



COUNTY OF MONROE
COMIDA
INDUSTRIAL DEVELOPMENT AGENCY

BOARD MEETING MINUTES
April 15, 2025

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

Board Present: A. Burr, R. King, R. Ryerse, N. Jones

Board Absent: T. Tolefree, L. Bolzner

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

Chair Burr called the meeting to order at 12:04 p.m. and R. King led the board in the Pledge of Allegiance.

On motion by R. Ryerse, second by N. Jones, all aye, minutes of the March 25, 2025 meeting were approved.

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

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

A. Kingston presented the financial report for March 2025.

Executive Director Liss introduced Mike Cicero from High Probability Advisors to present the quarterly investment report.

Executive Director Liss presented the following projects for consideration:

Cascade District LLC

The proposed Cascade District project involves the renovation of an approximately 230,000 sq foot industrial building into a mixed-use development in the City of Rochester. The building currently houses 32 loft-style apartments as well as some commercial tenants. The existing lofts will undergo extensive renovations and an additional 58 one- and two-bedroom loft-style apartments will be constructed bringing the total number of residential units to 90. Additional commercial tenants will be sought to transform this space and bring new life to the area.

The applicant is seeking approval of a real property tax abatement, sales tax exemption and mortgage recording tax exemption and is committed to having 20% of the units set aside as affordable for those earning up to 80% AMI. The \$22.7 million project is projected to create 1.5 FTEs and has a benefit/incentive ratio of 5:1

The applicant was represented by Mike Spoleta, Manager. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance, and does not anticipate any local labor exemptions at this time. Ms. Baranello stated that there were no comments at the public hearing which was held on April 10, 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 APRIL 10, 2025, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY CASCADE DISTRICT 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, (B) A PARTIAL MORTGAGE RECORDING TAX EXEMPTION AND (C) A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A PAYMENT-IN-LIEU-OF-TAX AGREEMENT ("PILOT AGREEMENT"); AND (v) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, PILOT AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

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

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

Morris Holdings Group LLC dba Upstate Granite and Marble

Morris Holdings Group LLC d/b/a Upstate Granite and Marble is proposing the construction of an 18,000 square foot building to house operations and serve as a warehouse, fabrication facility, and showroom in the town of Henrietta. The new facility will feature a state-of-the-art cutting machine and new machine center which will result in increased operational efficiency. Upstate Granite and Marble plans to create 20.5 FTEs in addition to their existing 14.5 FTEs. The \$4.6 million project is seeking a real property tax abatement, mortgage recording tax exemption, and sales tax exemption. The cost benefit ratio is 35:1.

The applicant was represented by Brian Morris, Owner. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance, and does not anticipate any local labor exemptions at this time. Ms. Baranello stated that there were no comments at the public hearing which was held on April 10, 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 APRIL 10, 2025, WITH RESPECT TO A CERTAIN PROJECT (AS DEFINED BELOW) BEING UNDERTAKEN BY MORRIS HOLDINGS GROUP, LLC D/B/A UPSTATE GRANITE AND MARBLE, OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA (AS DEFINED BELOW); (iii) APPOINTING THE COMPANY AS AGENT OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT, (B) A PARTIAL MORTGAGE RECORDING TAX EXEMPTION AND (C) A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A PAYMENT-IN-LIEU-OF-TAX AGREEMENT ("PILOT AGREEMENT"); AND (v) AUTHORIZING THE NEGOTIATION,

EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, PILOT AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

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

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

XC International, LLC

XC International, LLC is constructing a new 42,000 warehouse with office spaces for its tenants, Cargo Transit, Inc and Xtreme Logistics Transportation, Inc. in the Town of Chili. Both tenant companies specialize in transportation of general freight and dry goods. Equipped with 18 loading docks and located near a major highway, this new location will reduce transit times, increase capacity, and streamline distribution for both companies. Cargo Transit plans to create 1 FTE in addition to its 3 existing FTEs and Xtreme Logistics Transportation plans to create 2 FTEs in addition to its 1 existing FTE. The \$6.4 million project is seeking a real property tax abatement, mortgage recording tax exemption, and sales tax exemption. Cargo Transit and Xtreme Logistics Transportation are each seeking sales tax exemptions. The cost benefit ratio is 7:1.

The applicant was represented by Andrey Kirik and Yaroslav Kostyuk. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance, and does not anticipate any local labor exemptions at this time. Ms. Baranello stated that there were no comments at the public hearing which was held on April 10, 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 APRIL 10, 2025, WITH RESPECT TO A CERTAIN PROJECT (AS DEFINED BELOW) BEING UNDERTAKEN BY XC INTERNATIONAL LLC, OR A RELATED ENTITY FORMED OR TO BE FORMED (THE "COMPANY"), CARGO TRANSIT, INC. ("CARGO") AND XTREME LOGISTICS TRANSPORTATION, INC. ("XTREME") (COLLECTIVELY, CARGO AND XTREME ARE SOMETIMES HEREINAFTER REFERRED TO AS, THE "TENANTS"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA (AS DEFINED BELOW); (iii) APPOINTING THE COMPANY AND THE TENANTS AS AGENTS OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY AND THE TENANTS 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 TO THE COMPANY IN THE FORM OF (B) A PARTIAL MORTGAGE RECORDING TAX EXEMPTION AND (C) A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A PAYMENT-IN-LIEU-OF-TAX AGREEMENT ("PILOT AGREEMENT"); AND (v) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, PILOT AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

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

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

Executive Director Liss introduced Barb Egenhofer, Director of Talent Strategy, CampusRoc and Andrea Tuttle, Talent Strategy Program Manager, CampusRoc, to review the RETAIN program.

On motion by N. Jones, second by R. King, all aye, motion carried to approve the execution and delivery of a contract with CampusRoc to support year 2 of the RETAIN program for \$160,800 for one year.

There being no further business to discuss, on motion by R. King, second by R. Ryerse, all aye, the regular meeting of the Board was adjourned at 1:02 p.m.