j. \$ 750,000
- k. PM / General Cond k. \$ 1,430,000
- l. Developer Fee l. \$ 230,000
- m. _____ m. \$ _____

Total Project Costs (must equal Total Sources) \$ 15,190,000

B. Sources of Funds for Project Costs:

- a. Tax-Exempt Industrial Revenue Bond a. \$ _____
- b. Taxable Industrial Revenue Bond b. \$ _____
- c. Bank Financing c. \$ 11,935,000
- d. TOTAL Public Sources d. \$ _____

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

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

e. Equity e. \$ 3,255,000
TOTAL SOURCES (must equal Total Project Costs) \$ 15,190,000

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: Indus Hospitality Group 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 RETAINED	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be CREATED upon THREE Years after Project completion	Estimate number of residents of the Labor Market Area in which the Project is located that will fill the FTE and PTE jobs to be created upon THREE Years after Project Completion **
Full time (FTE)	0	0	12	12
Part Time (PTE)	0	0	13	13
Total	0	0	18.5	18.5

** 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.

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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 Indus Hospitaity Group 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.

JM

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.**

JM

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.

JM

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.

JM

Monitoring

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

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

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

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

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

Signage

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

Exemption Process

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

- 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.

Indus Hospitality Group Inc _____

(APPLICANT COMPANY)

Signature, Title Date

(TENANT COMPANY)

Signature, Title Date

IX. FEES

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

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

Indus Hospitality Group Inc

(APPLICANT COMPANY)



Signature, Title Date

(TENANT COMPANY)

Signature, Title Date

X. CERTIFICATION

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

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

APPLICANT COMPANY

Indus Hospitaity Group Inc

Signature, Title Date

TENANT COMPANY

Signature, Title Date



EXHIBIT A

Owner/Operator Name
Indus Lake Road, Inc
Indus Panorama Trail, Inc
Indus South Union Street, LLC
Indus 36, LLC
Indus Hotels, Inc
Indus Hotels, Inc
Indus Hospitality, LLC
Indus Chili Avenue Associates, LLC
Indus Hamilton Street, Inc
Indus Elm Street, LLC
Indus Mehta Properties, LLC
Indus Mehta Properties, LLC
Indus 19, LLC
Indus 332, LLC
Indus 31, LLC
Indus East Union Street LLC
Indus Lake Road II, LLC
Indus Hamilton Street, Inc
Indus MSF, LLC
Indus North Goodman, LLC
Indus FSD, LLC
Indus Lehigh Station, LLC



BRUCKNER, TILLETT, ROSSI, CAHILL & ASSOCIATES

A full-service real estate appraisal, analysis and consulting group

Partners

Christopher S. Tillett, MAI, SRA

Kevin L. Bruckner, MAI, CCIM

Justin R. Martin, MAI, CCIM

Andrew R. Kniesel, SRA

Bethany W. Coleman, MAI

Kaitlin M. Skelton, MAI

Associates

Alexander J. Green, MAI

September 4, 2025

Indus Hospitality Group
950 Panorama Trail S
Rochester, New York 14625

Dear Mr. Mehta:

The following is a discussion of the overall lodging market for the Greater Rochester area. The market is defined as to its geographical area, typical hotel guests, hotel types, and inventory. Additionally, identified demand generators are discussed with the most recent development being the New York State initiative to capture domestic semiconductor production and distribution which is expected to require infrastructure investment including extended-stay lodging options to make the most of this economic growth potential.

Identification of the Rochester Market

The Rochester Market includes the following counties: Monroe, Ontario, Wayne, Seneca, Livingston, Orleans, Wyoming, Genesee, Yates.

The interstate highway network to and around Rochester is excellent. Interstate-90 (NYS Thruway), a major east/west transportation corridor in the United States from Boston to Seattle, passes through Monroe County, south of the city of Rochester. There is three major interchanges servicing Rochester at both ends of Interstate-490 and one at Interstate-390. I-490 is the major transportation route into Rochester providing access to the "Inner-Loop" expressway which partially encircles the downtown business district. The "Outer-Loop" expressway, a U-shaped transportation corridor comprised of I-390 on the west and I-590 on the east, intersects with I-390 south, a major north/south transportation corridor in Upstate New York. Other expressways, such as 531, 104, and the Ontario State Parkway, provide access to areas not covered by the above. The modern, extensive, and relatively non-congested expressway network allows access to most areas of Monroe County within 15-20 minutes from downtown. Rochester is a major metropolitan market serviced by the Greater Rochester International Airport, a modern 22-gate airport facility built in 1992 and serviced by the major airlines.

The excellent access to Rochester and Monroe County makes travel within the county relatively quick and attracts visitors from outside the market for the area's cultural, educational, industrial, and professional assets.

Tourism in Rochester

Visit Rochester, a tourism promotion agency for Monroe County, identifies tourism as a significant economic driver for Greater Rochester with an economic impact of nearly \$1 Billion annually. It also

September 4, 2025

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Re: Rochester Hospitality Market Summary

employs more than 15,000 people in the county. *Visit Rochester* identifies that there continues to be potential for further growth of the tourism and hospitality industry. Major draws are the area's universities, museums, and sports and recreation.

Rochester is home to several internationally and nationally recognized education institutions. Rochester Institute of Technology, the largest university in Rochester, is a major university specializing in technical and professional fields. The University of Rochester is a nationally recognized graduate and undergraduate university. Strong Memorial Hospital, one of the country's foremost cancer research and treatment centers, is part of the U of R, as are the Eastman School of Music and the Colgate Divinity School. Monroe Community College is rated as one of the best two-year community colleges in the country. SUNY at Brockport, St. John Fisher, Nazareth, and Roberts Wesleyan College are the remaining four 4-year colleges in Monroe County.

Typical of most major cities, Rochester has its share of museums including the International Museum of Photography and Film at the George Eastman House (founder of Eastman Kodak Company), The Strong Museum (extensive collection of toys and dolls), and the Rochester Museum and Science Center. Rochester offers a wide variety of cultural attractions including the Rochester Philharmonic Orchestra, Geva Theater and many other smaller music, dance, and playhouse facilities. Rochester is located in the diverse Finger Lakes Region of Upstate New York where there are many year-round recreational and sporting activities available.

Rochester comprises an abundance of minor-league sports teams such as the Red Wings (AAA baseball), the Americans (AHL hockey), the Knighthawks (NLL lacrosse), the Rattlers (MLL lacrosse), and the Razorsharks (PBL basketball). Rochester has previously been named the top minor league sports market in the country (*Street & Smith's Sports Business Journal*, 2005), the number 10 "best little golf city" in America (*Golf Pass*, 2020), and the fifth best "sports town" in the country (*Scarborough Research*, 2008).

The CGI Rochester International Jazz Festival, established in 2002, takes place in June of each year. It is a nine-day festival held in over 20 venues in downtown Rochester. Headliners include world-renowned artists with the 2022 iteration reporting an attendance of ~210,000. Despite not being held during the COVID-19 pandemic in 2020 and 2021, attendance has steadily grown year after year.

Another more recent development is the domestic semiconductor production and distribution market. According to a report prepared by The University at Buffalo Center for Supply Chain Analytics School of Management, worldwide semiconductor sales have grown from \$139 billion in 2001 to more than \$529 billion in 2023, with growth continuing into the first quarter of 2025. The industry is now on track to reach \$1 trillion in global annual revenue by 2030. New York State has invested in this boom which some expect to far exceed the global auto industry with more than \$131 billion in announced semiconductor investments for new facility development and expansion by existing firms such as Corning, Edwards Vacuum, GlobalFoundries, Menlo Microsystems, Micron Technologies, NY Creates, Onsemi, TTM Technologies, and Wolfspeed. Governor Hochul has announced an additional \$10 billion in state resources to support the semiconductor industry. The governor projects a semiconductor highway along the I-90 corridor from Albany to Buffalo (SMART I-Corridor), transforming the economy. Further, there are projections that 1 in 4 U.S.-made chips will be produced in and around Upstate New York, resulting in the region becoming the leading hub for semiconductor manufacturing. The One Big Beautiful Bill Act, signed into law in July 2025, boosts incentives for U.S. semiconductor manufacturing. These investments along with New York's Green CHIPS Act, make New York a highly attractive area for investment. With this development along the corridor, there will be a need for extended-stay lodging options to help entice producers to choose the Rochester Market over the other submarkets in the corridor. Promoting the Rochester Market's infrastructure should help it capture its

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Re: Rochester Hospitality Market Summary

share of the burgeoning industry, resulting in job growth, tourism, and further residential development.

In addition to the above-mentioned tourism draws, there is still room for growth, and with future growth, the addition of hotel rooms and their attached amenities is a necessity.

Rochester Lodging Submarket Overview

The submarket includes hospitality properties located in the following counties: Monroe, Ontario, Wayne, Seneca, Livingston, Orleans, Wyoming, Genesee, Yates. The majority of properties in the submarket fall into the limited-service upscale & upper midscale category.

Identification of Hotel Types

Typically, hotels fall into two categories. Full-service hotels offer some or all of the following: food & beverage (restaurant and bar), laundry services, shuttle services, recreational sports, amenities, room service, and expanded fitness centers. Limited-service lodging options do not generally offer these added amenities. Another category that has emerged in recent decades are extended-stay options which offer primarily suite rooms designed for longer stays. Often, housekeeping is not offered nightly, but these options fall into the limited-service category in terms of other amenities.

Identification of Hotel Guests

Although there is no agreed set categorization of hotel guests found in industry publications, most lists include the following primary users:

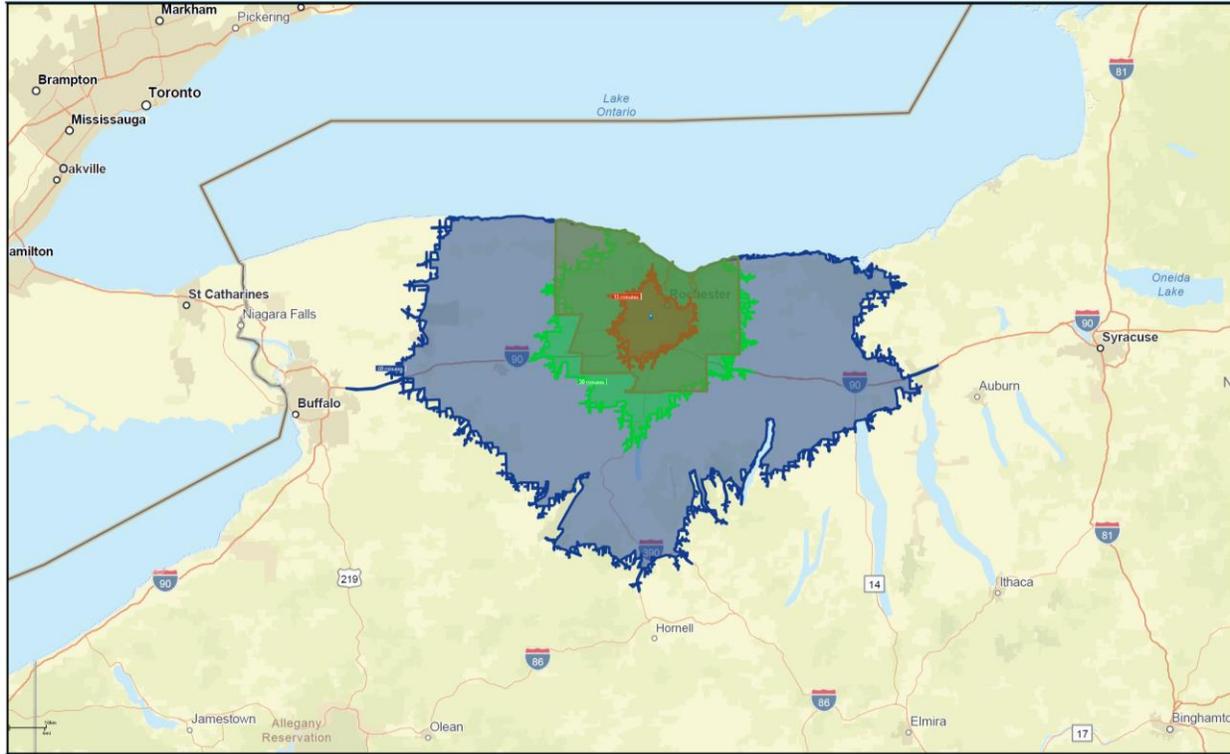
- Business travelers
- Event attendees
- Recreation & leisure (vacation)
- Transient guests

Each of these users intrinsically indicates a traveler from outside a "short" drive from the hotel. While the definition of a "short" drive is subjective, it is assumed that the vast majority of these users are outside a 60-minute drive from a hotel. The following is a summary of the drive time from the Greater Rochester Airport. Red is 15 minutes, green is 30 minutes, and blue is 60 minutes. The county overlay on the map reveals that except for the far northwestern corner of the county, the majority county is within a 30-minute drive. Furthermore, the map below shows that the majority of guests would be outside Monroe, Ontario, Wayne, Livingston, Orleans, Wyoming, and Genesee Counties. Note that portions of the defined market are outside the 60-minute drivetime (Yates, and Seneca Counties) but these are relatively low population counties that wouldn't necessarily create a large influx of guests.

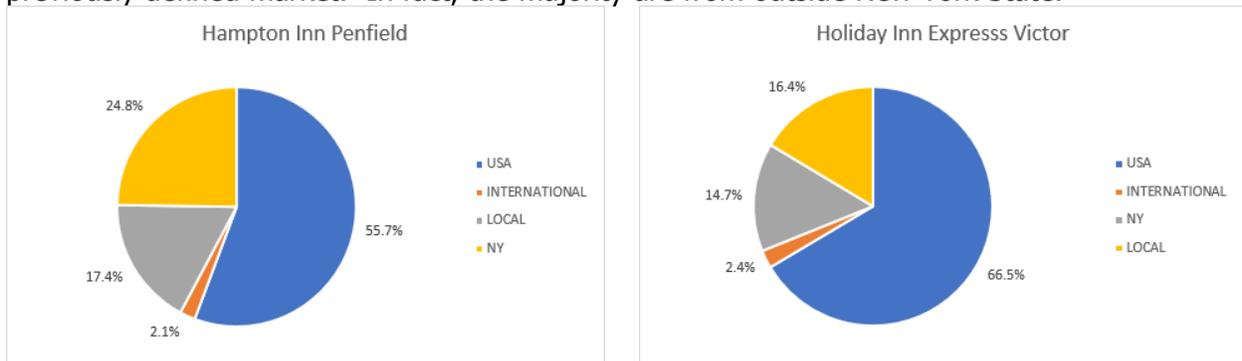


Custom Map

Drive Time from Airport



To further illustrate that the hotels in the market generate guests from outside the defined market area, guest registries from two hotels are analyzed using guest zip codes to determine their origination. It demonstrates that approximately ~15-20% of the guests originate inside the local previously defined market. In fact, the majority are from outside New York State.



Visit Rochester tracks where visitors to Rochester originate from and further summarizes the Trip Volume from the top 10 origins for 2022. These trips pertain only to overnight visitors. The top 10 account for approximately 241,700 total trips to Rochester. Of the total only 24,000 are from within the Rochester Market. This equates to 9.92%, demonstrating that a relatively small percentage of overnight visitors are from within the immediate market. Including those locations outside the top ten would indicate an even smaller percentage from the Rochester Market. Finally, because the Rochester Market includes contiguous counties, the actual percentage from outside Monroe County would lower this percentage further. Based on the data, it can be concluded that

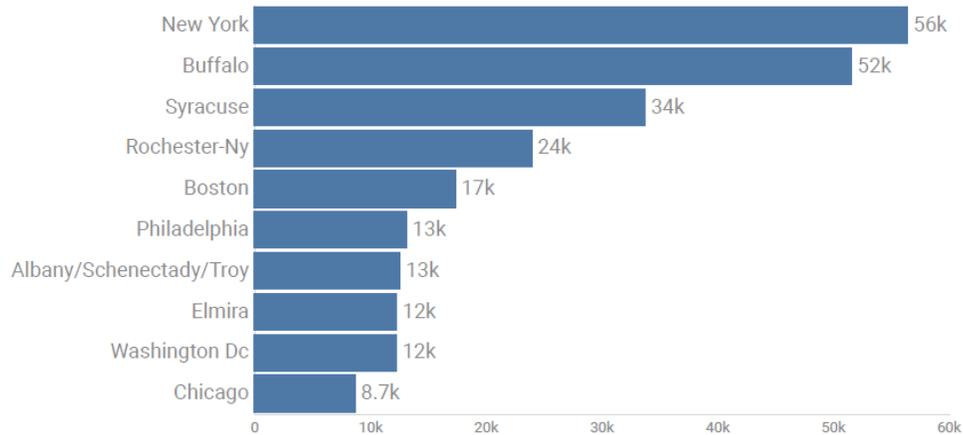
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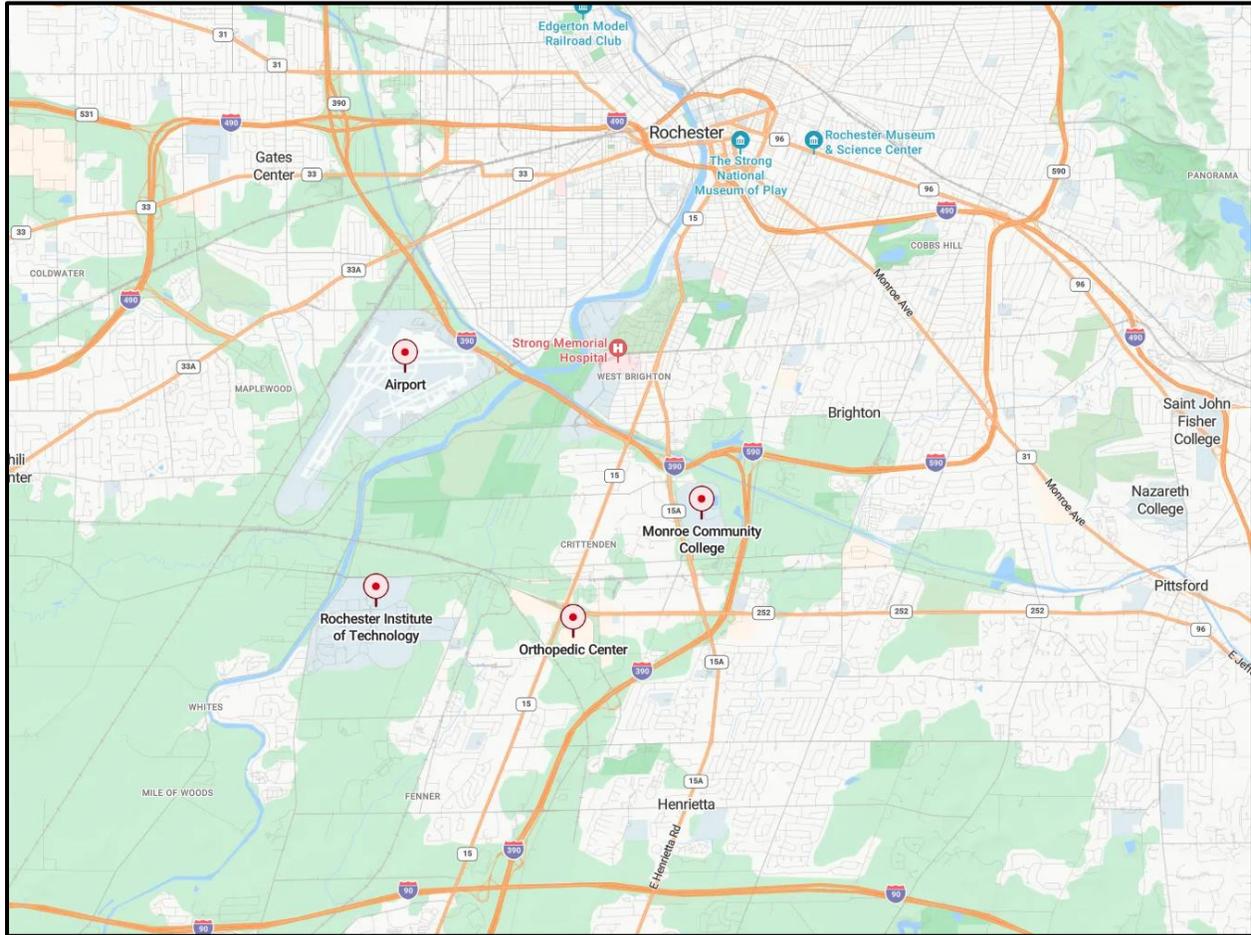
less than 9% of the total overnight visitors are from Monroe County with an additional 5-plus percent coming from the submarket.

Trip Volume by Top 10 Origin DMAs



Notes on Existing Hotel Inventory

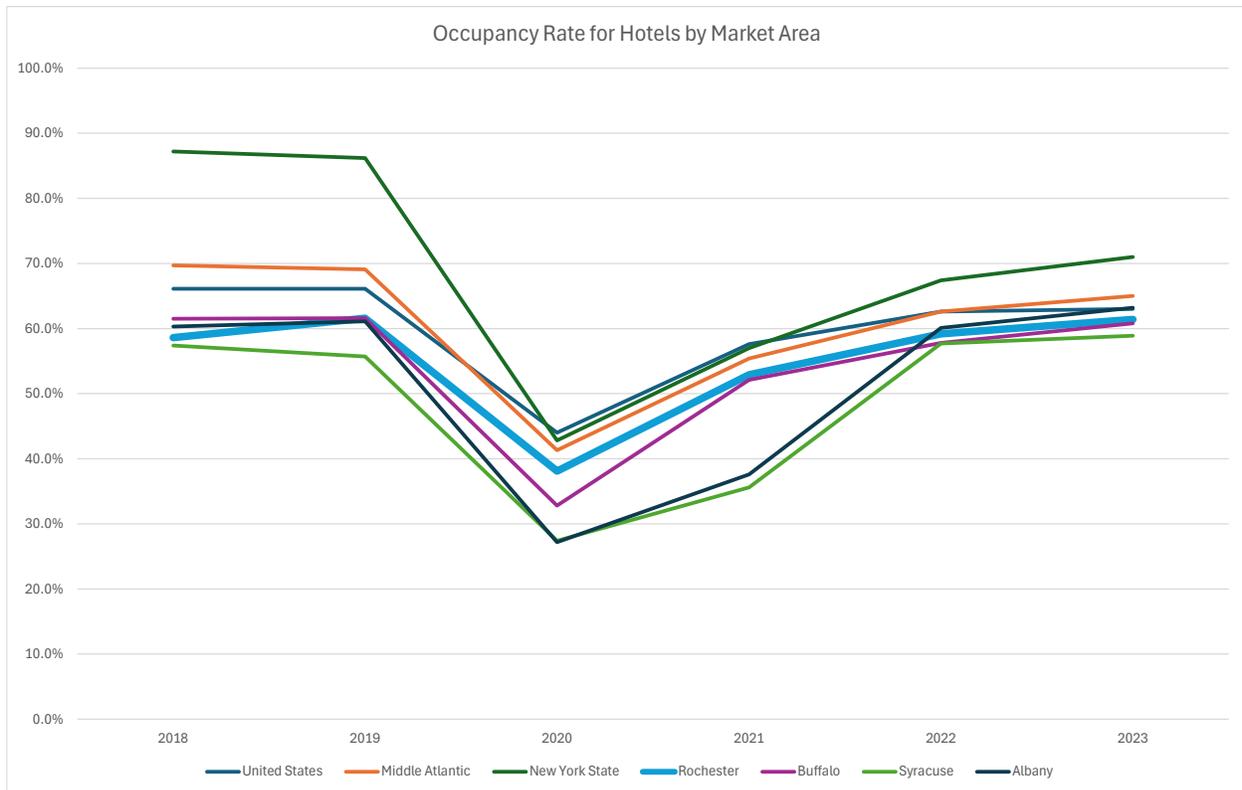
- Monroe County has aging hotels and therefore a lack of quality rooms in the market.
 - According CoStar, Rochester markets, and it contains around 11,000 rooms spread across 138 properties. It goes on to report that there are no supply-side pressures on occupancies or room rates in the near term, as nothing is under construction.
 - Rochester Riverside is now offline due to age and it is not feasible to upgrade to any franchise brand standards given its age and condition.
 - Riverside was also a major conference center for the county, but this no longer is available.
 - RIT Inn & Conference Center, in Henrietta is no longer in operation either. This was a popular location for events.
 - The development of Del Lago Casino in Waterloo, approximately 45 min east of Rochester, is now a competitor for hosting events that may well have attracted Monroe County in the past.
 - Monroe County's events such as the PGA Championship/US Amateur Championship, Jazz Festival, and other tourism draws discussed previously, require modern hotel rooms and with the aging lodging infrastructure, this could deter the Rochester area as a potential host for such events by organizations.
- Henrietta seems to be the primary area for such growth.
 - Location at the I-90 and I-390 interchange makes the town very accessible to travelers.
 - It is close to the Airport.
 - Rochester Institute of Technology is located within the town.
 - Monroe Community College is located just north of the Henrietta/Brighton town line.
 - The former Marketplace Mall in Henrietta has completed a \$300-million conversion/expansion into a major Orthopedic Center.



- Development of hotels is beginning to become burdensome.
 - Construction costs are at all-time highs due to inflation and overall supply chain costs.
 - Interest Rates are relatively high and as such funding construction or rehabilitation is difficult.
 - In order to counter these costs, the high tax burden in NYS must be abated as is usually done by county economic development agencies for other types of properties.
 - The support that the lodging market provides to economically successful events in the county should make consideration of abatements for lodging properties important.
 - These development projects also support local banks as the primary financiers of commercial construction. Being a facilitator of commercial development, local banks result in additional investment in the community that benefits the overall economy.

Hotel Market Performance

The Rochester Hotel Market has stagnated in a sense since its recovery from the pandemic that negatively affected the national hotel market. The following is a summary of Occupancy and ADR data provided by Smith Travel Research for 2018-2023. The data is categorized such that the Rochester Market can be compared to the national, regional, state, and competitive nearby cities' markets.



	Occupancy Rate					
	2018	2019	2020	2021	2022	2023
United States	66.1%	66.1%	44.0%	57.6%	62.6%	63.0%
Middle Atlantic	69.7%	69.1%	41.3%	55.4%	62.6%	65.0%
New York State	87.2%	86.2%	42.8%	57.0%	67.4%	71.0%
Rochester	58.6%	61.6%	38.1%	52.9%	59.2%	61.4%
Buffalo	61.5%	61.6%	32.8%	52.1%	57.8%	60.8%
Syracuse	57.4%	55.7%	27.4%	35.6%	57.7%	58.9%
Albany	60.3%	61.1%	27.2%	37.6%	60.1%	63.2%

As with the national market, Rochester has recovered or nearly recovered in terms of occupancy rate from pre-pandemic levels. Occupancy is outperforming both nearby Buffalo and Syracuse as of 2023. The increase in occupancy may be in part a result of large properties, as previously mentioned, going offline in the past few years. This has allowed ADR to increase as well. Based on the strong occupancy figures, there is room in the market for new hotel rooms to service the Rochester Market.

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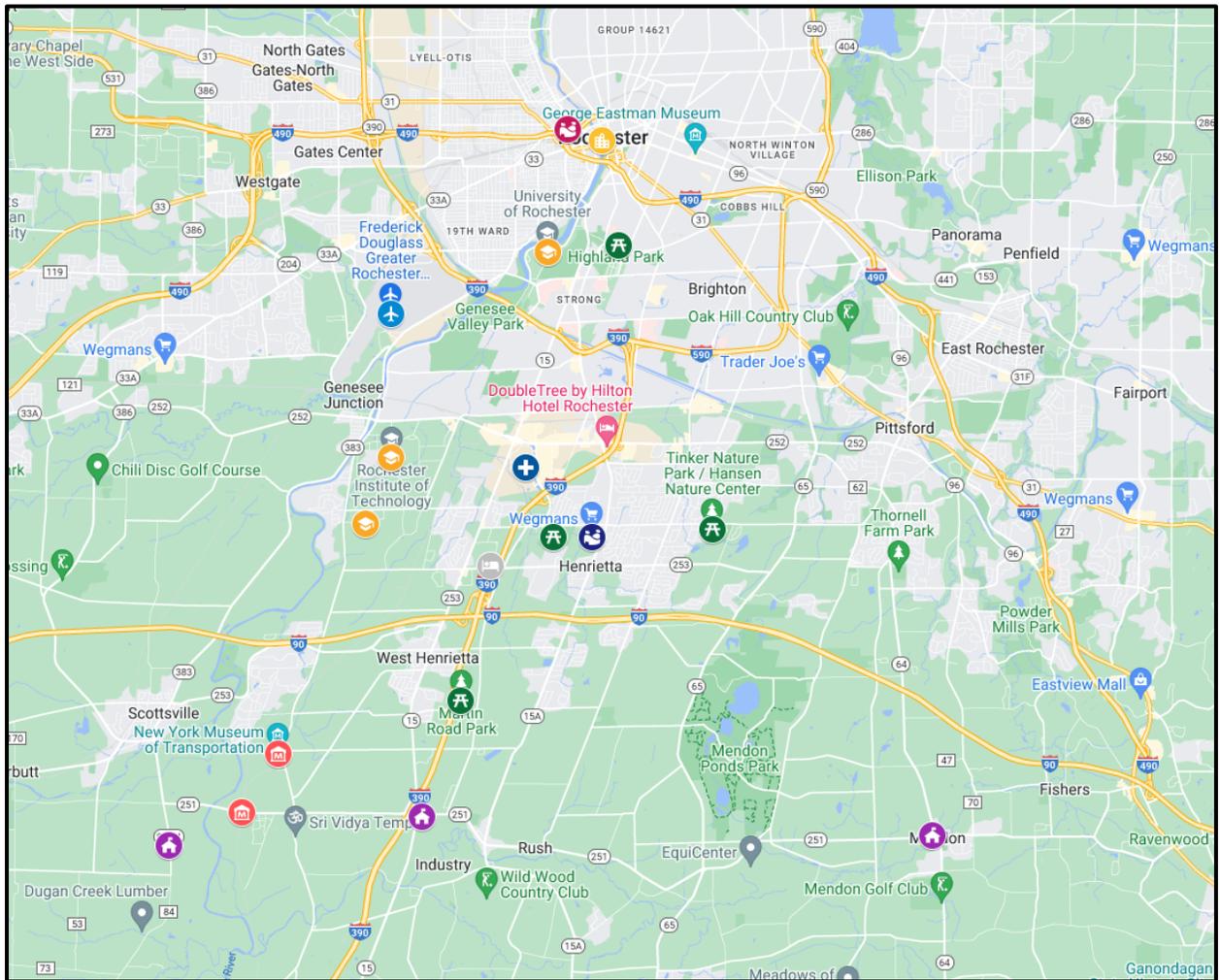
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	Average Daily Rate					
	2018	2019	2020	2021	2022	2023
United States	\$129.97	\$131.21	\$103.31	\$124.67	\$149.24	\$155.62
Middle Atlantic	\$166.57	\$166.33	\$115.69	\$143.57	\$179.82	\$192.02
New York State	\$206.11	\$203.32	\$130.01	\$168.33	\$218.99	\$237.54
Rochester	\$105.25	\$107.27	\$87.17	\$106.54	\$123.89	\$135.70
Buffalo	\$108.40	\$107.59	\$89.09	\$113.73	\$126.69	\$133.78
Syracuse	\$102.98	\$104.21	\$86.29	\$103.09	\$122.99	\$132.28
Albany	\$118.87	\$119.70	\$98.45	\$113.84	\$126.17	\$132.97

The addition of new hotel rooms to the market will result in higher ADRs and help occupancy.

The following is a map of attractions.



Wedding Venues

- Rochester Wedding Barn & Events
- Rochester Cobblestone Wedding Barn
- Westminster Wedding & Events
- Avon Century Barn
- Jerris Wadsworth Wedding Barn

Colleges/Education

- RIT
- MCC
- University of Rochester

Parks

- Highland Park
- Tinker Nature Park / Hansen Nature Center
- Veterans Memorial Park
- Martin Road Park

Other Attractions

- Seneca Park Zoo
- Genesee Country Village & Museum
- The Dome Arena
- Innovative Field
- Joseph A. Floreano Rochester Riverside Con...
- New York Museum of Transportation
- Frederick Douglass Greater Rochester Intern...
- Rochester & Genesee Valley Railroad Museu...
- UR Medicine Orthopaedics & Physical Perfor...

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Re: Rochester Hospitality Market Summary

Conclusion

The data reveals that in fact the vast majority of overnight guests are from outside the Rochester Submarket. This makes sense since hotels exist to provide accommodation to those visiting from an area outside a reasonable distance from their home. The presence of the robust lodging market in the county demonstrates that there is significant demand from visitors.

The County's aging hotel infrastructure, loss of hotel rooms and events centers make development of extended-stay hotels such as WoodSprings Suites by Choice Hotels attractive. Its proposed location in the town of Henrietta is good as it is in the county's primary area of commercial growth. It is important to have strong brands like Choice Hotels in the market for competitive purposes. Adding such hotels to the Henrietta Market specifically will provide a place for students at the Rochester Institute of Technology to learn about the hospitality industry, something Indus Hospitality Group has expressed considerable interest in partnering with. The development would be financed by a local bank, and the new rooms would support future economic growth for the county. Finally, with the addition of hotel rooms in the market, new jobs are created.

It's also worth noting that economy extended-stay hotels are gaining traction nationwide, especially as they align with larger trends tied to the \$1.2 trillion Infrastructure Investment & Jobs Act and the 2022 CHIPS & Science Act. These hotels serve a real need, longer stays, more weeks than nights, and a mobile workforce traveling for national projects. With housing in short supply, this type of lodging becomes a key part of the community's business and leisure infrastructure.

Thank you for the opportunity to complete this assignment. If you should have any questions or need additional information, please feel free to give me a call.

Sincerely,

**BRUCKNER, TILLET, ROSSI,
CAHILL & ASSOCIATES**



Justin R. Martin, MAI, CCIM

NYS Certified Gen'l R.E. Appraiser #46-50070

Direct line: (585) 383-4508

Justin@btrca.com

AS ACTED UPON DURING A DULY NOTICED OPEN MEETING OF THE TOWN BOARD OF THE TOWN OF HENRIETTA, COUNTY OF MONROE, STATE OF NEW YORK, HELD AT THE HENRIETTA TOWN HALL AT 475 CALKINS ROAD, HENRIETTA, NEW YORK ON APRIL 10, 2025 AT 6:00 P.M.

RESOLUTION #7-148/2025 Accept the SEQR Determination and issue a Negative Declaration for the Woodspring Suites Hotel.

On Motion of
Councilmember Stafford

Seconded by
Councilmember Barley

WHEREAS, the Town of Henrietta received an application (the "Application") from Indus Hospitality Group, Inc. (the "Applicant") requesting Special Use Permit approvals for the development of the property known as Woodspring Suites Hotel, in an Industrial Zoned District, on a future 1.98 +/- acre parcel being located at 1180 Jefferson Road and part of Tax Account No. 162.07-1-12 (the "Property"), as follows: (1) to construct a four-story hotel with approximately 122 rooms; and (2) to construct said hotel with a height of 48 feet whereas Town Code only permits a height of 40 feet (the "Project"); and

WHEREAS, the Town Board was established as the Lead Agency by Resolution #4-105/2025 on February 27, 2025, and conducted a coordinated environmental review in accordance with the New York State Environmental Quality Review Act ("SEQR"); and

WHEREAS, the Town Board has carefully reviewed and considered all relevant documentary, testimonial, and other evidence presented to the Town Board prior to, at, and subsequent to Public Hearings held on the Applications on March 19, 2025 and April 10, 2025, together with input from Town staff, and other advisory Boards, and other agencies, and has considered and taken a hard look at all potential environmental impacts of the Project; and

WHEREAS, the Town Board has completed Parts 2 and 3 of the EAF, which are attached hereto, and has carefully considered the information contained therein.

THEREFORE, BE IT RESOLVED, that the Henrietta Town Board hereby approves the attached Part 2 of said EAF.

BE IT FURTHER RESOLVED, that the Town Board hereby finds that the proposal will not have any significant adverse environmental impacts, as more fully set forth in the record, and in Part 3 of the EAF, including in the attachment thereto.

BE IT FURTHER RESOLVED, that the Town Board hereby approves Part 3 of the EAF, including the narrative attached thereto, confirming its findings in Part 2 of the EAF, and setting forth its basis and reasoning for finding that there are no potential significant adverse environmental impacts.

BE IT FURTHER RESOLVED, that in accordance with its adoption of Part 3 of the EAF, the Town Board hereby issues a Negative Declaration with regard to the action, finding that the proposal will not have any significant adverse environmental impacts.

BE IT FURTHER RESOLVED, that the Town Board directs that the Negative Declaration be filed in accordance with SEQR Regulations, that the Supervisor is authorized to execute such necessary documents and to take such other actions as will facilitate an orderly and proper SEQR process.

Duly put to a vote:
Councilmember Page Aye
Councilmember Bellanca Aye
Councilmember Barley Aye
Councilmember Stafford Aye
Supervisor Schultz Aye

RESOLUTION ADOPTED

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Woodspring Suites Hotel			
Project Location (describe, and attach a location map): 1180 Jefferson Road (southwest corner of existing parking lot)			
Brief Description of Proposed Action: The proposal is subdivide a +/-14.8 acre parcel into 2 lots for the development of a 4-story (+/-12,500 sf footprint, +/-48' tall), +/-122 room Woodspring Suites hotel on +/-1.98 acres in the Town. A Special Use Permit to allow a maximum building height (>40' allowed) and the hotel use within the Industrial district are being requested from the Town of Henrietta Town Board.			
Name of Applicant or Sponsor: Indus Hospitality Group, Inc. (John Ott)		Telephone: 585-313-3380 E-Mail: jott@indushg.com	
Address: 950 Panorama Trail South			
City/PO: Rochester		State: NY	Zip Code: 14625
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		<input checked="" type="checkbox"/>	<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: SUP - Town Board Site Plan Approval & Subdivision Approval from Town Planning Board		NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ +/-14.8 acres b. Total acreage to be physically disturbed? _____ ±1.98 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ ±1.98 acres(hotel lot to be owned by applicant)			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): State Highways <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations? (subject to Special Permit)	<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	YES	
	<input type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" 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: proposed action will meet applicable code requirements. _____	NO	YES	
	<input type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ The hotel development footprint and disturbance for construction will be within an existing impervious area. No wetlands or waterbodies exist on the hotel project site nor will be disturbed. _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input 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 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 checked="" type="checkbox"/>	<input 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:		
Storm runoff to existing and proposed storm sewer systems.		
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:	<input checked="" type="checkbox"/>	<input 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:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The +/- 14.8 acre parcel is adjacent to 99 Ridgeland Road which is on the State's Remediation database as a Voluntary Cleanup Program and classified as 'Completed'. This site is over 500' north from the proposed hotel.		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>BME Associates (agent for applicant); Rebecca R. Spurr, P.E.</u> Date: <u>1/30/25</u>		
Signature: <u></u> Title: <u>Project Engineer</u>		

Project:	SUP 2025-(008-009)
Date:	April 2, 2025

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: SUP 2025-(008-009)

Date: April 2, 2025

Short Environmental Assessment Form Part 3 Determination of Significance

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

For the support documentation for Part 2, see the attached "EAF Part 3 for Woodspring Suites Hotel at 1180 Jefferson Road" Town Board supplement dated April 2, 2025.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Henrietta Town Board _____ Date 4/10/2025

Stephen L. Schultz _____ Town Supervisor

Print or Type Name of Responsible Officer in Lead Agency _____ Title of Responsible Officer

 _____ Signature of Preparer (if different from Responsible Officer)

Signature of Responsible Officer in Lead Agency

PRINT FORM

**EAF Part 3 for Windspring Suites
1180 Jefferson Road
Part of Tax Account No. 162.07-1-12**

April 7, 2025

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

- a. Town Board Special Use Permits Application SP-2025-008/009 for Windspring Suites Hotel at 1180 Jefferson Road, prepared by BME Associates, dated January 31, 2025;
- b. Short Environmental Assessment Form, Part 1, prepared by BME Associates, dated January 30, 2025;
- c. Site Concept Plan for 1180 Jefferson Road - Hotel, prepared by BME Associates, dated January 31, 2025;
- d. Email from Zachary J. Starke, PE of the New York State Department of Transportation to Rebecca Spurr, PE of BME Associates dated February 12, 2025;
- e. Letter from Christopher Reeve, PE of the New York State Department of Transportation to Christopher E. Martin, PE of the Town of Henrietta dated March 20, 2025;
- f. Letter from Anthony Piascik of the Monroe County Water Authority to Christopher E. Martin, PE dated March 5, 2025;
- g. Letter from Adam J. Bello, Monroe County Executive to Stephen L. Schultz, Henrietta Town Supervisor dated March 21, 2025;
- h. Letter from Loren R. Flaum of 1180 Jeff Road, LLC to Rebecca Wiesner of the Town of Henrietta dated April 7, 2025.

1. Material Conflict with Adopted Land Use Plan or Zoning

The property is zoned Industrial, and hotels are a permitted use in this district as long as a special use permit is obtained from the Henrietta Town Board. Since there are already numerous hotels located along Jefferson Road in the vicinity of this project, the proposal for a new hotel is not expected to have a significant adverse impact.

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

The parcel is currently located within an unused portion of the plaza's parking lot, so the new hotel is not expected to have a significant adverse impact.

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

There are currently existing commercial uses within the vicinity of 1180 Jefferson Road. Also, the area is surrounded by other hotels, restaurants and retail uses. As a result, the proposal to add a hotel is not expected to have a significant adverse impact.

4. Impact on Critical Environmental Areas

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

5. Impact on Transportation

Minor impact; even though there may be a minor increase in traffic caused by the proposed hotel, in an email from the NYSDOT to BME Associates, the NYSDOT did not see the need of any permits from them and no further review was required.

6. Impacts on Energy

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

7. Impact on Existing Water Supplies and Wastewater Treatment Facilities

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

8. Impact on Historic And Archeological Resources

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

9. Impact on Natural Resources

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

10. Impact on Erosion, Flooding or Drainage

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

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

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

11. Impact on Human Health

No impact.

September 22, 2025

County of Monroe Industrial Development Agency (COMIDA)
City Place
50 West Main Street
Suite 1150
Rochester, NY 14614

Dear Executive Director Liss,

Visit Rochester is pleased to express strong support for Indus Hospitality Group's proposal and market study for the proposed new hotel project in Monroe County. As a long-standing hospitality operator in this community, we know first-hand Indus' ability to bring essential fresh, high-quality lodging to our community and the role they plan in sustaining and growing the region's visitor economy, of which has an annual economic impact of nearly \$1.5 billion and employees 20,000 residents.

Monroe County's current hotel inventory includes aging properties that underperform guest expectations. A modern, well-appointed hotel will help meet today's traveler standards and ensure our community remains competitive for key events and business travel. The need is underscored by the recent announcement that Oak Hill Country Club will host the 2035 PGA Championship—an event that will draw premium demand and require higher-caliber accommodations.

Without continued investment in new rooms, we risk losing major sports tournaments, large conferences, and recurring events to other markets offering fresher inventory. Older properties also face service challenges that can erode repeat business and weaken the strong customer relationships Visit Rochester and our partners have built over many years.

In today's economic environment, construction inflation and tariffs on furniture, fixtures, and equipment create a significant feasibility gap for new hotel development. COMIDA's incentives are therefore critical to advancing this project and ensuring it remains financially viable. Importantly, the hotel will serve as core business infrastructure that supports anticipated growth connected to the federal CHIPS and Science Act and the Infrastructure Investment and Jobs Act.

For these reasons, Visit Rochester respectfully encourages COMIDA to support this investment in Monroe County's lodging future. A new, modern hotel will not only elevate the guest experience but also reinforce our region's ability to attract and retain the high-value events and visitors that drive economic prosperity.

Thank you for your consideration.



Don Jeffries
President & CEO





MODIFICATION SUMMARY

DATE: November 18, 2025

APPLICANT: HIS Land LLC
1260 Lyell Avenue
Rochester, NY 14606

PROJECT LOCATION: 1260 Lyell Avenue
Rochester, NY 14606

MODIFICATION REQUEST:

HIS Land LLC, a real estate holding company, has been renovating a facility in the City of Rochester for manufacturing eye glasses frames and lenses. Rochester Optical is partnering with Prohero Group Company, a leading sunglasses manufacturer based in Taiwan, to produce and manufacture eyeglasses that are made in America. The project was approved by the board in November 2024 for sales tax exemptions. The applicant is requesting an increase in project costs of \$3,992,130 due to the expansion of the project scope to include additional building renovations from overwhelming success of the product launch and increased sales. The original approval focused on roof repairs that were needed immediately. The new sales tax exemption is not to exceed \$227,467. The total project cost is now \$4,512,975 and the new cost benefit ratio is 266:1. The applicant is also seeking an extension through December 31, 2026. A public hearing was held on November 14, 2025, as the new benefits now exceed \$100,000.

PROJECT AMOUNT	<u>CURRENT</u>	<u>REQUESTED</u>	<u>NEW TOTAL</u>
	\$520,845	\$3,992,130	\$4,512,975

County of Monroe Industrial Development Agency

MRB Cost Benefit Calculator



Date: November 18, 2025
 Project Title: HIS Land LLC
 Project Location: 1260 Lyell Avenue, Rochester, NY 14606

Economic Impacts

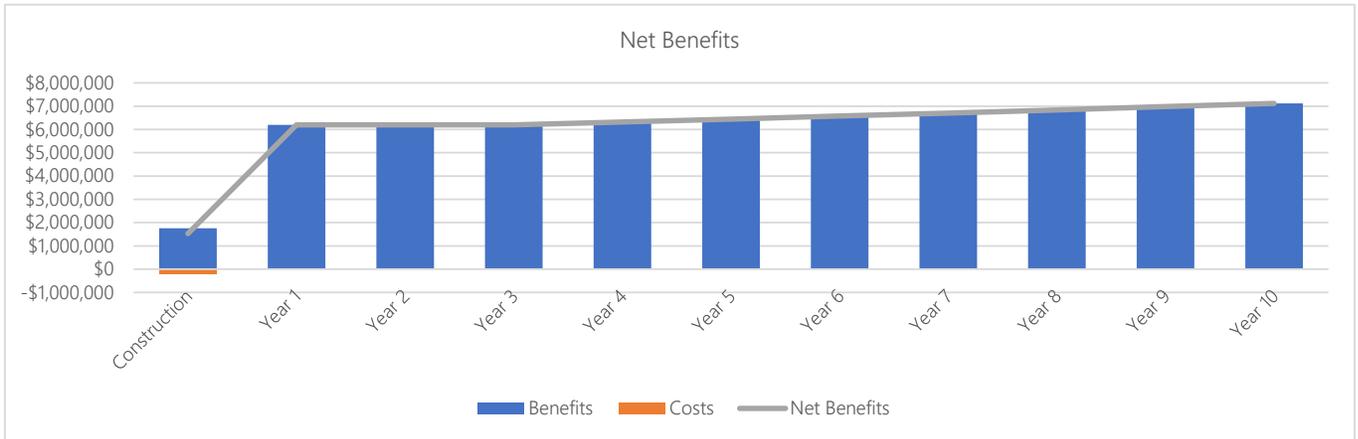
Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
 \$4,512,975

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	23	5	28
Earnings	\$1,391,360	\$263,998	\$1,655,358
Local Spend	\$3,610,380	\$898,692	\$4,509,072

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	78	0	78
Earnings	\$61,910,369	\$0	\$61,910,369

Figure 1



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

Figure 2

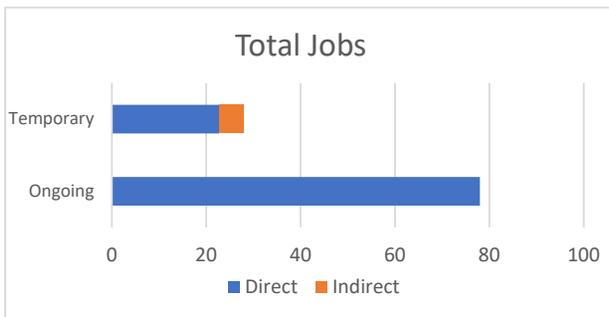
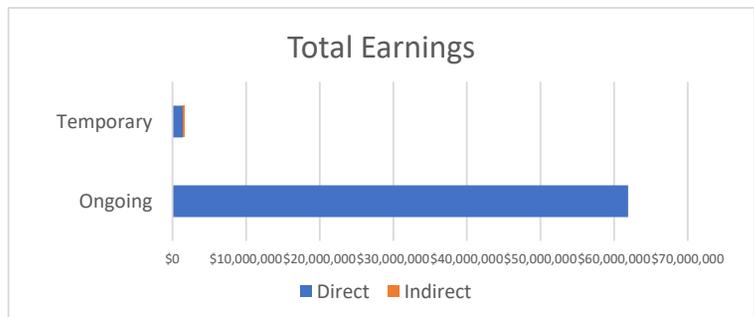


Figure 3



Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$0	\$0
Sales Tax Exemption	\$227,467	\$227,467
Local Sales Tax Exemption	\$113,734	\$113,734
State Sales Tax Exemption	\$113,734	\$113,734
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$227,467	\$227,467

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$64,010,687	\$57,513,974
To Private Individuals	\$63,565,727	\$57,114,175
Temporary Payroll	\$1,655,358	\$1,655,358
Ongoing Payroll	\$61,910,369	\$55,458,817
Other Payments to Private Individuals	\$0	\$0
To the Public	\$444,960	\$399,799
Increase in Property Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$11,588	\$11,588
Ongoing Jobs - Sales Tax Revenue	\$433,373	\$388,212
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$3,305,418	\$2,969,937
To the Public	\$3,305,418	\$2,969,937
Temporary Income Tax Revenue	\$74,491	\$74,491
Ongoing Income Tax Revenue	\$2,785,967	\$2,495,647
Temporary Jobs - Sales Tax Revenue	\$11,588	\$11,588
Ongoing Jobs - Sales Tax Revenue	\$433,373	\$388,212
Total Benefits to State & Region	\$67,316,105	\$60,483,911

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$57,513,974	\$113,734	506:1
State	\$2,969,937	\$113,734	26:1
Grand Total	\$60,483,911	\$227,467	266:1

*Discounted at 2%

Additional Comments from IDA

This is a good project.

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

11/19/2024 Motion By: _____
Seconded By: _____

RESOLUTION
(His Land, LLC Project Modification)
OSC Code 2602-24-029B

A regular meeting of the County of Monroe Industrial Development Agency (the "Agency"), was held at the Agency's Offices located at 50 West Main Street, Rochester, New York 14614, on November 18, 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") ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON NOVEMBER 14, 2025, WITH RESPECT TO A CERTAIN PROJECT (AS DEFINED BELOW) AND AUTHORIZING (i) ADDITIONAL FINANCIAL ASSISTANCE TO HIS LAND, LLC (THE "COMPANY") IN AMOUNTS EXCEEDING THE AMOUNTS PREVIOUSLY APPROVED BY THE AGENCY AND (ii) THE EXTENSION OF THE SALES AND USE TAX EXEMPTION BENEFITS (AS HEREINAFTER DEFINED) THROUGH DECEMBER 31, 2026; AND THE EXECUTION OF RELATED DOCUMENTS.

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 November 19, 2024 (the "Authorizing Resolution"), the Agency appointed **HIS LAND, LLC**, a New York limited liability company, for itself or an entity formed or to be formed (collectively, the "Company"), the true and lawful agent of the Agency to undertake a certain project (the "Project") approximately 75,000± square-foot building located at 1260 Lyell Avenue in the City of Rochester, New York 14606 (the "Existing Improvements") including, but not limited to, a new roof and upgrades to the HVAC and electrical systems (collectively, the "Improvements"); and the acquisition and installation therein, thereon or thereabout of certain machinery, equipment and related personal property (the "Equipment" and, together with the Existing Improvements and the Improvements, the "Facility"); all for use by in the manufacture of specialty eye wear and lenses; and

WHEREAS, the Agency previously appointed the Company as its true and lawful agent to make purchases of goods and services relating to the Project that would otherwise be subject to New York State and local sales and use tax (the "Sales and Use Tax Exemption Benefits") in an amount up to \$473,970, which would result in New York State and local sales and use tax exemption benefits not to exceed \$37,918 through December 31, 2025; and

WHEREAS, pursuant to Section 859-a of the Act, on Friday, November 14, 2025, at 10:00 a.m., local time, at the Agency's offices located at 50 West Main Street, Suite 1150, Rochester, New York 14614, the Agency held a public hearing with respect to the Project being contemplated by the Agency, whereat interested parties were provided a reasonable opportunity, both orally and in writing, to present their views; and

WHEREAS, the Company has now, by the Project Modification Request, dated September 25, 2025, requested the Agency approve the increase purchases of goods and services relating to the Project that would otherwise be subject to New York State and local sales and use tax in an amount up to \$2,843,340, which would result in New York State and local Sales and Use Tax Exemption Benefits not to exceed \$227,467 (as increased, the "Sales and Use Tax Exemption Benefits") and that the Agency grant an extension to the Sales and Use Tax Exemption Benefits through December 31, 2026; and

WHEREAS, the Agency desires to adopt a resolution authorizing (i) the increase and extension in Sales and Use Tax Exemption Benefits; and (iii) the execution and delivery of any documents necessary and incidental thereto.

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

Section 1. Based upon the representation and warranties made by the Company in its request, the Agency hereby authorizes and approves the Company, as its agent, to continue to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use in an amount up to **\$2,843,340**, which result in New York State and local Sales and Use Tax Exemption Benefits not to exceed **\$227,467** through **December 31, 2026**. The Agency agrees to consider any requests by the Company for another extension or an increase to the amount of Sales and Use Tax Exemption Benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services.

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

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

Section 4. This resolution shall take effect immediately.

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

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

The Resolutions were thereupon duly adopted.

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

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

That I have compared the annexed extract of the minutes of the meeting of the County of Monroe Industrial Development Agency (the "Agency"), including the resolutions contained therein, held on November 18, 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 18th day of October, 2025.

Ana J. Liss, Executive Director



PROJECT MODIFICATION REQUEST

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

Applicant: HIS Land LLC
 Project Address: 1260 Lyell Avenue, Rochester, NY 14606
 Contact Name: Jennifer Ott
 Contact Company: Genesis Vision
 Contact Address: 920 Emerson Street, Rochester, NY 14606
 Contact Email: jennifer.ott@rochesteroptical.com Contact Phone: 585-734-8396

Employment in Monroe County: 75 7 9/5/2025
 Full Time Part Time As of Date

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

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

Assistance Requested: Check all that apply.

Property Tax Abatement Mortgage Tax Exemption Sales Tax Exemption

Project Cost Information: \$ 520,845 3,992,130 4,512,975
 Original Project Cost Increase in Project Costs New Project Costs

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

12/31/2025 12/31/2026 \$24,620.42
 Current Expiration Date Requested Expiration Date Amount of Exemptions Taken to Date

Reason for Extension:
 Project costs have expanded as the scope of the project has expanded. The expansion is a result of overwhelming success of the product launch and increased sales that were not anticipated.

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

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

Signed: JF AJ Date: 9/25/25
 Print Name and Title: Jennifer Ott/Controller

Staff Use Only: 2/20
 Date Received: 10/27/25 Date of Original Approval: 11/19/2024 New Code 2602 24 029 B

Project Modification Request - Page 2
 Required when requesting an Increase in Project Costs

A. Applicant Project Costs	Original/Current Approval	Requested Increase Modification	Revised Approval Requested
Building Construction or Renovation			
a. Materials	\$473,970	\$2,178,500	\$2,652,470
b. Labor	\$46,875	\$ 380,000	\$46,875
Site Work			
c. Materials	\$	\$40,870	\$40,870
d. Labor	\$	\$246,424.16	\$246,424.16
e. Non-Manufacturing Equipment	\$	\$	\$0
f. Furniture & Fixtures	\$	\$150,000	\$150,000
g. Land and/or Building Purchase	\$	\$	\$0
h. Manufacturing Equipment	\$	\$746,335.84	\$746,335.84
i. Soft Costs (Legal, Architect, Engineer)	\$	\$250,000	\$250,000
Other Costs (specify)			
j. _____	\$	\$	\$0
k. _____	\$	\$	\$0
l. _____	\$	\$	\$0
m. _____	\$	\$	\$0
Total Project Costs	\$520,845	\$3,612,130 3,992,130	\$4,132,975
Sources of Funds for Project Costs			
a. Tax Exempt Industrial Revenue Bond	\$	\$	\$0
b. Taxable Industrial Revenue Bond	\$	\$	\$0
c. Tax Exempt Civic Facility Bond	\$	\$	\$0
d. Bank Financing (subject to recording tax)	\$	\$	\$0
e. Public Sources	\$	\$	\$0
f. Equity	\$520,845	\$3,612,130 3,992,130	\$4,132,975 4,512,975
Total Sources	\$520,845	\$3,612,130 3,992,130	\$4,132,975 4,512,975

B. Reason for Increase:

The project scope has increased significantly causing the need for substantial increase in equipment purchases and construction costs., including some additional HVAC and site work to accomodate the additional building needs.

C. Amount of Sale Tax Exemptions Taken to Date: \$24,620.12

Project Description and Expansion Plan

Project Overview

Since the 1930s, Rochester Optical has established a reputation for innovation, service, and quality, earning ongoing contracts with the Department of Defense for rugged, combat-ready military eyeglasses. Through these military and government contracts, Rochester Optical provides safety wear, eyeglass frames, lenses, and more. The company is deeply committed to supporting the nation by manufacturing frames and lenses in-house, thereby creating jobs that benefit both the local and national economy. In addition to costs of the equipment as listed in the modification, it is anticipated there will be labor costs of approximately \$380,000.00.

Strategic Partnerships

Rochester Optical is partnering with Prohero Group Co., Ltd. (“Prohero”), a leading sunglasses manufacturer based in Tainan, Taiwan, since 1995. Prohero specializes in fashion sunglasses, sports glasses, ski goggles, MX goggles, reading glasses, safety glasses, military glasses for industrial and high-end markets, optical frames, and kids’ sunglasses. By leveraging Prohero’s expertise in frame production and combining it with Rochester Optical’s assembly and prescription lens manufacturing, the project will further the goal of producing fully American-made eyeglasses.

Prohero is renowned worldwide for providing high-quality, cost-effective frames and professional research and development services that set them apart from competitors. Their ODM services are trusted across the eyewear industry for the creation, design, and manufacturing of branded products. Prohero’s products are distributed globally, including in Europe, North America, South America, Asia, the Middle East, and Africa. Now, by partnering with Rochester Optical, Prohero will bring its manufacturing expertise to the Rochester facility.

Expansion Requirements

The expansion requires completion of several key tasks, in addition to the roof renovation already conducted earlier in the year. The following items are necessary to complete the project:

- Rigging
- LED Lights
- Layout Design
- Electrical Design
- HVAC Design
- Plumbing
- Drywalls
- Painting
- Electric
- Flooring
- IT Server and Related Equipment
- HVAC Installation
- Airline
- Fire Extinguisher
- First Aid
- Equipment Move-In

- Machine Configuration
- Furniture and Fixtures
- Equipment installation, including:
- Material Drying Oven
- Dessicant Dryer
- Horizontal Frame Injection Mold Machine
- Robotic Arm for the Frame Injection Mold Machine
- Robotic Arm Demolding System
- Frame Polishing Automated System
- Temple Polishing Automated System
- Automatic Robotic Frame Overmold
- Vertical Frame Injection Mold
- Metal Core Injection Machinery
- Lens Cutting CNC Machine
- Laser Etching Machinery
- Pad Printing Machinery
- Automated Screw Driver for Assembly
- Assembly Station Buildout
- Various Testing Equipment
- Dual Refractive Resolving Power Testing Equipment
- Automatic Dioptrimeter for Plano Lens Machinery
- High Mass Impact Machine
- 3-in-1 High Velocity Impact Machine
- High Velocity Impact Head Form

Project Funding and Support

Support from COMIDA is being sought to enable the project to progress and fully develop all new products within the expanded product line. The current phase of expansion is being funded through operational revenues.

From: [Keith Sernick](#)
To: [Martin, Conor](#); [Jennifer Ott](#); [Finnerty, Robin](#)
Subject: Re: COMIDA Project Modification
Date: Tuesday, October 28, 2025 4:14:32 PM
Attachments: [image001.png](#)

CAUTION: This email originated from outside Monroe County systems. Exercise caution when opening attachments or clicking links, especially from unknown senders.

~~~~~  
Robin:

The original project was intended to be this size but the original application was done due to need to replace the roof for insurance purposes prior to thwart winter setting in. This is completion of the original plan.

Please let me know if this clarifies or you wish to have a call to discuss the project.

Keith

*Keith D. Sernick, Esq.  
State Street Advisers  
Economic Development Consulting | Business Consulting*

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Tel: [516.655.0680](tel:516.655.0680)  
[666 Old Country Road, Suite 900](#)  
[Garden City, NY 11530](#)  
Garden City, NY | Beaufort, SC | Rochester, NY | Helderkruijn, South Africa

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<http://www.stateadvisers.com>

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*Please consider the environment before printing this email.*

On Tuesday, October 28, 2025 at 03:34:20 PM EDT, Finnerty, Robin <[rfinnerty@monroecounty.gov](mailto:rfinnerty@monroecounty.gov)>



## MODIFICATION SUMMARY

**DATE:** November 18, 2025

**APPLICANT:** ESIV LLC  
301 Exchange Blvd  
Rochester, NY 14608

**PROJECT LOCATION:** Old Hitching Post Lane  
Henrietta, NY 14467

**MODIFICATION REQUEST:** ESIV LLC is constructing a senior apartment and townhouse facility in the Town of Henrietta. The project was originally approved by the board in May 2024. The project was approved for a real property tax abatement, sales tax exemption and mortgage recording tax exemption. The applicant is requesting an increase in project costs of \$275,338 and an extension of the sales tax exemption through December 31, 2026 due to construction delays. The new sales tax exemption is now not to exceed \$651,627. The total project cost is now \$15,775,338.

| <b>PROJECT AMOUNT</b> | <u>CURRENT</u> | <u>REQUESTED</u> | <u>NEW TOTAL</u>    |
|-----------------------|----------------|------------------|---------------------|
|                       | \$15,500,000   | <b>\$275,338</b> | <b>\$15,775,338</b> |

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

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

A regular meeting of the County of Monroe Industrial Development Agency (the "Agency"), was held at the Agency's Offices located at 50 West Main Street, Rochester, New York 14614, on November 18, 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 (i) ADDITIONAL FINANCIAL ASSISTANCE TO ESIV LLC (THE "COMPANY") IN AMOUNTS EXCEEDING THE AMOUNTS PREVIOUSLY APPROVED BY THE AGENCY AND (ii) THE EXTENSION OF THE SALES AND USE TAX EXEMPTION BENEFITS (AS HEREINAFTER DEFINED) THROUGH DECEMBER 31, 2026; AND THE EXECUTION OF RELATED DOCUMENTS.

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

WHEREAS, by Resolution duly adopted on May 21, 2024 (the "Authorizing Resolution"), the Agency appointed **ESIV LLC**, a New York limited liability company, for itself or an entity formed or to be formed (collectively, the "Company"), the true and lawful agent of the Agency to undertake a certain project (the "Project") consisting of: (A) the acquisition of a leasehold interest in an approximately 8.25-acre parcel of land located on Old Hitching Post Lane in the Town of Henrietta, New York 14467 and all other lands in the Town of Henrietta where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the "Land"); (B) the construction on the Land of a senior living community comprised of approximately 73 apartment and townhouse units, including, but not limited to, garages, zero-grade entries, wheelchair accessibility, handrails and other safety features, a community center and pickleball courts (collectively, the "Improvements"); and (C) the acquisition and installation therein, thereon or thereabout of certain machinery, equipment and related personal property (the "Equipment" and, together with the Land and the Improvements, the "Facility"); and

WHEREAS, the Agency previously appointed the Company as its true and lawful agent to make purchases of goods and services relating to the Project that would otherwise be subject to New York State and local sales and use tax in an amount up to \$7,870,000, which would result in New York State and local sales and use tax exemption benefits not to exceed \$629,600 through December 31, 2025; and

WHEREAS, the Company has now, by the Project Modification Request, dated October 22, 2025, requested the Agency approve the increase purchases of goods and services relating to the Project that would otherwise be subject to New York State and local sales and use tax in an amount up to \$8,145,338, which would result in New York State and local Sales and Use Tax Exemption Benefits not to exceed \$651,627 (as increased, the "Sales and Use Tax Exemption Benefits") and that the Agency grant an extension to the Sales and Use Tax Exemption Benefits through December 31, 2026; and

WHEREAS, the Agency desires to adopt a resolution authorizing (i) the increase and extension in Sales and Use Tax Exemption Benefits; and (iii) the execution and delivery of any documents necessary and incidental thereto.

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

Section 1. Based upon the representation and warranties made by the Company in its request, the Agency hereby authorizes and approves the Company, as its agent, to continue to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use in an amount up to **\$8,145,338**, which result in New York State and local Sales and Use Tax Exemption Benefits not to exceed **\$651,627** through **December 31, 2026**. The Agency agrees to consider any requests by the Company for another extension or an increase to the amount of Sales and Use Tax Exemption Benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services.

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

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

Section 4. This resolution shall take effect immediately.

*[Remainder of Page Intentionally Left Blank]*

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

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

The Resolutions were thereupon duly adopted.

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

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

That I have compared the annexed extract of the minutes of the meeting of the County of Monroe Industrial Development Agency (the "Agency"), including the resolutions contained therein, held on November 18, 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 18<sup>th</sup> day of November, 2025.

---

Ana J. Liss, Executive Director



**Project Modification Request - Page 2**

**Required when requesting an Increase in Project Costs**

| <b>A. Applicant Project Costs</b>            | <b>Original/Current<br/>Approval</b> | <b>Requested Increase<br/>Modification</b> | <b>Revised<br/>Approval Requested</b> |
|----------------------------------------------|--------------------------------------|--------------------------------------------|---------------------------------------|
| <b>Building Construction or Renovation</b>   |                                      |                                            |                                       |
| a. Materials                                 | \$ 6,700,000                         | \$ 275,338                                 | \$ 6,975,338                          |
| b. Labor                                     | \$ 5,500,000                         | \$                                         | \$ 5,500,000                          |
| <b>Site Work</b>                             |                                      |                                            |                                       |
| c. Materials                                 | \$ 440,000                           | \$                                         | \$ 440,000                            |
| d. Labor                                     | \$ 530,000                           | \$                                         | \$ 530,000                            |
| e. Non-Manufacturing Equipment               | \$                                   | \$                                         | \$ 0                                  |
| f. Furniture & Fixtures                      | \$ 730,000                           | \$                                         | \$ 730,000                            |
| g. Land and/or Building Purchase             | \$                                   | \$                                         | \$ 0                                  |
| h. Manufacturing Equipment                   | \$                                   | \$                                         | \$ 0                                  |
| i. Soft Costs (Legal, Architect, Engineer)   | \$ 1,600,000                         | \$                                         | \$ 1,600,000                          |
| Other Costs (specify)                        |                                      |                                            |                                       |
| j. _____                                     | \$ _____                             | \$ _____                                   | \$ 0                                  |
| k. _____                                     | \$ _____                             | \$ _____                                   | \$ 0                                  |
| l. _____                                     | \$ _____                             | \$ _____                                   | \$ 0                                  |
| m. _____                                     | \$ _____                             | \$ _____                                   | \$ 0                                  |
| <b>Total Project Costs</b>                   | <b>\$ 15,500,000</b>                 | <b>\$ 275,338</b>                          | <b>\$ 15,775,338</b>                  |
| <b>Sources of Funds for Project Costs</b>    |                                      |                                            |                                       |
| a. Tax Exempt Industrial Revenue Bond        | \$ _____                             | \$ _____                                   | \$ 0                                  |
| b. Taxable Industrial Revenue Bond           | \$ _____                             | \$ _____                                   | \$ 0                                  |
| c. Tax Exempt Civic Facility Bond            | \$ _____                             | \$ _____                                   | \$ 0                                  |
| d. Bank Financing (subject to recording tax) | \$ 13,000,000                        | \$ _____                                   | \$ 13,000,000                         |
| e. Public Sources                            | \$ _____                             | \$ _____                                   | \$ 0                                  |
| f. Equity                                    | \$ 2,500,000                         | \$ 275,338                                 | \$ 2,775,338                          |
| <b>Total Sources</b>                         | <b>\$ 15,500,000</b>                 | <b>\$ 275,338</b>                          | <b>\$ 15,775,338</b>                  |

**B. Reason for Increase:**

The increase represents the difference between our estimated costs and the actual buyout costs.

**C. Amount of Sale Tax Exemptions Taken to Date:** \$ 413,172.00



## MODIFICATION SUMMARY

**DATE:** November 18, 2025

**APPLICANT:**

|                                                                                      |
|--------------------------------------------------------------------------------------|
| Innovation Partners Roc LLC<br>1890 S. Winton Road, Suite 100<br>Rochester, NY 14618 |
|--------------------------------------------------------------------------------------|

**PROJECT LOCATION:**

|                                                                                                    |
|----------------------------------------------------------------------------------------------------|
| 100-140 S. Clinton Avenue<br>Rochester, NY 14604<br><br>131 Chestnut Street<br>Rochester, NY 14604 |
|----------------------------------------------------------------------------------------------------|

**MODIFICATION REQUEST:**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Innovation Partners Roc LLC is renovating the Xerox Square property to create a collaborative academically focused campus. Phase 1 of the project was approved for sales and mortgage tax exemptions only in September 2020. Phase 2 of the project was approved for sales and mortgage recording tax exemptions only in November 2021. The applicant is now requesting an extension of the sales tax exemption through December 31, 2026 as the project is still ongoing. |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**PROJECT AMOUNT**

|                                 |
|---------------------------------|
| <u>ORIGINAL</u><br>\$39,300,000 |
|---------------------------------|

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

**RESOLUTION**  
(Innovation Partners ROC LLC Project Modification)  
OSC Project Code 2602-20-035G

A regular meeting of the County of Monroe Industrial Development Agency (the "Agency"), was held at the Agency's Offices located at 50 West Main Street, Rochester, New York 14614, on November 18, 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 EXTENSION OF THE SALES TAX EXEMPTION BENEFIT GRANTED TO INNOVATION PARTNERS ROC LLC (THE "COMPANY") THROUGH DECEMBER 31, 2026; AND THE EXECUTION OF RELATED DOCUMENTS.

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

WHEREAS, by Resolution duly adopted on September 15, 2020, the Agency appointed **Innovation Partners ROC LLC**, a New York limited liability company, for itself or an entity formed or to be formed (collectively, the "Company"), the true and lawful agent of the Agency to undertake a certain project (the "2020 Project") consisting of: (A) the acquisition of a leasehold interest in a portion of the approximately 580,000 square-foot Xerox Square (the "Existing Improvements") located at 70, 86, 90 and 100-140 S. Clinton Avenue and 131 Chestnut Street in the City of Rochester, New York (the "Land"); (B) the construction of a new building entry/driveway and a new lobby; (C) the renovation of floors 3-13 and 16-21 of the Existing Improvements to construct up to 180 residential units consisting of 1-, 2- and 3-bedrooms; (D) the renovation of floors 22-29, the approximately 25,000 square-foot lower concourse and the approximately 17,000 square-foot out parcel building for use as office space, with a focus on innovation; (E) the renovation of floors 2, 7 and 22 for use as amenities, including, but not limited to, student lounges, fitness center, sound proof practice rooms and lab/maker space; (F) the modernization of the existing, approximately 750 seat auditorium for use as a music venue, center for e-sports and a lecture hall (clauses (B) through (F), collectively, the "2020 Improvements") and (H) the acquisition and installation therein, thereon or thereabout of certain machinery, equipment and related personal property (the "2020 Equipment" and, together with the Land, the Existing Improvements and the 2020 Improvements, the "2020 Facility"); to house up to 500 upper level and graduate students; and

WHEREAS, the Agency previously appointed the Company as its true and lawful agent to make purchases of goods and services relating to the Project that would otherwise be subject

to New York State and local sales and use tax (the "Sales and Use Tax Exemption Benefits") through December 31, 2021; and

WHEREAS, the Company, pursuant to a certain Project Modification Request, dated October 26, 2021, requested the Agency grant an increase and extension to the Sales and Use Tax Exemption Benefits through December 31, 2022; and

WHEREAS, the Company, pursuant to a certain Project Modification Request, dated January 24, 2022, requested the Agency approve an increase in the approved mortgage amount with respect to the Project from \$28,000,000 to \$30,000,000 which would result in mortgage tax savings through the Agency of \$225,000; and

WHEREAS, the Company, pursuant to a certain Project Modification Request, dated December 22, 2022, requested the Agency grant an extension to the Sales and Use Tax Exemption Benefits through December 31, 2023; and

WHEREAS, the Company, pursuant to a certain Project Modification Request, dated September 28, 2023, requested the Agency grant an extension to the Sales and Use Tax Exemption Benefits through December 31, 2024; and

WHEREAS, the Company, pursuant to a certain Project Modification Request, dated January 27, 2025, requested the Agency grant an extension to the Sales and Use Tax Exemption Benefits through December 31, 2025; and

WHEREAS, the Company has now, pursuant to a certain Project Modification Request, dated October 9, 2025, requested the Agency grant an extension to the Sales and Use Tax Exemption Benefits through December 31, 2026; and

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

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

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

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

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

Section 4. This resolution shall take effect immediately.

*[Remainder of Page Intentionally Left Blank]*

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

|                       | <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          |                   |                   |                      |                       |

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 November 18, 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 18<sup>th</sup> day of November, 2025.

---

Ana J. Liss, Executive Director





## MODIFICATION SUMMARY

**DATE:** November 18, 2025

**APPLICANT:**

|                                                                                            |
|--------------------------------------------------------------------------------------------|
| Jay's Acquisitions II LLC<br>550 Latona Road, Building E, Suite 501<br>Rochester, NY 14626 |
|--------------------------------------------------------------------------------------------|

**PROJECT LOCATION:**

|                                          |
|------------------------------------------|
| 20-30 East Avenue<br>Rochester, NY 14604 |
|------------------------------------------|

**MODIFICATION REQUEST:**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Jay's Acquisitions II LLC is redeveloping the Triangle Building located in the City of Rochester. Originally approved in July 2023, the project includes the reconstruction and renovation of the existing building into a multi-tenant mixed use facility, with the ground floor as commercial space and new residential space above. The ground floor will be occupied by Colgate Rochester Crozer Divinity School. The new residential space will contain approximately 36 residential apartments with a mixture of studio, one-bedroom and two-bedroom apartments which will be targeted to Eastman School of Music Students. The applicant is now requesting an extension of the sales tax exemption through December 31, 2027 due to construction delays. |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**PROJECT AMOUNT**

|                                |
|--------------------------------|
| <u>ORIGINAL</u><br>\$9,226,901 |
|--------------------------------|

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

**RESOLUTION**  
(Jay's Acquisitions II LLC Project Modification)  
OSC Code 2602-23-015C

A regular meeting of the County of Monroe Industrial Development Agency (the "Agency"), was held at the Agency's Offices located at 50 West Main Street, Rochester, New York 14614, on November 18, 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 EXTENSION OF THE SALES TAX EXEMPTION BENEFIT GRANTED TO JAY'S ACQUISITIONS II LLC (THE "COMPANY") THROUGH DECEMBER 31, 2027; 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 July 18, 2023, the Agency appointed **JAY'S ACQUISITIONS II LLC**, a New York limited liability company, for itself or an entity formed or to be formed (collectively, the "Company"), the true and lawful agent of the Agency to undertake a certain project (the "Project") consisting of: (A) the acquisition of a leasehold interest in a parcel of land located at 20-30 East Avenue in the City of Rochester, New York 14604 and all other lands in the City of Rochester where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (collectively, the "Land") together with the existing building thereon, commonly known as the Triangle Building (the "Existing Improvements"); (B) the renovation and modernization of the Existing Improvements into (i) below-market-rate rental commercial space on ground level and first floor and (ii) approximately 36 residential rental units for Eastman School of Music students (collectively, the "Improvements"); and (C) the acquisition and installation therein, thereon or thereabout of certain machinery, equipment and related personal property (the "Equipment" and, together with the Land, the Existing Improvements and the Improvements, the "Facility"); and

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

WHEREAS, the Company, pursuant to a certain Project Modification Request, dated November 11, 2024, requested the Agency approve an increase in Project costs; and

WHEREAS, the Company has now, pursuant to a certain Project Modification Request, dated October 13, 2025, requested the Agency grant an extension to the Sales and Use Tax Exemption Benefits through December 31, 2027; and

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

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

Section 1. Based upon the representation and warranties made by the Company in its request, the Agency hereby authorizes and approves the Company, as its agent, to continue to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax through **December 31, 2027**. The Agency agrees to consider any requests by the Company for another extension or an increase to the amount of Sales and Use Tax Exemption Benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services.

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

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

Section 4. This resolution shall take effect immediately.

*[Remainder of Page Intentionally Left Blank]*

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

|                       | <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          |                   |                   |                      |                       |

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 November 18, 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 18<sup>th</sup> day of November, 2025.

---

Ana J. Liss, Executive Director



# PROJECT MODIFICATION REQUEST

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

Applicant: Jay's Acquisitions II LLC

Project Address: 20-30 East Avenue

Contact Name: Angelo Ingrassia

Contact Company: \_\_\_\_\_

Contact Address: 550 Latona Rd Bldg E Suite 501

Contact Email: autoange@aol.com Contact Phone: 585-225-0140

Employment in Monroe County: 0 0 12/31/24

Full Time                      Part Time                      As of Date

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

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

**Assistance Requested:** Check all that apply.

Property Tax Abatement       Mortgage Tax Exemption       Sales Tax Exemption

**Project Cost Information:** \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$ 0

Original Project Cost                      Increase in Project Costs                      New Project Costs

---

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

12/31/25                      12/31/27                      \$ 154,812.08 as of 12/31/24

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

**Reason for Extension:**  
 Additional work to be completed

---

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

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

Signed:  Date: 10/13/25

Print Name and Title: Angelo Ingrassia

Staff Use Only: \_\_\_\_\_ 2/20

Date Received 10/13/25 Date of Original Approval: 7/18/23 New Code 2602 23 015 C

**From:** [Sally Ingrassia](#)  
**To:** [Finnerty, Robin](#)  
**Subject:** Re: Jay's Acquisitions II LLC - Project Modification Request to extend Sales Tax Exemption  
**Date:** Wednesday, October 22, 2025 4:05:01 PM

---

CAUTION: This email originated from outside Monroe County systems. Exercise caution when opening attachments or clicking links, especially from unknown senders.

~~~~~

Yes, the projection at mid year was \$198,389.16, by the completion of this project.

We will get the official numbers at Year End, and report on the ST340.

Let me know if that works for now.

Sally Ingrassia
office (585) 225-0149
cell (585) 350-8555
fax (585) 486-5426
email: sally14580@gmail.com

On Wed, Oct 22, 2025 at 3:54 PM Finnerty, Robin <RFinnerty@monroecounty.gov> wrote:

This message was sent securely using Zix[®]

Any chance someone can make a good faith estimate?

Robin Finnerty, Deputy Director
50 West Main Street, Suite 1150
Rochester, NY 14614
585-753-2037
rfinnerty@monroecounty.gov

From: Sally Ingrassia <sally14580@gmail.com>
Sent: Monday, October 20, 2025 3:23 PM
To: Finnerty, Robin <RFinnerty@monroecounty.gov>
Subject: Re: Jay's Acquisitions II LLC - Project Modification Request to extend Sales Tax Exemption



MODIFICATION SUMMARY

DATE: November 18, 2025

APPLICANT:

Woerner Industries, LLC 485 Hague St. Rochester, NY 14606

PROJECT LOCATION:

322 Oak St. Rochester, NY 14606

MODIFICATION REQUEST:

Woerner Industries, LLC, a manufacturer of church furniture and machined equipment, has purchased and is renovating a 24,742 square foot building in the City of Rochester. Woerner Industries recently acquired an Ohio based company and plans to consolidate operations into the newly renovated facility. The \$2,920,000 project was originally approved by the board in December 2024 for a sales tax exemption and mortgage recording tax exemption. The applicant is seeking an extension on the sales tax exemption through December 31, 2026 due to construction delays as the previous owner is waiting for a new location to move to. Construction will begin January 2026.

PROJECT AMOUNT

<u>ORIGINAL</u> \$2,920,000

Motion By: _____
Seconded By: _____

RESOLUTION
(Woerner Industries, LLC Project Modification)
OSC Code 2602-24-032B

A regular meeting of the County of Monroe Industrial Development Agency (the "Agency"), was held at the Agency's Offices located at 50 West Main Street, Rochester, New York 14614, on November 18, 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 EXTENSION OF THE SALES TAX EXEMPTION BENEFIT GRANTED TO WOERNER INDUSTRIES, LLC FOR ITSELF OR AN ENTITY FORMED OR TO BE FORMED (THE "COMPANY") THROUGH DECEMBER 31, 2026; AND THE EXECUTION OF RELATED DOCUMENTS.

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

WHEREAS, by Resolution duly adopted on December 17, 2024, the Agency appointed **WOERNER INDUSTRIES, LLC**, a New York limited liability company, for itself or an entity formed or to be formed (collectively, the "Company"), the true and lawful agent of the Agency to undertake a certain project (the "Project") consisting of: (A) the acquisition of a leasehold interest in an approximately 1.42-acre parcel of land located at 322 Oak Street in the City of Rochester, New York 14608 and all other lands in the City of Rochester where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the "Land") together with the existing approximately 24,742 square-foot building thereon (the "Existing Improvements"); (B) the renovation of the Existing Improvements including, but not limited to, electrical upgrades, heating/cooling upgrades, new bathrooms, break room and office space, dust collection system and fire suppression system (collectively, the "Improvements"); and (C) the acquisition and installation therein, thereon or thereabout of certain machinery, equipment and related personal property (the "Equipment" and, together with the Land, the Existing Improvements and the Improvements, the "Facility") for use by the Company in its business of manufacturing church furniture including, but not limited to wood altars, communion tables, pulpits and also for the manufacture of machined equipment; and

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

WHEREAS, the Company has now, pursuant to a certain Project Modification Request, dated October 9, 2025, requested the Agency grant an extension to the Sales and Use Tax Exemption Benefits through December 31, 2026; and

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

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

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

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

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

Section 4. This resolution shall take effect immediately.

[Remainder of Page Intentionally Left Blank]

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

	<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				

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 November 18, 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 18th day of November, 2025.

Ana J. Liss, Executive Director



MODIFICATION SUMMARY

DATE: November 18, 2025

APPLICANT:

Khoury Estates Inc. 70 Beverly St. Rochester, NY 14610
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PROJECT LOCATION:

1593 Lyell Ave Rochester, NY 14606

MODIFICATION REQUEST:

Khoury Estates Inc. d/b/a Julia K. Caters, is renovating a 7,800 square foot facility located at 1593 Lyell Ave, in the City of Rochester. Julia K. Caters offers full-service catering to private and corporate clients as well as charter schools, serving over 1,200 students daily. The project was originally approved in July 2025 for a sales tax exemption. The applicant is seeking an extension on the sales tax exemption through December 31, 2026 due to the short time frame to complete renovations for the initial move in, causing a couple of projects to be pushed to the Spring of 2026.
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PROJECT AMOUNT

<u>ORIGINAL</u> \$497,500

Motion By: _____
Seconded By: _____

RESOLUTION
(Khoury Estates Inc. Project Modification)
OSC Code: 2602-25-018B

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 November 18, 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 EXTENSION OF THE SALES TAX EXEMPTION BENEFITS GRANTED TO KHOURY ESTATES INC. (THE "COMPANY") THROUGH DECEMBER 31, 2026; AND THE EXECUTION OF RELATED DOCUMENTS.

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

WHEREAS, by Resolution duly adopted on July 15, 2025, the Agency appointed **KHOURY ESTATES INC.**, a New York corporation, for itself or an entity formed or to be formed (collectively, the "Company") the true and lawful agent of the Agency to undertake a certain project (the "Project") consisting of: (A) the renovation of approximately 7,800 square feet of space in Suite 1533 of the existing building located at 1593 Lyell Avenue in the City of Rochester, New York 14606 including, but not limited to, construction of a commercial kitchen, office space and dry storage (collectively, the "Improvements") for use by the Company in its business as a full-service catering company; and (B) the acquisition and installation therein, thereon or thereabout of certain machinery, equipment and related personal property including, but not limited to, new plumbing, electric, HVAC and refrigeration systems along with upgrades to the building's current structure, insulation, flooring and bathrooms (collectively, the "Equipment" and, together with the Improvements, the "Facility"); and

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

WHEREAS, the Company, pursuant to a certain Project Modification Request, dated September 5, 2025, has requested the Agency grant an extension to its Sales and Use Tax Exemption Benefits through December 31, 2026; and

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

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

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

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

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

Section 4. This resolution shall take effect immediately.

[Remainder of Page Intentionally Left Blank]

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

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

The Resolutions were thereupon duly adopted.

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

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

That I have compared the annexed extract of the minutes of the meeting of the County of Monroe Industrial Development Agency (the "Agency"), including the resolutions contained therein, held on November 18, 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 18th day of November, 2025.

Ana J. Liss, Executive Director



MODIFICATION SUMMARY

DATE: November 18, 2025

APPLICANT:

RES Exhibit Services LLC 301 Longleaf Blvd. Rochester, NY 14626

PROJECT LOCATION:

301 Longleaf Blvd. Rochester, NY 14626

MODIFICATION REQUEST:

RES Exhibit Services, a manufacturer and service provider of trade show exhibits, is renovating its new headquarters, located in the vacant Democrat & Chronicle printing and distribution center in the Town of Greece. The \$2.4 million project was approved in November of 2023. The project was approved for a sales tax exemption and mortgage recording tax exemption. The applicant is now requesting an extension of the sales tax exemption through December 31, 2026, due to construction delays.
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PROJECT AMOUNT

<u>ORIGINAL</u> \$2,400,000

Motion By: _____
Seconded By: _____

RESOLUTION
(RES Exhibit Services, LLC Project)
OSC Code 2602-23-033B

A regular meeting of the County of Monroe Industrial Development Agency (the "Agency"), was held at the Agency's Offices located at 50 West Main Street, Rochester, New York 14614, on November 18, 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 EXTENSION OF THE SALES TAX EXEMPTION BENEFIT GRANTED TO RES EXHIBIT SERVICES, LLC (THE "COMPANY") THROUGH DECEMBER 31, 2027; 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 November 21, 2023, the Agency appointed **RES EXHIBIT SERVICES, LLC**, a New York limited liability company, for itself or an entity formed or to be formed (collectively, the "Company"), the true and lawful agent of the Agency to undertake a certain project (the "Project") consisting of: (A) the acquisition of a leasehold interest in a portion of an existing approximately 151,000 square-foot building (the "Existing Improvements"), located at 301 Longleaf Boulevard in the Town of Greece, New York 14626 and all other lands in the Town of Greece where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the "Land"); (B) the renovation of the Existing Improvements including, but not limited to, the installation of new windows (the "Improvements"); and (C) the acquisition and installation therein, thereon or thereabout of certain machinery, equipment and related personal property including, but not limited to CNC machines and a lift and front-end loader (collectively, the "Equipment" and, together with the Land and the Improvements, the "Facility") for use by the Company to expand its business as a manufacturer and servicer of trade show exhibits; and

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

WHEREAS, the Company has now, pursuant to a certain Project Modification Request, dated October 22, 2025, requested the Agency grant an extension to the Sales and Use Tax Exemption Benefits through December 31, 2027; and

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

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

Section 1. Based upon the representation and warranties made by the Company in its request, the Agency hereby authorizes and approves the Company, as its agent, to continue to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax through **December 31, 2027**. The Agency agrees to consider any requests by the Company for another extension or an increase to the amount of Sales and Use Tax Exemption Benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services.

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

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

Section 4. This resolution shall take effect immediately.

[Remainder of Page Intentionally Left Blank]

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

	<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				

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 November 18, 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 18th day of November, 2025.

Ana J. Liss, Executive Director



MODIFICATION SUMMARY

DATE: November 18, 2025

APPLICANT:

King Park 2022 LLC 30 King Road Chili, NY 14428

PROJECT LOCATION:

Rochester Earth, Inc. 30 King Road Chili, NY 14428
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MODIFICATION REQUEST:

King Park 2022 LLC, a real estate development company, is undertaking a multi-phased project, including the construction of eight (8) pole barn style buildings, totaling 88,000 square feet. The \$4,462,000 project was originally approved in October 2024. The project was approved for a real property tax abatement, sales tax exemption and mortgage recording tax exemption. The applicant is seeking an extension on the sales tax exemption through December 31, 2026 due to construction delays.

PROJECT AMOUNT

<u>ORIGINAL</u> \$4,462,000

Motion By: _____
Seconded By: _____

RESOLUTION
(King Park 2022 LLC Project Modification)
OSC Code 2602-24-024B

A regular meeting of the County of Monroe Industrial Development Agency (the "Agency"), was held at the Agency's Offices located at 50 West Main Street, Rochester, New York 14614, on November 18, 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 EXTENSION OF THE SALES TAX EXEMPTION BENEFIT GRANTED TO KING PARK 2022 LLC (THE "COMPANY") THROUGH DECEMBER 31, 2026; AND THE EXECUTION OF RELATED DOCUMENTS.

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

WHEREAS, by Resolution duly adopted on October 15, 2024, the Agency appointed **KING PARK 2022 LLC**, a New York limited liability company, for itself or an entity formed or to be formed (collectively, the "Company"), the true and lawful agent of the Agency to undertake a certain project (the "Project") consisting of: (A) the acquisition of a leasehold interest in an approximately 18-acre parcel of land located at 30 King Road in the Town of Chili, New York 14428 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 (the "Land"); (B) the construction thereon of two (2) 12,000 square foot pole barn style buildings, each of which will be divided into 1,500 square foot units (the "Improvements"); all for use by small businesses and skilled trades contractors; 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 previously appointed the Company as its true and lawful agent to make purchases of goods and services relating to the Project that would otherwise be subject to New York State and local sales and use tax (the "Sales and Use Tax Exemption Benefits") through December 31, 2025; and

WHEREAS, the Company has now, pursuant to a certain Project Modification Request, dated October 24, 2025, requested the Agency grant an extension to the Sales and Use Tax Exemption Benefits through December 31, 2026; and

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

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

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

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

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

Section 4. This resolution shall take effect immediately.

[Remainder of Page Intentionally Left Blank]

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

	<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				

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 November 18, 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 18th day of November, 2025.

Ana J. Liss, Executive Director

PROJECT MODIFICATION REQUEST

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

Applicant:	King Park 2022 LLC	
Project Address:	30 King Rd Churchville, NY 14428	
Contact Name:	Andrew Vieira	
Contact Company:	Rochester Earth Inc.	
Contact Address:	30 King Rd Churchville, NY 14428	
Contact Email:	accounting@rocearthinc.com	Contact Phone: (585) 775-0010

Employment in Monroe County:	0	0	10/31/2025
	Full Time	Part Time	As of Date

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

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

Assistance Requested: Check all that apply.

Property Tax Abatement Mortgage Tax Exemption Sales Tax Exemption

Project Cost Information: \$ _____ \$ _____ \$⁰ _____
 Original Project Cost Increase in Project Costs New Project Costs

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

12/31/2025	12/31/2026	\$ 10,000.00
Current Expiration Date	Requested Expiration Date	Amount of Exemptions Taken to Date

Reason for Extension:
 Construction is taking longer than anticipated.

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

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

Signed: Andrew Vieira Date: 10/24/2025
 Print Name and Title: Andrew Vieira - President/Owner

Staff Use Only: 2/20
 Date Received 10/27/25 Date of Original Approval: 10/15/24 New Code 2602 24 024 B

2026 RFP Professional Services Review
November 10, 2025
All contracts subject to annual board approval

Auditor Contract

RFP Issued: October 2025
Responses: Mengel, Metzger, Barr & Co.
Term: Fiscal years ending 2025 - 2028 Amount:
2025 Audit Amount: \$13,950
Prior year: \$12,450

Accounting and Finance Services

RFP Issued: October 2025
Responses: The Bonadio Group
Term: January 1, 2026 – December 31, 2029
2026 Amount: 62,250
Prior year: \$59,275

Investment Services

RFP Issued: October 2025
Responses: High Probability Advisors
Term: January 1, 2026 – December 31, 2029
2026 Amount: .2% based on \$15 million assets – equates to \$30,000
Prior year: .2% based on \$15 million assets – equates to \$30,000

Local Labor Monitoring Contract

RFP Issued: October 2025
Responses: Loewke Brill Consulting Group
Term: January 1, 2026 – December 31, 2029
2026 Amount: \$82,390
Prior year: \$77,000

Local Labor Exemption Processing Contract

RFP Issued: October 2025
Responses: Loewke Brill Consulting Group
Term: January 1, 2026 – December 31, 2029
2026 Amount: \$600 per exemption
Prior year: \$600 per exemption

Legal Contract

RFP Issued: October 2025
Responses: Nixon Peabody, Harris Beach Murtha, Phillips Lytle
Term: January 1, 2026 – December 31, 2029
2026 Amount: Fees vary per proposal
Prior year: Fee Schedule set by board