



COUNTY OF MONROE  
**COMIDA**  
INDUSTRIAL DEVELOPMENT AGENCY

BOARD MEETING MINUTES  
April 21, 2026

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

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

Absent: R. Ryerse

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

T. Tolefree called the meeting to order at 12:00 p.m. and M. Velazquez led the board in the Pledge of Allegiance.

On motion by N. Jones, second by R. King, all aye, minutes of the March 24, 2026 meeting were approved.

Three individuals spoke during the public comment period, Virginia Maier, Christopher Utman and Supervisor Bill Mohele

K. Loewke presented the Local Labor Monitoring report for March 2026.

K. Loewke presented the Local Labor Exemption report for March 2026.

G. Genovese presented the Financial Report for March 2026.

M. Cicero presented the Investment Report for Q1 2026.

Executive Director Liss presented the following projects for consideration:

**Advanced Micro Devices**

Advanced Micro Devices, a semiconductor company that provides high-performance and adaptive computing solutions across multiple industries, is proposing to relocate and renovate office space within the Linden Oaks Office Park in the Town of Brighton. The project includes constructing a chip lab, an employee break area, and modern office space, enabling Advanced Micro Devices to expand its workforce and introduce new capabilities. Advanced Micro Devices plans to add 20 FTEs in addition to their existing 50 FTEs. The \$1.8 million project is seeking a sales tax exemption only. The cost benefit ratio is 374:1.

The applicant was represented by Jeff Lillie, Director of IC Design (via Zoom). 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 was one comment by Supervisor Bill Moehle at the public hearing held on April 20, 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 20, 2026, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY ADVANCED MICRO DEVICES, 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 B. Hickey, 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	Absent
M. Velazquez	Yea		

### **Aker Club LLC**

Aker Club LLC proposes to lease and renovate the former DGX space at 255 East Main Street in Sibley Square for its first small-format grocery store in the City of Rochester. The project will re-activate an existing grocery ready space with tenant improvements and installation of used refrigeration units. The store is designed to provide reliable access to everyday food and household essentials within walking distance for downtown residents, workers, students and transit riders. This new grocery store format plans to create 3.5 new FTEs. This project is considered retail under section 862 of the General Municipal Law, however, the project qualifies for benefits under the "highly distressed area" exception (project is located contiguous to a distressed census tract). This finding by the Agency will require confirming approval from the County Executive. The applicant is seeking approval of sales tax exemption only through the small business sales tax exemption program for the \$499,785 project. The Benefit/Incentive ratio is 9:1.

The applicant was represented by Zack Harper, 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.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION TO APPOINT (i) AKER CLUB LLC OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY") AS ITS AGENT TO UNDERTAKE A CERTAIN PROJECT AS MORE FULLY DESCRIBED BELOW; (ii) PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE UNDERTAKING OF THE PROJECT; (iii) AUTHORIZE THE EXECUTION AND DELIVERY OF A PROJECT AGREEMENT AND RELATED DOCUMENTS; AND (iv) MAKE A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA.

On motion by N. Jones, second by R. King, 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	Absent
M. Velazquez	Yea		

**135 FedEx Way LLC**

135 Fedex Way LLC, a real estate holding company, is proposing the construction of a 7,000 square foot metal building in the Town of Gates. While a tenant for the building has not yet been determined, the flexible design can support businesses from a wide variety of industries This is the second flex space facility at the site. 135 Fedex Way LLC plans to create 5 new FTEs. The \$1 million project is seeking a real property tax abatement, sales tax exemption, and partial mortgage recording tax exemption. The cost benefit ratio is 46:1.

The applicant was represented by Stephen Capizzi, Partner. 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 April 15, 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 15, 2026, WITH RESPECT TO A CERTAIN BEING UNDERTAKEN BY 135 FEDEX WAY LLC, OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA; (iii) APPOINTING THE COMPANY AS AGENT OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT, (B) A PARTIAL MORTGAGE RECORDING TAX EXEMPTION AND (C) A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A PAYMENT-IN-LIEU-OF-TAX AGREEMENT ("PILOT AGREEMENT"); AND (v) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, PILOT AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

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

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

**Phillips Real Estate LLC**

Phillips Real Estate LLC is proposing the build out of 465 W Commercial Street in East Rochester for its tenant Kink Inc, a related entity. Kink Inc, a motocross manufacturer is moving to this new location to grow and modernize its facility. Kink Inc. plans to create 1 new FTE in addition to its existing 9 FTEs. The \$1.7 million project is seeking a sales tax exemption and partial mortgage recording tax exemption. The cost benefit ratio is 13:1.

The applicant was represented by Zack Phillips, 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. R. Finnerty stated there were no comments at the Public Hearing held on April 15, 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 15, 2026, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY PHILLIPS REAL ESTATE, 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) IF NECESSARY, 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 N. Jones, for inducement and final resolution approving a sales tax exemption and 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	Yea	R. Ryerse	Absent
M. Velazquez	Yea		

### **Paylocity Corporation**

Paylocity Corporation, a national payroll and human capital management services company, is proposing the renovation of a 55,000 square foot office space in the town of Pittsford. Renovations include design for additional work stations, equipment and employee amenities. The proposed project will allow Paylocity to continue to grow their software implementation and account services departments in Monroe County. The Paylocity Corporation plans to create 229 new FTEs in addition to their existing 171 FTEs. The \$7 million project is seeking a sales tax exemption only. The cost benefit ratio is 365:1. The building landlord DEL 3750 Monroe Ave Assoc. is also seeking sales tax exemptions for certain building improvements.

The applicant was represented by Erran Zinzer, Director of Real Estate and Sean Miller, Vice President of Operations. 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 April 15, 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 15, 2026, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY PAYLOCITY CORPORATION, OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY") AND DEL 3750 MONROE AVE ASSOCIATES, LLC OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE

"LANDLORD"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA; (iii) APPOINTING THE COMPANY AND THE LANDLORD AS AGENTS OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY AND THE LANDLORD 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.

On motion by N. Jones, second by M. Velazquez, 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	Absent
M. Velazquez	Yea		

Executive Director Liss presented the Dashboard for March.

There being no further business to discuss, on motion by R. King, second by B. Hickey, all aye, the regular meeting of the Board was adjourned at 1:07 p.m.