



COUNTY OF MONROE  
**COMIDA**

INDUSTRIAL DEVELOPMENT AGENCY

DRAFT  
BOARD MEETING MINUTES  
January 21, 2025

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

Board Present: A. Burr, L. Bolzner, R. King, T. Tolefree, N. Jones, R. Ryerse

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

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

On motion by R. King, second by L. Bolzner, all aye, minutes of the December 17, 2024 meeting were approved.

K. Loewke presented the local labor monitoring report for December 2024.

K. Loewke presented the local labor exemption report for December 2024.

K. Loewke presented the annual local labor monitoring report for 2024

Executive Director Liss presented the financial report on behalf of G. Genovese for December 2024.

Executive Director Liss introduced Steve Carl, CEO, High Probability Advisors. Mr. Carl gave a brief presentation on COMIDA's investment portfolio.

Executive Director Liss presented the following projects for consideration:

**Westpoint Marina, LLC**

Westpoint Marina, LLC, is a tenant of the Town of Greece for the management of Westpoint Marina located on Braddock Bay. Under their lease agreement, Westpoint Marina is obligated to maintain the navigation of the channel that connects Braddock Bay with Lake Ontario. The channel is used not only by residents, businesses, and emergency services located on Braddock Bay, but also by boaters using Braddock Bay as a safe harbor to seek refuge from Lake Ontario in the event of storms or dangerous weather conditions. In order to maintain a depth in the channel for most vessels to use it safely, Westpoint Marina proposes the acquisition of a VSI Dredge Model MD-615-HC and associated accessories. The \$438,000 project is projected to create 1 FTE over the next three years. Westpoint Marina, LLC has applied for a Great Rebate on the equipment purchase through the Monroe County Industrial Development Corporation and is seeking approval of the sales tax exemption through COMIDA. The Benefit/Incentive ratio is 32:1.

The applicant was represented by Anthony Daniele, Member. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance. The applicant 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) WESTPOINT MARINA, LLC OR A RELATED ENTITY FORMED OR TO BE FORMED

(COLLECTIVELY, THE "COMPANY") AS ITS AGENT TO UNDERTAKE A CERTAIN PROJECT; (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 T. Tolefree, second by N. Jones 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	Yea
N. Jones	Yea	R. Ryerse	Yea

### **Central Roadways Inc.**

Central Roadways Inc, a company specializing in milling, excavation, and asphalt replacement located in the Town of Webster is proposing the purchase of an Excavator, two Cube Vans, and a Skidsteer. This equipment will allow Central Roadways to accept larger and more complex projects as they grow their business. The \$885,423 project is expected to create 1.5 FTEs over the next three years. Central Roadways Inc has applied for a GreatRebate through the Monroe County Industrial Development Corporation and is seeking approval of the sales tax exemption through COMIDA. The Benefit/Inventive ratio is 31:1.

The applicant was represented by Anthony Pilato, President. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance. The applicant 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) CENTRAL ROADWAYS, INC. OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY") AS ITS AGENT TO UNDERTAKE A CERTAIN PROJECT; (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 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	A. Burr	Yea
N. Jones	Yea	R. Ryerse	Yea

Executive Director Liss presented the following modifications for consideration:

### **AlchLight, LLC– Increase**

Alchlight, LLC, a technology company specializing in advanced ultrafast laser material fabrication located in the City of Rochester, is purchasing equipment to evaluate and improve their manufacturing

process. The project was approved by the board in December of 2024 for a sales tax exemption. The applicant is requesting an increase in project costs of \$307,425 due to a need to purchase additional equipment necessary to accelerate the company's manufacturing capabilities. The new sales tax exemption is not to exceed \$36,216. The total project cost is now \$452,704.

The applicant was represented by Chi Vinh Ngo.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING ADDITIONAL FINANCIAL ASSISTANCE TO ALCHLIGHT, LLC IN AMOUNTS EXCEEDING THE AMOUNTS PREVIOUSLY APPROVED BY THE AGENCY AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by R. King, second by L. Bolzner, all aye, motion carried to approve an increase in project costs of \$307,425 for an increase in the sales tax exemption to an amount not to exceed \$36,216.

**Nine Lives Properties LLC – Assumption**

Nine Lives Properties LLC has entered into an agreement to purchase the senior housing project at 749 Maiden Lane in the Town of Greece and is requesting approval to assume the real property tax abatement.

The applicant was represented by Nate Altman, Esq., Hinman Straub Attorneys.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE ASSIGNMENT BY ROCHESTER MAIDEN PARK OWNER, LLC OF CERTAIN FINANCIAL ASSISTANCE AND DOCUMENTS IN CONNECTION WITH A CERTAIN PROJECT LOCATED ON MAIDEN LANE IN THE TOWN OF GREECE, NEW YORK, TO NINE LIVES PROPERTIES LLC; AND THE EXECUTION OF RELATED DOCUMENTS.

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

**Riverwood Tech Campus, LLC – Extension**

Riverwood Tech Campus, LLC is redeveloping the former Kodak Marketing Education Center in the Town of Henrietta. The project originally received Board approval in October 2015 for a custom real property tax abatement as well as sales and mortgage recording tax exemptions. The project has been approved for multiple sales exemption extensions as well as an increase in project costs in November 2019. The applicant is now seeking another extension of the sales tax exemption through December 31, 2025, as the project is still under construction.

The applicant was represented by Fred Rainaldi.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE EXTENSION OF THE SALES TAX EXEMPTION BENEFIT GRANTED TO RIVERWOOD TECH CAMPUS, LLC (THE "COMPANY") THROUGH DECEMBER 31, 2025; AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by R. King, second by L. Bolzner, all aye, motion carried to approve an extension of the sales tax exemption through December 31, 2025.

**Pfisterer North America, Inc. – Extension**

PFISTERER North America, Inc. is a manufacturer of medium and high voltage connectors and jumper cables for wind generation equipment. PFISTERER is currently renovating 50,000 sq. ft. of a building in the Rochester Tech Park in the Town of Gates. The project was approved by the board in September 2023 for sales tax exemption only. Due to material delays, the project is requesting an extension of the sales tax exemption through December 31, 2025.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING (i) THE EXTENSION OF THE SALES AND USE TAX EXEMPTION BENEFITS GRANTED TO PFISTERER NORTH AMERICA, INC. THROUGH DECEMBER 31, 2025; AND (ii) THE EXECUTION OF RELATED DOCUMENTS.

On motion by N. Jones, second by T. Tolefree, all aye, motion carried approve an extension of the sales tax exemption through December 31, 2025.

**GS Optics, LLC – Extension**

GS Optics, LLC, a tenant of Germanow-Simon Corp, received board approval in November 2023 for a sales tax exemption for the renovation of a 44,000 sq. ft. building in the City of Rochester. The applicant was approved for an increase in sales tax exemption in August of 2024 and is now seeking an extension of the sales tax exemption through December 31, 2025 as the project was delayed.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING (i) THE EXTENSION OF THE SALES AND USE TAX EXEMPTION BENEFITS GRANTED TO GS OPTICS LLC (THE "COMPANY") THROUGH DECEMBER 31, 2025; AND (ii) THE EXECUTION OF RELATED DOCUMENTS.

On motion by L. Bolzner, second by N. Jones, all aye, motion carried to approve an extension of the sales tax exemption through December 31, 2025.

Executive Director Liss introduced Angelica Perez-Delgado, President/CEO and Lucia Colindres, Chief Program Officer, of Ibero-American Action League. Ms. Perez-Delgado and Ms. Colindres provided an update on the 2024 program and talked about program plans for 2025. On motion by N. Jones, second by R. King, all aye, motion carried to approve the third year of a four-year contract to support the Ibero Workforce & Entrepreneurial Connections Program in an amount not to exceed \$250,000 for one year.

Executive Director Liss reported that COMIDA had another strong year of revenue and is recommending an increased contribution to the Workforce Development Fund. On motion by R. King, second by N. Jones, all aye, motion carried to allocate an additional 20% of fee revenue received in 2024 to the Workforce Development Fund.

Executive Director Liss reviewed the current dashboard.

There being no further business to discuss, on motion by R. King, second by N. Jones, all aye, the regular meeting of the Board was adjourned at 1:01 p.m.