



COUNTY OF MONROE
COMIDA
INDUSTRIAL DEVELOPMENT AGENCY

BOARD MEETING MINUTES
August 19, 2025

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

Board Present: A. Burr, R. King, N. Jones, L. Bolzner, R. Ryerse, B. Hickey

Board Absent: T. Tolefree

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

Chair Burr called the meeting to order at 12:02 p.m. and R. Ryerse led the board in the Pledge of Allegiance.

On motion by N. Jones, second by R. King, all aye, minutes of the July 15, 2025 meeting were approved.

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

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

G. Genovese presented the financial report for July 2025.

Executive Director Liss presented the following project for consideration:

George W. Long, Inc

George W. Long, Inc. is planning to purchase a new water slide for Seabreeze Amusement Park, the 4th oldest amusement park in the country. Seabreeze is considered “retail” under Section 862 of the General Municipal Law. To qualify for benefits, Seabreeze, a time-honored summer destination located near Lake Ontario in the town of Irondequoit, has demonstrated that a substantial portion of its annual patrons travel from outside the designated economic development region. The new attraction, to be introduced in 2026, will include a water slide complex featuring two racing innertube slides starting from a 50-foot tower. Seabreeze employs hundreds of workers each year and plans to add new lifeguards as a result of this purchase. The \$2.7 million project is seeking a sales tax exemption only. The cost benefit ratio is 7:1.

The applicant was represented by Rob Norris, President. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance. The applicant does anticipate local labor exemptions and has been in touch with Kevin Loewke. R. Finnerty stated that there was a comment by the Irondequoit Town Assessor at the public hearing which was held on August 14, 2025. The assessor commented on and questioned language used in COMIDA’s PILOT agreement. He has no issues with the project.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (i) APPOINTING GEORGE W. LONG, INC. D/B/A SEABREEZE PARK, 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; (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 AND INSTALLATION OF THE IMPROVEMENTS AT SEABREEZE AMUSEMENT PARK; AND (v) AUTHORIZING THE EXECUTION AND DELIVERY OF A PROJECT AGREEMENT AND RELATED DOCUMENTS.

On motion by L. Bolzner, 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	Absent	R. King	Yea
L. Bolzner	Yea	A. Burr	Yea
N. Jones	Yea	R. Ryerse	Yea
B. Hickey	Yea		

McAlpin Industries, Inc.

McAlpin Industries, Inc. proposes the construction of a 300,000 square foot manufacturing facility in the Town of Webster. Completed in phases, phase one will encompass the construction of the initial 240,000 square feet. This facility will support McAlpin's sheet metal fabrication business and house production lines capable of metal laser cutting, forming, welding, and powder coat finishing while also creating additional warehousing space. McAlpin has over 200 existing employees across Monroe and Wayne Counties and plans to create 32 new FTEs at the proposed facility in Webster. The \$34 million project is seeking a real property tax abatement, mortgage recording tax exemption, and sales tax exemption. The cost benefit ratio is 7:1.

The applicant was represented by Matt McAlpin, 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. R. Finnerty stated that there were no comments at the public hearing which was held on August 14, 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 AUGUST 14, 2025, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY MCALPIN INDUSTRIES 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) 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 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:

T. Tolefree	Absent	R. King	Yea
L. Bolzner	Yea	A. Burr	Yea

N. Jones Yea R. Ryerse Yea
B. Hickey Yea

Executive Director Liss presented the following modifications for consideration:

Li-Cycle North American Hub Inc./GBR HubCo LLC – Assumption

Li-Cycle North America Hub, Inc. proposed to construct a manufacturing operation in the Town of Greece to process black mass concentrate, which is a product generated from the recycling of lithium-ion batteries. Originally approved for a sales tax exemption in December 2021, the board also approved a custom real property tax abatement in January 2022. In October 2024, the board approved an extension of the sales tax exemption through December 31, 2026. Recently, GBR HubCo LLC, an affiliate of Glencore Canada Corporation, acquired most of the Li-Cycle assets through bankruptcy, including the Hub in the Town of Greece. At this time, GBR HubCo LLC, is requesting approval to assume the sales tax exemption and real property tax abatement.

The applicant was represented by Ajay Kochar and Chris Biederman, Chief Engineer for Glencore.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE ASSIGNMENT BY LI-CYCLE NORTH AMERICA HUB, INC. OF CERTAIN FINANCIAL ASSISTANCE AND DOCUMENTS IN CONNECTION WITH A CERTAIN PROJECT LOCATED AT 205 MCLAUGHLIN ROAD IN THE TOWN OF GREECE, NEW YORK, TO GRB HUBCO LLC OR AN ENTITY FORMED OR TO BE FORMED ON ITS BEHALF; AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by R. King, second by R. Ryerse, all aye, motion carried to approve the sale of the facility and assignment of the real property tax abatement.

39 Jetview Drive LLC – Extension

In 2015, 50 Chestnut Ventures LLC was approved for a Shelter Rent abatement, partial mortgage recording tax exemption and sales tax exemption for the largely vacant 165,000 sq ft, 13-story building in the City of Rochester. The project renovated existing apartments and converted office space into 75 new market rate apartments. In 2018, the PILOT agreement was terminated due to unpaid PILOT payments. In 2020, the new owners of 50 Chestnut Ventures LLC, requested reinstatement of the PILOT Agreement, which was approved. At this time, Columbus Building Apartments LLC, has entered into an agreement to purchase the building, and is requesting approval to assume the real property tax abatement.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE ASSIGNMENT BY 50 CHESTNUT VENTURES LLC OF CERTAIN FINANCIAL ASSISTANCE AND DOCUMENTS IN CONNECTION WITH A CERTAIN PROJECT LOCATED AT 40-52 CHESTNUT STREET IN THE CITY OF ROCHESTER, NEW YORK, TO COLUMBUS BUILDING APARTMENTS LLC OR AN ENTITY FORMED OR TO BE FORMED ON ITS BEHALF; AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by R. King, second by N. Jones, all aye, motion carried to approve an extension of the sales tax exemption through December 31, 2026.

Executive Director Liss introduced Tyrone Reeves and Ti'ona McCauley from YAMTEP to review the results from the program last year and present their 2025-2026 program request.

COMIDA Board Meeting Minutes

August 19, 2025

Page 4

On motion by R. King, second by N. Jones, all aye, motion carried to approve the execution and delivery of a contract with YAMTEP, Inc to support the Workforce Development program in an amount not to exceed \$300,000 for one year.

Executive Director Liss introduced Anna Vulaj Fitzsimmons from MCFL APEX to announce that the program territory has been expanded to include Erie and Niagara counties which now complements the I-90 Tech Hub Corridor. With this expansion, the program will now be known as Monroe County-Upstate NY APEX Accelerator.

Executive Director Liss acknowledged the recent resignation from Chair Burr and thanked her for her service and leadership. County Executive Adam Bello spoke about Chair Burr's legacy over the past 20 years as a COMIDA Board member. He then announced that the business center conference room where the COMIDA Board meetings take place will be renamed the Ann L. Burr Business Center.

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 1:09 p.m.