



COUNTY OF MONROE
COMIDA
INDUSTRIAL DEVELOPMENT AGENCY

BOARD MEETING MINUTES
November 18, 2025

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

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

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

Chair Tolefree called the meeting to order at 12:00 p.m. and L. Bolzner led the board in the Pledge of Allegiance.

On motion by B. Hickey, second by R. King, all aye, minutes of the October 21, 2025 meeting were approved.

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

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

G. Genovese presented the financial report for October 2025.

Executive Director Liss presented the following project for consideration:

Ontario Exteriors, Inc.

Ontario Exteriors, Inc. is proposing fleet upgrades and new equipment purchases to assist their growing business in the Town of Perinton. Ontario Exteriors, Inc. is an exterior contracting company that primarily performs commercial roofing and siding and is expected to create 3 new FTEs in addition to their existing 25 FTEs. The \$150,000 project is seeking a sales tax exemption through the small business sales tax exemption program. The cost benefit ratio is 157:1.

The applicant was represented by Joe Leuzzi, CFO. 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 ONTARIO EXTERIORS, INC., 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 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	B. Hickey	Yea
N. Jones	Yea	R. Ryerse	Yea

2 Minutes for Holding, LLC/Crease HVAC, Inc.

2 Minutes for Holding, LLC, a real estate holding company, is proposing the renovation of 2145 E. Henrietta Road, a 31,000 square foot building in the Town of Henrietta, for related entity Crease HVAC, Inc., a fabricator of ductwork for commercial HVAC projects. Renovations include, upgrades to electrical capabilities, replacement of overhead doors, insulation, and siding repairs. The \$835,000 project is projected to create 3.5 new FTEs in addition to the existing 20 FTEs. The applicant is seeking approval of sales tax exemption only. The benefit/incentive ratio is 130:1.

The applicant was represented by Kevin Bischooping, President via Zoom. 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 2 MINUTES FOR HOLDING, LLC, OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY") AND CREASE HVAC INC. OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "TENANT") AS ITS AGENTS TO UNDERTAKE A CERTAIN PROJECT; (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA; (iii) APPOINTING THE COMPANY AND THE TENANT AS AGENTS OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY AND THE TENANT 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 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	Yea

Indus Hospitality Group Inc.

Indus Hospitality Group Inc. proposes the construction of a 48,000 sq ft Woodsprings by Choice Hotels in the Town of Henrietta. This unique offering to Monroe County's hospitality landscape will cater to the demand for quality accommodations arising from tourism and events. This hotel will have partnerships with RIT and MCC's Hospitality Management programs and will provide students with hands on experience in the hospitality industry. This facility is considered "retail" under Section 862 of the General Municipal Law. In order to qualify for benefits, Indus has demonstrated that a significant number of patrons from outside the economic development region will travel to the area and stay at the facility. This \$15 million project is expected to create 18.5 new FTEs over the next three years. The applicant is only requesting a sales tax exemption and mortgage recording tax exemption. The Benefit/Incentive ratio is 41:1.

The applicant was represented by John Ott, VP, Development and Construction, and Stephanie DiPrima. 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 November 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 NOVEMBER 14, 2025, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY INDUS HOSPITALITY GROUP 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, 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 N. Jones, 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	Yea	R. Ryerse	Yea

Executive Director Liss presented the following modifications for consideration:

HIS Land LLC – Increase and Extension

HIS Land LLC, a real estate holding company, has been renovating a facility in the City of Rochester for manufacturing eye glasses frames and lenses. Rochester Optical is partnering with Prohero Group Company, a leading sunglasses manufacturer based in Taiwan, to produce and manufacture eyeglasses that are made in America. The project was approved by the board in November 2024 for sales tax exemptions. The applicant is requesting an increase in project costs of \$3,992,130 due to the expansion of the project scope to include additional building renovations from overwhelming success of the product launch and increased sales. The original approval focused on roof repairs that were needed immediately. The new sales tax exemption is not to exceed \$227,467. The total project cost is now \$4,512,975 and the new cost benefit ratio is 266:1. The applicant is also seeking an extension through December 31, 2026. A public hearing was held on November 14, 2025, as the new benefits now exceed \$100,000.

The applicant was represented by Patrick Ho and Jennifer Ott. R. Finnerty stated that there were no comments at the public hearing which was held on November 14, 2025 as the total benefits now exceed \$100,000.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON NOVEMBER 14, 2025, WITH RESPECT TO A CERTAIN PROJECT AND AUTHORIZING (i) ADDITIONAL FINANCIAL ASSISTANCE TO HIS LAND, LLC (THE "COMPANY") IN AMOUNTS EXCEEDING THE AMOUNTS PREVIOUSLY APPROVED BY THE AGENCY AND (ii) THE EXTENSION OF THE SALES AND USE TAX EXEMPTION

BENEFITS THROUGH DECEMBER 31, 2026; 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 and an extension of the sales tax exemption through December 31, 2026.

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

ESIV LLC – Increase and Extension

ESIV LLC is constructing a senior apartment and townhouse facility in the Town of Henrietta. The project was originally approved by the board in May 2024. The project was approved for a real property tax abatement, sales tax exemption and mortgage recording tax exemption. The applicant is requesting an increase in project costs of \$275,338 and an extension of the sales tax exemption through December 31, 2026 due to construction delays. The new sales tax exemption is now not to exceed \$651,627. The total project cost is now \$15,775,338.

The applicant was represented by Chris Nadler.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING (i) ADDITIONAL FINANCIAL ASSISTANCE TO ESIV LLC (THE "COMPANY") IN AMOUNTS EXCEEDING THE AMOUNTS PREVIOUSLY APPROVED BY THE AGENCY AND (ii) THE EXTENSION OF THE SALES AND USE TAX EXEMPTION BENEFITS THROUGH DECEMBER 31, 2026; AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by B. Hickey, second by N. Jones, all aye, motion carried to approve an increase in project costs and an extension of the sales tax exemption through December 31, 2026.

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

Innovation Partners ROC LLC – Extension

Innovation Partners Roc LLC is renovating the Xerox Square property to create a collaborative academically focused campus. Phase 1 of the project was approved for sales and mortgage tax exemptions only in September 2020. Phase 2 of the project was approved for sales and mortgage recording tax exemptions only in November 2021. The applicant is now requesting an extension of the sales tax exemption through December 31, 2026 as the project is still ongoing.

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 INNOVATION PARTNERS ROC LLC (THE "COMPANY") THROUGH DECEMBER 31, 2026; 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, 2026.

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

Jay's Acquisitions II LLC – Extension

Jay's Acquisitions II LLC is redeveloping the Triangle Building located in the City of Rochester. Originally approved in July 2023, the project includes the reconstruction and renovation of the existing building into a multi-tenant mixed use facility, with the ground floor as commercial space and new residential space above. The ground floor will be occupied by Colgate Rochester Crozer Divinity School. The new residential space will contain approximately 36 residential apartments with a mixture of studio, one-bedroom and two-bedroom apartments which will be targeted to Eastman School of Music Students. The applicant is now requesting an extension of the sales tax exemption through December 31, 2027 due to construction delays.

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 JAY'S ACQUISITIONS II LLC (THE "COMPANY") THROUGH DECEMBER 31, 2027; 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, 2027.

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

Woerner Industries, LLC (JTEK Properties, LLC) – Extension

Woerner Industries, LLC, a manufacturer of church furniture and machined equipment, has purchased and is renovating a 24,742 square foot building in the City of Rochester. Woerner Industries recently acquired an Ohio based company and plans to consolidate operations into the newly renovated facility. The \$2,920,000 project was originally approved by the board in December 2024 for a sales tax exemption and mortgage recording tax exemption. The applicant is seeking an extension on the sales tax exemption through December 31, 2026 due to construction delays as the previous owner is waiting for a new location to move to. Construction will begin January 2026.

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 WOERNER INDUSTRIES, LLC FOR ITSELF OR AN ENTITY FORMED OR TO BE FORMED (THE "COMPANY") THROUGH DECEMBER 31, 2026; AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by B. Hickey, second by L. Bolzner, all aye, motion carried to approve an extension of the sales tax exemption through December 31, 2026.

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

Khoury Estates Inc. – Extension

Khoury Estates Inc. d/b/a Julia K. Caters, is renovating a 7,800 square foot facility located at 1593 Lyell Ave, in the City of Rochester. Julia K. Caters offers full-service catering to private and corporate clients as well as charter schools, serving over 1,200 students daily. The project was originally approved in July 2025 for a sales tax exemption. The applicant is seeking an extension on the sales tax exemption through December 31, 2026 due to the short time frame to complete renovations for the initial move in, causing a couple of projects to be pushed to the Spring of 2026.

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 BENEFITS GRANTED TO KHOURY ESTATES INC. (THE "COMPANY") THROUGH DECEMBER 31, 2026; 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.

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

RES Exhibit Services LLC – Extension

RES Exhibit Services, a manufacturer and service provider of trade show exhibits, is renovating its new headquarters, located in the vacant Democrat & Chronicle printing and distribution center in the Town of Greece. The \$2.4 million project was approved in November of 2023. The project was approved for a sales tax exemption and mortgage recording tax exemption. The applicant is now requesting an extension of the sales tax exemption through December 31, 2027, due to construction delays.

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 RES EXHIBIT SERVICES, LLC (THE "COMPANY") THROUGH DECEMBER 31, 2027; AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by B. Hickey, second by L. Bolzner, all aye, motion carried to approve an extension of the sales tax exemption through December 31, 2027.

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

King Park 2022 LLC – Extension

King Park 2022 LLC, a real estate development company, is undertaking a multi-phased project, including the construction of eight (8) pole barn style buildings, totaling 88,000 square feet. The \$4,462,000 project was originally approved in October 2024. The project was approved for a real property tax abatement, sales tax exemption and mortgage recording tax exemption. The applicant is seeking an extension on the sales tax exemption through December 31, 2026 due to construction delays.

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 KING PARK 2022 LLC (THE "COMPANY") THROUGH DECEMBER 31, 2026; 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.

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

Executive Director Liss discussed a website refresh. Three quotes for this project were received. On motion by B. Hickey, second by L. Bolzner, all aye, motion carried to approve a contract with Mason Digital for the MonroeCountyBusiness.org website refresh project at a cost not to exceed \$19,500.

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

On motion by R. King, second by L. Bolzner, all aye, motion carried to enter into executive session under Section 105(f) of the Public Officers Law for the purpose of discussing financial information of a particular person and corporation at 1:15 pm.

On motion by R. King, second by N. Jones, all aye, motion carried to come out of Executive Session and continue the regular meeting at 2:27 pm.

The Governance Committee Report was given by N. Jones. The Governance Committee met on November 10, 2025 and reviewed all of the professional services Request for Proposals for all of the expiring professional service contracts. The only scope that received multiple responses was for legal.

On motion by R. King, second by L. Bolzner, all aye, motion carried to accept the following contracts, subject to annual Board approval. Harris Beach Murtha for Legal Services for 4 years, Loewke Brill for Local Labor Monitoring Services for 4 years, Loewke Brill for Local Labor Exemption Request Processing for 4 years, Bonadio for Financial Services for 4 years, Mengel Metzger Barr for Audit Services for 4 years, and High Probability Advisor for Investment services for 1 year.

Chair Tolefree reported that the Board has received and reviewed the Housing Study from the MRB Group. The study will be forwarded to the Governance Committee for further review. On motion by R. King, second by N. Jones, all aye, motion carried to suspend the current Housing Policy.

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 2:30 p.m.