



BOARD MEETING MINUTES

October 21, 2025

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

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

Board Absent: N. Jones, R. Ryerse

Also Present: A. Liss, A. Clark, R. Finnerty, G. Genovese, C. Loewke, R. Baranello, Esq.

Chair Tolefree called the meeting to order at 12:03 p.m. and R. King led the board in the Pledge of Allegiance.

On motion by L. Bolzner, second by B. Hickey, all aye, minutes of the September 23, 2025 meeting were approved.

C. Loewke presented the local labor monitoring report for September 2025.

G. Genovese presented the financial report for September 2025.

Executive Director Liss presented the following project for consideration:

Love Beets Production LLC

Love Beets Production LLC is planning to renovate and purchase new equipment for its facility located at 1150 Lee Road in the Town of Greece. Love Beets, a food manufacturer specializing in beets and other root vegetables, proposes the purchase and installation of new racking for its cold storage facility as well as the purchase of new equipment including dry peelers, turn table automation equipment, and bags to barrels machines. Love Beets plans to create 11 FTEs in addition to its existing 117 FTEs. The \$1,130,000 project is seeking a sales tax exemption only. The cost benefit ratio is 87:1.

The applicant was represented by Annette Cucchiara, Managing Director, Product Developer, Finance Director. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance. The applicant does not anticipate local labor exemptions.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (i) APPOINTING LOVE BEETS PRODUCTION, LLC, OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY") AS ITS AGENT TO UNDERTAKE A CERTAIN PROJECT; (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 R. King, 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	Absent	R. Ryerse	Absent

120 Redev, LLC

120 Redev, LLC proposes the redevelopment of 120 East Ave, a mostly vacant 36,646 square foot building located in the City of Rochester. 120 Redev, LLC plans to create 33 affordable residential condos with the intent to sell units to families earning between 80-100% of Area Median Income (apx. \$58,180-\$103,900). The much-needed housing units, will include 5 studio units, 17 one-bedroom units, and 11 two-bedroom units. The \$12.5 million project plans to retain the existing restaurant space located on the ground floor which will create jobs. The applicant is seeking approval for sales and mortgage recording tax exemptions. The benefit/incentive ration is 11:1.

The applicant was represented by Ryan Benz, Manager. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance. The applicant does not anticipate local labor exemptions. R. Finnerty stated that there were no comments at the public hearing which was held on October 16, 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 OCTOBER 16, 2025, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY 120 REDEV, 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) 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 B. Hickey, second by R. King, for inducement and final resolution approving a sales tax exemption and partial 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	Absent	R. Ryerse	Absent

Gallina Elmgrove LLC

Gallina Development LLC is proposing the construction of a 33,900 sq. ft. office/warehouse building in the Town of Gates. The building will join 15 existing buildings in the Elmgrove Crossing Business Park. This building is considered a flex property to help cater to the demand for light industrial and flex space and will be divided into suites for tenants to be identified. The applicant is seeking approval of sales tax and mortgage recording tax exemptions only. The Benefit/Incentive ratio is 6:1.

The applicant was represented by Evan Gallina, 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 local labor exemptions. R. Finnerty stated that there were no comments at the public hearing which was held on October 16, 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 OCTOBER 16, 2025, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY GALLINA ELMGROVE 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, AND (B) 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 L. Bolzner, for inducement and final resolution approving a sales tax exemption and partial 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	Absent	R. Ryerse	Absent

The Finance Committee Report was given by Chair Tolefree. The Finance Committee met on October 20, 2025 and reviewed the proposed 2026 operating budget, the workforce development fund and current investment portfolio. The committee recommended the full board accept the 2026 operating budget, as presented. The committee also discussed future revenue and long-term spending.

On motion by B. Hickey, second by R. King, all aye, motion carried to approve and accept the 2026 operating budget, as recommended by the Finance Committee.

Executive Director Liss introduced Dr. Robin Cole, Vice President, Economic & Workforce Development, MCC and Julianna Frisch, Acting Mpower Program Director. Dr. Cole and Ms. Frisch reviewed results from the prior year contract and presented their request for 2026.

On motion by L. Bolzner, second by R. King, to approve the execution and delivery of a contract with Monroe Community College for the Mpower program in an amount not to exceed \$500,000 through December 31, 2026, 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	Absent	R. Ryerse	Absent

Executive Director Liss reviewed the request regarding the Cascade District LLC and the set aside requirements.

On motion by B. Hickey, second by R. King, to approve a JobsPlus real property tax abatement without any additional requirements for the Cascade District LLC Project, 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	Absent	R. Ryerse	Absent

Executive Director Liss reported that COMIDA will transition to an online software platform for board meeting management.

On motion by R. King, second by L. Bolzner, to authorize a three-year contract with OnBoard at a cost of \$5,500 for the first year plus the purchase of iPads and Apple Pencils at a cost not to exceed \$5,000, 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	Absent	R. Ryerse	Absent

The Compliance Committee Report was given by Chair Tolefree. The Compliance Committee met on October 21, 2025 to discuss compliance matters with respect to certain COMIDA projects. With the exception of one project, the committee is recommending job waivers be granted for year 2024 for 17 projects

On motion by R. King, second by B. Hickey, to grant job creation waivers for 2024 for the following projects, as identified by project code:

2602 13 045
2602 13 068
2602 14 029
2602 15 079
2602 16 031
2602 17 004
2602 17 010
2602 18 062
2602 19 011
2602 19 017
2602 19 027
2602 19 048
2602 20 003
2602 21 050
2602 22 003
2602 22 025

A, 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	Absent	R. Ryerse	Absent

COMIDA Board Meeting Minutes

October 21, 2025

Page 5

There being no further business to discuss, on motion by B. Hickey, second by R. King, all aye, the regular meeting of the Board was adjourned at 1:16 p.m.