



COUNTY OF MONROE  
**COMIDA**  
INDUSTRIAL DEVELOPMENT AGENCY

BOARD MEETING MINUTES  
July 15, 2025

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

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

Board Absent: A. Burr

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

Acting Chair T. Tolefree called the meeting to order at 12:00 p.m. and R. Ryerse led the board in the Pledge of Allegiance.

On motion by R. King, second by N. Jones, all aye, minutes of the June 17, 2025 meeting were approved.

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

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

G. Genovese presented the financial report for June 2025.

S. Carl provided an update on investments.

Executive Director Liss presented the following project for consideration:

**Khoury Estates Inc.**

Khoury Estates Inc. d/b/a Julia K. Caters, is planning to relocate to, and renovate, a 7,800 square foot facility located at 1593 Lyell Ave, in the City of Rochester. Khoury Estates Inc. offers full-service catering to private and corporate clients as well as charter schools, serving over 1,200 students daily. The company is in need of a larger location to expand its business and take on new accounts. The project includes a full build out requiring new electrical, HVAC, plumbing, and refrigeration along with upgrades to the building's structure, insulation, flooring, and bathrooms. Khoury Estates Inc. plans to create 7 FTEs in addition to its existing 17.5 FTEs. The \$497,500 project is seeking a sales tax exemption. The cost benefit ratio is 152:1.

The applicant was represented by A.J. Khoury, President. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance, and does not anticipate any local labor exemptions at this time.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (i) APPOINTING KHOURY ESTATES 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

ACQUISITION, RENOVATION AND EQUIPPING OF THE PROJECT; AND (v) AUTHORIZING THE EXECUTION AND DELIVERY OF A PROJECT AGREEMENT AND RELATED DOCUMENTS.

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

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

Executive Director Liss introduced Munesh Patel from Harris Beach to review the eminent domain for 1733 Ridge Road LLC.

On motion by L. Bolzner, second by B. Hickey, to make a SEQR determination for 1733 Ridge Road LLC, a roll call vote resulted as follows and the motion carried:

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

On motion by N. Jones, second by B. Hickey, to authorize the Board to make determinations and findings in connection, a roll call vote resulted as follows and the motion carried:

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

Executive Director Liss introduced Tyrone Reeves to present a Workforce Development fund request for YAMTEP, for the workforce partnership PILOT program.

On motion by N. Jones, second by R. King, all aye, motion carried to approve the execution and delivery of a contract with YAMTEP - Young Adult Manufacturing Training Employment Program for the Workforce Partnership Program (\$200,000) for one year.

Executive Director Liss reviewed the current dashboard.

Executive Director Liss introduced Michael N'Dolo and Tracy Verrier from the MRB Group to review the first draft of the housing study. T. Verrier provided an overview of all the data that has been collected. Highlights include: data indicates an in-demand housing market without the supply to meet it. Many households in Monroe County, especially renters, are cost-burdened by housing, meaning they spend over 30% of their income on housing. The COMIDA Board is open to playing a role in incentivizing additional rental units in the 60-80 AMI and 80-120 AMI tiers. T. Verrier and M. N'Dolo will propose suggested options for review and discussion.

There being no further business to discuss, on motion by N. Jones, second by R. King, all aye, the regular meeting of the Board was adjourned at 1:46 p.m.