COUNTY OF MONROE
COMIDA
INDUSTRIAL DEVELOPMENT AGENCY

BOARD MEETING MINUTES
August 18, 2026

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

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

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

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

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

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

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

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

G. Genovese presented the Financial Report for July 2026.

Executive Director Liss presented the following projects for consideration:

Crazy Dog T-Shirts, Inc.

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

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

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

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

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

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

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

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

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

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

T. Tolefree	Yea	R. King	Yea

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

Shoecraft Road Apartments, LLC

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

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

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (i) ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON AUGUST 13, 2026, WITH RESPECT TO A CERTAIN BEING UNDERTAKEN BY SHOECRAFT ROAD APARTMENTS LLC, OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA; (iii) APPOINTING THE COMPANY AS AGENT OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION, RENOVATION AND EQUIPPING OF THE PROJECT, (B) A PARTIAL MORTGAGE RECORDING TAX EXEMPTION AND (C) A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A PAYMENT-IN-LIEU-OF-TAX AGREEMENT ("PILOT AGREEMENT"); AND (V) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, PILOT AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

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

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

King Park 2022 LLC

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

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

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

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

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

Panorama Landing, LLC/Town Square Health

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

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

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

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

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

Pittsford Canalside Properties LLC

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

The applicant was represented by Chris Nadler, Esq. from Mark IV Enterprises. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance, and does not anticipate any local labor exemptions at this time. R. Finnerty stated there were comments at the public hearing held on August 14, 2026.

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

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

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

Executive Director Liss presented the following modifications for considerations:

XC international, LLC - New Tenant

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

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

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

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

Precise Tool & Manufacturing, Inc. - Increase

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

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

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

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

Executive Director Liss presented the July 2026 Dashboard.

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

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

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